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, August 28, 2019

6:03 p.m. to 7:09 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice Chair Julia A. Botel

Commissioner Shirley D. Lanier

Commissioner Douglas A. Lawson

Commissioner Tradrick McCoy

Mayor Ronnie Felder

Attorney Michael Haygood

Interim Executive Director Scott Evans

Senior Administrative Assistant Tamara Seguin

Stenographically reported by Claudia Price Witters, RPR

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CHAIR MILLER-ANDERSON: I'd like to call to order the Riviera Beach Community Redevelopment Agency regular meeting, August 28, 2019, 6:03 p.m.

Madam, roll call.

THE CLERK: Commissioner Lawson.

(Absent.)

THE CLERK: Commissioner Lanier.

COMMISSIONER LANIER: Here.

THE CLERK: Commissioner McCoy.

COMMISSIONER McCOY: Here.

THE CLERK: Vice Chair Botel.

VICE CHAIR BOTEL: Here.

THE CLERK: Chair Miller-Anderson.

CHAIR MILLER-ANDERSON: Here.

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

CHAIR MILLER-ANDERSON: Okay. We'll have a moment of silence, followed by the Pledge of Allegiance led by Chair Pro Tem Botel.

(Moment of silence. Pledge of Allegiance recited.)

CHAIR MILLER-ANDERSON: Let the record reflect Councilman McCoy is on the dais.

Are there any additions or deletions?

INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

CHAIR MILLER-ANDERSON: Disclosure by commission and staff?

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Do I have a motion to adopt the agenda?

VICE CHAIR BOTEL: So moved.

COMMISSIONER LANIER: Second.

CHAIR MILLER-ANDERSON: Madam Clerk.

THE CLERK: Commissioner Lanier.

COMMISSIONER LANIER: Yes.

THE CLERK: Commissioner McCoy.

COMMISSIONER McCOY: Yes.

THE CLERK: Vice Chair Botel.

VICE CHAIR BOTEL: Yes.

THE CLERK: Chair Miller-Anderson.

CHAIR MILLER-ANDERSON: Yes.

THE CLERK: Motion carries.

CHAIR MILLER-ANDERSON: Any person who would like to speak on an agenda item, please fill out a blue public comment card located in the back of the Council Chambers and give it to the staff prior to the item being taken up by the CRA Board of Commissioners for discussion.

Members of the public shall be given a total of three minutes to speak on all items listed on the consent agenda. Members of the public will be given three minutes to speak on each regular agenda item. In no event will anyone be allowed to submit a comment card and speak on an agenda item after the resolution is read or item considered.

Do we have anyone that would like to remove an item from

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the -- pull an item from the consent agenda?

All right. Can we have a motion to accept the consent agenda?

VICE CHAIR BOTEL: So moved.

COMMISSIONER McCOY: Second.

CHAIR MILLER-ANDERSON: Madam Clerk.

THE CLERK: Commissioner Lanier.

COMMISSIONER LANIER: Yes.

THE CLERK: Commissioner McCoy.

COMMISSIONER McCOY: Yes.

THE CLERK: Vice Chair Botel.

VICE CHAIR BOTEL: Yes.

THE CLERK: Chair Miller-Anderson.

CHAIR MILLER-ANDERSON: Yes.

THE CLERK: Motion carries.

CHAIR MILLER-ANDERSON: All right. End of consent.

Regular business, item number 4.

THE CLERK: 2600 Broadway concept design presentation.

CHAIR MILLER-ANDERSON: All right. Mr. Evans.

INTERIM EXECUTIVE DIRECTOR EVANS: Good evening, Chair and CRA Board.

It's my great pleasure tonight to introduce our concept presentation, which will be by Rick Gonzalez, president of REG Architects.

The CRA acquired the building located on the northeast

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corner of Broadway and Blue Heron Boulevard with a focus on making it a redevelopment of the site that would be a starting point for establishing a new vision along the Broadway corridor. The location is at the busiest intersection in the City, and across the street from another CRA project in the intersection, which is a new planned City of Riviera Beach sign and fountain park.

The goal for this project is to take a long time vacant building and transform it into an active commercial business center for the City.

The private development market tried several times to turn this site into unwanted uses, like a gas station, a dollar store and a fast food restaurant. Which would remove this marquise structure and not attract a new high quality development that the City is seeking for the future on this site and adjacent sites.

The redevelopment of our downtown corridor is critical to moving the City forward and creating new job opportunities and reversing the commercial degradation that's impacted the Broadway and Blue Heron corridors.

This project will seek to keep the existing building. And although it was built over 60 years ago, the design and location of the structure is in accordance with the Citizens' Master Plan and our CRA plan and zoning regulations, which require that buildings are placed up close to the street. And by putting

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buildings close to the street, it provides a sense of place, where you can add wider sidewalks, improve pedestrian spaces, and have future outdoor seating in front of cafes.

Marquee buildings in key iconic locations and public structures give places identity. And they will also help create a special place and attract our future development along the corridor.

Tonight we're asking the Board to consider and comment on our proposed concept tonight, to make it a new home for our Clean and Safe and our CRA offices, a new potentially healthy restaurant to activate the street, and to create a central business hub for our community. We would like to provide a co-working space that provides low cost and flexible office spaces to rent for local entrepreneurs, businesses; and we'll seek to use that co-working space to create a small business accelerator. The business accelerator will seek to provide a community of legal, accounting, marketing, and business development professionals to help each other grow, learn and prosper; and to provide a business center in the center of Riviera Beach for our millennials to start new companies; providing low cost office space to allow some of our home based businesses to take the next step to grow and expand their companies.

REG Architects has created a very impressive concept for your review tonight. And I'm very excited to introduce their

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president, Mr. Rick Gonzalez.

MR. GONZALEZ: Thank you. Thank you, Scott and Madam Chair, Commissioners, Mr. Mayor, and the citizens of Riviera Beach. It's a pleasure to be here tonight.

CHAIR MILLER-ANDERSON: Good evening.

MR. GONZALEZ: We're very excited to be working on this project. It's a significant building on Main Street and Main Street.

We do a lot of historic type buildings around the State of Florida, and one of the styles that's very, very popular across the state is what they call the mid-century modern. This is an excellent example of what -- or MiMo. It's also known for it's short comings (sic), MiMo. So it's an excellent example. It's been empty for quite a while after it was a bank. And the adaptive re-use plan that the CRA staff has come up with our staff is an excellent one, because you're bringing an incubator, you're going to bring a lot of energy to this corner.

Very, very similar -- I was just thinking what other examples to share case (sic) with you. The Palm Beach Cultural Council in downtown Lake Worth, for example, it's on a main street there, it brings a lot of stimulus and activity to that part of Lake Worth. The Lake Worth Beach Casino; in West Palm Beach, the old county courthouse; all of these type of historic buildings that are adaptively reused instead of being demolished and thrown in the dump. In fact, in preservation circles we

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like to say that an historic building is the greenest building, because you're reusing it, not demolishing it, throwing it in the dumpster. And that's a great thing. It's very easy way to make this a sustainable building when we're done.

So I have a short presentation, and I've allowed for some handouts. You should have some handouts too. And we'll start with the cover sheet. This is a cover sheet of what it can look like. It would have a new green wall in the back wall. The new tile mosaic on the front. The boxy balcony that's there now is very dark, and this would lighten it up with the steel railings. A new signature name. It could be the Blue Heron Business Center, or something else. That's a place holder right now.

And of course activating it with a healthy restaurant would be a great way to show interest on the ground floor for pedestrians and folks driving by.

CHAIR MILLER-ANDERSON: Let the record reflect Councilman Lawson is on the dais.

MR. GONZALEZ: We know the location on Broadway and Blue Heron.

The ground floor site plan. The facility has 46 parking spaces, a lot of them on the roof. An additional eight to the east. There's a potential for two or three tenants on that first floor, good sized tenant spaces ranging in size from 1500 to 1800.

Lots of outdoor area so you can have outdoor seating. We

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still have a beautiful winter. You know, we have these three or four months of hot weather right now, but it becomes very nice to sit outside in the afternoons, on a nice corner.

The second floor. We've come up with a shared concept here with Mr. Evans. You know, a very tight office for the CRA on the east corner, about 2900 square feet. And that allows us to have an additional almost 14,000 square feet of rentable space that could be, as Scott mentioned, for citizens in the immediate vicinity. I'm thinking, too, people that live on Singer Island, a lot of business people live there that just need a spot for a conference meeting, a weekly meeting. These are very popular. There are several of these already in West Palm Beach and other cities up and down the coast. Riviera would be perfect for something like this, to be built at this location.

Here's what the building looks like today, in 2019. As you all know, it was a former bank. The bottom picture.

And the new picture, with the improvements on the top.

These are the proposed elevations. The Broadway elevation; minor tweaking the facades, cleaning up the facades, keeping the bulk of that. New signage, new railings, new elevated dining area.

And then the rear elevations. This is the elevation to the north and to the east, which face the parking lots and back streets.

These are some pictures from different -- WeWork. WeWork

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or Venture X is one of the most popular of these shared office spaces. They've caught on like wildfire over the last three to four years, and they are now in almost every major city. You can go to almost any city and be able to do that. They have -- if you haven't seen the one in City Place, if you're downtown West Palm at City Place, they have one of these. They're expanding already. That's how popular it's been. So highly recommend a site visit.

Here are some other different brands. These are different brands. And again, very interesting, very flexible space, small private spaces, a lot of shared space.

Again, the view from Blue Heron Boulevard.

Here's a close up of Broadway.

And here is a final drawing showing you a bird's eye view of the building as you're flying in from the southwest, looking to the northeast at Blue Heron and Broadway there.

So we appreciate the opportunity to be here today for a preliminary review. And we look forward to any questions you might have today, and moving forward with the project.

Timeline wise, if everything goes through quickly, we have to go through Planning and Zoning and all that, and construction documents, and bidding, and permitting, we should be able to have it open for business first quarter of 2021.

VICE CHAIR BOTEL: Madam Chair.

Is that a living green wall?

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MR. GONZALEZ: Yes. That is. That's a -- there's one on Worth Avenue. We know the artist. She's really good at this kind of work, in an efficient way; and we would ask her, or someone like her, working with the CRA to take a look at that.

VICE CHAIR BOTEL: Great. I love it.

And if a restaurant were to go in, either as tenant one, or tenant three, or both, they would have to put their own kitchen facilities in there, is that --

MR. GONZALEZ: Yes, we would -- our scope is being adjusted now to, precisely, to include a potential restaurant, which would require a grease trap. There's space on site to do that. In downtowns there's also removable grease trap systems, you know, for tight urban locations. So there's many ways of bringing -- for example, a corner, say tenant three and two for example, could make a really nice restaurant.

And then tenant one could be the public services that Scott was speaking about.

VICE CHAIR BOTEL: I visited the Venture X office space, and I think it's a fantastic concept, and I'm so glad that we're going to have one right here in Riviera Beach, so thank you.

CHAIR MILLER-ANDERSON: Anyone else?

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: Mr. Gonzalez, you made reference to the incubator space being great rental space for residents on

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Singer Island. Is that space going to be marketed to everybody? Is that going to be focused on residents of Riviera Beach, Palm Beach County?

MR. GONZALEZ: The whole city. Absolutely. The whole city. Starting with the people that live nearby. People that work at City Hall.

For example, I started my business 30 years ago in downtown West Palm Beach, I'm a block away from City Hall. This is a great location for a start-up business or a business that has a lot of work with the City of Riviera Beach, to locate. It's not even a two minute drive from over there to over here. So obviously that will be -- the first intent would be for local people, local businesses already in the core area. Your downtown is renaissancing, there's a lot of movement with the Marina Village and all the other things going around in Riviera Beach, so I would say that would be first.

Just thinking out loud, because I used to live in Juno Beach and I used to drive by Singer Island on my way home, there are a lot of people that I know that live over there, that have second homes there; and second home business people need places to meet and have meetings, so I think there is a potential market there for additional space use in the building.

VICE CHAIR BOTEL: Madam Chair.

CHAIR MILLER-ANDERSON: Hold on. Let him finish. Then I have something to say.

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Go ahead.

COMMISSIONER LAWSON: Yeah, thank you, Mr. Gonzalez. The -- I guess the reference -- next question would be the price point for Venture X. What type of space cost are they looking at for the rental or incubator space?

INTERIM EXECUTIVE DIRECTOR EVANS: And we did utilize Venture X as a model for what we were designing. What we'd like to do is offer the majority of the spaces at market rate. And we haven't determined exactly what that would be. But we're looking at providing small office rents somewhere in between five hundred and eight hundred dollars per month. If you wanted multiple offices, that would be possible.

And then through the business incubator plan we'd like to be able to provide subsidies to allow if you're a new business or you're a Riviera Beach resident coming in to open and you're a new entrepreneur, then you might be able to get a discount rate for the first several months.

One of the really attractive features of this kind of space is that they have very low start-up costs. So we would only be looking at -- there would be no long-term leases to sign. If you're a new Riviera Beach business that's opening up you would only have to have first and last month's rent, and then with 30 days' notice you could vacate. And this provides the ability to have an office, to have a professional business address, utilize all of the office equipment, conference rooms that are located

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in the facility, at quite a low introductory rate.

And then you -- also, this type of office arrangement really creates a community. And then if -- our goal would be to try and locate different uses in there, including legal, accounting and business development, so that the different offices that do get used by businesses, that there's an opportunity to work within your community and to learn from each other. So that would be the goal for this facility, to make it a business hub for the community.

COMMISSIONER LAWSON: Thank you, Madam Chair.

CHAIR MILLER-ANDERSON: All right. Thank you.

Thank you so much for the presentation.

And it did catch my ear as well when you said Singer Island because, one, I live right over here by City Hall as well and I know there are a number of people in the entire City of Riviera Beach that have businesses that could benefit from this, so I certainly want to make sure that we're talking the entire city --

MR. GONZALEZ: Oh, absolutely.

CHAIR MILLER-ANDERSON: -- not just one particular area. Because we have a lot of very successful small business owners on this side of the bridge as well.

I visited -- wasn't that Venture X we went to up in Palm Beach Gardens? And I know Cityside Suites is another one down in West Palm, off of Rosemary. So these types of structures to

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bring in people who may not be able to afford to be in their own brick and mortar is very important to give people a start and, you know, and be able to make their business grow, so I certainly support it.

I have a question with the seating for the businesses or the restaurants that are going to be there. How much space is that between the street, the actual road and the seating? Because I know on, what, Northwood Road, I just wouldn't personally sit out there when they put it out there on the street, because I think that's too close to the cars; they're driving up and down. But how much spacing is there between the street where the cars are going and those people that will be sitting out?

MR. GONZALEZ: Well, there's a couple of good things with the building. The building is elevated too. You see there are steps over here, steps over here, and a ramp over here, which is a great thing. So the building is already --

CHAIR MILLER-ANDERSON: No, I'm saying -- you said there was a patio where they can sit outside and eat?

MR. GONZALEZ: Yes.

CHAIR MILLER-ANDERSON: That part.

MR. GONZALEZ: Yes. So I'll explain. So the patio is elevated, so that starts separating your space between cars driving by and people sitting up high.

There's anywhere between 8 to 15 feet of patio space. Then

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there's a couple of feet of landscape, including these large landscape planters and larger landscape area on this. And then there's another sidewalk beyond that. So it's pretty comfortable between height and width.

CHAIR MILLER-ANDERSON: But it is elevated, the patio part where they would be sitting?

MR. GONZALEZ: Is elevated, yes.

CHAIR MILLER-ANDERSON: All right. Thank you.

Anyone else?

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER LAWSON: That Blue Heron/Broadway corridor, where you said the green space and then the sidewalk, you said that's 8 to 15 feet from the sidewalk?

MR. GONZALEZ: The patio -- yes, from the sidewalk, roughly. From about there to there.

COMMISSIONER LAWSON: Okay. I pass that building every day. I don't see that much space between the road and the actual side of the building. So if you're saying there's 8 to 15 feet from the green space to the building, I'm not sure if that's accurate. Because unless we're shrinking the sidewalks or moving the building back -- but there's not that much space between the sidewalk and the building, because that building was built flush against the road because of the new design work that we're actually doing in the downtown corridor so --

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MR. GONZALEZ: Unless the survey is wrong. That's a 3-foot door right there. So if you multiply that four or five times, four is about 12 feet, so there's anywhere between 12 to 15 feet to the edge of the sidewalk. I'm almost sure you have that -- you have a good buffer there.

INTERIM EXECUTIVE DIRECTOR EVANS: And although that patio space won't be large, we really like the fact that it's elevated, because it is close to the roadway; so that creates some safety, I think, for people who are sitting outside there. And it's really critical to activating the street. So even if it's a small patio, if we can get people to sit outside and enjoy, you know, the food that they're eating, then that is the first step in trying to really transform how people use Broadway, look at the that corridor. So even if it's a very small patio, we'd really be looking to find a tenant, a restaurant who would actively utilize that patio.

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: I missed disclosure. So I did want to disclose that I do have a business in the corner of Blue Heron and Broadway, across from this building.

And I want to preface my next statement that I would probably make a recommendation that we look to widen the sidewalks on that corridor, or that corner, to allow for actual walk space in between the building and the actual patio.

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Because that would be more attractive for the restaurants that we would want to bring into that area, with having the outdoor corridor. So if we can look to possibly widening that corner, then that may give us an option of attracting the right businesses, having some patio space for the restaurants, and allowing for us to actually have an actual downtown corridor. Possibly even Brickell Roads in that Broadway/Blue Heron corridor as well, so...

MR. GONZALEZ: Mr. Douglas, there's a dimension -- you should have handouts there on your desk. But there's a dimension right here, and that dimension is 13 feet. So on the west side, from where the glass doors are, and the glass, to the edge of the covered walkway, is 13 feet. Than I calculate that's another 7 or 8 feet of landscape. And then you have whatever the size of the sidewalk is, which looks bigger than a five-foot sidewalk. It could be a six-foot sidewalk. Or maybe it's just a five-footer.

But you're right, there is opportunities I think on that side and along this side to increase sidewalk capacity.

MAYOR FELDER: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

MAYOR FELDER: Would that be inside dining also? Or just outside?

MR. GONZALEZ: Oh, yes. Mr. Mayor, this space could be either this space or these two combined. You could put your

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restaurant, you could put your kitchen back here, for example, and then all of this area could be indoor dining.

MAYOR FELDER: So the patio is just extra?

MR. GONZALEZ: It's extra -- outdoor space, yes.

CHAIR MILLER-ANDERSON: Anyone else? Any questions, comments? No?

All right. Thank you so much for your presentation.

MR. GONZALEZ: Okay. Thank you.

CHAIR MILLER-ANDERSON: All right. Mr. Evans, that's all you need from us?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We'll go forward full speed with this concept. And once we get to the next stage in the design process we'll bring it back for another look, along with a detailed schedule.

CHAIR MILLER-ANDERSON: All right. Thank you.

Item number 5.

THE CLERK: A resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the first modification to the lease agreement between the Agency and the Estate of Guy Hill for an additional lease term of one year through October 31st, 2020, with a tenant option to extend the term by an additional year; providing an effective date.

CHAIR MILLER-ANDERSON: All right. Motion?

VICE CHAIR BOTEL: So moved.

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

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COMMISSIONER LAWSON: Second.

CHAIR MILLER-ANDERSON: All right. Mr. Evans.

INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.

This is a modification to the lease agreement for our Clean and Safe ambassadors' office, which is located on Blue Heron Boulevard. The ambassadors' office original lease was for five years, and the lease renewal was for an additional five years. However, based on the previous presentation and how we're trying to reduce our office space that we rent, we have renegotiated that lease, and we've matched it to the existing office lease we currently have for our administrative office, which is located on Broadway.

So the Clean and Safe lease agreement proposal tonight before you is to amend the term for one year, and providing an additional one year option for the board to lease the space which is located at the Clean and Safe ambassadors. That's also utilized by -- currently by the Police Department, and temporarily it was utilized by the Fire Department.

And so we would like to propose this lease amendment. The rate is the same as the original five-year agreement envisioned. However, we've reduced the terms; and it is our goal to move the Clean and Safe office into one of the units, bays, in the bottom of the building that we were just presenting on.

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

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THE CLERK: No, Madam Chair.

CHAIR MILLER-ANDERSON: Any questions or comments from the Board?

VICE CHAIR BOTEL: Yes, Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

VICE CHAIR BOTEL: Thank you.

Scott, is the lounge area in the newly renovated building on the second floor sufficiently large to be able to hold the kinds of meetings that we've held typically at the Clean and Safe center on Singer Island for community meetings and the like?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, it is large enough.

VICE CHAIR BOTEL: Thank you.

CHAIR MILLER-ANDERSON: Anyone else?

COMMISSIONER McCOY: Yes, Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER McCOY: Mr. Evans, what did you mean when you said match to the administrative offices? You mean as far as the term of the lease?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we recently amended the term for our administrative office to one year, with a one-year option.

COMMISSIONER McCOY: Okay. So if I'm seeing here, I think you have in the memo that we're asking for definitely only a one-year, there's no option that you're -- well, I guess it says

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with the tenant option to extend the term for an additional year. So it's the same here.

Well, my question is, was there ever a consideration of doing an option to buy? Because if this gentleman has passed away -- and I was just looking at property records; he owns, I think, the parcels immediately to the -- the two immediately to the east. Is there an opportunity for us to present with an option to buy? I imagine that Mary Hill may be a spouse or some relative, right? A spouse? Is it a possibility that we can, as opposed to just doing another lease, do an option to buy? Because don't we have property that we lease currently? The parking lot we lease, right?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we lease the parking lot directly behind this property.

COMMISSIONER McCOY: Is that an idea that we can explore? Because the two banks that's on Blue Heron, I understand they are now vacant. Well, obviously we know Wells Fargo is vacant. But I just kind of heard that PNC is no longer there. Is that accurate? It's not there?

Okay. But is there an option to propose that as opposed to a one-year lease?

INTERIM EXECUTIVE DIRECTOR EVANS: Well, we could explore that with the owner; that is an option. But -- yes, so we -- yes, we could go back to the owner and request if they could purchase it.

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COMMISSIONER McCOY: Would it be advantageous, I guess, is a better question. Because I mean you got -- not just that one, right? I mean it's nothing but an ask. But not just that parcel, but it seems to be the immediate three parcels to the east that's owned by Guy Hill.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, he owns three pieces. And then there is another piece in that building on the west end that's owned by, last name, Balboney (phonetic). Then there's another owner who owns -- I think they just purchased it recently, and they operate the liquor store out of the property that's just to the east of the space we rent. And then one more owner. Because we did actually look at, what is the possibility of acquiring the entire site towards it becoming a future redevelopment site. But our -- and this was several years ago. But our discussion with those owners was that it was going to be difficult to get them all to agree to sell.

So if we did buy this piece -- and I'm not sure that we could buy the rest of the plaza -- it would allow us to fix it up and make some improvements. However, I don't believe at this time that we could acquire all of the pieces that are adjacent.

COMMISSIONER McCOY: Again -- and I think I got lost in your explanation -- do you think it's advantageous that we ask -- yeah, you said a whole lot, right. But my question remains -- we've got two months left before October 31st -- is it advantageous for us to come back in and at least explore the

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option? Because, you know, who knows, maybe Ms. Mary Hill may not be interested in maintaining property -- well, property management or something. So, you know, I think it's worth an ask so --

INTERIM EXECUTIVE DIRECTOR EVANS: We could -- yes, we could approach the property owner and ask them if they're interested in selling. And if they are --

COMMISSIONER McCOY: Well, option to buy.

INTERIM EXECUTIVE DIRECTOR EVANS: And then come up with some potential redevelopment uses for the site, yes.

COMMISSIONER McCOY: Do you support that?

INTERIM EXECUTIVE DIRECTOR EVANS: I could support us investigating that, absolutely.

COMMISSIONER McCOY: Okay.

CHAIR MILLER-ANDERSON: So for this particular item, do you want him to go and do the investigative work on that and then bring it back to the next meeting?

COMMISSIONER McCOY: Well, if it's the consensus of the Board. Because if we're paying rent, right, and just given the circumstances in reading through the memo, if this gentleman died just a few months ago, you know, it may be an opportunity for the CRA. And if not --

CHAIR MILLER-ANDERSON: For me, I would like to just know what does it cost -- what would the cost be. I mean, I have no idea so -- I guess that would be the next thing, because my next

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question is, do we have space now in the current CRA office? I mean if -- that was going to be my, one of my questions, if it was -- I don't know how much they do in the ambassadors' office in terms of needing that space. I know it's used for meetings for various organizations, but if it's just a matter of them having somewhere to have a space, if there is a space in the current CRA office, then we would not need to go into the additional year lease.

So I would be fine with holding off, you know, and investigating this, and seeing what the cost is. And if not -- and also looking at the CRA as an option. And then if not, then doing the additional year for the lease.

INTERIM EXECUTIVE DIRECTOR EVANS: At this space we have lockers, showers, for our Clean and Safe team. And with over 20 ambassadors who will be working for us, I don't think that there's -- there is a little bit of space at the CRA office, but we're not really set up to have showers, et cetera. So I'm not sure that we could have them in our existing office.

But we can -- while we approach the owner for this, we can look at the existing use of that building right now by our Clean and Safe ambassadors and see if there's anything else around that might be smaller or possible that we could use for that purpose also, before we bring it back.

CHAIR MILLER-ANDERSON: What is -- I mean, what -- I'm not going there.

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COMMISSIONER LAWSON: Madam Chair.

COMMISSIONER LANIER: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LANIER: I was just going to ask. Showers?

CHAIR MILLER-ANDERSON: Yeah, that's what I was -- I'm just trying to figure out, what do they do that they need to take a shower?

COMMISSIONER LANIER: They can't come home and take a shower?

INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Sure. Well, why don't we have our Clean and Safe manager get up, he can go over what they utilize their existing office for.

CHAIR MILLER-ANDERSON: Okay.

INTERIM EXECUTIVE DIRECTOR EVANS: That's probably the best.

MR. SPENCE: Good evening, Madam Chair.

CHAIR MILLER-ANDERSON: Good evening.

MR. SPENCE: Neimah Spence, operations manager.

A part of why we use the shower area is, it's hot out there and we do a lot of dirty work out there. So we'll be able to change our uniform for different events that we may have to do. Or if we're out there cutting lawns and we have to do other things, we'll be available to change clothes, and different things like that. We have uniforms, spare uniforms in their lockers, along with the showers. And as you know, we're in

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South Florida, we're outside, it's over a hundred degrees; and we have other things that we do, other than just outside, with events and things like that.

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

MR. SPENCE: And also, in the evenings when we have our concierge and our service, we have to make sure we're presentable for the public.

CHAIR MILLER-ANDERSON: Yes, Mr. Lawson.

COMMISSIONER LAWSON: Mr. Evans, with the 2600 Broadway proposal, are we looking to install showers and lockers for the Clean and Safe?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we would look -- there's three tenant spaces on the ground floor, so we'd look to utilize one of those for the Clean and Safe office.

COMMISSIONER LAWSON: And we would be putting showers and lockers to --

INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, we would design the one tenant space for everything that they needed, and that would include a large bathroom with shower and locker facility.

COMMISSIONER LAWSON: So we would want Clean and Safe to downsize from about 4400 square feet to about 1700 square feet?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, sir.

COMMISSIONER LAWSON: Okay. So I guess, I want to just be clear. Right now we're at a rental space of 4400, at an annual

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lease amount of 61,000?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And we --

COMMISSIONER LAWSON: And then we're going to downsize. And the reason we're doing this as a one year with a one-year option is so that we could possibly have the potential of moving them into the new CRA building?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And I would like to point out that the space is also utilized by the Police Department.

COMMISSIONER LAWSON: Clean and Safe?

INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, the Clean and Safe offices, the Police Department has offices inside that building.

COMMISSIONER LAWSON: Are they budgeted as well to pay towards that lease arrangement with the Police Department?

INTERIM EXECUTIVE DIRECTOR EVANS: We provide that as a service to the City, for no charge.

CHAIR MILLER-ANDERSON: Hold on.

COMMISSIONER LAWSON: Okay. I guess I'm just looking at the logistics of downsizing by about 2800 square feet in a year, and spending $61,000 over this year. It just doesn't seem feasible when we could find a smaller space for the time being, or even look at the option of option to buy, which actually I'm in support of, because that would give us some holding rights of the property on Singer Island, if we are to keep it at that higher dollar amount.

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And then also the space on Broadway, from my understanding that first floor was going to be more so for restaurant, retail, and to lease out space. So if we're bringing Clean and Safe into that first floor, that's not going to be as attractive for residents. That's why we're using the upstairs for our CRA office, incubator space; and then downstairs is going to be more so for restaurants and retail type space.

INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, part of the constraint for the site is the amount of available parking. So I think that if we filled all three spaces with restaurants and retail that we wouldn't have enough parking for the upstairs proposed use.

And the advantage of having the Clean and Safe office on this location is they have parking needs but we could put them on a satellite parking lot; and that way we would reserve all of the spaces right directly on site for the restaurant and the co-working space. So the advantage of the Clean and Safe is that we could have a satellite parking space. So even though they have large parking demands, that's easily accommodated for that type of use.

COMMISSIONER LAWSON: Okay. Well, I would be in agreement with Councilman McCoy and Chairwoman Miller-Anderson to first look at the option to buy, and then also looking if we can find space for the year, to make sure that we can house Clean and Safe. To just try to save us from locking into another year

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lease for 61,000.

MR. HAYGOOD: That lease expires October 31st I think, so --

CHAIR MILLER-ANDERSON: Yeah, he's going to come back in two weeks. Right?

INTERIM EXECUTIVE DIRECTOR EVANS: Mmhmm.

CHAIR MILLER-ANDERSON: So anyone else?

I did have a question about the shower though. How much is that really being utilized? Are they really taking these showers all the time like that? Because I'm going to tell you, I work outside too. Nobody believes that. But my school is old. We're not in a building. And believe me, I know when I come here to this meeting sometimes I smell like the sun. And I don't always get the chance to go home. So how much, how much is it being used?

MR. SPENCE: They're very small showers. They're not big showers. But again, when we have events --

CHAIR MILLER-ANDERSON: I understand that. Yeah, I understand. I'm just asking how much -- how often is it really being utilized?

MR. SPENCE: They are being utilized. Along with our lockers. So everything is being utilized on a daily basis. You know, we just want to make sure that when we come out we're presentable and we represent the City as it should be.

CHAIR MILLER-ANDERSON: And I understand that. And I'm

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just thinking in terms of how can we not have to go into an additional year of a lease and utilize the CRA space or another space if we can for the year. Because if they're not using the showers like that on a regular basis, I don't want that to be the determination as to why we're going into this lease, because we need that place because it has a shower.

So, like I said before, I'm okay with looking into how much it costs, about buying it, and --

INTERIM EXECUTIVE DIRECTOR EVANS: We will also look for other spaces. If they're not interested in buying, we'll look for an alternative to -- that we could lease a smaller amount of space.

CHAIR MILLER-ANDERSON: Okay.

Yes.

COMMISSIONER McCOY: Madam Chair. So Commissioner Lawson and also -- Madam Chair. I don't think it's a sunk cost. I think it's 61,000. Because don't we generate rent when we rent that place?

MR. EVANS: We do generate rent.

COMMISSIONER McCOY: Not that much?

INTERIM EXECUTIVE DIRECTOR EVANS: Not very much, no.

COMMISSIONER McCOY: Oh. Okay. Because the Chair was shaking her head. You know, I thought it was similar to how we do the Marina Event Center.

CHAIR MILLER-ANDERSON: No.

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COMMISSIONER McCOY: It's not highly demanded like the Event Center?

CHAIR MILLER-ANDERSON: Huh-uh.

INTERIM EXECUTIVE DIRECTOR EVANS: No, it's much less demanded.

CHAIR MILLER-ANDERSON: It's cheaper.

INTERIM EXECUTIVE DIRECTOR EVANS: And the rate is very inexpensive. It has a lot less amenities. You just get to use the, you know, the space as it is, with no adjacent kitchen or --

COMMISSIONER McCOY: Okay.

VICE CHAIR BOTEL: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

VICE CHAIR BOTEL: Some of the HOAs use it for their monthly meetings or quarterly meetings. They pay rent, but it's very little.

I have a question. It just now occurred to me. If the police no longer have that as a location, will they have some other location on Singer Island to call their home? Would that be something that we would see happening in the Ocean Mall or -- will you please just give that some consideration? We don't have to talk about it tonight but just give it some consideration.

INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We'll definitely notify them that we're considering terminating the lease.

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COMMISSIONER McCOY: Well, not -- you know, so it wasn't my intention to suggest that we're considering terminating. But my suggestion is, if we go back with an option to buy, that would be perfect, because then they can have a permanent space there. Because if I can remember correctly, the RFP we did is for a parking structure right behind it. So it seems like that is a synergy, if you will, and it compliments having a garage there and then also ambassadors center. Well, not ambassadors center, but some sort of CRA owned office space.

And then, you know, I don't even recall, but I think there's a couple -- isn't there one more place over there in that plaza that's vacant --

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

COMMISSIONER McCOY: -- that's owned by Guy Hill? Or is it the other ones? Or is it other --

INTERIM EXECUTIVE DIRECTOR EVANS: I know that the one -- one of the other ones that he owns is vacant, yes.

COMMISSIONER McCOY: I mean, I think it would probably be prime, especially -- and I hate to put it in these terms, but you know, the unfortunate circumstances of him passing, that may be an opportunity to approach the family to see if he's interested in selling. Because clearly someone else is now doing it.

And regrettably, you know, here's this -- and I know you just gave me the side eye, Chair, but I read in the paper today

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the obituary of Marty Murphy. And I was just curious, you know, thinking about the plans. Like, what are we doing as far as some of those other parcels in and around Spanish Courts? Like, has there been a conversation about acquisition of any of those?

INTERIM EXECUTIVE DIRECTOR EVANS: Right now our current focus has been to try and put through the property swap with Viking that would allow us to put together the large --

COMMISSIONER McCOY: But nothing other than that?

INTERIM EXECUTIVE DIRECTOR EVANS: We've had multiple conversations with Mr. Murphy, the late Mr. Murphy, multiple times, but his selling price was always such that it was not something that was achievable.

COMMISSIONER McCOY: Okay. Thank you.

CHAIR MILLER-ANDERSON: Anyone else?

All right. So you're going to bring this back at our next meeting, for item number 5?

INTERIM EXECUTIVE DIRECTOR EVANS: It will depend on how quickly that I can reach the family. But we will bring it back to the table.

CHAIR MILLER-ANDERSON: So we need to have a motion to --

VICE CHAIR BOTEL: I'll amend my motion.

MR. HAYGOOD: To table.

CHAIR MILLER-ANDERSON: Okay.

VICE CHAIR BOTEL: I'll amend the motion and have it read that Mr. Evans will bring back information on potential purchase

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of the site.

MR. HAYGOOD: Motion to table.

CHAIR MILLER-ANDERSON: Motion to table.

VICE CHAIR BOTEL: Oh. Motion to table.

CHAIR MILLER-ANDERSON: All right. Does the second stand?

COMMISSIONER LAWSON: Yes.

CHAIR MILLER-ANDERSON: All right.

THE CLERK: Who seconded it?

CHAIR MILLER-ANDERSON: Mr. Lawson.

Madam Clerk.

THE CLERK: Commissioner Lawson.

COMMISSIONER LAWSON: Yes.

THE CLERK: Commissioner Lanier.

COMMISSIONER LANIER: Yes.

THE CLERK: Commissioner McCoy.

COMMISSIONER McCOY: Yes.

THE CLERK: Vice Chair Botel.

VICE CHAIR BOTEL: Yes.

THE CLERK: Chair Miller-Anderson.

CHAIR MILLER-ANDERSON: Yes.

THE CLERK: Motion carries.

CHAIR MILLER-ANDERSON: Items tabled.

So we need to make a motion to take it off the table.

VICE CHAIR BOTEL: So moved.

CHAIR MILLER-ANDERSON: Do we have a second?

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COMMISSIONER McCOY: Second.

CHAIR MILLER-ANDERSON: Madam Clerk. I'm sorry. Can you read it first, please.

THE CLERK: A resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the Commercial Grant Incentive Program Round II applications to assist local businesses and improve properties in the Community Redevelopment area; increasing the remaining grant program funding fiscal year 2018 - 2019 by an additional $56,457.93, to a total available amount of $239,764.12; providing an effective date.

CHAIR MILLER-ANDERSON: All right. So -- and we'll do another motion to accept it. Let's do the vote for the table, taking it off the table.

MR. HAYGOOD: You got to first and second to take it off.

CHAIR MILLER-ANDERSON: Yeah. So now the vote.

MR. HAYGOOD: Yes.

CHAIR MILLER-ANDERSON: The vote to take it off the table.

THE CLERK: All right. Who seconded it? I'm sorry.

CHAIR MILLER-ANDERSON: Lawson.

COMMISSIONER LAWSON: McCoy.

COMMISSIONER McCOY: No, it was me.

THE CLERK: Commissioner Lawson.

COMMISSIONER LAWSON: Yes.

THE CLERK: Commissioner Lanier.

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COMMISSIONER LANIER: Yes.

THE CLERK: Commissioner McCoy.

COMMISSIONER McCOY: Yes.

THE CLERK: Vice Chair Botel.

VICE CHAIR BOTEL: Yes.

THE CLERK: Chair Miller-Anderson.

CHAIR MILLER-ANDERSON: Yes.

THE CLERK: Motion carries.

CHAIR MILLER-ANDERSON: So we need a motion to --

VICE CHAIR BOTEL: So moved.

COMMISSIONER McCOY: Second.

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

THE CLERK: No, Madam Chair.

CHAIR MILLER-ANDERSON: All right. Mr. Evans.

MR. EVANS: Okay. This is -- this grant program was -- this is our second round. And it was reviewed at a previous CRA Board meeting. And Mr. Andre Lewis will re-present a summary of the action. Previous to -- after this item was tabled, we did send all of the Board linkage to the -- all of the applications which were posted online, including the evaluation process.

MR. LEWIS: Good evening, Chair --

CHAIR MILLER-ANDERSON: Good evening.

MR. LEWIS: -- Board members, Mayor.

Okay. So we're going to go through a little bit about the

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commercial grant program background. So back in February of 2019, Round II of the grant program was approved. May 30th was the final deadline for the grant submissions. And we had seven qualified applicants that were ranked and scored. July of 2019, the Board requested to review the submission packets and to have this item bring back for possible approval.

So this is a quick list of the candidates. Millennium One, which is at 2001 Broadway; Taxes 911, which is at 125 President Barack Obama Highway; The Ferguson Firm, which is at 2826 Broadway; Gladstone Realty, which is 1901 through 1923 Broadway; Zacree, LLC, which is at 1601 Broadway; Atlantic National, LLC, which is at 64 West 21st Street; and Victory Church, which is at 2121 Broadway.

So, some updates. So the current budget will be increased to $239,764.12. The additional $56,457.93 will be funded under the current fiscal year budget. And the program will accept improvements completed within 90 days prior to receiving Board approval.

Questions?

CHAIR MILLER-ANDERSON: Do you have any questions?

COMMISSIONER McCOY: Yes, Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER McCOY: Mr. Lewis, I've got a couple questions.

I was looking at the tabulation sheets, and for one

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party -- which I won't mention it -- and this is the sheets that we got from -- by e-mail.

MR. LEWIS: Yes.

COMMISSIONER McCOY: Proof of applicant's investment of one-to-one match. And it didn't have any -- it had a hyphen, as if that didn't apply to that person.

MR. LEWIS: Okay.

COMMISSIONER McCOY: I thought that was a requirement.

MR. LEWIS: No, it's not a requirement. One-to-one match would be if the -- and they would get additional points. So if the project was for 80,000 and they could come up with 40,000, that would almost be a one-to-one match. They're pretty much matching what we're putting up. Now if they're putting in more in that investment, you know, if the project is much larger than our investment, obviously they're going over that, so they would get additional points.

COMMISSIONER McCOY: Okay. So Dunn and Bradstreet, does that give preference points if you're reregistered with Dunn and Bradstreet?

MR. LEWIS: Well, that's not a line item that we looked at. We only make sure that they are a viable business within the area. We didn't do a Dunn and Bradstreet search.

COMMISSIONER McCOY: Oh. So that's obsolete, that section?

MR. LEWIS: Yes. It was obsolete with everyone so...

COMMISSIONER McCOY: Okay. All right. That's all I had as

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far as the evaluation is concerned. But I just certainly wanted to see it, because it just seemed a little -- I guess the criteria on how we decided -- you know, one, I guess, proposer -- or proposal having more points than the other, kind of linked to the idea of let me see exactly what the tabulations look like. So I'm good with that. Thank you.

CHAIR MILLER-ANDERSON: All right. Anyone else?

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: Mr. Evans, when are we going to be rolling out the Phase III of this grant program?

INTERIM EXECUTIVE DIRECTOR EVANS: We're proposing that we would start that on October 1st, if it's approved in the budget on September 11th, then that would allow us enough time to announce it and open up the criteria.

We'll also actually bring it back to the Board. So that might be the -- it might be the first meeting in October. But we want to bring back to you the criteria, the evaluation criteria for the program, so that you could approve the new issuance and then also get a chance at that time to make sure that the Board is in full agreement with how we're going to measure and score the applicants.

COMMISSIONER LAWSON: Thank you.

CHAIR MILLER-ANDERSON: Anyone else?

COMMISSIONER McCOY: Just one question. I think we

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budgeted for 2020, $250,000?

INTERIM EXECUTIVE DIRECTOR EVANS: That was -- yes, that's the proposal.

COMMISSIONER McCOY: Do we have any rollover that's going back into that amount?

INTERIM EXECUTIVE DIRECTOR EVANS: No. With tonight's approval, it would spend -- it would commit every, every amount of dollars. Now, this is the -- we've done the grant program multiple times and, unfortunately, not every single grant moves forward; so as a rule there ends up being rollover at the end of the year because all grant recipients don't always proceed with the projects. But as of right now all of the funds would be committed.

COMMISSIONER McCOY: And if I can remember correctly, one of these that we're authorizing was already set to be expended out of the 2020 budget?

INTERIM EXECUTIVE DIRECTOR EVANS: Tonight we've asked to just expand the budget for the existing year, so that next -- so if you approve in the new budget, the $250,000, that would be new money available for the new grant.

COMMISSIONER McCOY: Okay. Thank you.

Mr. Evans, so it was just like you've given me an explanation. I thought it was something different. So, yes. Okay. Thanks.

CHAIR MILLER-ANDERSON: Anyone else?

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All right. Madam Clerk.

THE CLERK: Commissioner Lawson.

COMMISSIONER LAWSON: Yes.

THE CLERK: Commissioner Lanier.

COMMISSIONER LANIER: Yes.

THE CLERK: Commissioner McCoy.

COMMISSIONER McCOY: Yes.

THE CLERK: Vice Chair Botel.

VICE CHAIR BOTEL: Yes.

THE CLERK: Chair Miller-Anderson.

CHAIR MILLER-ANDERSON: Yes.

THE CLERK: Motion carries.

COMMISSIONER McCOY: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER McCOY: So, Mr. Evans, to follow up on this item. Just one question. There was an inquiry that I got about us kind of delaying this. So there are some individuals on this list that I understand already started, with the anticipation of being reimbursed. Can we make sure that that happens expeditiously so that they're not -- you know, some of these people are small businesses and there's a cash restraint. So we can move that out -- I don't know how soon. But as soon as possible, or as practical.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Because it was delayed and we had a number of businesses who had contractors

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lined up, who were hoping that it would get approved; we modified the resolution that was just approved to allow that any submittal within 90 days of the signing of their contract would be eligible, so the delay did not affect their ability to move forward.

CHAIR MILLER-ANDERSON: That's it?

COMMISSIONER McCOY: Yes.

CHAIR MILLER-ANDERSON: All right.

Do we have any public comment cards?

THE CLERK: We have one public comment card.

CHAIR MILLER-ANDERSON: All right. Public comments should be restricted to issues, matters or topics pertinent to the Riviera Beach Community Redevelopment Agency. Please be reminded that the CRA Board of Commissioners has adopted "Rules of Decorum Governing Public Conduct During Official Meetings," which has been posted at the entrance of the Council Chambers. In an effort to preserve order, if any of the rules are not adhered to the Commission Chair may have any disruptive speaker or attendee removed from the podium, from the meeting and/or building if necessary. Please govern yourselves accordingly.

And you have the three-minute timer up there?

THE CLERK: Yes.

CHAIR MILLER-ANDERSON: Okay. Who do we have?

THE CLERK: Nicole Stokes.

CHAIR MILLER-ANDERSON: All right.

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MS. STOKES: Good evening. How is everybody doing tonight?

CHAIR MILLER-ANDERSON: Good evening.

MS. STOKES: So my name is Nicole Denise, and I am the program director and producer for Vibe 95, a local radio show that covers hip-hop, reggae, and also lifestyle topics, in West Palm Beach. And we are here tonight -- and this is Fritz Panfield, he is the creator of the show also, and on-air personality. And we are here because we are rolling out our third annual turkey drive in the City of Riviera Beach. We've given away 500 turkeys two years consecutively, and now we want to make it bigger, better, and double it, and provide a thousand turkeys for the residents. So we wanted to basically let the CRA know what's going on in their district and then see how we could get your guys help with our project to make it bigger, make it better.

CHAIR MILLER-ANDERSON: So basically during public comment you just kind of make your comments and then we'll -- at least one of us will get in touch with you afterwards. Or if it's for the -- maybe Mr. Evans can reach out to you and see how the CRA could possibly participate in that.

MS. STOKES: Okay.

MR. PANFIELD: We'll set up a meeting.

MS. STOKES: Did you want to add anything?

MR. PANFIELD: No. Thank you for the opportunity.

CHAIR MILLER-ANDERSON: You're welcome.

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MS. STOKES: Okay. Thank you.

CHAIR MILLER-ANDERSON: Thank you so much.

THE CLERK: Madam Chair, we have one more.

CHAIR MILLER-ANDERSON: All right.

THE CLERK: Doretta Paulk.

MS. PAULK: Good evening.

CHAIR MILLER-ANDERSON: Good evening.

MS. PAULK: My name is Doretta Paulk.

And I was just coming to the Board concerning a statement that Mr. Lawson made concerning the possibility of adding the property, some property near Inlet Grove High School and also Wells Recreation Center.

And I am just shy out of the range for being into the CRA. I'm 20th and G. And I think it stops at 20th and F.

And I think we all need a little help. Some needs a little help more than others. And I would just like a little help myself, with the painting of my house. Which I already talked with Mrs. Jenkins and we're working that out.

But if you're going to add areas of Inlet Grove area residents and Wells area residents, I think the entire City needs to become aboard. Not just some areas. And some areas are left out.

And I think, you know, I would assume this CRA was made for basically all the citizens of Riviera Beach.

And I'm sorry, I'm just getting here. I've been trying to

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prepare for this, whatever we're going to get. But God is in control.

And I thank you very much.

And if I could have an answer concerning that, that you will try to look into that and expanding the areas. All of us need a little help from time to time.

So if you're going to accept and say, we're going to bring in Inlet Grove area and Wells area, bring all of us in. And that's my opinion of it.

And I thank you very much.

CHAIR MILLER-ANDERSON: All right. Thank you.

That's the end of public comment, you said, Ms. Tamara? The end of public comment?

THE CLERK: Yes, Madam Chair.

CHAIR MILLER-ANDERSON: All right.

Mr. Evans, if you have any response or answers to any of the questions or statements that were made. If not, you can get with them.

INTERIM EXECUTIVE DIRECTOR EVANS: Of course. We can't do everything that we would like to do with the CRA, because we have to follow the state statutes which created us.

It is possible that in the future we could look to expand the boundaries. And I think that if the Board does direct us to do that, that we could modify the existing Treasure Coast Regional Planning Council contract to begin to study that. So I

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think in the next two or three months it would be ideal timing if this Board did decide they wanted to look at expanding the boundaries. We'd, of course, have to follow the statutes related to the studies that need to be completed in order to do that. And you can only expand it to a limited amount of space. But it definitely could be expanded. And we will initiate that conversation with the Board in the future.

CHAIR MILLER-ANDERSON: All right.

COMMISSIONER McCOY: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER McCOY: So, Mr. Evans, expanding, you know, we went through this process, I think in 2014 and 2015, and there was a lot of push back from the community.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

COMMISSIONER McCOY: And I'm not suggesting that I want to -- I disagree with expanding, but I want to lay these two things on you. First of all, we're at the cusp of doing something with Phase II. I would hope that that can be our focus. And until we solidify the permanent executive director position, that's not something that I would support. Because there is a lot of work that goes into it.

Now to her point about the assistance, there's nothing that preempts the Riviera Beach CDC from supporting what she's asking for. But I think the expansion of the boundaries is a huge push and that's going to require a long process and a number of

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meetings. So is it possible that we can perhaps see if there's something that those concerns she brought up can be addressed with the Riviera Beach CDC?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And the CDC is already assisting her to complete an application to receive painting -- assistance to repaint her house. So we will make sure we follow up with that.

COMMISSIONER McCOY: Thank you.

CHAIR MILLER-ANDERSON: All right. Do you have a report of the executive director?

INTERIM EXECUTIVE DIRECTOR EVANS: I just wanted to mention how excited we are about the creating a new business center right in -- at the busiest intersection in the City. And that's going to go along, and I think it will work really well, with right across the street. And we are now out for bid on a new iconic City of Riviera Beach sign and fountain that would go right on the corner. And I think these two projects will work together to really start to transform our busiest intersection, which is really our Main and Main. So I'm really excited about that and encouraged by the Board's positive response to the concepts. We've been really happy with REG. And I think that the redevelopment of this site and making it a real central community business hub will make a large impact, not just in real estate but into the residents and small business owners of the City.

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CHAIR MILLER-ANDERSON: Thank you.

Report of the general counsel.

MR. HAYGOOD: I don't have any comments this evening.

CHAIR MILLER-ANDERSON: Discussion of the Board.

It's not for me. I just want to say this right quick. It's not CRA related. But are you all aware of a special meeting on Friday at 12:15? Everybody's going to be here? Okay.

COMMISSIONER McCOY: They say two and a possible.

CHAIR MILLER-ANDERSON: Okay. I just saw it. I didn't know anything about it but --

COMMISSIONER McCOY: I'll certainly be here.

CHAIR MILLER-ANDERSON: Okay. As long as you all have three.

COMMISSIONER McCOY: You're not going to be here?

CHAIR MILLER-ANDERSON: I have a job. I have to see. I didn't know anything about it. So I have to see what I can do.

I just wanted to throw that out there. Just -- I know it needs to obviously happen early in the day, as to why it's at 12:15.

You got three? Okay.

All right. Mayor, would you like to make any comments?

MAYOR FELDER: Yes. I would like to thank the CRA, CDC and Valley Bank for sponsoring my trip to the Housing Convention, Florida Housing Coalition. And what a wonderful time. I

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learned a lot. So I just wanted to thank you guys for sponsoring my trip.

CHAIR MILLER-ANDERSON: All right. Dr. Botel.

VICE CHAIR BOTEL: Just putting everyone on notice, I worked with Ms. Jenkins today on the potential for delivering college courses here in Riviera Beach; and we're going to work closely with the CRA to put out a survey to find out what our citizens really want to have. So be on the lookout for that survey in the next month or so.

CHAIR MILLER-ANDERSON: All right. Mr. McCoy.

COMMISSIONER McCOY: Thank you, Madam Chair.

A few things.

Mr. Evans, from the City's CRA, is there any kind of EOC or emergency operation plans that has to be, I guess, executed in light of this impending hurricane?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We have a facilities plan for what we do in order to lock down the facilities that the CRA controls. Yes.

COMMISSIONER McCOY: And are we prepared?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we are prepared. We've already initiated all those actions.

COMMISSIONER McCOY: Okay. Do you have someone that is the point person for the CRA, that would be --

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Rod McLeod is our facilities manager and he's the point person for securing all of

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our properties.

COMMISSIONER McCOY: Can you make sure that we all have that? I guess -- I'm sure we have it, but at least his mobile number.

INTERIM EXECUTIVE DIRECTOR EVANS: Absolutely. We'll circulate contact numbers for all the CRA staff, yes.

COMMISSIONER McCOY: And the reason I'm saying that. Madam Chair, it would be my hope, right, looking at the most recent hurricane track, they're putting it somewhere close to -- the cone is kind of aligning around the Vero Beach area, which --

VICE CHAIR BOTEL: I'm sorry.

COMMISSIONER McCOY: Well, there you go. We got the report. We got the latest report.

So, you know, in worst case scenario, I certainly think that in the event that schools close, we look forward to seeing you on Friday at 12:15 for the special meeting.

CHAIR MILLER-ANDERSON: Yeah, while I'm trying to close up my school, yes.

COMMISSIONER McCOY: And if not, then I certainly understand. But if there's no school -- you know, I guess we have to be on the lookout, right?

CHAIR MILLER-ANDERSON: Yeah. I'm sure we'll probably have school on Friday but --

VICE CHAIR BOTEL: I'm sorry. I can't shut it up.

CHAIR MILLER-ANDERSON: Like taking phones from the kids or

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something.

COMMISSIONER McCOY: Dr. Botel, I will claim my time. Okay? Can I have it back?

CHAIR MILLER-ANDERSON: I mean, I don't know, but I know they're not -- if it's not -- I don't know. If anything, maybe a half day or a full day. I don't know. It just depends.

COMMISSIONER McCOY: I'm going to ask the manager.

And also, I guess, Mr. Evans, you'll follow whatever direction if the City, you know, implements something. Because here's why. You know, even in the event that the storm doesn't come, if you can remember two years ago, folks already knew that we were going to be directly hit by Irma. And it's really tough to try to pick up and start doing evacuation plans when there is millions of people trying to use the Turnpike and I-95. So certainly we should definitely be aware. But whatever -- in any event, I'm hunkering down, so I'll be here. But I also wanted to bring that out, and I'm going to also follow up with the mayor.

And I don't know if you remember, Scott, but there was some communication that I received from FP&L regarding their monitoring it. They have as -- I don't know if anyone knows, but their EOC is here in the City. So certainly there are some avenues for us to stay informed so that we can relay it to those individuals who may not have the access to the media and that sort of thing. And it's pretty up to date, and it happens

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routinely. So certainly be on the lookout for that.

Now, welcome back, Mayor. I haven't seen you since the League of Cities. No, I'm just kidding. But we did miss you.

And to that point, if I could just have the personal privilege, Madam Chair, to refer to something that I've experienced over the last, at least this week, and sometimes in the weeks past, but I did bring up before that I would be recommending to the mayor to open an investigation for employee misconduct on the City's side. And I am putting the mayor on notice that next Thursday I will be bringing forth an employee name and the enumerated items of misconduct; and I will certainly ask that you look into it. And I just wanted to bring it to the member's attention of this Board and also the Mayor. Because, clearly, I can't have that conversation with him outside of a public meeting.

So that's all I have. Thank you.

CHAIR MILLER-ANDERSON: Thank you. Ms. Lanier.

COMMISSIONER LANIER: I have no comments, Madam Chair.

CHAIR MILLER-ANDERSON: Mr. Lawson.

COMMISSIONER LAWSON: Thank you, Madam Chair.

First thing. The young lady that spoke, Nicole Denise, so the turkey drive, I've witnessed it over the last three years. I actually used to do a turkey drive in that same community. And when they started doing it, it was actually sufficient for the community; and they're doing an amazing job.

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So I'd really push the Council, the Board, the CRA, to really get behind this drive, because I personally witnessed five, six hundred people collecting turkeys; taking time to actually cater to them and providing services for them. So they do a great event. So if we can definitely get in contact with that organization, they do do a phenomenal job.

Phase II marina proposal. We spoke yesterday at the workshop. I just wanted to get a quick update on what the direction is of our -- Mr. Evans and legal, in reference to the proposal that they're going to send out to us. I believe we spoke at the workshop yesterday about having a proposal sent moving forward. I wasn't sure if we had to close the procurement loop yet. If that could be issued, what was going to be our next step for that? If I could get an update.

And then also, Mr. Evans, I just wanted to commend you on that Broadway movement with 2600 Broadway. I sat for the last six years across the street looking at that empty bank. I've shown it multiple times, trying to get somebody in there, getting a tenant in there. So I think this is amazing for the City. Right there in the heart -- the main artery of the City. I definitely commend you for that. So keep pushing to get this done. I want that to aggressively be done within the next year or two.

Thank you.

CHAIR MILLER-ANDERSON: Thank you.

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For the Marina Event Center, have the reservations been canceled for this weekend, if anybody had it rented? Or how does that work?

INTERIM EXECUTIVE DIRECTOR EVANS: I'll ask Neimah Spence to come up. I don't believe we've canceled anything yet. I know that any outdoor events, that would be planned, would normally be cancelled.

CHAIR MILLER-ANDERSON: The Event Center too though.

MR. SPENCE: Yeah, some of the events has been canceled. But we're waiting to see exactly how everything progresses. And we're going to meet tomorrow so we can finalize everything that we need to. So we're keeping an eye on the weather also.

CHAIR MILLER-ANDERSON: Okay. We give all the money back if it's canceled, right?

MR. SPENCE: Yes.

CHAIR MILLER-ANDERSON: Okay. All right.

Well, I just wanted to tell everybody, please prepare. Hopefully it misses us, but we never know. So make sure that everyone goes out and get your gas, get your ice, get your water, all that stuff early, so you're not out there in the big long lines.

So, with that, we stand --

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Yes. Yes.

COMMISSIONER LAWSON: Actually, a quick update on Phase II,

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before we actually adjourn the meeting.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We will -- per our discussion last night, we're going to aggressively look to move that process along. The key item to move forward is for us to be able to begin negotiation. So we're going to analyze what that would take to get that before you as soon as possible. I understand that the Board's direction is that you want to move forward quickly. So we will analyze the various elements, see which ones we could move forward the quickest with, and then we'll bring you back a summary of which elements we could proceed immediately with, which ones might take more City/CRA coordination. And we will also meet with the manager and then try and get those proposals back in your hands so that you can make that decision to allow us to begin negotiation.

CHAIR MILLER-ANDERSON: All right.

COMMISSIONER LAWSON: I would just ask, Madam Chair, if we could have that for the next meeting.

INTERIM EXECUTIVE DIRECTOR EVANS: Well, the next -- not -- I mean, the September meeting on the -- what's the date? The 27th?

COMMISSIONER LAWSON: Yes, Mr. Evans.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we could try to bring it as an agenda item on the second meeting in September, yes.

COMMISSIONER LAWSON: Thank you.

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CHAIR MILLER-ANDERSON: All right. We stand adjourned.

(Proceedings concluded at 7:09 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 3rd day of September 2019.



Claudia Price Witters, RPR

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ADJOURNMENT

The CRA Regular Meeting was adjourned at 7:09 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