

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, January 22, 2020

6:06 p.m. to 8:11 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Commissioner Shirley D. Lanier

Commissioner Douglas A. Lawson

Commissioner Tradrick McCoy

Attorney Michael Haygood

Interim Executive Director Scott Evans

Office Manager Sherley Desir

Stenographically reported by Claudia Price Witters, RPR

1 CHAIR MILLER-ANDERSON: I'd like to call to order the
2 Riviera Beach Community Redevelopment Agency meeting, January
3 22nd, 2020, 6:06 p.m.

4 Madam, roll call.

5 THE CLERK: Commissioner Douglas Lawson.

6 COMMISSIONER LAWSON: Here.

7 THE CLERK: Commissioner Shirley Lanier.

8 COMMISSIONER LANIER: Here.

9 THE CLERK: Commissioner Tradrick McCoy.

10 (Absent)

11 THE CLERK: Vice Chair Dr. Julia Botel.

12 (Absent)

13 THE CLERK: Chair KaShamba Miller-Anderson.

14 CHAIR MILLER-ANDERSON: Present.

15 THE CLERK: Also present, Scott Evans, Interim Executive
16 Director; Michael Haygood, General Counsel; and Sherley Desir as
17 clerk.

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

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

22 CHAIR MILLER-ANDERSON: All right. Do we have any
23 additions, deletions, substitutions?

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, Madam Chair. Item
25 number 5 is a resolution for approval of a sale agreement for

1 CRA property located on Singer Island. We propose to change
2 this to just a discussion item. The final agreement was only
3 just recently agreed to the details, and we did upload it, but
4 we want to make sure that the Board has lots of time to provide
5 their comments on the project and consider it.

6 So we'll present tonight. And the developer has brought
7 their team tonight, so we wanted to make sure they got a chance
8 to present it. And then following receipt of your comments, we
9 would bring that back at a future meeting for your
10 consideration.

11 So retain item 5, but only as a discussion item.

12 CHAIR MILLER-ANDERSON: Okay. And do you want to go ahead
13 and just mention -- make -- so we can make note of the other
14 resolution?

15 INTERIM EXECUTIVE DIRECTOR EVANS: Oh, yes. Item number 4,
16 the resolution, there is a section -- we had a couple of drafts,
17 and section number three, we need to make a correction into the
18 record when it's read. So what I can do is when we get to that
19 item I'll pass out those changes and I'd like to read the change
20 into the record. It's just a correction of the resolution.

21 CHAIR MILLER-ANDERSON: Okay. All right. Do we have any
22 disclosures by commission and staff?

23 Can we have a motion to adopt the agenda?

24 COMMISSIONER LAWSON: So moved.

25 COMMISSIONER LANIER: Second.

1 CHAIR MILLER-ANDERSON: Madam Clerk.

2 THE CLERK: Commissioner Douglas Lawson.

3 COMMISSIONER LAWSON: Yes.

4 THE CLERK: Commissioner Shirley Lanier.

5 COMMISSIONER LANIER: Yes.

6 (Commissioner Tradrick McCoy is now on the dias.)

7 THE CLERK: Commissioner Tradrick McCoy.

8 COMMISSIONER McCOY: Yes.

9 THE CLERK: Vice Chair Dr. Julia Botel.

10 (Absent)

11 THE CLERK: Chair KaShamba Miller-Anderson.

12 CHAIR MILLER-ANDERSON: Yes.

13 All right.

14 THE CLERK: Motion passes.

15 CHAIR MILLER-ANDERSON: Okay. Do we have any public
16 comment cards for the consent agenda?

17 THE CLERK: No, Madam Chair.

18 CHAIR MILLER-ANDERSON: All right. So at this time the
19 acceptance of public comment cards is closed at this time.

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

1 Do we have any commissioners that would like to pull an
2 item from the consent?

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

5 COMMISSIONER LAWSON: So moved.

6 COMMISSIONER LANIER: Second.

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

8 THE CLERK: Commissioner Douglas Lawson.

9 COMMISSIONER LAWSON: Yes.

10 THE CLERK: Commissioner Shirley Lanier.

11 COMMISSIONER LANIER: Yes.

12 THE CLERK: Commissioner Tradrick McCoy.

13 COMMISSIONER McCOY: Yes.

14 THE CLERK: Vice Chair Dr. Julia Botel.

15 (Absent)

16 THE CLERK: Chair KaShamba Miller-Anderson.

17 CHAIR MILLER-ANDERSON: Yes.

18 THE CLERK: Motion carries.

19 CHAIR MILLER-ANDERSON: Thank you.

20 I should mention that -- for those of you who may not be
21 aware -- Dr. Botel lost her husband last week. So that's why
22 she's not here. So if we could just continue to keep her and
23 her family in your prayers, we would greatly appreciate it.

24 We'll move on to regular business, item number 3.

25 THE CLERK: A resolution of the Board of Commissioners of

1 Riviera Beach Community Redevelopment Agency authorizing staff
2 to enter into a contract with All-Site Construction, Inc., to
3 provide construction services to complete Phase I of the
4 redevelopment plan of the agency owned properties at 2601 and
5 2615 Broadway; and providing an effective date.

6 The acceptance of public comment cards is now closed.

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

8 COMMISSIONER McCOY: So moved.

9 COMMISSIONER LAWSON: Second.

10 CHAIR MILLER-ANDERSON: Let the record reflect Mr. McCoy is
11 on the dais.

12 Mr. Evans.

13 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Project manager
14 Andre Lewis will present this item.

15 MR. LEWIS: Good evening, Commissioners --

16 CHAIR MILLER-ANDERSON: Good evening.

17 MR. LEWIS: -- Chair.

18 Okay. So this is the Broadway/Blue Heron redevelopment
19 project.

20 So the purpose, we're seeking approval to enter into a
21 contract with All-Site Construction to provide construction
22 services to complete Phase I of the project at the CRA owned
23 properties at 2601 and at 2615 Broadway.

24 So a little bit of background on this item. Back in
25 December 14th of 2016, the Board initially had the initial

1 introduction of the preliminary concepts of the project to
2 include the current existing elements.

3 March 29th of 2017, the Board was provided refined concepts
4 for their review, and the agency -- and we solicited directions
5 and comments, and for the Board to improve on the current
6 concepts.

7 November 29th of 2017, the Board provided feedback and
8 approval for the design elements of the project.

9 April 25 of 2018, the Board provided final direction for
10 the updated designs and the elements of the project.

11 September of 2018, the Board approved the contract with the
12 architects to provide architectural design services, which was
13 Harvard Jolly.

14 And October 24 of 2019, All-Site's bid response was
15 accepted.

16 November 2019, the agency received approval to enter into
17 negotiations with All-Site to provide construction services.

18 So the budgetary impact for Phase I, which will just be the
19 corner of the Blue Heron and Broadway, which would be the
20 electrical work associated with it, landscaping, the large
21 waterfall -- or the water feature installation, signage on the
22 fountain, and the colored concrete work.

23 INTERIM EXECUTIVE DIRECTOR EVANS: And, Madam Chair, while
24 that slide is up, I would just like to add, this is a change
25 when we were originally approved to enter into negotiation for

1 the construction project, it was for the complete project. And
2 at that time the Board expressed some hesitancy on doing the
3 entire project with a cost of approximately 700,000.

4 So tonight we've brought it to you in two phases. And so
5 we're just proposing approval of Phase I this evening, which is
6 really the one that's really going to have the most major
7 impact.

8 We're, of course, trying to change the look and feel of
9 Broadway, towards attracting development, future development,
10 that represents a change in the nature and character of what's
11 currently existing. And this corner improvement will really
12 enhance the site, enhance the street. It's the busiest
13 intersection in the city; and it will represent -- set a new
14 tone for what we're trying to achieve in development at this
15 site.

16 CHAIR MILLER-ANDERSON: Mr. Evans, the -- or Mr. Andre, the
17 presentation has the amount of \$333,828.56 that's posted on
18 Novus. What changed? How did it get to three eighty-eight?

19 MR. LEWIS: Is that for Phase II or Phase I?

20 CHAIR MILLER-ANDERSON: Phase I.

21 MR. LEWIS: Okay. I believe at the time when we uploaded
22 it the contractor -- and we had that discussion prior to this --
23 they did not -- they had some pricing missing, which consisted
24 of some general condition pricing and their bonding.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Well, I would just --

1 I'm looking at it right now. The -- oh, okay.

2 CHAIR MILLER-ANDERSON: What I just pulled up.

3 INTERIM EXECUTIVE DIRECTOR EVANS: I thought it was
4 referring to the cost of 320,000, which is for Phase II, which
5 we're not proposing. But it was for some corrections that were
6 made?

7 MR. LEWIS: Yes.

8 CHAIR MILLER-ANDERSON: And what was that?

9 MR. LEWIS: Again, for some -- the general condition costs,
10 their overhead, and bonding costs, were missing from the final
11 line item that you received.

12 INTERIM EXECUTIVE DIRECTOR EVANS: And it wasn't in the
13 item, it was in your draft presentation you did, right?

14 MR. LEWIS: Yes, I believe so. Yes.

15 CHAIR MILLER-ANDERSON: But that's not what was -- the one
16 that was uploaded for the public has the three thirty something.
17 So do you have the breakdown of where it changed and why?

18 MR. LEWIS: Yes, the breakdown is in the memo but not in
19 the presentation.

20 INTERIM EXECUTIVE DIRECTOR EVANS: It just includes the
21 overhead, profit, and general conditions. The memo includes the
22 right number. It's just the draft presentation that Andre did
23 probably several weeks in advance didn't get updated, the final
24 price. But your contract, the resolution and the memo all have
25 the correct number?

1 MR. LEWIS: Yes.

2 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. And the item that
3 was missing from his original presentation was overhead and
4 general conditions and profit.

5 CHAIR MILLER-ANDERSON: But it says the same thing -- what
6 it says now is the same thing that's in the presentation that's
7 not uploaded? There's nothing missing on the -- that right
8 there?

9 INTERIM EXECUTIVE DIRECTOR EVANS: The three eighty-eight,
10 right?

11 CHAIR MILLER-ANDERSON: Yeah, I'm saying the bulleted
12 points there --

13 INTERIM EXECUTIVE DIRECTOR EVANS: Oh.

14 CHAIR MILLER-ANDERSON: -- that's the same thing that's on
15 the presentation, with different amounts.

16 Okay. You can go ahead.

17 MR. LEWIS: Okay. So we had Robling Architecture do an
18 independent estimation on the project. And this is a revised
19 breakdown of what we received from them. For the total project,
20 they stated that the project -- they estimated the project to
21 cost 696,106.

22 Questions?

23 CHAIR MILLER-ANDERSON: Can you go back to that one for a
24 minute?

25 MR. LEWIS: Sure.

1 CHAIR MILLER-ANDERSON: Okay.

2 INTERIM EXECUTIVE DIRECTOR EVANS: I would just like to add
3 that when the Board authorized us to begin negotiations with the
4 contractor, one of the things we committed to doing was to have
5 a third party engineering firm look at the costs and ensure that
6 the price that the CRA was agreeing to pay was equal to what's
7 appropriate. And so they went through all of the plans and all
8 of the details and they priced the project at approximately the
9 696,000.

10 And so the total project, which we have in two phases right
11 now, is proposed at -- it's about 707,000, something like that?

12 MR. LEWIS: 708,000.

13 INTERIM EXECUTIVE DIRECTOR EVANS: So the contractor is
14 right at the amount that we expected the cost to be based on our
15 third party contracting.

16 And tonight we're requesting approval of Phase I only. And
17 that price fits into the overall cost of the 700,000 we're
18 trying to meet. Which is three hundred and eighty-eight just
19 for Phase I.

20 CHAIR MILLER-ANDERSON: Hold on a minute. Normally we do
21 the presentation -- is that the end of your presentation?

22 MR. LEWIS: Yes, it is.

23 CHAIR MILLER-ANDERSON: Then we go to public comment.

24 Do we have public comment cards for this item?

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

1 CHAIR MILLER-ANDERSON: Okay. And then we'll come back to
2 the Board.

3 MS. LARSON: Bonnie Larson.

4 CHAIR MILLER-ANDERSON: Good evening.

5 MS. LARSON: I have many issues with this. But the most
6 important one is --

7 CHAIR MILLER-ANDERSON: Go ahead.

8 MS. LARSON: Bonnie Larson.

9 Why are we redoing something which is beautiful already?

10 We have so many things in the CRA which need to be done.
11 And now we're going to spend -- I guess you broke it down
12 because it sounded too much, almost \$700,000. Now we broke it
13 down into three hundred and eighty-eight for Phase I, and then
14 three hundred and twenty for Phase II. Phase II is really like
15 a parking lot, redoing a parking lot. So how are those two
16 almost the same in price?

17 And you questioned the price, Ms. KaShamba Miller-Anderson,
18 and Mr. Scott Evans said that what Andre had presented last time
19 was a draft presentation. You don't go from a draft
20 presentation to a presentation tonight which would have been
21 voted on. You don't do that. You don't have your figures so
22 out of whack. No. And the public has to see it also.

23 This is absolutely ridiculous that those two are priced
24 almost the same and that on the presentation that was kind of
25 fluffed off as, oh, that was just a draft presentation. We need

1 to see every single thing.

2 All-Site Construction. I know you like giving him
3 business. I know that. But there's only one bid on this. Now
4 who goes with one bid? I know you had someone else look it
5 over. But no one goes with one bid. It was supposedly put
6 out -- I read that it was put out in the Palm Beach Post. Well,
7 that's in the legal section. Who reads that?

8 And then you got no bids. Or you got the All-Site bid.
9 Then you re-put it in the paper, Palm Beach Post only. And
10 again, only All-Site Construction. That should sound red flags,
11 red flags, that there was no bidding on it.

12 What's his name? The previous director, Tony Brown, he
13 wanted the fountain. Why don't you fix -- he has done so many
14 things at the marina that we have now -- we have now had to
15 re-do, costing us money every single time. He wanted a fountain
16 in the first place. That didn't fly too well. So now here
17 comes that fountain again.

18 We have to -- okay. There was in there -- some of the
19 pricing was to move some trees. You know what it costs to move
20 those big palm trees? You know what the rate of success in
21 moving palm trees and other trees that size, do you know what
22 the success rate is? Do we have any guarantee on that? I bet
23 not. So there you go again.

24 We need to -- well, I'll save this on my public comments.

25 Some of the pricing was missing on the last information you

1 got. The bonding was missing. That's like a basic thing,
2 bonding, that's a basic cost. And their profit. I mean all
3 those things were basic but they were missing from what you got
4 the previous time. And we've never seen them the second time
5 around. So good thing you're putting this off for just the
6 construction tonight. Too many things are missing and too many
7 mistakes being made and too much money being spent.

8 Do you know what happens to fountains in cities? Do you
9 know what happens? Especially in a city like ours. I'm right
10 near there. I see the kind of people that walk by there and
11 what they do with fountains. I've seen that. I know that.

12 Maybe we -- and, also, you gotta keep up that fountain.
13 And what's the cost on that?

14 Lot of things missing. Those trees, what happens when they
15 die when they try to move them? It's a very tricky subject to
16 do.

17 Thank you.

18 CHAIR MILLER-ANDERSON: Thank you.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Madam Chair.

20 CHAIR MILLER-ANDERSON: Yes.

21 INTERIM EXECUTIVE DIRECTOR EVANS: The project was designed
22 by the CRA Board. We actually had about four different
23 meetings, and two of them were workshops. And at those
24 workshops the architect and engineers went through all of the
25 various elements that were proposed; and many of them got

1 changed and modified. So we had extensive workshops and public
2 input to try and design this project. So it certainly wasn't
3 designed by any one individual person.

4 Thank you.

5 CHAIR MILLER-ANDERSON: All right. Questions, comments
6 from the Board?

7 COMMISSIONER McCOY: So -- Madam Chair.

8 CHAIR MILLER-ANDERSON: Go ahead.

9 COMMISSIONER McCOY: So is there, I guess, an outline or a
10 slide on the scope for just Phase I?

11 MR. LEWIS: There should be a breakdown in your memo. And
12 they break down exactly each item, what the cost is.

13 CHAIR MILLER-ANDERSON: On page 2.

14 INTERIM EXECUTIVE DIRECTOR EVANS: And you have the slide
15 there that tells the general. You can put it up.

16 Yeah. There's the work for Phase I.

17 COMMISSIONER McCOY: So it was approximately three hundred
18 and twenty for Phase II, is that correct?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. If the Board
20 elects to do Phase II sometime in the future, then that would
21 cost 320,000 approximately.

22 COMMISSIONER McCOY: Okay. I don't want to sound naive.
23 And I'm not a construction person but -- so that only speaks to
24 electrical. I imagine it's implied that plumbing is included
25 too? Because, like, do we have access to water already at that

1 site?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we have access to
3 water at that site. The water feature installation, of course,
4 includes everything that would be required for the fountain.

5 COMMISSIONER McCOY: Do we have an estimate of maintenance?

6 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry?

7 COMMISSIONER McCOY: What it would cost to maintain that.
8 I mean, it just doesn't run every minute. I'm sure it has to be
9 cleaned and some regular upkeep on it.

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. At the marina for
11 our fountains what we have is an annual contract with a firm who
12 manages and looks after fountains, pools, et cetera. So we
13 would do a maintenance agreement. And then if there's any --
14 they would maintain it on a regular basis to ensure it's in good
15 working condition. And then if there was any repair costs, they
16 could do that. And that just puts someone in place looking
17 after it on a regular basis. And the cost, we're expecting it
18 to be around 250 to 300 dollars a month.

19 COMMISSIONER McCOY: Okay.

20 CHAIR MILLER-ANDERSON: Anyone else?

21 COMMISSIONER LANIER: Madam Chair.

22 CHAIR MILLER-ANDERSON: Yes.

23 COMMISSIONER LANIER: The last conversation that we had
24 about this in November was the steep cost of this. It's the
25 same price. All you're doing is breaking it up in two phases.

1 So I have a problem with this amount of money for a fountain and
2 a wall, period.

3 Second of all, that money could be going towards helping
4 businesses along that corridor. It could go -- there's shops
5 right down Blue Heron, on both sides, behind the other building
6 that you guys are working on for your offices. And I mentioned
7 this during the time when you bought this building, that those
8 shops on either side down Blue Heron Boulevard haven't gotten
9 any help in terms of facades.

10 So you're going to put \$700,000 in a fountain and a wall
11 and a concrete slab for a property that the CRA owns. I just --
12 it just doesn't make any sense to me.

13 You could build four houses with that money. You could
14 increase generational wealth with that money.

15 But to put it as monument to whom, I don't know. I just
16 cannot agree to putting \$700,000, almost a million dollars, in a
17 fountain and a slab of concrete.

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

19 Mr. Lawson?

20 COMMISSIONER LAWSON: No, Madam Chair.

21 CHAIR MILLER-ANDERSON: All right. Okay. So we have a
22 resolution, of course. No more comments, Mr. McCoy?

23 COMMISSIONER McCOY: No.

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

25 THE CLERK: Commissioner Douglas Lawson.

1 COMMISSIONER LAWSON: Yes.

2 THE CLERK: Commissioner Shirley Lanier.

3 COMMISSIONER LANIER: No.

4 THE CLERK: Commissioner Tradrick McCoy.

5 COMMISSIONER McCOY: Yes.

6 THE CLERK: Chair KaShamba Miller-Anderson.

7 CHAIR MILLER-ANDERSON: Yes.

8 THE CLERK: Motion carries.

9 CHAIR MILLER-ANDERSON: Item number 4.

10 THE CLERK: A resolution of the Board of Commissioners of
11 the Riviera Beach Community Redevelopment Agency authorizing the
12 execution of an agreement for sale and purchase with Gerald
13 Properties, LLC, for property located between 12th and 13th
14 Streets, fronting on Broadway, as is more specifically described
15 in the agreement; providing for acceptance of a sale price of
16 \$1,975,000, plus applicable closing costs; directing and
17 authorizing the chairman and executive director to take such
18 action as shall be necessary and consistent to carry out the
19 intent and desire of the agency; providing an effective date.

20 The acceptance of public comment cards is now closed.

21 CHAIR MILLER-ANDERSON: Mr. Evans, is this the item you
22 wanted to --

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

24 CHAIR MILLER-ANDERSON: There was some sort of correction
25 you wanted done?

1 INTERIM EXECUTIVE DIRECTOR EVANS: There is. If it's all
2 right, I'll present a presentation and then when we get to the
3 section related to the --

4 CHAIR MILLER-ANDERSON: Okay.

5 INTERIM EXECUTIVE DIRECTOR EVANS: -- correction to the
6 resolution, which I've handed out, I'll read it into the record.

7 CHAIR MILLER-ANDERSON: All right. Can we have a motion?

8 COMMISSIONER McCOY: So moved.

9 COMMISSIONER LAWSON: Second.

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

11 INTERIM EXECUTIVE DIRECTOR EVANS: This -- we're very
12 excited to be bringing you this property acquisition tonight.
13 The City and CRA have invested over 40 million dollars into
14 redevelopment of the marina.

15 And the next phase is to attract private development, which
16 will bring a lot of new jobs, economic development. In that
17 phase we're proposing to build a new hotel, parking garage, some
18 new waterfront restaurants. We'd like to attract some
19 apartments, build some condos, and have some new water related
20 retail all on the site. And towards that end, recently the City
21 Council approved the abandonment of old 13th Street. And this
22 allowed the CRA to try to put together the larger development
23 parcels that are needed in order to achieve redevelopment at the
24 marina.

25 And this slide shows the location of the property that

1 we're proposing to acquire. It's the star there. And if we
2 zoom in a little bit, this is the property. It's located on the
3 south side of 13th Street and the north side of 12th Street, and
4 it's west of -- it's right along Broadway. And it's currently
5 owned by Viking.

6 The abandonment that was approved allowed us to swap
7 properties with Viking to create these larger development
8 parcels. As you can see, in the green, it was all the little
9 parcels; and the ownership of those was mixed in the marina,
10 with the CRA owning some and Viking owning some.

11 As a result of the property swaps and the abandonment of
12 the street, we now have larger development parcels, two large
13 development parcels on the property.

14 And this slide shows -- this is the Phase I site plan. And
15 this is a little bit better. I'll just reorient the Board. So
16 this is Broadway. 13th Street coming into the marina. And this
17 is the Event Center.

18 So the new property configuration as it currently is now
19 approved is showing number 9 and number 10. And number 10,
20 which is adjacent to the marina, is owned by the CRA. And
21 number 9, which is adjacent to Broadway, is owned by Viking.

22 So tonight's agenda item is to purchase number 9, which is
23 this property here, which gives the CRA control of the entire
24 block for redevelopment. And this is significant because we'll
25 be able to really achieve a lot higher scale of density and

1 development because we control the entire block. And it really
2 puts control of the Marina Village Phase II project into the
3 City and the CRA's hands.

4 The -- we had the property appraised. It appraised -- by
5 two appraisals, certified appraisal companies. The appraisals
6 came in, one at 2 million dollars and another one at 1.85
7 million. So the proposed purchase price is 1.975 million, which
8 is less than the highest appraisal which we got at 2 million.
9 And if you take the average of the two appraisals, it's about
10 1.92 million. So the proposed price is only two and a half
11 percent above the average proposed price -- the average of the
12 two appraisals.

13 This project is in a critical location. And actually, I
14 would like to read into the record -- unfortunately, the
15 resolution didn't get updated. So section three just provides
16 that information, and I'd like to read it into the record now,
17 Madam Chair.

18 CHAIR MILLER-ANDERSON: Go ahead.

19 INTERIM EXECUTIVE DIRECTOR EVANS: The agency -- this is
20 section three of the resolution that we're proposing to be
21 approved. The agency approved -- obtained two appraisals for
22 the property by state certified appraisers. The appraisers
23 valued the property at 2.0 million and 1.85 million. The
24 proposed purchase price is less than one of the appraisals. And
25 the appraised value -- the average appraised value of the two

1 appraisals is 1.925 million. The proposed price is only 2.5
2 percent higher than the average of the two appraisals, and is
3 recommended for approval as these properties are in a critical
4 location within Riviera Beach and the future Marina Village
5 redevelopment site. The properties have strategic importance to
6 the revitalization of the Broadway corridor and the surrounding
7 properties.

8 And what we build here will, by giving -- obtaining control
9 of the property and the entire block, it allows the City Council
10 and the CRA through the Marina Village project to control what
11 happens along Broadway. And we really feel that that will spur
12 additional development on adjacent parcels. So it's very
13 critical.

14 The appraisals were completed by state certified
15 appraisers.

16 One other thing I would like to add. This gives us control
17 of the entire block. But there are a few conditions. So your
18 approval tonight will allow us to begin the process to bring it
19 back to you for future approval.

20 In order to acquire the property, we must first complete
21 only some additional property due diligence, which we would
22 complete, site assessments, surveys, a title search. And
23 assuming everything was okay then we would bring that back to
24 the Board for approval at the same time as we will issue
25 requests to banks to provide loan funding for this purchase.

1 In order for the CRA to borrow dollars, both the CRA Board
2 and the City Council would have to approve the loan documents.
3 So if the Board elects for us to pass this resolution, we would
4 then issue the request to banks to provide the loan funding to
5 purchase the property; and then that would come back to the CRA
6 Board at a future date, along with going to the City Council for
7 final approval, before the sale of the property could close.

8 Thank you, Madam Chair.

9 CHAIR MILLER-ANDERSON: All right. Do we have any
10 public --

11 MR. HAYGOOD: Madam Chair.

12 CHAIR MILLER-ANDERSON: Yes.

13 MR. HAYGOOD: Just for the record, the conditions that
14 we're talking about, from the time it is approved it's 30 days
15 for the due diligence, and then another 60 days on top of 30
16 days. So 90 days before the contract actually becomes
17 effective, as a condition of the loan funding.

18 CHAIR MILLER-ANDERSON: Okay. All right. That's it?
19 Okay. Do we have any public comment cards?

20 THE CLERK: No, Madam Chair.

21 MS. LARSON: Yeah, I did.

22 CHAIR MILLER-ANDERSON: All right. Questions or comments
23 from the Board?

24 COMMISSIONER McCOY: Madam Chair.

25 CHAIR MILLER-ANDERSON: Yes.

1 COMMISSIONER McCOY: Question for Mr. Evans.

2 So what you just read, is that a substitute of what's in
3 the printed motion or should it be an -- I don't think it's an
4 addition, is it?

5 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I handed out the
6 exact section. It's the substitute for section three of the
7 resolution.

8 COMMISSIONER McCOY: So we incorporate that by way of what?
9 An amendment or --

10 INTERIM EXECUTIVE DIRECTOR EVANS: It's a correction. So
11 I'm just requesting that if the Board approves this resolution,
12 that they approve it with the revised section three language.

13 COMMISSIONER McCOY: Okay.

14 MS. LARSON: It was sitting in my lap.

15 CHAIR MILLER-ANDERSON: Any other questions or comments?

16 COMMISSIONER LANIER: Madam Chair.

17 CHAIR MILLER-ANDERSON: Yes.

18 COMMISSIONER LANIER: I think this is probably a better
19 deal since it is -- you know, you're purchasing it for less than
20 the appraised value. But what about the swap for the townhomes?

21 INTERIM EXECUTIVE DIRECTOR EVANS: The property swap that
22 has been -- was approved and is now effective, provides us
23 property along 11th Street. And that property is adjacent to
24 property that the CRA and the CDC already own. So that means
25 that we're now able to proceed with the concept of providing new

1 townhomes on 11th Street. So that's another benefit of the
2 approved property swap.

3 So we'll be bringing you at our next meeting an update on
4 the concept for the townhome plan; and we'll also lay out a
5 schedule for implementing that project. I know it's a Board
6 priority, and in our discussions, Commissioner Lanier, and we
7 will expedite that townhome project also as a part of this -- as
8 part of our work plan.

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

10 COMMISSIONER LANIER: One more question. I'm sorry.

11 What's the time table for this? For both, actually. For
12 this project --

13 CHAIR MILLER-ANDERSON: Pull your microphone down.

14 COMMISSIONER LANIER: I'm sorry.

15 For both projects. For you making sure this happens and
16 for the townhomes getting started.

17 INTERIM EXECUTIVE DIRECTOR EVANS: We will present the full
18 schedule to you at our next meeting. But I can tell you the
19 steps that are required. We will have to approve an architect
20 to design the town homes. And once the CRA Board approves those
21 plans, then we'll submit them for a site plan review to the
22 City's Development Services Department. That process takes
23 about five months. So if we take three months in design, five
24 months to get approval from the Development Services, then we
25 can complete our construction plans. So it's about a year

1 before we can begin construction, to go through all of the
2 various processes, because the project has to be bid out.

3 But we will present the schedule at our next meeting; and
4 we will look to expedite it and accelerate it as much as
5 possible.

6 CHAIR MILLER-ANDERSON: Okay. Anyone else?

7 COMMISSIONER LAWSON: Madam Chair.

8 CHAIR MILLER-ANDERSON: Yes.

9 COMMISSIONER LAWSON: Mr. Evans, the purchase of these
10 properties is going to allow for us to continue negotiations
11 with -- for Phase II. Are we able to include the pricing and
12 the cost of this parcel into the discussions and negotiations to
13 offset what we have to pay?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The -- this allows
15 us to include this in those negotiations. And the value of the
16 property, since we're paying appraised value, it's -- it enables
17 us to bring into the negotiations at a fair price.

18 And obviously the City is looking to benefit in multiple
19 ways from the development deal, both in the properties that we
20 included and the rents that we collect, as well as the jobs and
21 the tax revenues that comes from the new development that's
22 created. And the acquisition cost of this property would
23 definitely be recouped by the City and the CRA in the final
24 development agreement.

25 COMMISSIONER LAWSON: Thank you. I just wanted to commend

1 you on getting this deal done. Because this parcel has been a
2 piece that has kind of held up our development and our progress.
3 So, Mr. Evans, I want to thank you for finally being able to
4 negotiate this and bringing it to the table.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Thank you, sir.

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

7 All right. Thank you.

8 Madam Clerk.

9 THE CLERK: Commissioner Douglas Lawson.

10 COMMISSIONER LAWSON: Yes.

11 THE CLERK: Commissioner Shirley Lanier.

12 COMMISSIONER LANIER: Yes.

13 THE CLERK: Commissioner Tradrick McCoy.

14 COMMISSIONER McCOY: Yes.

15 THE CLERK: Chair KaShamba Miller-Anderson.

16 CHAIR MILLER-ANDERSON: Yes.

17 THE CLERK: Motion carries.

18 CHAIR MILLER-ANDERSON: Item number 5, which is a
19 discussion and deliberation. It was changed at the beginning of
20 the meeting from being just a resolution. We won't take action
21 unless --

22 COMMISSIONER LANIER: Madam Chair.

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

24 COMMISSIONER LANIER: I just wanted to know why -- what
25 happened that it's not going to be for a vote?

1 INTERIM EXECUTIVE DIRECTOR EVANS: We didn't finalize the
2 development agreement until very recently. The agenda item got
3 posted but we couldn't post the final agreement until just
4 recently, this week, actually. I believe it was -- they
5 uploaded it today, actually. So we wanted to provide to the
6 Board -- we posted the agenda item but we didn't complete
7 negotiations with the developer until just this week. So we
8 wanted to continue to have it as a discussion item.

9 The developer has brought his team here. We wanted them to
10 be able to come and present to the Board. But we wanted to make
11 sure that the Board wasn't in a position to try and make a
12 decision on something that was just recently completed. So
13 we're proposing it as a discussion item only. And then we'll
14 bring it back in three weeks, on the next CRA Board agenda, if
15 that's your desire, for final approval.

16 MR. HAYGOOD: The basic structure of the deal had been
17 approved and hasn't changed. But there was some devil in the
18 details that we went back and forth on with the developer. And
19 we only resolved it recently, probably like Friday.

20 INTERIM EXECUTIVE DIRECTOR EVANS: The CRA property that's
21 involved can be seen --

22 CHAIR MILLER-ANDERSON: Hold on one minute.

23 Did you say whether or not we had public comment cards and
24 if it was closed? Do we have public comment cards for number 5?

25 THE CLERK: I didn't read out number 5 yet.

1 CHAIR MILLER-ANDERSON: Okay. Go ahead.

2 You still want her to read out as a resolution? Or you're
3 just going to do it as a discussion?

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, it's just
5 discussion.

6 CHAIR MILLER-ANDERSON: And just put the title -- say the
7 title so that it reflects it in the record of what you're --
8 what the area is, and what the subject is.

9 THE CLERK: An agreement for sale and purchase.

10 CHAIR MILLER-ANDERSON: Of what?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Property located on
12 Beach Court at 2441 and 2431 Beach Court. Two lots, which are a
13 combined total of 5,000 square feet.

14 CHAIR MILLER-ANDERSON: All right. And do we have any
15 public comment cards on this item?

16 THE CLERK: Yes, Madam Chair, we do. First --

17 CHAIR MILLER-ANDERSON: Hold on. Hold on. Just say it's
18 closed for now.

19 THE CLERK: Okay. The acceptance of public comment cards
20 is now closed.

21 CHAIR MILLER-ANDERSON: All right. Go ahead, Mr. Evans.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Thank you.

23 This project is for a small CRA property that's located on
24 Beach Court.

25 And just to orient the Board, this is the property here.

1 It's currently just open space with a small mulched pathway
2 through it. It's directly across the street from the Ocean
3 Walk, Ocean Mall project; and directly adjacent to the
4 proposed -- the existing Seaside Hotel -- or, rather, Sands
5 Hotel. And they actually have an agreement with the adjacent
6 property owner.

7 So it's part of a whole development -- future development
8 site that they're proposing for the site.

9 And on June 12th the CRA Board voted to accept the proposal
10 from the Villari Group. And the proposal was that the Villari
11 Group would acquire the CRA property which is directly adjacent
12 to the properties they control. And that they would provide
13 public parking through future redevelopment of the site, which
14 was part of the RFP.

15 And the Board approved for us to go and negotiate an
16 agreement with the developer, to bring back for your
17 consideration, that would achieve the public parking that we're
18 looking for.

19 And the CRA had a parking consultant analyze the Ocean
20 Walk, Ocean Mall area; and they came up with a parking need for
21 the area of between 150 and 100 parking spaces. And so the
22 developer has proposed to provide an additional 151 spaces as a
23 part of their development.

24 So tonight the agreement provides that the developer may
25 utilize the CRA's property as a part of their proposed new

1 project. There are several conditions of this contract. And I
2 will reiterate that the CRA Board is not approving their site
3 plan. That's a process that's through the City, that they have
4 to submit following this.

5 Some of the conditions of the contract. If we transfer the
6 property to them, they must apply to the City for site plan
7 approval --

8 MR. HAYGOOD: No. No. Before the property is conveyed to
9 them they must do this.

10 INTERIM EXECUTIVE DIRECTOR EVANS: Correct.

11 Applicant must apply to the City for site plan approval and
12 right-of-way acquisition. The applicant must build 151 public
13 parking spaces, which we estimate would cost over three million
14 dollars. So this is a substantial investment by the developer
15 to provide public parking within the city.

16 And they also have agreed to limit the amount that they're
17 going to charge for those spaces. The rate would not exceed \$36
18 per day or \$3 per hour for the first three years; and then they
19 would only increase that at an annual rate of two percent. So
20 we wanted to make sure that the parking was provided at a fair
21 price.

22 The proposed resolution is to provide the small CRA owned
23 property within their development. And of course redevelopment
24 of the Sands Hotel would provide substantial new tax revenue and
25 it would stimulate redevelopment of the surrounding area.

1 The applicant is also required to obtain construction lien
2 financing for the project; and achieve all of their building
3 permits for construction before, as Mr. Haygood said, before the
4 property is conveyed.

5 So your approval tonight would include all of those
6 conditions before the property would actually be conveyed to the
7 developer.

8 As a part of their response to the -- because they're
9 developing the adjacent property to the CRA property, they were
10 the best suited to try and utilize the CRA's property in
11 redevelopment.

12 And the applicant is here tonight, and they have a
13 presentation. And I'd like to give them the opportunity to talk
14 to the Board about what they're proposing.

15 MR. HAYGOOD: Before they come forward. There are a couple
16 of other conditions that are important.

17 Number one, they have two years in which to get -- to meet
18 these pre-conditions. In other words, they have to have the
19 property rezoned, getting development approvals within two years
20 or the CRA has the right to cancel the transaction.

21 If in fact they are able to close on the construction
22 loan -- and the important part of that is that we know that a
23 project is coming forward before we convey the property. They
24 then have four years to complete the construction and provide
25 the parking. So you're talking in theory six years out before

1 you would see the parking. And the contract requires the
2 parking to be provided.

3 COMMISSIONER LAWSON: Madam Chair.

4 CHAIR MILLER-ANDERSON: Can we go to public comment cards
5 first?

6 COMMISSIONER LAWSON: Just a quick question for --

7 CHAIR MILLER-ANDERSON: Go ahead.

8 COMMISSIONER LAWSON: -- Mr. Haygood.

9 Mr. Haygood, you said that they have two years to obtain
10 the construction loan?

11 MR. HAYGOOD: Yes, sir.

12 COMMISSIONER LAWSON: So once they obtain -- don't lenders
13 normally require that the property be transferred over prior to
14 approval for a construction loan?

15 MR. HAYGOOD: We'll do a simultaneous closing. In other
16 words, when they close on the construction loan we will
17 simultaneously convey the property to them.

18 COMMISSIONER LAWSON: But then you said there's also an
19 additional time frame afterwards?

20 MR. HAYGOOD: That's -- yes, sir. But they will have title
21 at that point.

22 COMMISSIONER LAWSON: Correct.

23 MR. HAYGOOD: So they didn't have --

24 COMMISSIONER LAWSON: That title is then transferred at
25 that time?

1 MR. HAYGOOD: Yes, sir.

2 COMMISSIONER LAWSON: So any other requirements after that
3 are moot?

4 MR. HAYGOOD: No, because they then would -- there is a
5 penalty for them not providing parking as required by the
6 contract. So they have four years to provide the parking. If
7 not, there's a penalty. I think it's at the cost -- where is
8 that language?

9 Sorry. Notwithstanding any other provision of this
10 agreement, any default of the public parking requirement that
11 occurs and is continuing after any applicable cure period, shall
12 subject the developer to potential annual maximum penalty of an
13 amount equal to the daily rate per parking space by the number
14 of days the developer defaults in providing the public parking.

15 COMMISSIONER LAWSON: And that's after the additional four
16 years?

17 MR. HAYGOOD: That's -- yes, sir.

18 COMMISSIONER LAWSON: I'll reserve the remaining questions,
19 Madam Chair.

20 CHAIR MILLER-ANDERSON: And actually, I'm -- I apologize.
21 If they're going to do a presentation, we'll do the presentation
22 for them first and then we'll go to the public comments.

23 COMMISSIONER LAWSON: Thank you, Mr. Haygood.

24 MR. HAYGOOD: Yes.

25 MR. WEINSTEIN: Hello, everyone.

1 CHAIR MILLER-ANDERSON: Good evening.

2 MR. WEINSTEIN: My name is Keith Weinstein.

3 This is my partner, Mike Stessman, here.

4 CHAIR MILLER-ANDERSON: Good evening.

5 MR. WEINSTEIN: Good evening. Thank you for having us.

6 We look forward to showing you what we've been working on
7 for the last, almost a year now, which is the Riviera Beach
8 Resort.

9 The project, as we talked about -- the parking, I'll come
10 back to the parking at the end of this. It's, I felt, important
11 that we convey that we're not -- it's a minimum of 151 spots
12 that we'll be providing for the City. However, we have over
13 capacity on our side of the resort, from the apartments and the
14 hotel. And I'll show you what we're planning here.

15 Okay. So here's the site. The site is an L-shape. It's a
16 little bit of a dog leg from north to south. It includes the
17 adjacent parking lot behind the Sands Hotel. And then further
18 south, across the road, is another auxiliary parking lot that
19 will remain open for public parking.

20 This is a little inspiration, background, incorporating --
21 we looked at the reefs, we looked at the beaches, we looked at
22 the lifestyle around the area. This is building a lifestyle.
23 This is what we envision for the interior of the building, and
24 representation of the views out of the building.

25 We're planning on a fairly tall structure. The parking

1 deck is approximately eight stories, to begin with. We'll look
2 at that in a second. The -- and then we go up from there.

3 And so, a little more inspiration. The upper left corner
4 is actually a project that Mike's been working on, and they're
5 starting construction this year, overlooking downtown Omaha.
6 The rest of it was inspiration from the community and other
7 areas of how to develop the building itself.

8 And this is the resort itself, the Riviera Beach Resort.
9 And what you're looking at is the parking deck down below. It
10 runs the length of the block of the property that we showed you
11 earlier. You have eight stories of parking.

12 The inspiration for the open skeleton parking deck was from
13 the yacht and ship building side of things. And then went up
14 from there for a very unique architectural look and feel.

15 You notice that we've incorporated the water into the
16 flowing balconies of the hotel and the residences above.

17 The project in general we're proposing is approximately 192
18 residential apartments. And they'll range from approximately
19 somewhere 50 square feet to 1500 square feet. We may have a
20 little bit of a larger unit on the top two floors. And you'll
21 see on the last page of your pamphlets there it has a
22 programming summary and we have 27 larger units. And so those
23 will be the upper two floors.

24 The hotel is approximately 170 keys, which means 170 hotel
25 rooms. That will start on floor 9 and run up until the 14th.

1 Then from 14 and above -- or 15 and above is the apartments.

2 Then on the rooftop -- and let me back up for one -- we
3 will have a conference space. And if you look right above the
4 parking deck, there is a thick white band framing in all glass
5 windows. It overlooks the Ocean Walk Mall and the beach and
6 water. And that's our conference space.

7 On that same floor we have all of our additional
8 programming, which would be common elements to the hotel. You
9 would move up from the -- the hotel will have a fitness center.
10 You'll have meeting rooms. You'll have a restaurant. You'll
11 have a restaurant lounge on the roof. You'll also, on the left
12 half of this building view, on the street level, we have room
13 for another restaurant and retail, right on the corner, which we
14 felt was the most appropriate spot.

15 On this corner, on the right half of the building, or the
16 right picture, in the bottom, that's your entry into the hotel
17 itself, under the parking deck. And then you'll have another
18 entry for -- a separate entry for the residential.

19 The programming of the roof, I think, is the next view.
20 And you'll see on the bottom left corner, that is the hotel
21 restaurant spilling out into the centerpiece, which is an open
22 area between the conference facility and the hotel main lobby
23 restaurant.

24 On top of the conference center we're structuring a live
25 roof. So we're replacing any green space that we took away and

1 creating an elevated area.

2 When you look at the actual roof, in the bottom right
3 corner, you'll see the upper left of that picture there's a
4 white box, that's our rooftop lounge. That's -- do you have a
5 pointer?

6 CHAIR MILLER-ANDERSON: You can't use the laser pointer.
7 You have to use the mouse. It doesn't show up on the TV.

8 MR. WEINSTEIN: So this would be the rooftop bar restaurant
9 lounge, which will also be serviced by the hotel. It will come
10 out here. This is all program space around the pool. We'll
11 have restrooms up here, elevators, cabanas, hot tubs. You'll
12 have some ability for California Kitchens and things of that
13 nature, for shared amenities.

14 And then we plan on -- when I say programming, we plan on
15 making this a public space where you'd be able to have live
16 music, jazz, blues, stringed instruments. We could -- this
17 could be rented out for weddings, for any type of use there.

18 And these amenities are all common. The uniqueness about
19 this building, of having the hotel and the apartments inside is
20 that we're going to provide the apartments with the same level
21 amenities as the hotel. So you'll have a hotel phone, actually
22 in your apartment. If you want your dog walked, if you want
23 your dry cleaning taken care of, you need tech support, you need
24 business services, anything that's available in the hotel, room
25 service, you'll be catered to on both sides. And the hotel will

1 drive those amenities through.

2 Also, you have access to the ballroom, the break-out rooms,
3 all that as an apartment owner.

4 The parking deck will have some enclosed garages for those
5 who need their cars protected from the elements. Most of the
6 spaces will be open. Again, in the parking deck itself, right
7 now we're showing 754 stalls. And then you have your -- there's
8 somewhere around 36 stalls and 18 parking spaces in the open lot
9 next door.

10 The uniqueness of this building is that -- and I apologize,
11 our power went out last night so I'm running on about three
12 hours of sleep. Usually I'm a little more upbeat. The
13 uniqueness of the building is it's substantially all glass,
14 which is something that doesn't exist here in the area yet. You
15 also have a specifically unique architecture. Where you'd find
16 architecture like this would be larger cities, other countries,
17 and we're bringing it to Riviera Beach.

18 We want this to be iconic. In the upper left photo, that
19 is a rendering of how it looks as you're coming over the water
20 from this -- from even city hall, this area. So you'll see the
21 rich residences on the left and you'll have this beautiful
22 building all illuminated at night as an iconic structure to
23 stand out and really be a flagship for your city.

24 More importantly is, in the parking side of things, we're
25 required to provide a minimum of 151 spots. Which we do in the

1 programming. We have -- no hotel in the area has run anywhere
2 near 100 percent occupancy. And average rates are around, you
3 know, 60 percent, 50 percent occupancy, depending on what report
4 you read. This time of year, yes, you're running a very high
5 occupancy. In the summer, hurricane season, obviously the off
6 season, it's much lower.

7 By programming the roof and having conference space and
8 three restaurants and retail, we want to make this a project
9 that's used and maintained. By having the apartments, we're
10 able to maintain the employment base of the hotel. We're not
11 laying off a substantial portion of the staff during the
12 summertime. We're running all year-round.

13 What it means for parking is that of the 300 and -- 370
14 stalls for the hotel, if we're already running at 60 percent
15 occupancy, you know, there's 40 percent of our parking that's
16 available for public use.

17 On the apartment side of it, we're providing two cars or
18 two spots for every apartment. Not everyone is going to have
19 two cars. A lot of people use, you know, public transportation,
20 Uber, Lyft, those type of things. And a lot of people, you
21 know, you'll have a split between people who are moving here as
22 a second home and those who will live full-time.

23 Having those amenities makes you want to say there longer
24 and spend your tax dollars in Riviera Beach. Having the full
25 employment year-round obviously helps the employment base. But

1 you'll also have sales tax being generated here, a substantial
2 amount, a substantial amount of room tax that doesn't exist
3 today; tremendous employment base from this project.

4 And then, again jumping back to the parking, we have
5 conference space. So we have provided more than -- and when
6 it's off season, we hope to program the conference space, but
7 what that does is just brings more people and more opportunity
8 to the project.

9 As far as the -- this gives you -- the slide just gives you
10 building sections of where you have the parking down below. It
11 kind of delineates, because you get an idea of where you are
12 hotel-wise, and then residential. Also gives you an idea of the
13 height of the building on there as well. But from 20 stories
14 up, you are supposed to be able to see about 75 miles out.

15 We're not the tallest building that we're proposing here,
16 of approximately 30 stories. The Tiara is 40. The other new
17 projects are all around this height. But nobody's utilized the
18 rooftop. So there'll be a tremendous tourism draw to go up to
19 the rooftop. You don't have to be a renter of the apartments.
20 You don't have to stay in the hotel. Those are all access to
21 the public.

22 So if you want to go up, have a bite to eat up there, have
23 some friends, and just walk around and look at the views, you
24 can do that.

25 We'll have the hotel restaurant, which will be available.

1 And then you have the first floor restaurant/retail that's
2 available for public use, where you don't have to be a resident,
3 you don't have to be a guest at the hotel. And then all the
4 amenities are available for other people to utilize.

5 Other groups coming into the area provide overflow to your
6 Event Center. It gives us the hotel rooms to maximize the event
7 space that you have, and we'll have, and the other hotels have.
8 And we'll create the critical mass that has gone away in the
9 past from all the condo conversions.

10 Are there any questions or comments?

11 INTERIM EXECUTIVE DIRECTOR EVANS: I'd just like to add a
12 couple of things.

13 So the agreement that's proposed has an exhibit that's not
14 yet completed. And the final exhibit is the final site plan
15 that gets approved by City Council for the project. So the sale
16 of the land would be attached to whatever final plan is approved
17 by Council.

18 And this concept has evolved a little bit since it was
19 originally submitted. The project requires a number of changes,
20 which they will apply to the City's Development Services for;
21 and that includes height and zoning for this project.

22 And the concept has changed. Their original proposal was
23 for 20 stories; and now the one that is before you tonight,
24 they've adjusted it to 30 stories. And they, of course, have
25 the right to apply for, you know, a variety of changes from the

1 Development Services. But whichever plan is finally approved by
2 City Council will be the one that gets attached to the agreement
3 for the sale of the CRA property. So I just wanted to make sure
4 that that was clear to the Board.

5 MR. HAYGOOD: And your approval tonight is not approving
6 the plan. It's approving the concept plan. But this is subject
7 to the City's approval. So until it gets City approval, then
8 it's really not a final site plan.

9 CHAIR MILLER-ANDERSON: All right.

10 MR. WEINSTEIN: One -- one -- two extra points here. One,
11 the parking is closer to six million dollars for us to build
12 these spaces. The parking is integral into the structure of the
13 building itself. Having the additional every floor parking adds
14 more structure and substructure to the building.

15 We're maintaining those spots for 99 years, at our cost.
16 We are -- we have a cap and a limit of what we can charge for
17 the parking; which if the parking is not being utilized because
18 of the price of it -- those are the caps, remember, that we can
19 always adjust to what the demand is. The rest of the parking
20 spots are linked to the hotel and everything else, but we're
21 also providing additional parking over and above the 151 spots.
22 There's always an over park matrix to that.

23 MR. STESSMAN: I'd just like to add a couple things.

24 MR. WEINSTEIN: The one other thing is this is a
25 substantial investment in the community. We are -- the project

1 cost is approaching 200 million right now.

2 MR. STESSMAN: Mr. Evans should get a bonus for what he
3 negotiated to get, for what he's getting back on the 5,000
4 square feet. I just wanted to make that public because
5 obviously this is a big huge tradeoff.

6 I left Des Moines the day before yesterday --

7 CHAIR MILLER-ANDERSON: Would you state your name?

8 MR. STESSMAN: Mike Stessman, with Baxter.

9 I left Des Moines the day before yesterday, it was minus
10 nine degrees, with eight inches of snow on the ground, so we're
11 very excited about getting an opportunity to come down here and
12 go to work.

13 We do think we'll have a significant impact on the
14 community. And with anything, a project of this scope takes an
15 immense amount of time, effort and work, not only on behalf of
16 the developer but on behalf of the City and everyone that is
17 involved within the City.

18 So we're excited to get started. This is the first step in
19 which we can do that. And we're really looking forward to
20 creating a strong private/public relationship that will bring
21 this project to conclusion.

22 Thank you.

23 CHAIR MILLER-ANDERSON: Thank you.

24 MR. WEINSTEIN: One follow-up comment to that. One
25 follow-up comment is that there's two years to negotiate and

1 make it through the City. And as part of what Mr. Haygood
2 explained earlier, there's four years to build it. We plan, in
3 all good nature, to try to build this in 18 to 20 months.
4 Hurricane season could throw that off by a few months. But
5 that's our target from the time we start construction.

6 As soon as we have your affirmative vote to move forward,
7 we will fast track the construction plans. It will take us
8 about five to six months to complete them and be ready to pull
9 all the permits. At the same time we're doing that, we'll be
10 going through all the other divisions of the City to make sure
11 we meet all the codes; which we've already had our architects
12 meet with various heads of your divisions.

13 And then we plan on this -- to have a six-year window to
14 provide parking for you. We'd hoped to be able to have parking
15 in the next two years, depending on how long it takes us from
16 today to be able to get all your approvals.

17 CHAIR MILLER-ANDERSON: Okay.

18 MR. STESSMAN: Last. We will be working with local people.
19 I really want to emphasize that. So we've already started to
20 have a few of those conversations and have been pointed in the
21 right direction. So I just wanted to emphasize that as well.

22 Thank you.

23 CHAIR MILLER-ANDERSON: Thank you.

24 We'll have public comment, and then we'll come back up to
25 the Board.

1 THE CLERK: Yes. I have Shirley Graham, followed by Amon
2 Yisrael, and Bonnie Larson.

3 MS. GRAHAM: Good evening, Council members.

4 CHAIR MILLER-ANDERSON: Good evening.

5 MS. GRAHAM: I'm Shirley Graham, and I live at 1630 West
6 30th Street. Longtime resident of Riviera Beach.

7 And I must say that with the new Council and new City
8 administration it is much easier to get stuff done in city hall.
9 That's a plus.

10 But we must, you know, as citizens look at these major
11 projects that's coming to the City and not have business like it
12 used to be, where these developers are going elsewhere, West
13 Palm, Lake Park. We need them here because we need this tax
14 money. My taxes have gone up for the last three years. So we
15 need to get any new development going in the City.

16 If you look at West Palm, it's blooming. I worked there
17 for 36 years in the Development Services. So it is really
18 blooming.

19 And we have so many amenities here, beautiful waterfront,
20 beach. West Palm has none of those things. And we should have
21 that type of growth in the City of Riviera Beach. That's my
22 hope. And I'm looking forward to seeing some of this come to
23 fruition in the City of Riviera.

24 CHAIR MILLER-ANDERSON: Thank you.

25 Who's next? Can you all come on up.

1 What was the second one?

2 THE CLERK: Amon Yisrael. Followed by Bonnie Larson.

3 MR. YISRAEL: Good evening.

4 CHAIR MILLER-ANDERSON: Good evening.

5 MR. YISRAEL: My name is Amon Yisrael. Riviera Beach,
6 Florida.

7 You know, I was outside looking at the presentation and I
8 mean it was really just outstanding to see that someone is
9 bringing something that's superior, first class, to our city,
10 coming through the CRA. I think it sets a standard for
11 everybody else that comes to the City of Riviera Beach, that you
12 are just going to have to -- you can't do average anymore.
13 You're going to have to do something really first class.

14 So, you know, thanks to Scott for a huge project coming
15 through the CRA.

16 I'm really enthused by it being named the Riviera Beach
17 Resort. There are certain businesses that's kind of shied away
18 from that. But for them to be investing about 200 million
19 dollars and to name it the Riviera Beach Resort is outstanding.

20 I just wondered, could we get it a little more than 30
21 stories. Because I see where Lake Park is putting in something
22 for 28 stories. And we're truly going to outdo them with the
23 structure of the building.

24 I'm glad that our attorney, Mr. Haygood, took the devil out
25 of the details. Thank you very much. We want to keep that

1 fellow away.

2 But just an outstanding project. And these are the kind of
3 projects we need to bring more excitement. And I think that it
4 was very much development even on the west side, and when people
5 come to us, they'll know that they have to come with first class
6 projects.

7 Thank you so much.

8 CHAIR MILLER-ANDERSON: Thank you.

9 MS. LARSON: Bonnie Larson.

10 And remember, this is only a discussion tonight. No
11 voting. Let's keep that in mind. Because someone here was
12 mentioning if you approve this tonight. Let's not approve
13 anything until we have all the information.

14 And it is a spectacular building. It certainly is.

15 Several years -- I'm sorry you weren't brought up-to-date
16 on the history of how we acquired those two properties. Several
17 years ago there was a play out to get a five-story hotel on the
18 city parking for the ocean. That was voted down by the public.
19 They didn't want five stories there.

20 The question is, do we want Singer Island or do we want
21 Miami Beach? That's a question. They applied for 20 stories at
22 first. Now all of a sudden we're up to 30 already.

23 What we need for this project is what we had for another
24 little project, and that was an aerial view, a 3D aerial view of
25 the building. It's expensive, but a 200 million dollar project,

1 they can certainly get one of those aerial -- and I don't
2 know -- engineers know the name of it. I don't know the name of
3 it. But we had one here before and it was spectacular; because
4 you could see the building, you could see all the surrounding
5 area, you could see everything, and that gives you a good
6 eyesight into what's happening.

7 How tall is the Marina Grande? Let's just ask that. You
8 know, people were shocked when that went in.

9 I was a little dismayed that -- how are you going to keep
10 that parking straight? I don't understand. How are you going
11 to say this is for Riviera Beach and this is for us?

12 And parking for -- to start off with, with \$36 a day, can
13 many Riviera Beach people afford that? I don't know. I don't
14 think so. And then they increase it every year.

15 They mentioned auxiliary parking. What did they mention --
16 what did they call that? Something, parking off to the side. I
17 didn't understand what that was. There wasn't an explanation as
18 to what that parking was.

19 How we got this property in the first place -- I have to
20 talk faster. Those two little parcels that we own now, it used
21 to be Buddy's Cafe and Max & Eddie's. The CRA director at the
22 time convinced the then Council that we needed parking for the
23 ocean, to go to the beach; we absolutely have to have these two
24 parcels. And we paid big money for them. And we let them sit
25 for years and years. We're not parking there. We're renting in

1 the back of there, another crazy contract, we're renting
2 parking. So if you do this or you do something similar to this,
3 where's our parking? We're back to square one again. We've
4 just given away the two parcels that we bought because it would
5 give us parking. So now we're back to no parking again.

6 There's only so much land. There's only -- you know, you
7 can't create more land. That's what you were convinced you
8 would have to have.

9 They said it would be six million to build the garage. But
10 Mr. Scott Evans said it would be three million if we built it.
11 Why would that be? Because we only need 151, supposedly. So
12 why is it only costing them six hundred thousand -- six
13 million -- excuse me. Let me get my mess -- yeah, six million
14 to build a parking garage and -- but Mr. Scott Evans said it
15 would cost us three million to build what we need.

16 I just don't like that sharing thing. That never works out
17 right.

18 And it's not a vote tonight.

19 Thank you.

20 CHAIR MILLER-ANDERSON: Thank you.

21 Is that the end of public comments?

22 THE CLERK: Yes, Madam Chair.

23 CHAIR MILLER-ANDERSON: All right. Questions or comments
24 from the Board.

25 COMMISSIONER McCOY: Madam Chair.

1 CHAIR MILLER-ANDERSON: Go ahead.

2 COMMISSIONER McCOY: So that was one of my first questions.
3 How do we provide access to public parking of 151 parking
4 spaces? Site B has 18. I wanted to kind of at least get some,
5 I guess, some sort of explanation as to how we fulfill that
6 parking requirement.

7 Additionally, this is -- I guess the first portion is for
8 the developer.

9 And then, secondly, Mr. Evans, would that parking be
10 consistent with the current parking plan that's being undertaken
11 by the City for Ocean Mall, as far as pricing and that sort of
12 thing?

13 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. So I'll just --
14 before the developer goes. This project doesn't conflict with
15 what the Ocean Mall, proposed plan for the Ocean Mall is. Their
16 project could, of course, go ahead as they proposed, if the
17 Board elected to support that one also. We don't see them as
18 mutually exclusive.

19 The -- I will address what I said was the cost to build
20 those parking spaces was a minimum of three million dollars.
21 And the developer who's -- obviously, they've been working on
22 their model and they know how much it costs for this type of
23 integrated building; they'd have a much more defined estimate.
24 But we know that that parking spaces cost at least more than
25 \$20,000 per space. So mine was just a minimum, because we know

1 the level of investment that's being made here to provide those
2 parking spaces.

3 And, of course, the number of spaces, 151, we can control
4 that it's above the required amount because there's -- the
5 City's zoning code requires a certain number of parking spaces
6 for the development that's proposed; and they would have to
7 provide those spaces plus the additional 151.

8 And I'll just let the developer add how he would ensure
9 that they are available to the public.

10 COMMISSIONER McCOY: Follow-up for Mr. Evans.

11 CHAIR MILLER-ANDERSON: Go ahead.

12 COMMISSIONER McCOY: So, I'm speaking of the current
13 parking study that I guess the City commissioned a couple years
14 ago, and that we're now implementing I guess at some point, I
15 imagine this year, for the Ocean Mall parking. I know it lays
16 out price points and that sort of thing.

17 What I was just really asking was, has there been
18 consideration of -- and I guess this is really early, but I
19 guess going back from the development standpoint, when you go
20 into a development agreement, across the street you have public
21 parking that may be -- I think we've seen no more than three
22 dollars an hour, and maybe two bucks an hour, based on whatever,
23 that parking study. Which I don't recall what that is. And
24 that's I think something Mr. Sherman and City administration has
25 been working on.

1 Like, is there a significant difference in what that
2 parking study that the City has commissioned, compared to just,
3 you know, another 20 feet or 30 feet across the street, is there
4 a huge disparity in what that parking is going to be?

5 INTERIM EXECUTIVE DIRECTOR EVANS: I don't recall exactly
6 what the proposed parking rate that they ran their projections
7 are across the street.

8 I will say that the City's parking consultant is the same
9 consultant that did the parking study for this RFP that was
10 originally issued. So the finding that we needed at least 150
11 parking spaces came out of the analysis from the City's parking
12 consultant. We utilized the same one, to make sure that we have
13 a -- more directive -- excuse me -- different consultants who
14 are advising us, so that that consultant is aware of this
15 project. And they came up with the original study that said,
16 hey, we're short about at least 150 public parking spaces in
17 this area.

18 The -- this doesn't impede the City's ability to implement
19 charging for parking. In fact, as you control more of the
20 parking in the area, it actually benefits because you have less
21 free lots so you're actually controlling all of the parking
22 spaces. So if the City were to implement parking on the Ocean
23 Walk property, it would actually enhance their ability to charge
24 for parking also.

25 And the agreement that's proposed tonight, of course, just

1 sets the maximum rate. It doesn't set the rate for what they
2 would actually be able to charge on -- beginning on day one. It
3 just prevents them from charging more than a certain amount.

4 So to ensure that we had some continuity in the advice that
5 we were following, trying to identify how much public parking we
6 need, we utilized the same parking consultant who did the City's
7 study. And the City could definitely move forward with their
8 parking and not be affected by this project.

9 COMMISSIONER McCOY: Since I have you. I want to ask
10 another question.

11 So, I think it was on, I guess, the second slide, which is
12 on page 2 of our handout, it appears to be what I see as some
13 sort of -- perhaps that's a right-of-way or easement in the rear
14 of the Sands?

15 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

16 COMMISSIONER McCOY: Is that what that is?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Yes. There's an
18 easement in the back of the property, and as well as some
19 right-of-way. And as part of their application to the City
20 they're going to have to require site plan approval and some
21 changes to zoning. And of course they'll also be required to
22 make application to the City for the abandonment of any
23 rights-of-way or inclusion of those in their property.

24 COMMISSIONER McCOY: Okay. And I guess -- has it already
25 occurred, the -- I guess, the adjacent properties, has there

1 been site control already -- have they gathered site control
2 for -- I think there's a portion or at least a parcel that's
3 adjacent to it?

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. In the RFP they
5 submitted they said that they had established site control. In
6 order to submit and receive a development permit they'll be
7 required to provide the City with documentation of that.

8 And I don't know if they want to provide the Board an
9 update on their control of the other properties, other than the
10 CRA one.

11 MR. WEINSTEIN: We have contracts out on all the
12 properties.

13 COMMISSIONER McCOY: Okay. And that's contingent on
14 execution of --

15 MR. WEINSTEIN: The agreement.

16 COMMISSIONER McCOY: Okay. All right. Would you be able
17 to provide -- to answer the question about the access to, I
18 guess, the 151 public parking spaces?

19 MR. WEINSTEIN: I'd be happy to.

20 The 151 spots are not delineated. And the reason that
21 we're not doing that is actually to the benefit of the City. As
22 you said, if we block out 151 spots, where are we going to put
23 your 151 spots? You know, we want the hotel to have the most
24 convenient spots. We want the residents to have the most
25 convenient. Everyone is going to be fighting for parking.

1 Instead of delineating parking, like this is just for
2 apartments, this is just for hotel, this is just for the city,
3 obviously we want to provide parking on the basis of first come,
4 first serve.

5 Again, to provide -- to make sure that you have enough
6 spaces, is what you're asking me. I've shown you that we're not
7 going to use all of our spaces per code. The two-to-one ratio
8 of apartments, and some of the hotel numbers that used to be
9 relevant and are still in the code today, and some of -- more
10 urban downtown environments, central business districts, you'll
11 find that they've relaxed and become a progressive code because
12 most people walk, ride. You have the shared services like Uber
13 and Lyft and, you know, public transportation that's available.

14 So what we find now is the number of people that come in
15 from the airport to the hotel aren't renting as many cars as
16 they used to, it's a fraction thereof. And therefore, you know,
17 we have to look at utilization of our parking.

18 But we're providing it per your code, which we feel is very
19 heavy. Now, we hope to have 100 percent occupancy at all times
20 of the apartments. We know that people won't be living in the
21 apartments all the time. A lot of these will be vacation homes
22 for people.

23 COMMISSIONER McCOY: So let me stop you. You know, I
24 think -- I get your point. But I just want to be sure, because
25 I've already seen where we had a development that, a developer

1 says, well, we had designated this amount of parking for
2 something. I just want to know, like, what assurances does the
3 City have that your agreement of 151, because --

4 MR. WEINSTEIN: We can number them for you if you'd like.

5 COMMISSIONER McCOY: -- I can tell you, we're term limited,
6 so this is not going to be something that we're going to be
7 around to recall or even say, but I just want to know, like,
8 what is the plan to preserve those 151 spaces, and how do we
9 know that in perpetuity --

10 MR. WEINSTEIN: In the agreement that --

11 COMMISSIONER McCOY: Well, I mean, I understand the
12 agreement.

13 MR. WEINSTEIN: Which wasn't ready for you. But in the
14 agreement it runs with the land. So if we sell it, we go, you
15 know, God forbid, we go bankrupt on the project, whoever owns
16 this for the next 99 years has to maintain those 151 spots. And
17 you can enforce that, and you have a mechanism, a very expensive
18 mechanism to enforce that, because you're using our highest rate
19 with the number of spots per day. So if you, you know, multiply
20 the highest rate now, and it was at \$36 a day, times 151 spots
21 per day, it adds up very quickly. It becomes something that
22 needs to be corrected immediately or the project will not
23 succeed.

24 The 151 spots are provided. We have electronic and
25 computer controlled parking, so we know how many people are

1 registered in the hotel, how many people will be parking. They
2 will have their access passes. The apartment people will all
3 have their access passes. So we'll know exactly how many people
4 are in those two elements. The rest of it is going to be open
5 for the public.

6 Now, again, \$36 a day, we all agree is a steep rate.
7 That's the maximum that we can charge. It's a two percent
8 annual increase. That just -- it doesn't mean we're raising the
9 rates. Most likely we're going to find out that we can't charge
10 those rates.

11 However, we're also going to be adding to the public use.
12 We're going to bring in conferences, all kinds of activity that
13 wasn't there before, so there's going to be -- we have the
14 parking to handle that, because we built that into the
15 architectural and we're utilizing the code. So we have well
16 more parking for the community than what we have.

17 And there will be a lot of times that in the -- in your
18 slow time, that you'll find out the parking deck is less than 30
19 percent occupied. The hotel will be at its lowest occupancy,
20 the vacationers won't be down here in the hurricane season, and
21 won't have anything happening other than, you know, the
22 restaurants, but those will be slow.

23 To our astute neighbor and some of the comments that you
24 had --

25 COMMISSIONER McCOY: Well, hold on. Actually, Mr. Haygood.

1 MR. HAYGOOD: Yeah. There were two questions. One is, we
2 originally said that the spaces would be reserved. The
3 developer pushed back and said, well, rather than reserving it,
4 we will just have open parking. That's a separate question that
5 I'm not sure I'm understanding tonight.

6 The 151 is in addition to any required parking for the rest
7 of the development?

8 MR. WEINSTEIN: Correct.

9 MR. HAYGOOD: Okay.

10 COMMISSIONER McCOY: So is it -- so it's not open, is what
11 I'm hearing you say.

12 MR. HAYGOOD: It is open. But originally we provided it
13 had to be reserved, that's the original concept.

14 They came back and said, as they're explaining now, rather
15 than reserving them, let's leave them open. But I think more
16 importantly is that the agreement wants them to provide 151
17 parking spaces over and above what they have to provide pursuant
18 to code.

19 MR. STESSMAN: So it's programmed in, Mr. McCoy. So you've
20 got -- you have a programmed number of spaces for the hotel,
21 programmed number of spaces for the apartments, programmed
22 number of spaces for the actual city and what those needs are.
23 Those are all programmed in there.

24 There will be -- with a parking deck, it's kind of
25 different, you kind of 30 percent over park your deck because

1 you have people coming in and out at all different times. Like
2 Keith had mentioned earlier, you have people who might not be
3 staying at the apartment, the hotel may be only at 50 percent
4 occupancy. There's a lot of give and take in that.

5 The bottom line is, you have over 700 new spaces in that
6 area, of which 151 are programmed in there for the City and its
7 uses. That's the only way we really can come at it and address
8 it, is to program it in that way.

9 COMMISSIONER McCOY: Okay.

10 MR. STESSMAN: If you're saying we should maybe look at
11 designating one floor of those or --

12 COMMISSIONER McCOY: No. So, I guess -- it seems like I'm
13 hearing a different -- so, Mr. Haygood, are you saying that
14 they're required to have 151 in addition to what the code
15 requires?

16 MR. HAYGOOD: Yes.

17 COMMISSIONER McCOY: Well, that's different than saying
18 you're holding 151 for public access.

19 MR. HAYGOOD: Well, the problem again was we said reserved
20 parking spaces, and they came back as -- as they explained now,
21 that to do that you are going -- why not just leave the parking
22 open. And you have a hundred -- so you're assured there's going
23 to be sufficient parking according to code, over and above.

24 COMMISSIONER McCOY: Okay. So that's a better explanation,
25 when you say it's --

1 MR. STESSMAN: When I said programming, we programmed out
2 what we need, and then the addition of what the City needs. So
3 that is all programmed into the parking.

4 To answer the earlier question about Keith's comment on the
5 six million, of course that's going to be up for debate as we
6 move forward, but one of the things that helps us from the
7 construction of that deck is that our foundations and a lot of
8 the needs for the building are built into that deck as well, so
9 it helps to spread those costs.

10 So I just wanted to address the young lady's question over
11 there, about it being three million versus six million.

12 COMMISSIONER McCOY: The current requirement, Mr. Haygood,
13 or perhaps Mr. Evans, on height. Would you recall?

14 MR. HAYGOOD: I don't know what --

15 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry?

16 COMMISSIONER McCOY: Do you recall that current requirement
17 on height?

18 INTERIM EXECUTIVE DIRECTOR EVANS: The project is in the
19 downtown area so that has a height limitation of four to six
20 stories depending on your contribution to public space. So it's
21 between -- it's six stories, is the limit currently.

22 COMMISSIONER McCOY: So this would be a zoning change or --

23 INTERIM EXECUTIVE DIRECTOR EVANS: This project is site
24 plan approval, comprehensive plan amendment, zoning amendment,
25 and request for abandonment of rights-of-way.

1 And they, of course, would submit all that to the
2 Development Services.

3 And then the final plan, as approved by City Council, would
4 then get attached to this agreement.

5 COMMISSIONER McCOY: That's it. Thank you.

6 CHAIR MILLER-ANDERSON: All right. Any other questions or
7 comments?

8 MR. WEINSTEIN: I would just add that the -- as far as the
9 parking, by not reserving the spaces it actually helps the City,
10 because now you have access to all of the spaces. We're not
11 just saying, well, you only have 151, but there's a big event on
12 the beach or at the Ocean Walk Mall, you can't have anymore.
13 Anything that's open, you have the first 151, anything open
14 after that, you can use. Anyone can use. And so you -- if we
15 don't have anyone in the building, and all 750 spots and the,
16 you know, 18 spots on the surface parking, that's all available
17 at any time.

18 CHAIR MILLER-ANDERSON: So you're including those who would
19 be residents and hotel guests, if it's full because of the
20 public, they wouldn't have anywhere to park?

21 MR. WEINSTEIN: There's a possibility, that if there's an
22 event, that that could happen. We don't have reserved parking
23 for the hotel or the apartments. They're not -- if they want to
24 buy their parking, I suppose, or pay a premium to have a
25 reserved spot. But we have to maintain a minimum of 151. We

1 know we're not going to have a full building. You just don't
2 have 100 percent occupancy year round. So there's ebb and flow.
3 People come in at night, park overnight for the hotel, they're
4 out in the morning, they're off playing golf, shopping,
5 whatever, they're at the beach. That's just that -- that's that
6 over parking matrix.

7 And -- but we have -- the point is we have well more than
8 what we need; and we're happy to share that with the community.
9 We want more people coming in and hopefully maybe they'll come
10 to our restaurants or see our rooftop, and then spread the word
11 and help -- you know, if our hotel is filled, that would be
12 great, that means all the other hotels would be filled. Because
13 we want to keep everyone here in Riviera Beach and not let them
14 leak out to other communities.

15 CHAIR MILLER-ANDERSON: All right. Any other questions or
16 comments?

17 COMMISSIONER LANIER: Madam Chair.

18 CHAIR MILLER-ANDERSON: Go ahead.

19 COMMISSIONER LANIER: You said six years for the parking,
20 the agreement for that.

21 MR. HAYGOOD: A maximum of six. It's two years for them to
22 get their development orders and close on their construction
23 loan, then four years to complete the construction.

24 COMMISSIONER LANIER: So is there any way we can shorten
25 the time frame and incentivize with expediting permitting or

1 something like that? Because six years seems like a long time
2 to be able to get this project going.

3 MR. WEINSTEIN: I would love to have expedited permitting.

4 Also, if it takes us six years to build this, the cost
5 burden on it -- you know, we want to build this as fast as
6 possible, because we're burning construction interest from day
7 one. Plus we already have a substantial amount invested into
8 the work that you see here.

9 COMMISSIONER LANIER: Yeah, I mean I -- we can move forward
10 in terms of, in terms of contracting with this project. I think
11 that the City's beach needs a signature project, so -- but I
12 think that some of the issues may come in terms of the zoning
13 changes and height restrictions and that type of thing. But in
14 the meantime I think that turning it into parking for the beach
15 is something that we can expedite.

16 CHAIR MILLER-ANDERSON: All right.

17 Mr. Lawson.

18 MR. WEINSTEIN: And also the original RFP was for 20
19 stories, that was awarded to our group. So this is -- now we
20 are making a change, we'd like to see 30, because of the size
21 and scope and the amount of parking that we're providing for the
22 City, we need to try to balance out the overall return.

23 CHAIR MILLER-ANDERSON: All right. Mr. Lawson, did you
24 have any questions or comments?

25 COMMISSIONER LAWSON: Yeah, Madam Chair. I'm just excited

1 for us to begin the negotiations and discussions; so moving
2 forward with what we need to do to get this done as quickly as
3 possible. I agree with Councilman Lanier's ideas of expediting
4 the permitting and seeing what we can actually get done with a
5 possible 20, 30-story, whatever building we need to. Lake Park,
6 as stated before by one of our speakers, they just approved a
7 complex.

8 Marina Grande, Ms. Larson, is 28 stories -- 26 stories.

9 So right now I think this is something that we can get
10 moving with and start to really look and bring to fruition so...

11 CHAIR MILLER-ANDERSON: All right.

12 MR. WEINSTEIN: I'd only add one thing. And that's, if
13 anyone is concerned about the cost of the parking from -- if the
14 City did it yourselves, or we do it, obviously we can cover
15 the -- help absorb the cost by the other components in the
16 building. We maintain that parking. So the nice thing about
17 that public parking is, you don't have any costs on an ongoing
18 basis to maintain that or make capital improvements to it and
19 hold those reserves, nor do you have to pay the carrying costs
20 from the mortgage interest. So just something to consider of,
21 you know, the value of this to the city.

22 I appreciate your vote of support.

23 CHAIR MILLER-ANDERSON: And I was just looking at the
24 parking rates in West Palm at the Banyan Parking Garage, and
25 just throwing some numbers out there, it's two hours for like

1 the -- for the first two hours it's a dollar, and then each
2 additional hour is one dollar, and 24 hours is \$10. So our
3 prices -- the prices that we would have seems to be a little
4 higher. Much, much higher. But I'm sure we'll be able to --
5 we'll figure that out once we get down the road.

6 MR. WEINSTEIN: Don't hold me to this, but I thought at the
7 beginning of the year West Palm raised their rates.

8 CHAIR MILLER-ANDERSON: Well, this is what's off of their
9 website right now. Unless they haven't updated it.

10 MR. WEINSTEIN: It's possible.

11 CHAIR MILLER-ANDERSON: Okay. I don't know. I'm just
12 saying what's there.

13 MR. WEINSTEIN: I saw a news article, they're --
14 regardless, again, that's the maximum.

15 CHAIR MILLER-ANDERSON: I know. I understand.

16 MR. WEINSTEIN: We're only going to charge what the market
17 will bear because we don't want the building to be empty. We
18 need to cover our costs.

19 CHAIR MILLER-ANDERSON: Mmhhh.

20 MR. WEINSTEIN: Appreciate it.

21 COMMISSIONER LANIER: Madam Chair, I just wanted to say
22 that I think that this property could put the City on the map,
23 and to move forward with this. And the magnitude of 200 million
24 dollars, and the developer is not begging us for the money, is
25 refreshing, very refreshing, to move forward.

1 CHAIR MILLER-ANDERSON: I think it's a beautiful project.
2 Kind of, sort of reminds me of the Amrit, having that same type
3 of luxurious look to it. So I would certainly be in support of
4 it. Obviously there's a lot of things that have to be done
5 before it actually happens. But taking the information in
6 tonight and look forward to hearing the additional information
7 later on.

8 All right. That's it, Mr. Evans?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, Madam Chair.

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

11 Item number 6.

12 INTERIM EXECUTIVE DIRECTOR EVANS: Item number 6 is a
13 request of -- by Commissioner McCoy for discussion of the CRA's
14 licensing agreement with Willis Williams.

15 The licensing agreement was approved, let's see, on
16 February 28th, 2018. And the agreement allows Mr. Willis
17 Williams to locate mobile vending within the Spanish Courts'
18 area. And he pays a monthly rent of \$795, which we came to by
19 having an appraiser calculate what we should charge him.

20 This was a Board initiated and approved item. So the Board
21 previously directed the agency to make the Spanish Courts' site
22 available to Mr. Williams. And so we did. And we brought in a
23 licensing agreement for that approval.

24 And so with that, I will turn the conversation over to
25 Mr. McCoy, who's requested this. We did add to the agenda the

1 various agreements, memorandums that were passed previously.

2 His current contract is month-to-month.

3 CHAIR MILLER-ANDERSON: Thank you.

4 Do we have any public comment cards for this item?

5 THE CLERK: No, Madam Chair.

6 CHAIR MILLER-ANDERSON: All right. So the acceptance of
7 public comment cards is closed.

8 Mr. McCoy.

9 COMMISSIONER McCOY: Mr. Evans, so just from your intro,
10 you said the Board gave the CRA approval to enter into this
11 licensing agreement?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. The CRA Board
13 directed us to put on the agenda to provide mobile vending at
14 Spanish Courts. So they modified the agenda and put it on the
15 agenda. They directed us then to bring back an agreement with
16 Mr. Willis Williams. And he was amenable to doing that. So we
17 wanted to identify how much to charge, so we had an appraiser
18 come up with the amount.

19 COMMISSIONER McCOY: Okay. So here's my concern. And I
20 think I shared this with you. And I want to -- I'm looking at
21 the resolution from 2/21/18. And, you know, this came up last
22 month when we had Mr. Demetri, who is the owner of Rafiki Tiki,
23 simply inquire about doing the expansion to the restaurant. And
24 Mr. Haygood -- and I believe you also supported his explanation
25 in saying it was very clear that any property that we had or we

1 owned had to go out for a competitive process.

2 That's not the case in this process. Please explain that.

3 And clearly, you know, there was a point made not to even
4 give Demetri an opportunity to give a presentation.

5 But when do we follow the rules? Is it something that we
6 do selectively? Because I don't know how this can be signed off
7 for legal sufficiency if we clearly didn't follow our own
8 procurement code.

9 MR. HAYGOOD: I think that's addressed to me.

10 COMMISSIONER McCOY: Well, the -- whoever can take a bite
11 at it. But, you know, it --

12 MR. HAYGOOD: Yeah. Let me read the statute to you.

13 Chapter 163.380 says any county, municipality or community
14 redevelopment agency may sell, lease, dispose of, or otherwise
15 transfer real property or any interest therein acquired by it
16 for community redevelopment purposes.

17 And it goes on to say, as I told you at that time, that you
18 have to go out for a public -- you have to advertise it and
19 solicit proposals for it.

20 Since you and I had this discussion, I went back and looked
21 at the statute, and it's important to note that this is a
22 license agreement and not a lease. If you will note, it says
23 may sell, lease, dispose of or otherwise transfer real property
24 or any interest therein acquired by it for community
25 redevelopment.

1 Now, I went back and looked at the distinction between a
2 lease and a license. A license is not an interest in property.
3 It allows you to use the property. As opposed to a lease, where
4 you are actually transferring an interest in the property.

5 It's a subtle distinction. But I think it's a legal
6 distinction.

7 The other basis was, Mr. -- the lease we have with Williams
8 is on a month-to-month basis. It was a short term lease, it was
9 understood it was going to be for a short term period. He
10 didn't make any substantial improvements.

11 If Mr. Demetri wanted to come in to lease the property
12 there were going to be some substantial improvements he had to
13 make, and it was going to be for a longer term.

14 So -- and, you know, unfortunately, in law it's not all
15 black and white.

16 COMMISSIONER McCOY: Oh. Well, it's clear in Riviera Beach
17 it's not black and white neither. There's a section in the
18 middle called the gray area, and I think that's where we are
19 now.

20 But you said that the license agreement, that you looked
21 back and -- what are you looking at? Black Law's definition, or
22 Black Law Dictionary?

23 MR. HAYGOOD: Yes.

24 COMMISSIONER McCOY: On license agreement?

25 MR. HAYGOOD: The difference between a license agreement

1 and a lease agreement.

2 COMMISSIONER McCOY: But, in essence, the license agreement
3 does the same thing?

4 MR. STESSMAN: I'm telling you that legally it doesn't.

5 COMMISSIONER McCOY: Let me finish.

6 MR. HAYGOOD: Yes, sir.

7 COMMISSIONER McCOY: The license agreement does the same
8 thing as a lease agreement when it comes to occupying a space?

9 MR. HAYGOOD: You're using the property. It's a
10 distinction. It's subtle, but it is a legal distinction.

11 COMMISSIONER McCOY: So, can -- so, even, I guess, in the
12 case of Mr. Demetri, we wouldn't be able to even entertain that
13 because you're saying that there's going to be improvements
14 which wouldn't be captured under a license agreement?

15 MR. HAYGOOD: No. A license agreement is just for the use
16 of the property. It's typically short term. You don't have an
17 interest in the property. It's a matter of you using the
18 property.

19 And I acknowledge to you it's a subtle distinction. But it
20 is a distinction, a legal distinction.

21 COMMISSIONER McCOY: So -- in -- it was proffered that it
22 was a license agreement simply because there was no leasehold
23 improvements?

24 MR. HAYGOOD: Well, no. We also -- it was actually a use
25 of the property.

1 For instance, the other example I will give you are the
2 concessionaires down at the marina. The kiosks. Those are all
3 license agreements. Those are not leases.

4 And you have the option, even with that, it's on 30 days'
5 notice. You can cancel at any time you wish to.

6 COMMISSIONER McCOY: No. I just want to have some
7 consistency on, like, how we decide this. Because, you know, if
8 one person comes in and asks something, we should be able to be
9 able to point to something specific in our code that says, okay,
10 well, this is -- this will be considered 163.380, a lease
11 agreement, as opposed to what you're saying occurred in the case
12 with Mr. Williams.

13 MR. HAYGOOD: It was a license, yes, sir.

14 COMMISSIONER McCOY: Okay. All right. That's, certainly,
15 what I wanted clarity on because I -- you know, it was -- and I
16 don't know if it was the mayor, or perhaps even Commissioner
17 Lawson, that brought forth the fifth agreement. But, you know,
18 I'm on the front end of getting calls about, well, why do we do
19 one for one person and not the other person.

20 So, I mean, you know, quite honestly, it has to be a better
21 way. It really does. Because it just seems like -- and even --
22 I mentioned it to you before. And I've gotten in the
23 conversation from Mr. Demetri, probably twice since our last CRA
24 meeting, solely about how that you can allow somebody to lease
25 the outside property and not him.

1 And then even, too, the other portion was, how did this
2 become a Phase II issue of the restaurant adjacent.

3 MR. HAYGOOD: I can't answer that.

4 INTERIM EXECUTIVE DIRECTOR EVANS: The RFP that we
5 developed included the space for the Event Center that was
6 unleased, in allowing the RFP proposer to make a proposal,
7 because the Event Center is unfinished and we have some
8 challenges in finishing the second floor east looking balcony.
9 So we wanted to have the developers look at all the space that
10 was available and make proposals related to the space that was
11 currently unleased at the marina.

12 COMMISSIONER McCOY: Okay. All right. Fair enough.

13 COMMISSIONER LAWSON: Madam Chair.

14 CHAIR MILLER-ANDERSON: Yes.

15 COMMISSIONER LAWSON: I just have a question in reference
16 to that. If we as a council decide to move forward with
17 finishing that space or having someone come in, what steps would
18 we need to take to have that rooftop and that second space that
19 we've moved from Phase I to Phase II completed?

20 INTERIM EXECUTIVE DIRECTOR EVANS: The process would be we
21 could issue a request for a proposal offering that space up to
22 anyone who wanted to lease it. And then that would allow
23 Demetri and anyone else from the public to respond.

24 But it would be against the current proposed negotiations
25 that we're proposing to begin very quickly with the master

1 developer, with the City as our partner. And the first -- one
2 of the first steps in that is to analyze the -- whether or not
3 we've maximized what we could utilize the current Event Center
4 for.

5 So if we did issue that, that would change direction from
6 doing the analysis of the current use of the Event Center. And
7 it would proceed -- we would just directly put the available
8 space on the market and then receive proposals.

9 So if this Board wanted to do that now, that would be the
10 process.

11 COMMISSIONER LAWSON: So you're saying that it would be
12 against the current proposals that we're working on. How far
13 along are we, to where it would be an issue? Because for us to
14 put that back on the market to get this done, we're three years
15 in and we literally have dirt in our marina still.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We have not
17 initiated the analysis of the Event Center. That was a new
18 concept.

19 COMMISSIONER LAWSON: Okay. So that means we can proceed
20 forward with possibly putting this out for RFP?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, the Board could do
22 that.

23 COMMISSIONER LAWSON: Councilman McCoy, I'm going to let
24 you finish this topic.

25 COMMISSIONER McCOY: Well, so -- Madam Chair.

1 CHAIR MILLER-ANDERSON: Mmhmm.

2 COMMISSIONER McCOY: So if that's true, Mr. Evans, are you
3 saying that that portion can be removed from the scope of the
4 Phase II RFP?

5 INTERIM EXECUTIVE DIRECTOR EVANS: It's included in the
6 Phase II RFP for the developer, allowing him to make proposals
7 for what they would like to utilize the available space.

8 We -- part of having a master developer is that originally,
9 when we were originally talking to independent restauranteurs,
10 part of the conflict is you need to have one person who is
11 controlling all the various menus, the different restaurants, to
12 ensure that you don't get four of the same restaurants, because
13 we really want to have -- offer, ultimately, a mix of uses.

14 So we were trying to bring all of the development under
15 control of one master developer who could really create that
16 experience that both attracts a lot of people to the area but
17 also provides to make sure that the new businesses that we do
18 get to move in have the opportunity to succeed.

19 So that's why we included all of the available space, to
20 try and get as much of it included and under control of one
21 master developer as possible.

22 This Board, of course, retains the ability to change
23 direction, if that's what you decided. And you could put out an
24 RFP to lease some of the vacant space in the Event Center if you
25 determined that you did not want to include that in the

1 development agreement and you did not want to do an assessment
2 of the Event Center to see if it could be -- more density could
3 be added, like, in a third floor or something related to that.

4 CHAIR MILLER-ANDERSON: All right. Let's remember we're on
5 item 6, which is the agreement with Mr. Williams.

6 COMMISSIONER McCOY: Right. But, you know, I guess the --
7 you know, the general purpose, Madam Chair, for me bringing this
8 forward was to understand the distinction between, you know, how
9 we lease our properties. And specifically I asked about
10 Mr. Williams' property, because of the, I guess, the confusion
11 that we had at the last CRA meeting when the presenter came
12 forth to offer up an unsolicited proposal for the lease of the,
13 I guess, the un -- I guess, unimproved area of the marina. So,
14 you know, I guess it -- in some respects I didn't have the
15 ability to title it. But, you know, that's kind of how I
16 arrived here.

17 CHAIR MILLER-ANDERSON: All right. So are we finished with
18 this one?

19 COMMISSIONER McCOY: Well, you know, I just would ask --
20 you know, I don't want to -- you know, I just -- I'm glad you
21 provided that clarity. What I don't want to do is kind of
22 interpose on, you know, the RFP and that process.

23 You know, I'm certainly open. But, you know, I'm glad you
24 clarified it.

25 I do have some other questions regarding where we are on

1 Phase II, because I do have a couple suggestions that I want --

2 CHAIR MILLER-ANDERSON: Okay. Can we do that during your
3 comment time?

4 COMMISSIONER McCOY: Yes.

5 CHAIR MILLER-ANDERSON: Okay. So for item number 6, with
6 Willis Williams, we are done with that?

7 COMMISSIONER McCOY: Yes. Unless somebody else has
8 something.

9 CHAIR MILLER-ANDERSON: Anyone else?

10 COMMISSIONER LANIER: So what's going to happen now?

11 COMMISSIONER McCOY: We didn't take a -- we're not taking a
12 vote.

13 CHAIR MILLER-ANDERSON: We're not doing anything with it.
14 He just had a discussion about it.

15 COMMISSIONER LANIER: Okay.

16 CHAIR MILLER-ANDERSON: All right. So that's the end of
17 number 6.

18 No public comment, you said, right? No public comment
19 cards?

20 THE CLERK: No, Madam Chair.

21 CHAIR MILLER-ANDERSON: All right. Item number 7, items
22 tabled. So this is an item that was tabled sometime ago?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

24 CHAIR MILLER-ANDERSON: Okay. So we need a motion to take
25 it off of the table.

1 If you want to go ahead and read it, and then we can have a
2 vote to take it off the table.

3 THE CLERK: Okay. A resolution of the Board of
4 Commissioners of the Riviera Beach Community Redevelopment
5 Agency approving and authorizing the execution of the
6 professional service agreement for informational technology
7 services between Constant Computing, LLC, and the Agency for a
8 term of three years, with a one-year option, for an amount not
9 to exceed \$85,140, with a 9 percent contingency, for a total
10 annual amount not to exceed \$92,802.60; providing an effective
11 date.

12 CHAIR MILLER-ANDERSON: So this is to take it off of the
13 table. So do we have a motion to take this item off of the
14 table, so that we're able to vote on it tonight? Do we have a
15 motion to take it off the table?

16 It dies for lack of a second.

17 INTERIM EXECUTIVE DIRECTOR EVANS: I would just like to add
18 that the CRA currently has no contract for IT services. We, per
19 Board direction, we are in a hold-over status with our current
20 contractor. As you know, IT services are very critical. The
21 City was recently cost millions of dollars as a result of the IT
22 attack that happened. So the CRA -- we will bring back to the
23 Board an item on our next meeting to try and address the fact
24 that we currently will soon have no IT professional.

25 CHAIR MILLER-ANDERSON: When does this expire?

1 INTERIM EXECUTIVE DIRECTOR EVANS: We're in a hold-over
2 status.

3 CHAIR MILLER-ANDERSON: So they're still servicing us?

4 INTERIM EXECUTIVE DIRECTOR EVANS: They are still servicing
5 us. Yes.

6 CHAIR MILLER-ANDERSON: Okay. All right. Public comments.
7 Do we have any public comment cards?

8 THE CLERK: For item 7?

9 CHAIR MILLER-ANDERSON: No. Just in general. We're done
10 with item 7.

11 THE CLERK: Yes, we do.

12 CHAIR MILLER-ANDERSON: All right. Hold on.

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

23 THE CLERK: The acceptance of public comment cards is
24 closed.

25 We have Bonnie Larson.

1 CHAIR MILLER-ANDERSON: All right.

2 MS. LARSON: First of all, we're tabling number 7 again?

3 CHAIR MILLER-ANDERSON: It did not pass, to bring it off
4 the table.

5 MS. LARSON: Onward.

6 Bonnie Larson.

7 The one thing --

8 CHAIR MILLER-ANDERSON: Start the clock, please.

9 MS. LARSON: -- when he was talking about -- what?

10 CHAIR MILLER-ANDERSON: Go ahead.

11 MS. LARSON: Oh. The thing he was talking about, parking
12 in the hotel or resort, whatever, they kept saying, oh, no, it's
13 to your benefit that we don't number those parking lots, 151, or
14 we don't. No, it's not. Because we'll never know if we have
15 the 151. We will never know.

16 And how will those people going in -- let's say they're a
17 hotel -- they're renting there in the hotel, how do they use the
18 parking?

19 Ours have to be metered. So that didn't make sense when he
20 said no open parking. That didn't make sense.

21 The other thing he did not address was the -- he said they
22 have a conference center. You get thousands of people at a
23 conference; so where are they going to park? Okay. He didn't
24 mention that. And we didn't ask. So we need to ask a lot of
25 questions.

1 And also, it was just up for discussion, but when we came
2 to the end everybody commented whether they liked it or not.
3 That's the same as if you took a vote. So I think we need to be
4 careful about that. If it's up for discussion, no one should
5 say how they feel about it, because that negates the whole up
6 for discussion thing.

7 All right. Getting back to those other properties. Gerald
8 Properties, you know that that is Viking, right? Because Viking
9 has maybe four or five, maybe, names that they go under. Viking
10 is one of them. Excuse me. Courtney Elizabeth and Gerald
11 Properties. Gerald Properties was the name they put on this,
12 where they want to sell the property.

13 And also, what they told us in a meeting, that they didn't
14 know why Viking wanted that -- Viking, Gerald Properties, wanted
15 that parcel given to them, when we abandoned the old 13th
16 Street. Yeah, we knew why. So why aren't we -- I'm just upset
17 that the public is not having access to the information. That's
18 been in the works for several years. But we said, oh, no, we
19 don't know why. And that's really bothering me.

20 Also, things that are on the -- if they're on -- if they
21 make it to the agenda, they have to be ready. We can't have
22 these, oh, we made a mistake, or we have to adjust that or this.
23 No. It needs to come here in its final -- not a final form but,
24 you know, as close as possible, all the information should be
25 correct before it comes here; we shouldn't have all these

1 changes.

2 Oh. They did the appraisal on that property. Getting back
3 to that. They did an appraisal, say, of that Gerald Properties
4 of Mariner Marine. That's not in the marina. So if you're
5 doing an appraisal of a property, it's got to be apples to
6 apples, not apples to oranges.

7 Also, Mr. Scott Evans, this is for you, our Clean and Safe
8 people, I know it's always said that they power wash buildings
9 and things. They need to power wash the Dairy Belle. It's got
10 about that much soot on it. And we're potentially getting fined
11 for not power washing our house? You know, wait a minute here.
12 That's the worst -- that building really needs to be power
13 washed. And Mr. McCoy, you asked if anything was going to be
14 done with it. Could you just slap a coat of paint on it or
15 something?

16 I mean, we're -- the residents are getting fined for these
17 things. And here -- CRA and the City properties need to be the
18 best looking properties in town.

19 Also, we have a lot of new signs going up on telephone
20 poles. Every day I come out and I look at junk cars, good
21 prices, mattresses for sale --

22 CHAIR MILLER-ANDERSON: Thank you.

23 MS. LARSON: -- we need to get rid of those signs. That
24 tells you something about the community.

25 Thank you.

1 CHAIR MILLER-ANDERSON: Thank you.

2 Are there any -- you said that was the only one?

3 THE CLERK: Yes, Madam Chair.

4 CHAIR MILLER-ANDERSON: All right. Report of the executive
5 director.

6 INTERIM EXECUTIVE DIRECTOR EVANS: I have nothing further.

7 CHAIR MILLER-ANDERSON: I'm sorry. Did you have any
8 answers to, if there were questions?

9 INTERIM EXECUTIVE DIRECTOR EVANS: We will certainly power
10 wash that building.

11 CHAIR MILLER-ANDERSON: All right. Report from you. Do
12 you have one?

13 INTERIM EXECUTIVE DIRECTOR EVANS: No additional items for
14 the Board.

15 CHAIR MILLER-ANDERSON: Report of the general counsel.

16 MR. HAYGOOD: I have no additional items.

17 CHAIR MILLER-ANDERSON: Discussion of the Board. We will
18 start with Ms. Lanier.

19 COMMISSIONER LANIER: I just wanted to say that I am
20 looking forward to the townhouse project with the CDC,
21 Ms. Jenkins; and I'm hoping that you guys expeditiously move
22 this forward as much as you can, to be able to see this to
23 fruition. I know that it takes time. But I also know that it
24 can be done in an expeditious manner. So I'm looking forward to
25 that and hoping that we can do additional projects like that.

1 Those are the kind of projects that I want to see in the
2 city. You know, monuments and fountains are fine but, you know,
3 we need to be able to provide affordable housing and provide
4 housing for people in this city.

5 Thank you.

6 CHAIR MILLER-ANDERSON: All right. Mr. Lawson.

7 COMMISSIONER LAWSON: Thank you, Madam Chair.

8 Mr. Andre, if you could give us an update on the status of
9 the Dairy Belle project and where we are. I wanted to see where
10 we stood with trying to get this project completed.

11 MR. LEWIS: Sure. As far as the improvements to the
12 interior of the building, we've identified a contractor to do
13 some of the work in the inside of the building.

14 They've gotten initial permitting, permitting applications
15 for us to sign. And we've signed those. They will be
16 submitting that.

17 And we did also get the access to the electricity so the
18 demo portion of that work can be done. So we're moving -- there
19 was a little slow period there, mostly because of the holidays.
20 But now that we've gotten past that, we're moving full steam
21 ahead.

22 COMMISSIONER LAWSON: Do we have a time frame of when we
23 can get a completion on that project?

24 MR. LEWIS: As far as the completion of the interior of the
25 building, I want to say 90 days.

1 COMMISSIONER LAWSON: Okay. Thank you, sir.

2 And, Madam Chair, one more question for Mr. Haygood. I
3 just want to have a complete understanding of the unimproved
4 area in the marina, that was included on the RFP for Phase II.
5 If we chose as a Board to move forward with putting an RFP out
6 for improvement of that unimproved area in the marina, we have
7 the right as a Board to do that?

8 MR. HAYGOOD: I think you have the -- you probably have the
9 legal right. I would say, though, that you probably, because of
10 the discussions -- you probably didn't ask me this. But because
11 of ongoing negotiation and discussion with the master developer,
12 you probably want to coordinate doing that with what plans they
13 have for the Event Center.

14 I think, as you know, they had proposed in their RFP that
15 the Event Center, they would be working in conjunction with the
16 hotel. And, again, I think the manager has some suggestions of
17 in fact doing it entirely differently so...

18 COMMISSIONER LAWSON: Okay. Well, Madam Chair, I wanted to
19 make a motion for us to go forward with an RFP for the
20 unimproved space in the marina, to complete that space.

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

22 COMMISSIONER McCOY: Second for discussion. Second. And I
23 have some questions.

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

25 COMMISSIONER McCOY: So, actually, that was -- so it's

1 interesting that you bring that up, Mr. Haygood, the manager's
2 intention. And here's where I'm at. I -- similar to what we --
3 the action we took last night as the City Council, we, you know,
4 appointed one of us as a member on a committee, which is an
5 evaluation committee for services on the City's side. And I
6 hear a lot about what happens between the two, the CRA and the
7 City, as it pertains to Phase II. And my recommendation, I
8 guess, prior to even hearing the motion, was that to be that we
9 also appoint someone to serve as a member of this joint work
10 team; because so often we get round-about mentionings of things
11 that are being proposed and it never really comes to us. It's
12 almost like you hear it indirectly.

13 So, you know, I certainly don't have a problem with, you
14 know, exploring the idea of putting out marina phase -- well,
15 removing that from the Phase II scope. But I would certainly
16 like to see if we have a standing member on whatever this work
17 team is, that goes out and meets between the City and the CRA --
18 because, you know, again, it was October that we first made a
19 motion to begin negotiations. We didn't see that item back
20 until December.

21 So, again, I'll say this, like I mentioned before, we're
22 term limited, I would like to see that we make some substantial
23 progress before our term is over; and I would think that only
24 happens if we have somebody that has a vested interest of being
25 elected and having a seat at the table, so we understand on a

1 regular and routinely as to what's going on; as opposed to
2 somebody in a round-about way saying the manager has some plans
3 about it.

4 Now, I know that there was some discussion that was brought
5 up in a workshop; but I think from a planning perspective and
6 day-to-day, I would like to see that there's an elected member
7 of the body participating in those discussions on a regular and
8 can report back routinely.

9 INTERIM EXECUTIVE DIRECTOR EVANS: I think that if the
10 Board selected someone to participate in the joint work team,
11 that would be great for the process.

12 There's no changes that have happened apart from what was
13 shared with every Board member, every council member, during our
14 one-on-one meetings. So there is no changes that have happened
15 since then, that you should know about.

16 But if the Board elects to add someone to that team, then I
17 think that would be very good.

18 COMMISSIONER McCOY: Well, it's -- Madam Chair.

19 CHAIR MILLER-ANDERSON: Mmhmm.

20 COMMISSIONER McCOY: That's exactly my point. And if I can
21 just, you know, kind of continue where Commissioner Lanier left
22 off, you know, I would like -- I mean, I don't want to use the
23 word fast, but I would like to make sure that we're seeing
24 things occur in our city as far as development and, you know,
25 that we have some involvement in it. And it's not so much that

1 we get a report back from staff as to, you know, what occurred.
2 That there's somebody representing the interest of the elective
3 body in these meetings. So -- and I would like to get it done
4 sooner than later.

5 So, that's my comments on that.

6 So I'll defer back to --

7 CHAIR MILLER-ANDERSON: Well, I had a comment.

8 COMMISSIONER McCOY: Okay.

9 CHAIR MILLER-ANDERSON: I -- you know, I fully support the
10 development of that area, but my hesitation right now is because
11 this item was not on the agenda, and we know how much people
12 want to be involved and aware of what's going on with that
13 marina, that next phase for the marina.

14 And it is currently included in that project that the two
15 groups are working on, correct?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, they have submitted
17 some concepts for that.

18 CHAIR MILLER-ANDERSON: And so with those situations, you
19 know, I'm a little hesitant to vote in favor tonight for it,
20 because of the manner in which we're doing it.

21 You know, I've been up here a few times where things have
22 happened and, you know, it's been assumed that votes were taken,
23 and when there weren't very many people in the room or it wasn't
24 on the agenda. Especially on something that could pose an issue
25 for some of the people in the public. I would just prefer that

1 we do this by putting it on the agenda and having it readily out
2 there, transparent, so that people know what's going on; and
3 then, you know, move forward whichever way we decide to move.

4 COMMISSIONER LAWSON: Madam Chair.

5 CHAIR MILLER-ANDERSON: Yes.

6 COMMISSIONER LAWSON: I agree with you in reference to
7 making sure that we're transparent and open to the public.

8 When I last brought this to the -- to Mr. Evans, it wasn't
9 until we had a representative that was interested and allowed to
10 come that we were advised that it was impossible to actually
11 build because this is a part of Phase II. That's why I wanted
12 clarity tonight, to see if we could proceed forward.

13 To put the RFP out would still give us an opportunity to
14 have the community conversations, to have the discussions before
15 an RFP is awarded to someone. So I would really like for us to
16 move forward as quickly as possible with trying to get that
17 done.

18 Because walking through that marina and stepping on dirt
19 after three, four years of it being built is ridiculous. And to
20 begin negotiations after we brought this to the -- to our staff
21 in October, and we still haven't started negotiations, I really
22 want us to start moving forward.

23 CHAIR MILLER-ANDERSON: Okay.

24 COMMISSIONER LANIER: Madam Chair.

25 CHAIR MILLER-ANDERSON: Yes.

1 COMMISSIONER LANIER: I'm going to have to agree with
2 Councilman Lawson. This thing has been developer driven. And
3 we need to kind of --

4 COMMISSIONER McCOY: I'm sorry. It's not me.

5 CHAIR MILLER-ANDERSON: Go ahead.

6 COMMISSIONER McCOY: It's not me.

7 COUNCILWOMAN LANIER: It's been development driven. And I
8 think that we need to try and maintain some -- or at least
9 insert ourselves back into this process.

10 Second of all, I do agree with the fact that we do need to
11 have someone from -- one of our colleagues to sit on that team.
12 And we could bring that back to the council -- bring that back
13 to our CRA meeting at our next meeting, so that we could appoint
14 someone from us on the dais.

15 But I do agree with moving forward with the RFP so that we
16 can have some control in this process.

17 CHAIR MILLER-ANDERSON: Do we have anyone in the audience
18 that would like to put in a public comment card for this item?
19 Being that it wasn't on the agenda. This would be the time to
20 do so. Only about what we're talking about now. Nothing else.

21 All right. Any other comment?

22 COMMISSIONER LAWSON: Madam Chair, just a follow-up.

23 I wholeheartedly agree with Councilman McCoy's sentiments of
24 having someone from the dias sit on that board and be a part of
25 that joint negotiation so that they can be kept abreast of

1 what's going on, and keep everybody -- hold everyone
2 accountable.

3 CHAIR MILLER-ANDERSON: Okay. Madam Clerk.

4 INTERIM EXECUTIVE DIRECTOR EVANS: Just to clarify. This
5 is to -- you would like us to bring back as an agenda item on
6 the next meeting an item to appoint a Board member to the joint
7 work team?

8 COMMISSIONER LAWSON: Well, we're voting on the RFP for the
9 unfinished space of Phase II. And then that is also a request
10 that Councilman McCoy did make as well.

11 CHAIR MILLER-ANDERSON: So you have the motion written
12 down, or understand what he's saying it is?

13 THE CLERK: No.

14 CHAIR MILLER-ANDERSON: Okay. Write down what he's saying.
15 What is your motion, again?

16 He's going to say it again for you.

17 THE CLERK: Okay.

18 CHAIR MILLER-ANDERSON: Okay.

19 COMMISSIONER LAWSON: I would like to make a motion to put
20 out an RFP for the unfinished space in the marina, to have that
21 completed and removed from the Phase II discussions.

22 CHAIR MILLER-ANDERSON: All right. Does that second still
23 stand?

24 COMMISSIONER McCOY: Second.

25 CHAIR MILLER-ANDERSON: Okay. Mr. McCoy seconded.

1 THE CLERK: Commissioner Douglas Lawson.

2 COMMISSIONER LAWSON: Yes.

3 THE CLERK: Commissioner Shirley Lanier.

4 COMMISSIONER LANIER: Yes.

5 THE CLERK: Commissioner Tradrick McCoy.

6 COMMISSIONER McCOY: Yes.

7 THE CLERK: Chair KaShamba Miller-Anderson.

8 CHAIR MILLER-ANDERSON: No.

9 THE CLERK: Motion carries.

10 CHAIR MILLER-ANDERSON: With Miller-Anderson dissenting.

11 All right. And you want another motion for the -- do you
12 want another motion for the -- to come back with the --

13 INTERIM EXECUTIVE DIRECTOR EVANS: No. We can just do
14 that.

15 CHAIR MILLER-ANDERSON: (Coughing.) Nobody is trying to
16 help me. I'm dying.

17 Anybody else have any comments?

18 Go ahead, McCoy, do your comments, please.

19 COMMISSIONER McCOY: Okay. Yes. I think -- everything I
20 was going to say was already captured. And I was going to
21 suggest that we bring it back so we can certainly have, you
22 know, our vice chair here, because I want to make sure that, you
23 know, we all get an opportunity to have a discussion on what
24 that, I guess, appointee looks like for the joint work team.

25 So that's all I have.

1 CHAIR MILLER-ANDERSON: For -- so your comments you had --

2 COMMISSIONER McCOY: Yeah. I was going to actually bring

3 that. But Mr. Evans said he can -- he has enough to go back

4 with.

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

6 comments.

7 With that being said, we stand adjourned.

8 (Proceedings concluded at 8:11 p.m.)

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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 25th day of January 2020.



Claudia Price Witters, RPR

ADJOURNMENT

The CRA Regular Meeting was adjourned at 8:11 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