Riviera Beach Community Redevelopment Budget Workshop

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Tuesday, August 27, 2019

6:04 p.m. to 7:56 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

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CHAIR MILLER-ANDERSON: I'd like to call to order the Riviera Beach Community Redevelopment Agency Budget Workshop Meeting, August 27, 2019.

Madam, roll call.

THE CLERK: Commission Lawson.

COMMISSIONER LAWSON: Here.

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: Present.

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

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

(Moment of silence. Pledge of Allegiance recited.)

CHAIR MILLER-ANDERSON: All right. Discussion by Mr. Scott Evans.

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

CHAIR MILLER-ANDERSON: Good evening.

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INTERIM EXECUTIVE DIRECTOR EVANS: Tonight is our third budget workshop.

So our schedule for tonight. We have review of administration and all of the draft budget details and costs, including Clean and Safe, Marina Village, Neighborhood Services, and updates on special events.

The next budget meeting will be on September 11th. This will include a presentation of our 2020 work plan and the final budget review and consideration by the Board.

The 2020 work plan includes everything that the Board has approved for us to proceed with this evening, conceptually; as well as all of the other projects that we have underway that are already approved in this year's budget, that are continuing into next year.

And again, we'll start with administration, followed by Clean and Safe, Marina Village, Neighborhood Services; and then we would close with special events.

Our revenue for this year is up. The tax increment revenue is approximately 8.73 million dollars, which is up about $300,000 from last year; and this is a combination of dollars from Palm Beach County and the City of Riviera Beach.

This year, for our 2020 redevelopment programs that we would like to renew, we would like to renew a third round of the Commercial Grant Incentive Program. This provides a four-to-one match to invest in our commercial properties throughout the CRA.

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If a private property owner wants to invest one dollar, we'll match that up to four dollars, up to a maximum of $40,000. This grant over the years has resulted in millions of dollars of investment; with some of our grant recipients investing hundreds of thousands of dollars with just our $40,000 match. And we have good anticipation that this grant would be applied for also. When the last round closed -- you will consider the second round tomorrow night at our regular CRA Board meeting. When the last round closed there was many businesses who were close to getting ready to do some additional improvements to their properties. And this program helps us to not only improve existing properties but improves the overall look and feel of our main corridors and our commercial properties. So we know that there's a number of property owners who are interested in this program being renewed.

The other program we'd like to continue is our mural program. And I'm very excited to announce that the Florida Redevelopment Agency has just recently announced their awards for this fiscal year, and the Redevelopment Agency received a statewide award for our mural program. So I want to congratulate my staff and the Board.

We'll receive that award at the Florida Redevelopment Association Conference, which is on October 16th through 18th, and that's in Tampa. So we will send out more information to the Board, and we'll post that award information, as well as a

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press release later this week. We're very excited about that, and we hope you'll join us to receive that award from the Redevelopment Association.

Another project. This is going to be our third year that we're proposing to continue the Tiki Market. And this project would continue with a similar budget to last year, which is $34,000. And last year we really challenged our manager to really try and grow the market, which they did. We had over double the amount of people and activities happening at the market. And so this year we want to continue to grow it, try to make it a real destination, to get people to come and visit Marina Village.

And so I have a brief presentation by our Event Center manager, Allie; and our consultant, who also runs one of the markets in Lake Worth, Peter. So if they could just come on up and I'll let them present what they have in mind for this year for the Tiki Market.

MS. HALL: Good evening, Commissioners and Director, CRA Director.

Thank you for the opportunity to present to you this evening.

We are thrilled to return to present to you the great success we had in launching our first season, and the exciting plans we have for season number two.

Tiki Market at Marina Village is about a great vibe and

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spirited music.

Tonight we present to you one of Tiki Market's jazz artists. Please welcome Yvette Norwood.

MS. NORWOOD: Good evening. Thank you very much. My name is Yvette Norwood-Tiger. And I want to thank Allie for having me be a part of this special occasion.

CHAIR MILLER-ANDERSON: Good evening.

MS. NORWOOD: So this is one of the songs that was in my repertoire. (Singing.)

MR. ROBINSON: Good evening, Commissioners, and Mr. Evans.

And we're thrilled to be here to take you through the success we had in Season I of the Tiki Market and the plans for Season II. So I'm just going to take you through the development that we went through and how we executed it.

So I just wanted to tell you again what the concept was that I created for this event, which was executed in the first season. We wanted islandy eats and exotic treats. And we wanted that to be accomplished with the selection of artisans, with music, and with food.

The Tiki Market at the Marina Village is a happy hour vibe with tiki touch tones, a mix of island fare and wares, with conch fritters, Caribbean barbecue, Jamaican jerk chicken, with coconut in the half shell. We had great artisans selling products that they've made and reminiscent of g7.

Caribbean and Bahamian beachside shops. That was the goal

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and the concept.

We always had danceable music and fresh tropical drinks.

There were very few markets in Palm Beach County that capitalize on their location. And we realized with Tiki Market at Marina Village, it was about the location.

So we're well branded. We have a great logo. We're not changing the logo. We haven't changed the logo through the past season, and we won't be in the future. We may change the tag line a little bit, but we're sticking with the logo because we're really well branded. And we got great positive comments on the logo that we launched with the season.

The signage has been 24/7 on Broadway at the event site, creating an easy identification opportunity, as well as free marketing. Special events and complementary promotions were created to enhance exposure, traffic, and marketing opportunity.

So Yvette, who just sang, we found Yvette, she performed for us at one of the special events we did, art and jazz. Huge success. So we're now going to be doing that on a monthly basis. We're going to bring that event back, we're going to have Yvette singing for us, and we're going to create this phenomenal jazz and artisan event.

Our offerings or vendor products are unique from any other markets. We're not a green market. We're not a farmer's market. We want to be a Tiki Market and create that. And our job this year is to further develop that.

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The customer service was highlighted with market management always on site. Allie was on the floor. Like a good restaurant, when you go to it, it's great when you see the management on the floor. I insist management be on the floor at the Tiki Market to talk to customers, be sure vendors are all well. The above produces a very happy and professional venue ambience; and that we had.

Parking patrons will be reviewed as the Marina Village gets busier and busier; and we have to be sure that the parking for the people coming to the Tiki Market at Marina Village are well accommodated.

We are helping to incubate small local businesses as vendors. Once a market staple, is now rarely offered. I can tell you from running many markets in Palm Beach County, to incubate businesses is one of the great things we can accomplish. And it's our job to work with businesses that are in the Riviera Beach City area, and residents, and people that make and craft items, and bring them to the market and help them get to a larger scale business. And markets are good for that, because it's a great venue for market testing a product.

The concept, the Marina, starting point for conceptualization, this particular market was the Marina Village itself. We're tapping into the location. We're capitalizing on renovated Marina's profile. It's key to the future of the Tiki Market exposure. And the combination is a blueprint for success

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and sustainability. And we're well on the road to that after the first year.

So the market components. We are neither, as I said, a farmer's market, a green market, a flea market. We're really a marketplace with activities, entertainment, great selection of vendors offering a mix of food and hand crafted products.

Food-wise, we think prepared hand-held eats and drinks such as conch fritters, fried plantain, rum cakes -- we had coconut cookies, we had spicy barbecue, we had a great selection of food at the market. And it changed from time to time.

And then the nonfood vendors and artisan categories, we had woven bags, straw bags, sarongs, just many different textile products. We had a great selection of products. And it was all very colorful.

The late afternoon has worked out for us. There's too many markets in the morning. And when we developed this, we realized that we wanted the happy hour vibe. And that we got. So we're late afternoon, we start at 4:00. Sometimes we start a bit earlier if we're doing a special venue. But we're meant to be that happy hour, fun playful vibe. And it's perfect for families as well. And there's very few -- I don't know of any other markets that operate in that late afternoon timeframe. And also with the food component, it worked out well.

The look, feel and vibe to creating the concept. Music, as we spoke about. And the music does change every week.

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Sometimes it's live. We do that as much as the budget will allow. We also have hired DJs to perform. And we also had speakers where we can play recorded music. And we start that as soon as the vendors start to arrive to set up, just so they have the great vibe and they get the ambience that we're creating; and then as soon as people arrive it's happening.

We do islandy style decorations. We have cafe tables and chairs. We're going to get more of those. People like to come and eat, they need a place to sit down and relax and have a great view of the Marina, so we're going to augment the furniture that's at the market.

Signage is a memorable logo, which as I said we're going to repeat this year.

And live entertainment, we love people dancing in the market and having a great time.

It's a spirited, kid friendly, engaging, participatory activities which appeal to families and encourage them to hang out. And that's the goal of the Tiki Market.

We're going to involve more local businesses this season for self promotion. It's a fast way to garner community support and enthusiasm for the market. And we're also creating more special events.

So we also want to incentivize patrons and vendors to like our pages. So from a marketing standpoint, we realize that social media is the best route for us to go, and TV ads.

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We also got a clip from PBS, as you probably saw on the television. But we did buy some TV time, 15 second spots bookended, and we got great response from that on Channel 25. And we also do social media. And this year we're going to make it a requirement of vendors who participate and have an Instagram account, Facebook account, to also share and multiply out the exposure of the market.

And I was watching Shark Tank, and Mark Cuban was on with a person that he, a business that he supported financially, and he said to a lady who was doing soaps, you have to do videos. Because videos, you don't pay for. They'll remove it if you put your image of the pro -- you can put the image of the product, you just can't say it.

So last year we worked with Travel Stush and we did videos. And Travel Stush was in it, as well as the other vendors; but in the voice-over there was no name of the specific businesses. So learned that from Mark Cuban, and it seemed to work well for us last year.

So we did the TV ads. We did a direct mail of the logo and information on the back; 8,000 within the City of Riviera Beach and a little bit went into Old Northwood in West Palm Beach. We advertised in local and nearby neighborhood news letters. And we distributed the EEDM cards -- those are the every door direct mail -- and fliers to residents in condos.

The Facebook is constantly being updated, as is Instagram,

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so we're really going to work harder on social media this season.

Tiki Market created to enhance the Marina Village experience. And that's our Season II coming up, and we're opening mid-October.

Allie.

MS. HALL: One of our stellar Caribbean artisans, Travel Stush, who has been very successful at the Tiki Market at Marina Village, has a little sample of her islandy products that she sells at the market.

Madam Chair, may we approach the dais?

CHAIR MILLER-ANDERSON: You can hand it to them. And then also I need to know what is the amount of the gift, because we can't take gifts. So that's important to know how much that is.

MS. HALL: They are under $20.

MR. HAYGOOD: I think you're good.

CHAIR MILLER-ANDERSON: We're good?

Okay. All right. You can give it to them, and then they'll bring it to us. Thank you so much.

MS. HALL: We also -- while you wrap yourself in the beautiful Caribbean inspired sarong, please also enjoy a fresh cold-pressed juice from our amazing vendor, Feeding the Multitudes.

CHAIR MILLER-ANDERSON: Good evening.

MR. DENZIL: Afternoon.

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Fresh cold-pressed juices made locally.

CHAIR MILLER-ANDERSON: Okay. Very good. Thank you so much. Thank you so much. We appreciate that.

Is that the end of this presentation or --

Huh? Okay. Tell them to come on.

MS. HALL: Thank you. And please enjoy a short video clip of our market.

(Video played.)

CHAIR MILLER-ANDERSON: All right. Thank you so much.

We appreciate the Tiki Market coming over and giving a little life over there to that area. So hopefully we can continue to grow it.

Any comments from the Board?

COMMISSIONER LANIER: I just wanted to ask, Madam Chair, how do you market to residents of Riviera Beach in terms of being vendors?

INTERIM EXECUTIVE DIRECTOR EVANS: The Tiki Market is featured on our website. And anyone who wants to be a vendor at the market is welcome; they just have to come in and complete an application. We're always trying to grow our vendors. The only one requirement is that we want all of our vendors, the existing vendors, to be successful, so the only limitation is we try not to get too many vendors who would offer the exact same product. But right on our website, anyone who wants the information for the vendors can download it; and then they can also get an

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application online and apply to be a vendor. So we're always looking for more vendors. And anyone who is interested, please go and look on our website and that will send you to a link where you can download the application.

CHAIR MILLER-ANDERSON: Anyone else?

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: Mr. Evans, how long is the Tiki Market running? What is that time frame on when it's going to actually be active? It's every Sunday, right?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. So it's every Sunday between October -- the first week in October will be our first one of the season, and then that will run through May. And it's every week. And then once a month we try to do an extra special reason to draw people who maybe don't come down every week, to give them a new reason to come down, or maybe come down for the first time, be it different type of music events or jazz or a different focus on types of food.

CHAIR MILLER-ANDERSON: Because I think they had a gospel one one time and I think that drew a lot of people down there that time. So that's good with the variety.

Any other questions from the Board?

All right. Mr. Evans.

INTERIM EXECUTIVE DIRECTOR EVANS: Okay. The next item that I'd like to talk about is far less exciting than the Tiki

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Market.

This year for our operations and administration budget we've been able to basically keep the same costs in line with what last year's was. Our administration budget this last year was 1.28 million dollars, and this year it's going to be 1.27. This includes items like our office lease, our liability and property insurance, the professional services, our finance, our audits, our grant support, our property and park maintenance.

One of the things that the CRA maintains is all of the landscaping along the 13th Street corridor, all the way from Barack Obama Highway through to the Marina Village. So that's included in our property and park maintenance.

This also includes our special events. That includes CRA Board -- support for CRA Board community events at our Event Center, our partnerships with the City for MLK and 4th of July activities.

And we're also working on promoting tourists for Marina Village, promoting our existing businesses who are already operating down there, which includes five or six fishing, two diving operations, parasailing, jet skiing, and a lot of other marine related business, including the water taxi. We're always trying to grow and increase the amount of people who are coming to visit Marina Village.

COMMISSIONER LANIER: Madam Chair.

INTERIM EXECUTIVE DIRECTOR EVANS: That's included in this

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budget.

CHAIR MILLER-ANDERSON: Go ahead.

INTERIM EXECUTIVE DIRECTOR EVANS: As well as our parking lot lease.

CHAIR MILLER-ANDERSON: One minute, Mr. Evans.

COMMISSIONER LANIER: I didn't mean to interrupt you, Mr. Evans, but in your Riviera Beach CRA budget and work plan that you have, you spelled my name wrong.

INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry about that. Our apologies. We'll get that corrected. We will get that fixed immediately.

COMMISSIONER LANIER: I couldn't get past that page.

INTERIM EXECUTIVE DIRECTOR EVANS: Our -- we also include -- we lease property over behind the Ocean Mall, which provides up to 45 parking spaces for the public. That lease is also included in our general administration. As well as our training, capital expenditures, and Board travel.

CHAIR MILLER-ANDERSON: I just want to point out on the sixth line from the bottom, the travel and per diem for the Board, that's 10,000 per Board member, correct?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. So you can utilize that for anything that's redevelopment or improving the City related.

CHAIR MILLER-ANDERSON: Okay.

Any questions on this page, from anyone?

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All right.

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER LAWSON: Mr. Evans, quick question.

Special Events. I see that was allocated 150,000 last fiscal year. Do you know what we spent to date on special events?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I think we spent almost the entire budget. So I would say about 90 percent of our budget.

CHAIR MILLER-ANDERSON: Any other questions?

Okay. Go ahead.

INTERIM EXECUTIVE DIRECTOR EVANS: The personnel changes. We are planning to only increase our -- per our previous workshops, we will keep the same existing staff as we had last year but we would add four new positions under our Ambassador Program. This would take us up to approximately 19.5 or 20 if you include some of our gardening activities. So we would have four new positions proposed; and largely those new positions would be added to our Neighborhood Services Department under the Clean and Safe Program.

And part of the Board comment that we received during the workshops was that we really needed to increase our focus and our attention that we pay to our neighborhoods. So that's where those new positions would be added.

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The salaries, accordingly, we have maintained similar salaries to last year. Only a minor increase, which would be for cost of living, and up to two percent for performance evaluations for the CRA employees. This also includes the Marina Event Center, which is managed by three staff members, which includes our Event Center manager, our events coordinator and our assistant who mans the front desk. So they continue to be a new team; and we are really happy with how the Event Center is starting to attract more business.

The Clean and Safe Program is split up into several different sections. They support our Marina Village, they support our Event Center, and then they also do our neighborhood cleaning and improvements.

So with that, I'd like to present an update from our Clean and Safe team. Based on some of the feedback we got from the first workshop, we are proposing some changes to try and make enhancements to our existing staff salaries.

CHAIR MILLER-ANDERSON: One thing before you go, Mr. Evans. For the two finance specialists, how does that tie in -- finance runs through Mr. Sherman, right?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that's correct.

CHAIR MILLER-ANDERSON: So what do the two finance specialists do on this?

INTERIM EXECUTIVE DIRECTOR EVANS: So Mr. Sherman helps oversee the activities that our finance specialists do. So they

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spend about three-quarters of their time in our office and about a quarter of the time here working at the City, working directly under Mr. Sherman, to make sure that all of our logs, entries, and our GL, is done according to the City standard.

CHAIR MILLER-ANDERSON: Okay.

COMMISSIONER LANIER: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER LANIER: I'd also like to see on your personnel summary by division, and you have just numbers here, I would like to see the salaries that are listed for these positions.

INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We will post that.

CHAIR MILLER-ANDERSON: Anyone else?

All right. Mr. Evans.

MR. McLEOD: Good evening, Madam Chair and Board members.

CHAIR MILLER-ANDERSON: Good evening.

MR. McLEOD: Based on our first budget workshop, we listened to your comments and recommendations. And this presentation is going to incorporate some of those changes.

So as we did last time, this presentation will be done by both Neimah Spence, our operations manager, and myself.

The agenda. We're going to go over the proposed 2020 additional staffing, the 2020 salary benefits and operating budget, the policies and procedures reviewed dealing

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specifically with the new STEP program, based on the changes that were recommended.

The neighborhood operations, we're going to look at the area of responsibility again, the changes for the next fiscal year. We're going to look at the ambassador training that we're currently doing and are going to continue to do. And then we're going to look at the marina operations.

On our OR chart, basically each operation is going to have a total of nine-and-a-half to ten FTEs. And that, as Mr. Evans says, is going to depend on the gardener and how we're going to manage that. But this is -- this operation is going to enable us to fully staff both operations and expand in our neighborhood services.

Our budget is broken down with administration, neighborhood ambassadors, Marina Village ambassadors, and then the Event Center ambassadors. And we've broken each category down based on the key areas: Salary and wages, retirement and benefits and FICA.

Our operating budget for the next year is, as we discussed last time, contract services, communication services, utilities, rentals and leases, repairs and maintenance, promotional activities, office supplies, operating supplies, training and employee development, and capital equipment, for a total of $242,970.

We're proposing this year -- and this is from input from

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the Board -- that we do across the board a dollar fifty an hour increase to all the ambassadors. That's going to enable us to start new full-time ambassadors at thirteen fifty, and part-time ambassadors at eleven fifty. And then each year thereafter, they get a progressive increase.

And as you can see by the chart, after they've been here six, seven years, they're making a nice salary; in addition to all of the benefits that we provide them.

We'll also have two night porters. This will be contracted services. And, again, to enable us to fully support customers that are coming to the marina who want to start the events at 7:00 a.m. in the morning.

With that, I'm going to turn it over to Neimah.

CHAIR MILLER-ANDERSON: I have a question, Mr. McLeod.

What is the criteria for an ambassador position, education level?

MR. McLEOD: They have to have a high school diploma. And that's basically it. And we do the training from there.

CHAIR MILLER-ANDERSON: Okay. Thank you.

MR. McLEOD: And right now, well over, I believe it's 60 percent of our employees, are Riviera Beach residents.

CHAIR MILLER-ANDERSON: Okay. Thank you.

COMMISSIONER LANIER: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER LANIER: I just wanted to ask again -- I know

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that they had a presentation with this before, but I'm just -- I'm looking at this map that they propose in terms of boundaries. And what's the difference between these positions and Public Works? I know they have some specific areas, but remind me again, because I remember I -- I remember a presentation that you gave. But just help me to be clear about the difference in the two positions, or the difference in the two duties, or however you want to put it.

MR. SPENCE: Good evening, Madam Chair.

I'm Neimah Spence, operations manager.

To answer your question, our job is to change the perception, how people see the City of Riviera Beach, by having a high presence within our boundary areas, to include our Broadway corridor, Ocean Mall area, Blue Heron Boulevard. We're into the neighborhoods now, where we're assisting residents with information about meetings that we may have. We do events inside of our neighborhoods. We also ensure vacant lots is free of trash and debris. We sidewalk sweep all of the sidewalks in the neighborhood. We pressure wash where as needed within a neighborhood, and also within the CRA boundaries.

CHAIR MILLER-ANDERSON: Now to kind of go along with her question, you remember at the last meeting I had a concern about the ambassadors doing a little more probably that's taking away from Public Works. So you all did look into that, right?

MR. SPENCE: Yes, I met with one of the managers of Public

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Works. We went over our different jobs and what we do. At times, if we're going through an area, for instance if we're going through the 13th Street corridor, we're not going to, you know, leave anything on the ground or anything like that. If we see palm fronds or something like that on the ground, we're going to pick it up.

When I met with the manager, we spoke about their areas of responsibility as it pertains to our area of responsibility. So we have a pretty good understanding of what we do compared to what they're doing.

INTERIM EXECUTIVE DIRECTOR EVANS: What we're doing is not a duplication of what Public Works does. They have to do various services citywide. Our services are in addition to what they're doing. So there's no duplication related to that.

COMMISSIONER LANIER: Okay.

CHAIR MILLER-ANDERSON: Is that it, Ms. Lanier?

COMMISSIONER LANIER: Yes.

CHAIR MILLER-ANDERSON: Anyone else?

All right.

MR. McLEOD: Excuse me. A good example of that is we're supplementing the Public Works Department. For example, on our sidewalk sweeper, the City doesn't have a sidewalk sweeper. So we're out there sweeping the sidewalks, picking up the litter along the walkway, which traditionally isn't the job of Public Works. So that's how we're supplementing their services.

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The same thing with pressure washing. We pressure wash the flat bridge twice a week. We pressure wash areas within the CRA that need it on a continual basis. Again, this is something the City, Public Works Department, doesn't do, because it's not part of their charter to pressure wash individual sidewalks. So, again, we're supplementing the services of Public Works.

COMMISSIONER LANIER: So you pressure wash E Avenue?

MR. McLEOD: Beg your pardon?

COMMISSIONER LANIER: Do you pressure wash E Avenue?

CHAIR MILLER-ANDERSON: The bridge.

MR. McLEOD: Yes, the flat bridge.

COMMISSIONER LANIER: I'm not -- where is that?

MR. McLEOD: When you come over the Blue Heron bridge, and you got the flat section where everybody fishes from, it's constantly a mess from fishing. So we pressure wash it twice a week to keep it clean.

COMMISSIONER LANIER: Okay.

CHAIR MILLER-ANDERSON: Not E Avenue. You said E Avenue?

COMMISSIONER LANIER: Yeah. I mean I said do they pressure wash E Avenue.

MR. MCLEOD: I'm sorry. I misunderstood you.

MR. SPENCE: Well, if we see, for instance, a sidewalk or an area that needs our attention, yes, we will do that.

INTERIM EXECUTIVE DIRECTOR EVANS: We hope that someday we do have sidewalks on E Avenue south of Blue Heron. But right

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now, with no sidewalks, there's no pressure washing on E.

COMMISSIONER LANIER: There's a couple of them.

CHAIR MILLER-ANDERSON: All right. Anyone else?

All right. Go ahead.

MR. SPENCE: Okay. Our area of operation is the Broadway Blue Heron corridor, along with Singer Island. We're in the Riviera Beach Heights community, also our Park Manor South community. Our expansion area that we're -- that's from Lakeshore, we're going west to Avenue F, and north and south from East 22nd Street to Silver Beach Road.

We're starting our landscaping of CRA owned properties that -- we have ten properties that we're going to be responsible for landscaping.

Part of our training program with our ambassadors, we have our orientation program for all new ambassadors, that's over 80 hours of training. And this is just a snippet of what we do with our training program. We make sure they know our missions, our value goals, code of conduct, ethics, and duties and responsibilities.

We have a comprehensive customer service training program. And also we do crime prevention, so they understand exactly what we're looking for and how do we report suspicious incidents to the Riviera Beach Police Department.

All of our ambassadors are CPR first aid certified through our Fire Department.

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We have a training program on conflict resolution, how do we deal with panhandlers. We have information for programs that the City has and also Palm Beach County has. And we're able to give literature to anyone that's in need of information.

We also are trained in public safety, civil disputes.

So we do a lot as it pertains to getting our new ambassadors acclimated into that.

We have a 40-hour on-the-job training program after the classroom work. We teach them how to use all of the equipment that we have, including our landscaping equipment, our sidewalk sweeper, pressure washer, because safety is number one.

And when we started our STEP program we wanted to get a comprehensive training program that was going to help our ambassadors to progress up, to train them on different things. So we went through the Leagues of City, where they have their online training courses; and part of their requirement is to do so many courses per quarter. And it's a wide variety that pertains to the Clean and Safe field. And what we'll do, we'll set goals for our ambassadors in order for them to start the training progress.

And this is just a little snippet of some of the training: Preventing accidents in the workplace, developing leaders, dealing with heat stress, time management. And it's just a lot of different training that we use.

Ambassadors receive a certificate of completion. And in

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turn we will enter that into their training file, so we'll be able to document all the training that they received.

One of the things that I wanted to do is to -- with our senior ambassadors, to prepare them for becoming supervisors, managers and leaders; so I developed a leadership training course for our senior ambassadors that includes leadership mastery, leading people to work as a team, empowerment, superior customer service, and conflict resolution.

And under each one of these subheadings, we have different parts of that. For instance, in the leadership mastery we have, what does it mean to be a true leader. So we expound on that. And each one of the headings is two-hour courses where we go through all of the headings and the subheadings.

In preparing for this -- our upcoming safety tool kits, we're training our ambassadors and other volunteers on our safety kits, including how to install a RING video doorbell. We're going to continue with our SmartWater, exterior motion sensors, our smoke detectors with the ten-year batteries. We want to uniform our address numbers and complete our emergency contact sheet; and also have our lollipop signs showing that we have our safety tool kits. In order to do that, we're going to ensure that all of our information is uniform. So when the time comes, we'll be able to go out and do what we need to do.

Once we start to implement this program, we're going to break it down into three areas of operations within the

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neighborhoods. We have our Riviera Beach Heights, our Park Manor South, and also our expansion area.

And part of what we'll do, I've already met with Riviera Beach Police Department to get a three-year crime analysis. And once the program start, we'll be able to get another crime analysis six months from now, and then another six months, so we can really measure is this program working, so we'll be able to continue to implement it.

MR. McLEOD: And with the Marina Village ambassador team, again, we will have our day porter team, which will include the two overnight porters; our Marina Village team, providing Village-wide litter pickup, sidewalk sweeping, pressure washing, concierge service, shuttle service, event set up and break down for the Event Center and Marina Village.

And as always, we do it with a smile.

And with that, I'll be glad to answer any questions.

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

COMMISSIONER McCOY: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER McCOY: Just one question.

The walking concierge service. What is that?

MR. McLEOD: All of our ambassadors are trained, as part of the training program, to know where significant locations are. For example, if someone says, how do I get to the Port of Palm

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Beach, they can tell them. How do I get to the airport. How do I get to West Palm Beach, down to the -- what is it? The major shopping outlet mall. They can give them all that information, and tell them where it is. You know, when does the ferry leave for Peanut Island. How do I get to the City beach. Or from the marina -- or Ocean Mall side, they'll say, where is the Marina, how do I get there. So we can give specific directions. That's being a walking concierge.

Plus we tell them about upcoming events that are occurring at either the Marina or when we hear about events going on at the City beach.

COMMISSIONER McCOY: Thank you.

CHAIR MILLER-ANDERSON: Anyone else?

All right. Thank you.

INTERIM EXECUTIVE DIRECTOR EVANS: Our next item is the Marina Village Enterprise. And Marina Village, of course, includes Bicentennial Park, the Marina Event Center, our public promenade where we host the Tiki Market. It includes our parking lots, our overflow parking lots located on Spanish Courts, and additionally our beach area. And then we also coordinate with Seven Kings, who manages the docks on behalf of the City.

This year we're proposing multiple events, which we'll present later, to hold at the Marina. Marina Village, we need to grow as a destination. We've invested millions of dollars in

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infrastructure. And we'll be looking forward this year to proceeding with Phase II and bringing that to you starting in October.

The whole project overall this year, we've had some cost increases related to the Marina Event Center and to the Marina Village in general. And those main areas, I'd like to point out, is that we have started new contract services. And this is an overnight cleaning company who only works during the busy hours of the Event Center. And that's if we have an event that ends, say, at midnight, and then the next morning we have an event that's coming in and starting their set up at eight a.m., there's not enough time to clean the Event Center and to set up the rooms for the switch over to the new event. So our contract services is a cleaning company that's hired as an independent; and then we use them to come in on our busy nights, which is Thursday night, Friday night, and then once on the weekend also, to clean the Event Center at night. And that way we don't have to have a midnight shift for our ambassadors for cleaning; which, of course, would require a supervisor also.

VICE CHAIR BOTEL: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

VICE CHAIR BOTEL: So this is only used when we are aware that there's going to be such an occasion where we have a late night event followed by an early morning event?

INTERIM EXECUTIVE DIRECTOR EVANS: We use it on a regular

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basis, but we have the ability to expand or contract how much we need it, yes.

VICE CHAIR BOTEL: Thank you.

CHAIR MILLER-ANDERSON: So the one thirty-one is how much is allowed? Or is that the contract amount?

INTERIM EXECUTIVE DIRECTOR EVANS: That's the total maximum amount that we would utilize.

CHAIR MILLER-ANDERSON: Do you know how much we've used so far? Well, this is just -- this is new?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

CHAIR MILLER-ANDERSON: Now, how often do we have that occur, where we have a late night and an early morning?

INTERIM EXECUTIVE DIRECTOR EVANS: Almost every weekend we have a turnover where we need to have that facility ready in the morning. Our busiest nights are Friday night and then Saturday. Those are our two busiest times. So we need to have the Event Center cleaned on that evening every single weekend. It's very rare for us not to have a Saturday event and a Friday event.

I just do want to point out that there are other contract services that includes, that includes that we have an environmental company who comes in and treats for pest control, for example, in the building. We also have Waste Management costs, CCTV camera support, and then a couple of other IT services that are all on contracts that help keep the building in working operation. For example, we have Marina Village-wide

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WiFi, which is another contract service I just want to mention.

Another cost that we didn't budget for this year, that's part of the increased cost to you is the Solid Waste Authority charges an annual fee. And the City doesn't pay it but the CRA is required to pay it. So we didn't budget for that this past year. But fortunately we had enough contingency to pay for it. But you're seeing the increase in cost due to Solid Wast Authority, which is over $50,000 a year total for us to pay for the disposal of that waste.

I will point out a couple of other changes that have occurred. We were able to decrease our insurance this year from 100,000 to 85,000.

CHAIR MILLER-ANDERSON: Can you go back to the Event Center?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

CHAIR MILLER-ANDERSON: The operating supplies. Did you not --

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. And I apologize. This is kind of difficult to read. If you look at -- this year we moved from the City's previous accounting system to the new Tyler accounting system. So it's -- if you look at the line item for repairs and maintenance, see how it's going from 157,000 to 105,000? That's a decrease. But it's really just a very similar cost, because we've simply moved operating supplies under the City's new Tyler, that's a new category that we have.

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So that now all operating supplies are shown in that category. So it's not a new charge for operating supplies, just -- we're just reclassifying how we charge our different line items, so that it's consistent with the City.

And, fortunately, this year we won't have -- next year, going forward, we'll be able to keep all of our new line items so we won't have that complication.

CHAIR MILLER-ANDERSON: What about the capital machinery and equipment, what's included in that?

INTERIM EXECUTIVE DIRECTOR EVANS: Sure. I'll introduce Rod, who is our facilities manager, come up. I'd like him to talk about both the new capital that we're proposing to purchase at the Event Center and for Marina Village, because we have new capital in both of those categories.

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Yes.

COMMISSIONER LAWSON: And also the taxes and other charges. There's a significant increase for there as well.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. That was -- that line item is -- yeah, the main amount of it is for the Solid Waste Authority amount that I referenced.

COMMISSIONER LAWSON: Okay.

MR. McLEOD: The capital equipment for the Marina Event Center, our proposal this year is for replacement of some lobby furniture, an i-Lecturn stand, putting in a lightning protection

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system for the Marina Event Center. And then we have a contingency.

The reason we want to put in a lightning protection system is a year and a half ago we got hit with a lightning strike and it cost us $15,000; and our insurance deductible was, I think, $7,000, so we had out-of-pocket.

They decided not to build any lightning protection in the building when they built it. So this is the biggest cost to get that lightning protection system in place.

And so that's our capital for the Event Center.

The capital for the Marina Village. We're looking to get a scissor lift, because we have to clean the light chandeliers inside Newcomb Hall. We also are planning on replacing the banners at Marina Village three times a year. So if we have our own scissor lift, we can do that. Plus, any time I have a camera that goes out, I have a scissor lift. We just have to pay our technician to come in and fix it without having to rent a scissor lift all the time.

We're looking at, as I said, the pole banners, to replace all of them three times a year. We've looking at replacing our traffic cones and pedestrian barricades so that we have more readily available, especially for the Christmas event. To prevent people from climbing over everything.

And we're also looking at a 40-foot cargo container that we would like to potentially store at Public Works. And the reason

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for this is we have no storage space at all at the Marina Village. And we need to be able to offload some of this equipment so we can store it. And all this equipment is left over from the original construction.

So, any questions on the capital equipment?

CHAIR MILLER-ANDERSON: I don't have any.

Does anyone have any about that particular item?

INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

CHAIR MILLER-ANDERSON: You were on the Marina Village slide?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

CHAIR MILLER-ANDERSON: So the contract services for that particular line, what's included in that?

INTERIM EXECUTIVE DIRECTOR EVANS: Well, primarily, we have to maintain our fountains, including the children's fountain, which needs weekly monitoring.

We have Hewlett Environmental, who are also treating the grounds for pest control.

Mako Pools actually is the company who maintains both of our fountains. And then we have the main fountain also, which is on the promenade; and that also needs maintenance.

That includes Waste Management fees, because we have to pay a fee to Waste Management to pick up our waste; and then that's separate from the Solid Waste Authority, who charges us a disposal.

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We also have to do ongoing -- Bradford Electric has a contract with us to do electric upgrades, electric improvements.

And then the main cost is BrightView Lanscaping. So that's just -- and, again, that changes -- just showing in a different category than it was previously. But that is to maintain all of our landscaping and our vegetation that's on the site.

CHAIR MILLER-ANDERSON: Okay. And so for the items where we went from zero to an amount, like tech services, other charges --

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Like for tech services, previously it was all billed to a different line item. We split it up because we have tech systems at Marina Village, which is for our cameras. Rather than charge everything to the Event Center, like we're just trying to get it to more accurately represent exactly where those tech (inaudible).

And when we had the ability to do new line item categories under the new Tyler system, we took our time to make sure that we could add all the new categories, that it was a real accurate reflection of where those expenditures were. So rather than charging all IT to the Marina Event Center, now we can create a new category so it's also charged to Marina Village.

CHAIR MILLER-ANDERSON: And, you know, you don't have to give it now, but if you can get the breakdown of what it is that's included in the 69,000 for other charges.

INTERIM EXECUTIVE DIRECTOR EVANS: Okay. We will -- we'll

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provide that to you via e-mail following this meeting also.

CHAIR MILLER-ANDERSON: Anyone else for this line?

All right.

INTERIM EXECUTIVE DIRECTOR EVANS: Okay. I would like to introduce Annetta Jenkins. She will provide an update on Neighborhood Services.

MS. JENKINS: Good evening, Madam Chair, Commissioners.

CHAIR MILLER-ANDERSON: Good evening.

MS. JENKINS: At last meeting I presented an overview of Neighborhood Services. And listening to your comments in terms of wanting to see some budget numbers, I came back with some updates.

Just to recap, with our Neighborhood Services group and our planned activities, we're showcasing some of our strategic partnerships, because with the resources that we have we know that we need to leverage those resources. So just to remind you of our various partners from Palm Beach County to the private sector, including the City of Riviera Beach as well.

And the proposed overall budget is a reduction from last year, at about 2.8 million overall. And the details for that is -- and I have to go to another page, because I can't see that very well. If you will give me a minute. Just to show you the line item, for our community garden we are proposing $140,000. And that includes expansion of our community garden program, including staffing and supplies. And I'll talk about that

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budget in just a minute.

It includes our Neighborhood Outreach at $50,000. Our Smart Home Program, and this is a contribution from the Neighborhood Services budget for the program that was outlined in Clean and Safe. Our community and economic development programs and activities at 36,000. Our Community Boating Program, which we've undertaken for the last seven or eight years, and that's at a constant $30,000. Our various housing initiatives comprise the bulk of the Neighborhood Services budget. First Time Home Buyer Workforce at 550,000. Our Workforce Rent to Own, which is a new program we'd like to bring forward at 250,000. Our Housing Beautification Program, 200,000. And that is continuing what has been a very successful program for us this year, where we're providing housing assistance for the exteriors of residences, owner occupied residences in our CRA area. And a program that we're re-branding some of the things that we've been doing, and we propose to expand under our Neighborhood RECLAIM Program, and that's at 1.1 million. Maintenance of our property at 1101 Avenue E, at 7500; and that's for the basic maintenance of that building. CDC support services is a constant at 350,000. With total uses at 2.8 million.

And how does this break down? With our housing goals under the First Time Home Buyer Program, we propose to assist at least twelve first time home buyers, for a total of 550,000. And that

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would be soft assistance to assist residents to purchase homes in our CRA.

Under the Rent to Own Program, not everyone is ready to buy a house, but they're interested in seeking home ownership. We're proposing to assist two households at 250,000, and eventually those families would be in a position to purchase those homes.

Housing Beautification has a maximum of 20,000 per house, and we're proposing to do at least ten homes. So to assist ten home owners. And under the Neighborhood RECLAIM, it would be the acquisition of various parcels, our beautification program -- and I'll come back to that in a minute -- for the 1.1 million.

And that is the budget for housing services at 2.17 million.

Just some pictures to show you some before and afters for some of the housing beautification that we undertook in this year. And you'll see the before and the after, and the landscape. And those services include a -- potentially a roof, windows, driveways, landscaping, fencing, lighting on the exterior, sod, et cetera.

Looking at our people based strategies with the CDC support, we propose to continue our neighborhood support, housing and economic development activities and services, managing the community garden program, et cetera, for a total of

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350,000. And more specifically, our Neighborhood Outreach activities and programs at $50,000.

The last one is just a picture that just sort of showcases our community and economic development with our Small Business Resource Center, and we're proposing a $36,000 contribution from the CRA, which is leveraged with other grant dollars that the CDC receives. And this would also include some assistance to Junior Achievement for our youth economic development programs.

Just to further describe -- and then I wanted to show you a one minute video of one of the programs, to give you some detail on some of the line items, to let you know what it includes.

With our Neighborhood Outreach, it includes for advertising and marketing, $10,000; direct mailing and publishing, 3500; web services, 3,000; awards and specific assistance, 5,000; a contribution to the Riviera Beach Home Buyer Education Assistance Program, $15,000; and just pure community outreach, $13,500.

COMMISSIONER McCOY: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER McCOY: Where are you reading from? I was trying to follow along.

MS. JENKINS: I have a handout with the detail. But I'll -- Sherley, could you assist me with passing this out, please?

And I'd like to just show a brief video, and then stop and

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take any questions.

(Video played.)

And with that -- that is so cute. I'll take any questions, if you have any.

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

VICE CHAIR BOTEL: Just a quick one, Madam Chair.

So do we -- does the CRA -- or do we support the Florida Fishing Academy too?

MS. JENKINS: Yes.

VICE CHAIR BOTEL: Great. That's wonderful.

MS. JENKINS: They provide services for our Community Boating Program. And we do it at the level of 30,000 a year.

And let me point out that our monies serve Riviera Beach children. Florida Fishing Academy receives support from a number of other sources; and they support and provide services to children all over the county. They also do outreach with the School Board, to all of the schools in our city. And I know you all have seen the mobile marine lab, which is absolutely fabulous.

But our money supports the children. And I'll just call to your attention that in your monthly invoices there's always an attachment with a report from Florida Fishing Academy that shows the targets. And they exceed the targets that we agree upon and set each year.

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VICE CHAIR BOTEL: Okay. Thank you.

CHAIR MILLER-ANDERSON: Anyone else?

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: Ms. Jenkins, could you give us some details on the First Time Home Buyers Program, the stipulations on whatever requirements for these home buyers? Is this a grant program? Do you have like requirements that they stay in the City for a certain period of time?

MS. JENKINS: The -- and we're going to bring back the specific requirements for you all to adopt. We do have a residential grant package of services, but we'll bring that back to you to review before we announce the program funding. But a typical first time home buyer program, where our dollars would be in a subsidiary position to a primary first mortgage, a private first mortgage, the buyer will be a first time home buyer, which means they could not have owned the home for three years. There will be stipulations in terms of how long they must stay in the house. And we're going to recommend as least ten years. And it depends upon the amount of money and any other secondary financing that they receive. If they move out prior to that time, then they'll have to pay back the money pro rata. And it's a soft second where there will be no payment and no interest accrued as long as they stay in the house. They cannot rent it out, et cetera. So it must be a primary

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homesteaded residence.

It could be an acquisition rehab. It could be new construction. It could be a townhouse. It could be a single family home.

COMMISSIONER LAWSON: Okay. Follow up, Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: So these programs -- are we following similar terms, like the SHIP program and the Sale program?

MS. JENKINS: We would be following the SHIP, yes. Which allows similar terms.

COMMISSIONER LAWSON: Okay. Well, I guess this question would be for legal. If we put into the terms, since we're actually using the funding for this money, could we utilize this first time home buying program for employees of the City? Or would we have to specialize or cater that program specifically to them first right of refusal?

MR. HAYGOOD: I don't see a prohibition on you doing that. I guess to the exclusion of any other residents?

COMMISSIONER LAWSON: I wouldn't exclude that. I'd probably give them first right of refusal to come in and have the opportunity of being first time home buyers, starting with the employees of the City and CRA.

MR. HAYGOOD: On the surface, I don't see a problem.

MS. JENKINS: We would follow the guidelines. Just to further add to that, we would follow the guidelines under Home

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and SHIP. And that is -- those are some of the primary customers that we would be looking at to retain people in the City. And we could have a preference for veterans, for first responders, for teachers. And we're working with other partners to bring leverage funding, like the Federal Home Loan Bank, Neighborhood Lending Partners, exactly for that.

And in our guidelines we will recommend an additional step, that if that person is an employee of the City or the CRA, that we disclose that. Just to make sure that there is no appearance of any sort of conflict. And we'll follow guidelines that the County currently uses for similar circumstances.

COMMISSIONER LAWSON: My understanding, the County will not allow for us to put in specific guidelines or preference to any specific residents or class of individual. But depending on where these funds are coming from, I think that we have the ability to put that parameter in regards to how we provide first time home buyers. So if that is an option, if that's the pleasure of the Board, I'd have an interest in offering that first to our employees with the City, and then offering it to the residents of Riviera Beach, and then outsourcing it further out.

MR. HAYGOOD: Before we bring it back to you, we will make sure that is not an issue.

COMMISSIONER LAWSON: We should look at that if the Board is okay with that direction.

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CHAIR MILLER-ANDERSON: I'm fine with them looking into it. I just want to make sure that that is something we can do.

Anyone else?

All right. Thank you.

MS. JENKINS: Thank you.

INTERIM EXECUTIVE DIRECTOR EVANS: For our last item, I'd like to introduce our Event Center manager, KiAndra Knighton. She has updated her events plan for next year. It's a robust plan, designed to try and get as many of our residents and visitors to come to our Marina Village, to come to our different events, to gain exposure, and to provide activities at the Marina for our residents.

She'll give you a presentation. And it also includes all the various costs and the partnerships, because some of our events are partnerships with other agencies also.

MS. KNIGHTON: Good evening.

CHAIR MILLER-ANDERSON: Good evening.

MS. KNIGHTON: Okay. So what we're going to look at is just some planned events that we have. Again, these are all events that we discussed previously in my last presentation; but they're going to go into detail as it relates to the proposed budget costs.

Sorry. Give me one second.

So, the first event will be the month of October, 50 Shades of Pink Breast Cancer Awareness. This will be a three-part

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event where we will have a painting session on that Thursday. With this painting session, attendees will paint rocks which will raise awareness for breast cancer; and with these rocks they leave them anywhere around the City that they desire; and someone else will pick up that rock and pass on that information, so that we're keeping awareness alive and well within our community.

For Friday, we'll be doing a reception in honor of Darlene Hatcher. Again, this is the dedication of the ballroom to her, so it's very simple and a very quiet event.

For Saturday, Saturday morning, we'll host a Breast Cancer Brunch. This will feature interesting panelists and a keynote speaker. We do have a wonderful, wonderful panelist already set, lots of breast surgeons, doctors, everyone to really discuss that journey of breast cancer when you're first finding out about it, when you're finding out you have to do surgery, how to live with it, and how to live post once you have survived. So we are really, really excited about that brunch. And it is definitely to inform all of our residents about breast cancer. Even if it is not genetically within their families, it's still good information to know.

CHAIR MILLER-ANDERSON: Is there a fee for any -- I guess as we go along you can say. But for this one here, would there be a fee for this? Or is it just a first come, first serve?

MS. KNIGHTON: It will be a first come, first serve event.

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There will be no fee assessed for attendees.

CHAIR MILLER-ANDERSON: How many people would be able to participate in that, in those events?

MS. KNIGHTON: For the painting event, we're looking at about 45 people, as that is the capacity for PT instructors.

For the dedication, that will be about 50 people.

And for the Breast Cancer Brunch, we're trying to keep it capped at that same 50, but we are willing to open it to 80.

CHAIR MILLER-ANDERSON: And is there a reason why we're not charging for any of these? Well, this one.

MS. KNIGHTON: For this particular one, we really just wanted to keep it open and allow for the residents to come out and be informed about it, as well as the very close deadline, October, is pretty much next month now, time is flying, so we wanted to make sure that we had enough time to market the event appropriately. And for next year's event, because we do hope for this to be an annual event, we do plan to hopefully charge for next year's event. But this will be the initial informative come out and learn kind of event. So it will be a first come, first serve this year.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER McCOY: Madam Chair. Thank you.

So I'm certainly in support of this event. But looking at -- we've got three events. I don't know what the marketing budget is, but $15,000 for an event that has 50 people one day,

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40 people the next, and then another 50, are we talking about personnel salaries included in that? Because, you know, we're having an event that serves 150 people in aggregate, total, and we're spending $15,000.

You know, my suggestion is -- we kind of, certainly, want to support some of the initiatives but, you know, it seems that we're moving more and more away from redevelopment. And I'm not going to belabor the point but, Mr. Evans, I'm going to ask, when you bring this back to us again, I'm going to ask if we can have a line item veto opportunity to strike some items out of the budget. Because I can tell you some things that at least I've observed the short period that I'm here, I think we can probably kind of go back to the drawing board on some of these other things because, you know, there may not be the adequate time.

And, you know, again, I have to repeat what we said before, a lot of these are duplicative. You know, a lot of the recreation services, the summer things that we do -- I mean, we have a five million dollar budget over in Parks and Recreation. You know, it comes to a point where we kind of have to put our heads together on, you know, what's a redevelopment issue and what aligns with Parks and Rec.

Now I understand the Neighborhood Services component but, you know, it just appears to kind of get a little cloudy.

Thank you.

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CHAIR MILLER-ANDERSON: Anyone else?

All right. Go ahead.

MS. KNIGHTON: So the next event is the Vybz series. This is a series of events which showcases movies, and we're also going to do a comedy show.

This is four different events.

So we plan to have a fall showing of the new Lion King movie that just came out. This will be kid friendly. And we're hoping to have bounce houses, characters come out and entertain the kids in different games.

For the winter showing, that will be the comedy show, which we plan to feature all of our local comedians to come out and definitely provide our City with that improv feel.

There will be a screen showing for Toy Story IV which, again, is a kid friendly, allowing the kids to come out and hang out in Bicentennial Park and do bounce houses and all of that fun stuff.

And then the summer showing will be that adult friendly, where we'll be playing Fast and Furious.

CHAIR MILLER-ANDERSON: All right.

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: I like how you guys changed to a family friendly series for the Vybz series. That actually will be beneficial. But also, if you do decide to do any adult

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features again, possibly having like a kids room or kids entertainment area in conjunction with those adults series as well. Because parents want to get out and enjoy themselves but need someone to bring the kids. So that's similar, maybe something that you can possibly add on. But these events look good.

The comedy show, I would definitely recommend partnering with a few -- we have some employees that are actually local comedians, and then also with some local promoters and advertisers to help make sure this comedy show is well attended.

MS. KNIGHTON: Thank you.

CHAIR MILLER-ANDERSON: Anyone else?

All right. Continue.

MS. KNIGHTON: We have Winter Wonderland, which is again that second annual event for this year. As discussed previously, we do have a bigger tree this year. We'll have the menorah and kenorah installation, different kid activities, Christmas caroling. Santa's Parade will be even bigger and better. And then we will also feature a Breakfast with Santa this year, where the kids can come out and enjoy breakfast with Santa and all of his helpers and enjoy a nice breakfast.

CHAIR MILLER-ANDERSON: And for this one too, as well, there won't be a charge for any of these?

MS. KNIGHTON: Correct, there's no charge for Winter Wonderland.

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CHAIR MILLER-ANDERSON: Not Winter Wonderland. For the breakfast.

MS. KNIGHTON: For the breakfast, no, not at this time.

CHAIR MILLER-ANDERSON: Okay.

COMMISSIONER LAWSON: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER LAWSON: The number of residents that we'll be able to feed for the breakfast, what is the -- how many people can we actually facilitate for that breakfast?

MS. KNIGHTON: I will actually have Ms. Sherley Desir, who is organizing that event, give you a little bit more detail on the attendance for that.

MS. DESIR: Good evening.

CHAIR MILLER-ANDERSON: Good evening.

MS. DESIR: My name is Sherley Desir, the senior administrative with the CRA.

Breakfast with Santa will be our first annual event that we are hosting here, and we are looking to have about 100 participants for the event that day. We are going to max it at 130, but we're going to publicly announce 100, just in case we have some wiggle room for people to participate if they'd like to. We're going to have Santa breakfast. We are trying to give each kid that comes out to the breakfast a toy. We're going to have activities and games for them to be able to enjoy the morning.

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CHAIR MILLER-ANDERSON: We would be purchasing the toys or are we asking -- getting donations?

MS. DESIR: Right now we are in the works of trying to get some toy drives to participate and donate and sponsor some toys to us.

CHAIR MILLER-ANDERSON: Okay. Anyone else?

COMMISSIONER LAWSON: Are we going to have a sign-up list for this event as well?

MS. DESIR: Yes, my team and I are currently working on a registration form, and we will be advertising that out soon, once it's all approved and we're ready to go with it.

And it's a first come, first serve. The parents will be dropping the application off at the Event Center, and there will be some requirements for you to be able to participate for the morning.

COMMISSIONER LAWSON: And how are you going to actually market this breakfast as well?

MS. DESIR: We will partner with Walter from the City to help us advertise this on the TV 18. We'll have it posted on our website. We will have some fliers for it. We're working on trying to shoot a commercial to get people to start being aware of Winter Wonderland. We have a save the date that we have in production at the moment so that we can start passing fliers out, so that people are aware of it, to have the date.

COMMISSIONER LAWSON: For both events what I'd recommend is

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going directly to the schools before winter break actually goes out, and taking it to the principal and seeing if they can announce it; and possibly even hosting an event just to kind of showcase it, bringing Santa to the schools, especially for the elementary schools, and letting them go to like a lunch -- they normally have forums or meetings where they can actually spend time to actually see what we're going to be presenting, just to kind of build the excitement for the kids. So going to the schools and working with the principals, if we can build that relationship, that will get a good attendance for both events.

MS. DESIR: Absolutely.

CHAIR MILLER-ANDERSON: Anyone else?

INTERIM EXECUTIVE DIRECTOR EVANS: I'd just like to add that this would be our second Winter Wonderland. And that we'd like this to be a repeating annual event. We had over two thousand people attend last year. So we're hoping to grow and exceed that number this year.

CHAIR MILLER-ANDERSON: All right. Anyone else?

VICE CHAIR BOTEL: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

VICE CHAIR BOTEL: And we do have the lighting of the tree practiced? Right?

INTERIM EXECUTIVE DIRECTOR EVANS: We will do multiple test runs on the lighting.

MS. KNIGHTON: Okay. So Brunch on the Riviera is the

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series where there will be a painting with a twist. So there will be painting as well as the beverages, with brunch served as well. This will be a fee event; attendees will be paying to attend this event. Which that cost will be based upon our cost to get the actual painting instructors to come out, as well as the catering costs for the event. We are still doing five paintings from January to May, and they should all be themed within that month. So we're thinking MLK, a love inspired, spring inspired, sea inspired, and then summer.

CHAIR MILLER-ANDERSON: So what do you think the cost would be roughly for people to participate in this? And then what would the $10,000 be for? It would be like 2,000 per session? What would that be going towards?

MS. KNIGHTON: Correct. So, currently we have about three different quotes for painting instructors. There is Painting With a Twist, which is located in Boynton, they charge $40 per person to come out and instruct the class. There's also Uptown Art in West Palm Beach, down in City Place, they charge about 25 to 30 per person to come out and instruct. And then we also have a local resident who is charging 20 per person to come out. However, both Painting With a Twist and Uptown Art will promote on their website. So those are the things that we're looking at when it comes to those costs, that also marketing factor will be in there as well.

The actual brunch cost is estimated at about 2,000 per

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event, just for a brunch buffet to cover the attendance of 30 to 35. The cap is absolutely 45, but we do want to keep that wiggle room so we will promote for 35 per event.

Also we will need sound and AV for the upstairs rooftop, which is where this event will be held. And the instructors need that microphone that everyone can hear them, and also a screen so everyone can follow along to what they're doing. So that is an additional cost as well.

There will not be any decor at all; or if any, it will be light, because it is on the terrace so we want to keep that area's beautiful ambience that we already have at the Marina. And then there is also the cost for officers because alcohol will be present. As well as marketing.

CHAIR MILLER-ANDERSON: Okay. All right. Any other questions?

MS. KNIGHTON: Love is in Bloom will be featured in February of 2020. This will be an evening in the garden, to feature our community garden. We'll have entertainment with jazz music, light bites, and just a nice atmosphere all together.

CHAIR MILLER-ANDERSON: I'm sure Ms. Davis Johnson will be happy to hear that it's continuing.

I do want to continue to say, I think there are some of these things we need to be charging for. I really don't -- I'm not comfortable with knowing that we're supporting all of these

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100 percent. I mean even if we charge some minimal price. I just really think we need to charge for something, because we could be putting some of this money towards more neighborhood services or any other type of redevelopment initiatives. And it would not -- ten dollars to attend that, I don't think people would not come because it's ten dollars. And it's still minimal but we're still recouping some of the money from it. So some of these I definitely think we need to charge some sort of fee for. What that amount is, I'm not sure right now. But I would like to see a fee. I'm not sure how the Board feels about any of these.

VICE CHAIR BOTEL: Madam Chair.

CHAIR MILLER-ANDERSON: Go ahead.

VICE CHAIR BOTEL: I agree, some small admission fee to some of these I think would be appropriate. Nothing that's going to break the bank, but something that shows that people, you know, are willing to shell out some bucks to participate, I think it's a good thing.

INTERIM EXECUTIVE DIRECTOR EVANS: We can also, in addition to that, look for sponsors to help offset some of our costs. So we'd like to look for a sponsor. It's Love is in Bloom presented by, you know, X.

VICE CHAIR BOTEL: Even if we had sponsors, I think it's good for the community to see, okay, we have to pay a little bit. Not a lot, but just a little something to say, okay, I'm

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willing to, you know, support the CRA and pay some admission.

INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

MS. KNIGHTON: We will definitely look at that.

Thank you so much.

Okay. The Art and Fashion Show is going to be in May of 2020, and it will be called Embodied. Again, this is the fashion show where we will feature local fashion designers and also local artists to come together and embody each other's kind of creative mind, is the goal for it all. This will be a ticketed event. So attendees will be paying to attend this event. And it will just feature light hors d'oeuvres and some beverages.

This will be a partnered event. So we do plan to partner with a local fashion designer to come in and kind of orchestrate this entire event for us. So this is something that we're looking at, but we do plan on charging for this one.

CHAIR MILLER-ANDERSON: And so for the budget of this one, this would be -- the money would mainly be going towards the light hors d'oeuvres, the food?

MS. KNIGHTON: Yes, it will go to the food and beverage, the stage -- because we would need to rent a T-shaped kind of stage, as well as lights. Lots of lights and sound and definitely draping to hide the models that are coming in. So our main goal is to make sure the Event Center looks the part for that, for this event.

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CHAIR MILLER-ANDERSON: Okay.

MS. KNIGHTON: There will be large festivals, which will be a car show which we plan to do Father's Day weekend, an Under the Seafood Festival, and a Taste of Jazz and R and B concert. These are all tentative, but we do plan to work with a festival partner for these events. And we will also have a potential for food and beverage vendors.

INTERIM EXECUTIVE DIRECTOR EVANS: Those specific budgets, because they're quite large, we'll advertise for partners to make it an opportunity available to whoever wants to come in and be our partner, and then we will bring those events back before the CRA Board for your approval before we proceed.

CHAIR MILLER-ANDERSON: Okay.

MS. KNIGHTON: Our City partnerships include the MLK Luncheon and Galla, our Valentine's Day Ball, Senior Prom, 4th of July, and Ocean Walk Concert. These events will mostly be sponsor packages and venue location.

CHAIR MILLER-ANDERSON: What is the Ocean Walk Concert? We've had that before? What is that?

INTERIM EXECUTIVE DIRECTOR EVANS: There's a variety of new concerts that we're going to be sponsoring hopefully this year. One is by Hammerhead Productions, they're bringing new concerts to the Ocean Walk property. And we're just a small sponsor to those events. But we would like to work towards bringing back a large event in the future on the beach. And I don't know that

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that would happen this year, but we would like to have some money in our budget to start planning and working with the City, with their partnership, to bring a large concert to the beach in the future.

And I will say, the bulk of those dollars go to -- almost entirely, all of it, is for the MLK and 4th of July. Which this year our sponsorship for MLK was about $24,000. So that's the main line item.

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

MS. KNIGHTON: Our other partnerships include the Palm Beach North Chamber of Commerce ArtiGras Kick-off and local Riviera Beach art show, Palm Beach North Regional Planning Workshops and Host Leader Workshops, Florida League of Cities regular meetings and luncheon --

CHAIR MILLER-ANDERSON: I think that should be Palm Beach League of Cities probably, right?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

MS. KNIGHTON: Yes. My apologies.

The Youth Sports Expo; and the South Florida Sailing Festival, which has a tentative date of April 18th.

We will have a tent at ArtiGras to feature Riviera Beach local artists as well.

INTERIM EXECUTIVE DIRECTOR EVANS: I'd just like to add a little bit more info. Each year ArtiGras and our partnership

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with the Palm Beach North Chamber of Commerce, they do their kick-off to our ArtiGras event to get more exposure for our Event Center. This year we want to feature local Riviera Beach artists, so when we attract 200 people who are interested in the artist community, that we want to have artists be able to display some of their local art. In addition, as a part of that sponsorship, the chamber provides us tent space at ArtiGras. And what we'd like to do this year is provide that tent space to our local artists so that they could take advantage of the opportunity to perhaps sell some of their art.

MS. KNIGHTON: And then other than that, that's just a brief recap of everything we discussed and the proposed budgets for those items.

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

All right. Thank you.

All right. So we're down to Board comments or discussion. We'll start with -- you want to go first?

VICE CHAIR BOTEL: I just -- when you mentioned the weather, I thought to myself, I better let people know there is a strong potential that the Blues and Barbecue Event at the Ocean Mall this coming weekend might be postponed. So be on the lookout for announcements from Hammerhead Productions. Sadly, it's their first event. And you know, we look forward to having them reschedule it. I think they're going to have to come

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before council again to get another date to close that street over there. But I hope that we can reschedule it in the near future.

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

COMMISSIONER McCOY: Well, actually, Madam Chair, let me defer. I was going to ask a question about the dates that we have coming up for our next meeting. I know it was on one of these slides, but I'm trying to -- can you tell me our next date to --

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The next CRA meeting is September 11th. And at that meeting we propose to present the complete budget to you for your consideration. And it's not only a budget but it's a work plan, of course we include narrative that describes all of the projects and the work that we propose to do over the year. So we'll just do an overview, but we won't duplicate what we've presented to you tonight.

COMMISSIONER McCOY: Follow up.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER McCOY: Is there a hard deadline for this?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The September 30th is the deadline to adopt the budget.

COMMISSIONER McCOY: Okay. Thank you.

CHAIR MILLER-ANDERSON: Anyone else? I'm sorry. The next person. Ms. Lanier.

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COMMISSIONER LANIER: I don't have any comments.

CHAIR MILLER-ANDERSON: Mr. Lawson.

COMMISSIONER LAWSON: Thank you, Madam Chair.

Mr. Evans, if you could give us a quick update on the Phase II Marina. Just on the status, where we stand for moving forward.

INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We've received -- the Board asked the two developers -- they asked the Board to allow them to see if they could work together to come up with a combined plan to address the requirements of the RFP and to move forward with Phase II of the marina project, which would include a new hotel, several waterfront restaurants, a potential new food hall, some new residential development, a parking garage, which would really move the Marina Village forward.

So they have been able to work together. They have provided us a proposal.

And the next step in the process is to approve the City, the CRA, as a combined group to begin negotiations with the proposed developers. And they've formed a new entity which was part of our feedback to them was that we didn't what to deal with two separate entities, that they had to come to us in a combined approach. So they provided that.

So we're just awaiting -- we need to meet with the City manager and get our negotiation teams agreed to before we bring that back to the CRA Board, because the next step is to begin

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negotiation, and that's tri-party negotiations.

So we need to -- I'm aware that everyone's very busy with the budget process but we're hopeful that immediately following the budget process we'll be able to meet with the City so that we can all begin those tri-party negotiations.

COMMISSIONER LAWSON: Just a quick follow up, Madam Chair.

In reference to that, is there any possible way that the CRA can begin looking at some of the build-out that the developers are looking to do, to begin the process of actually getting it started? Because I know we're trying to do a tri-party development. But right now there's some land that the CRA owns, there's some development -- even if we can get a parking garage moving, I want to get some shovels in the ground and get us moving with that Phase II project. We've been talking about it for too long. And I know that we're in budget season, I know that we're waiting on Mr. Evans, but I no longer want to continue to wait. So I'm not sure how we can expedite this process or what options we can look at.

MR. HAYGOOD: We'll look at it but one of the -- maybe on the CRA owned property. But there are a lot of balls up in the air. The Marina Uplands are really owned by the City. So we really can't do anything with that until the City is prepared to come to the table and start negotiating. So -- and it's -- the -- I guess one problem -- I'm not a planner, but in isolating, say for instance the CRA property, is that it's not

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going to be comprehensive as far as the entire development is concerned.

COMMISSIONER LAWSON: What about like the Spanish Court area? I believe that's owned exclusively by the CRA.

MR. HAYGOOD: That is.

COMMISSIONER LAWSON: Both proposals I remember from last year and recently, they had parking garages available. Even if we can get some parking going, we need to do something and make some progress.

So I know that we're waiting on meeting with the City and I know that we have the budget terms, but if we could just take a look at a few options to see what we have available, to maybe just get us moving.

INTERIM EXECUTIVE DIRECTOR EVANS: And the other thing we could do is we could start to analyze their proposal now, in anticipation of being given the authority to begin negotiation.

COMMISSIONER McCOY: Follow up.

CHAIR MILLER-ANDERSON: Go ahead.

COMMISSIONER McCOY: So can we be provided with those proposals? Or is there some reason as to, you know, that we're waiting on in the process?

MR. HAYGOOD: The only reason I would hesitate is that if we do that it's going to become public records. And we're really just starting negotiations. We haven't even responded to what they have presented. So that -- let me see if we can do it

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in such a way that, you know, we don't open it up to every -- that it is a public record. And if so, of course we'll provide it to you.

COMMISSIONER McCOY: So the regular RFP requirements still exist, that until it's actually awarded there's nothing public about it. So help me understand what it is that --

MR. HAYGOOD: But if we provide it to you, as opposed to just being with staff, then it might be an issue.

I will look at it. And if you -- if there's no issue with, you know, getting negotiations -- it's hard enough negotiating with a public agency as it is, because everything is so open, so you are negotiating in public. But short of that, if the Board wants it, and there's no issue about I guess waiving any, any -- not privacy, but waiving any ability to keep it from being public records, we will of course make it.

COMMISSIONER McCOY: So you're going to work on a tri-party agreement, which is with the City. Oh, yeah, by the way, that was us yesterday. So we are the City and we are the CRA. So I just want to be clear, so this agreement, you mean City administration? When you work on the agreement that you're speaking with, the tri-party agreement.

MR. HAYGOOD: No, they've presented a proposal to us. So we haven't reached an agreement with them. They presented a proposal. I thought you were asking to see what they had proposed.

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COMMISSIONER McCOY: I am. But I understood that Mr. Evans said that we were waiting because there's a tri-party agreement that we're working on.

MR. HAYGOOD: Right. In other words, we can't really -- okay. So the next step was to come back to the CRA Board and say we reviewed this and we want you to authorize us to enter into formal negotiations with the team. And we can't really negotiate -- we aren't in a position to do that because, of course, the City is such a vital party to any agreements or negotiations that we have.

COMMISSIONER McCOY: I guess perhaps -- so, Mr. Evans, September 11th, do we foresee that we'll have another meeting for the second -- I guess it's the fourth Wednesday, right?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we've reserved this -- the fourth Wednesday in September for another meeting, yes.

COMMISSIONER McCOY: How long do you need? Because, you know, I'm trying to understand. You're going to present us with their proposal. And I guess at that point, what do we decide as a Board? Do we decide that this is something that we need to kind of work with a little bit, or we may have some suggestions? I want to understand what's the next steps.

MR. HAYGOOD: So what you're going to do is to authorize us to enter into negotiations with them for the development agreement for doing the Phase II Marina Development.

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COMMISSIONER McCOY: Okay. But like, isn't this like inclusive of us as CRA commissioners and City Council members? If we see something in the proposal, and we have input, at what point will be provided that opportunity? When you present it to us for us to authorize staff to go into negotiations?

INTERIM EXECUTIVE DIRECTOR EVANS: Once we begin negotiations, we'll really dive into the details of their proposal. We will then schedule workshops directly with the City Council, who are also the CRA Board, to talk about exactly what they're asking for, what the terms of the transaction might be for the real estate agreement and for the leasing, and what the schedule they're proposing would be. So, yes, we will have direct workshops with the Board to get your feedback on their proposal.

COMMISSIONER McCOY: One last follow-up.

So, you know, I certainly understand -- I respect what you're saying. But I don't want to be presented with something when you guys get ready to go to negotiation. If this is something that -- you know, I don't understand exactly what the proposal is. So there's no way of me knowing as a member of the commission and also as City Council member, what exactly we're going to be faced with. You're saying you have a proposal, right?

MR. HAYGOOD: Yes.

COMMISSIONER McCOY: Absent of the RFP process -- I'm

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trying to understand why would we be preempted? Because, again, I -- and I shared this with Mr. Evans. We've had the opportunity to review some RFPs on the City's side, and I thought the evaluation perhaps could have been reviewed by us as City Council members, or in the alternative we just outright reject it. I know of two cases. One on the USD side and then again also on the City's side just last week. But in fairness, right, why do we even need to be put in a situation like where we would potentially want to reject something or send a developer to go back and do something. We have the opportunity to weigh in on it, you know, while we're now reviewing it.

Quite honestly, every time we get to this point, there's always a hurry up and let's wait. And I mean we're holding people out. And I shared with Mr. Evans this morning in our meeting, you know, it's something when we ask people to come and invest in our City. We have to be ready for business. Right? And I know there are some parameters. But within our procurement code for the CRA, please find out if there's something that preclude us as members from viewing this. Because if there's an opportunity for us to get started, you know, I certainly want to see that. But I want to see it sooner than later.

I mean if we're talking about another five or six months down the line before we actually develop a plan, I mean we're already going to be at two years.

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INTERIM EXECUTIVE DIRECTOR EVANS: I'd like to point out we have to close the procurement loop. So that's, that's really what -- and so now that we have a new proposal, because before the Board wasn't prepared, we asked the Board to move forward and the Board wasn't prepared to move forward. The two teams asked if they could instead come back and work together. And now we need to close that process, that whole RFP process that we went through to select the team, and then to start negotiations. As soon as we do that, then we can then bring you the materials and start to work on it and schedule workshops.

The only hesitancy, because it's tri-party, we didn't want to bring that to you on the CRA side until we had the City -- had the time for the City to bring their negotiation team to the table at the same time and to have been able to look at all the information and be ready to go forward as our partner.

MR. HAYGOOD: But as far as the Board being able to see what they've proposed to date, you certainly will see that before we come back to you saying we'll recommend approval; and you will have time enough to review it. And at the time that we bring it to you, you can ask us any questions you want to about the proposal and how it's moving forward.

Now, that is just their proposal to get started. Then you actually enter into negotiations. Like for instance, you may not want a hotel where they've said that the hotel -- they want to locate the hotel. You may not like the food hall being where

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they suggested the food hall being located.

So, yes, you will see all of that. And we will get it to you in sufficient time for you to review it.

INTERIM EXECUTIVE DIRECTOR EVANS: Independently we are also moving forward with the land transactions to try and create the large parcels that we've envisioned in the RFP. Right now there's a lot of small little parcels that are all over Marina Village, that you couldn't really create this large scale development.

We have come to an agreement with Viking Developers to do a property swap, which was approved by the CRA Board. That is all contingent on abandoning the old 13th Street. So that will be coming before the Planning and Zoning Board in September; and then the City Council the following month, in October. So we are moving forward still with positioning the land for whoever the developer is to partner with the City and CRA to bring new large scale development to Marina Village. So we're still moving forward with the land transactions to try and create that new development opportunity.

COMMISSIONER McCOY: One last follow up.

Okay. So the RFP is based on the contiguous properties, am I right?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the RFP says -- asks for two options: One, to build construct on the property that we now control. And then it asks for another option, that

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if we could put larger pieces of property together within the Marina Village, what would you do if you had more area. And the developers provided options for both of those scenarios.

COMMISSIONER McCOY: Okay. So it's going to P and Z next month?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

COMMISSIONER McCOY: And what properties do we control? Is that the Spanish Courts?

INTERIM EXECUTIVE DIRECTOR EVANS: Yes, Spanish Courts. And then all of the property east of Avenue C, with the exception of the Yachtsman.

MR. HAYGOOD: That's not part of the exchange, of course.

COMMISSIONER McCOY: Right. Right.

MR. HAYGOOD: The exchange is that one block between 13th Street on the north, Avenue C on the east, and Broadway on the west. So that's that block that really is contingent upon this abandonment and subject to the exchange agreement.

COMMISSIONER McCOY: Well, okay. So the Spanish Courts. Is that what you were referring to, Commissioner?

COMMISSIONER LAWSON: Yes.

MR. HAYGOOD: That's owned by the CRA.

COMMISSIONER McCOY: So there's -- the agreement wouldn't be subject to that property, the agreement that -- I guess whatever we're trying to seek from the City. That's the CRA's property?

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MR. HAYGOOD: Yes.

If we -- if it was just -- if you were to direct us to go ahead and not worry about the rest of the Marina Phase II and just concentrate on the Spanish Courts, there would be nothing to prevent us. We don't need a third party to move forward on that.

But my point was the Marina Phase II is going to be a comprehensive development. So, for instance, you're saying parking, well, it's kind of hard -- because that's going to be parking for not just Spanish Court, but that's going to be parking also in part for the rest of the Marina development.

COMMISSIONER LAWSON: Madam Chair. Just a quick follow up.

So when will this procurement be closed so that we can actually review the proposal? Because if we can look at the proposal and determine as a Board what's going to be the next steps, then we could actually take a look and see what we can actually start working on if we know what land is owned by the CRA. If we don't have to wait on the City. Which we are both boards. So I just want us to get moving. So how quickly can we get this proposal in front of this Board so that we can kind of move forward?

MR. HAYGOOD: I mean technically we can give it to you tomorrow.

COMMISSIONER McCOY: I would like that. I'll tell you why.

COMMISSIONER LAWSON: Thank you.

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MR. McCOY: Can we have that on the agenda for tomorrow for discussion?

INTERIM EXECUTIVE DIRECTOR EVANS: Well, I think he meant transmit the materials. Tomorrow would be too early to prepare --

COMMISSIONER McCOY: But I guess the point that I'm trying to make is, if you're already going and you got this scheduled to go to Planning and Zoning next month for abandonment, it seems like that's backwards. Right? We haven't solidified a deal but we're going to abandon the street.

INTERIM EXECUTIVE DIRECTOR EVANS: No, the property transaction is not to benefit any particular developer. It's to benefit the City of Riviera Beach's overall development. So regardless of who we select as our developer, the CRA is trying to take all of the property that's in the Marina Village and organize it so that we're able to go forward with some larger scale development. So it benefits us to proceed with that on an independent track, independent of which developer ends up being our selected.

MR. HAYGOOD: And it's the old 13th Street that's being abandoned. It's not a street that's currently being used.

INTERIM EXECUTIVE DIRECTOR EVANS: But since we haven't yet met with the City related to Marina Village, I think the optimum timeline to allow enough time for them to review all the information, prepare their response, edit comments, get their

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feedback into the process, would -- I would project to be the first meeting in October would be ideal.

We can try to accelerate it. We're ready to move forward. But if you asked me to pick a date that would likely work with all parties, that would be the one I would tell you today, the second Wednesday in October.

CHAIR MILLER-ANDERSON: All right. Everyone's good?

All right. And I don't have any questions or comments.

Did you have any, Mr. Evans or Mr. Haygood?

INTERIM EXECUTIVE DIRECTOR EVANS: No, Madam Chair.

MR. HAYGOOD: No, Madam Chair.

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

(Proceedings concluded at 7:56 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 2nd day of September 2019.



Claudia Price Witters, RPR

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ADJOURNMENT

The CRA Budget Workshop was adjourned at 7:56 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