



CITY OF RIVIERA BEACH

TO: HON. MAYOR AND CITY COUNCIL MEMBERS

FROM: JONATHAN E. EVANS, CITY MANAGER, MPA, MBA, ICMA-CM

SUBJECT: RBPD, RBFD STATION 87 AND LIBRARY FACILITIES UPDATE

DATE: MARCH 10, 2020

CC: CHIEF OSGOOD
INTERIM CHIEF CURD
HUMAN RESOURCES DIR. DICKERSON
CITY ADMINISTRATION
LEGAL DEPARTMENT

The premise of this memorandum is to express City Administration's desires to expedite the discussions related to relocating all personnel from the police department, as well as the Riviera Beach Fire Department – Station 87. As a result of the attached documentation, we are still experiencing issues. Because of the age of these facilities and their existing conditions, remedial work has continued to cost the organization hundreds of thousands of dollars annually. As a result of the conditions in these facilities and their significant age, an immediate solution cannot be proffered. Additionally, City Staff has been looking at viable locations for the library's relocation, as that facility has seen its square footage reduced as a result of continual water intrusion. With lease payments being one of the solutions, City Staff is looking to acquire previously occupied buildings with the intent of retrofitting them into temporary facilities until the new city facilities are constructed. We have continuously discussed the viability of securing additional facilities, but as you can imagine, options are limited, and the modifications required to make these facilities work would be extremely cost prohibitive in some cases. Nonetheless, we must begin taking immediate steps to resolve the infrastructure issues that have continuously plagued the community. Understanding that these are politically sensitive topics, City Staff would like to keep conversations in confidence because communicating our strategy could adversely impact our ability to negotiate a favorable agreement with a property owner or a prospective lessor.



Specific to the situation, I will have to temporarily relocate our firefighters to allow for remediation work, but we anticipate conversations and inquiries from media outlets related to the topic discussed in this memorandum. It will be made abundantly clear to all those who inquire that our desires are to move swiftly and carefully in order to ensure that we are conscious of the work conditions of our workforce. City Staff has already taken multiple tours of the old “Winn-Dixie” building, which is a viable location for the Riviera Beach Police Department, and the Riviera Beach Fire Department – Station 87. Both public safety administrators have met on site and will discuss additional nuances associated with the use of this facility. We are working diligently with the realtor and will hopefully proffer some options for the City Council to consider within the coming weeks.

Additionally, City Administration has been looking at the feasibility of acquiring a parcel located at 2129 N. Congress Ave, which could be utilized as a temporary facility to accommodate both the Riviera Beach Library and the Youth Empowerment Program (YEP). The YEP continues to flourish and is in desperate need of additional space; proposed modifications to the facility’s interior would intentionally double the square footage that is currently occupied by the YEP. For the library, there will be a difference of approximately 4,000 ft.²; however, the collection is being reviewed, and additional modifications are being considered to accommodate both operations in that particular space. Based on our conversations with the realtor, the projected cost for this facility can be anywhere between \$2.1 to \$2.5 million. Nonetheless, City Administration believes this facility can serve as flex space once the new library is built, and other city operations can ultimately move into this facility to accommodate any/all displacement that will occur as a result of the city’s capital construction initiatives. It is also important to consider that this can be a community center in a very strategic location within the city limits, as it has ingress and egress on Congress Ave., and could accommodate a community/youth center in the very near future. Understanding that it is our desire to move certain operations north to have a presence throughout the community, this particular property/facility can effectively accommodate that initiative.

City Staff is working internally to obtain as much information as possible and is looking to obtain confirmation from the property owner that he or she is willing to sell the property for an appraised value. If that is the case, City Staff will be meeting with members of the Library Advisory Board and the City Council to garner their support. Information concerning this particular initiative has remained confidential as we do not want to adversely impact our negotiation strategies in obtaining the best potential deal for the city.

In closing, as you can see, we are moving as quickly as possible to address the issues that are prevalent in too many varsity facilities. Thank you for your leadership and continual guidance as we attempt to address facilities that have been problematic for years.