

1 Riviera Beach Community Redevelopment Agency Meeting

2 Via Communication Media Technology

3 Wednesday, July 22, 2020

4 6:00 p.m. to 9:24 p.m.

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15 IN ATTENDANCE:

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Chair Julia Botel

17

Vice Chair Douglas Lawson

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Commissioner Shirley D. Lanier

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Commissioner Tradrick McCoy

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Commissioner KaShamba Miller-Anderson

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Mayor Ronnie L. Felder

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Interim Executive Director Scott Evans

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General Counsel Michael Haygood

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Senior Project Assistant/CRA Clerk Tamara Seguin

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1 BE IT REMEMBERED that the following Riviera
2 Beach Community Redevelopment Agency meeting was had
3 via communication media technology on Wednesday,
4 July 22, 2020, beginning at 6:00 p.m., with attendees
5 as hereinabove noted, to wit:

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7 CHAIR BOTEL: Good evening. I would like to
8 call to order the Riviera Beach Community Redevelopment
9 Agency regular meeting on July 22nd. The time is 6:00.

10 Madam Clerk, will you call the roll.

11 THE CLERK: Commissioner Lanier.

12 (No response.)

13 THE CLERK: Commissioner McCoy.

14 (No response.)

15 THE CLERK: Commissioner Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Present.

17 THE CLERK: Vice Chair Lawson.

18 VICE CHAIR LAWSON: Present.

19 THE CLERK: Chair Botel.

20 CHAIR BOTEL: Present.

21 THE CLERK: Also present -- I thought I saw
22 the Mayor on here earlier -- Mayor Felder, Scott Evans,
23 Interim Executive Director, Michael Haygood, General
24 Counsel, and Tamara Seguin, CRA Clerk.

25 CHAIR BOTEL: Thank you. A moment of

1 silence, followed by the Pledge of Allegiance, led by
2 Commissioner Lawson.

3 (Moment of silence observed. Pledge of
4 Allegiance recited.)

5 (Whereupon, Commissioner McCoy joined.)

6 CHAIR BOTEL: Any member of the public
7 wishing to comment publicly on any matter, including
8 items on the agenda, shall submit their comments by
9 e-mail to RBCRA Clerk Tamara Seguin at
10 publiccomments@rbkra.com. The e-mail shall contain the
11 applicable agenda item numbers along with the precise
12 wording to be read into the record; explicit language
13 will not be read. E-mails without applicable agenda
14 item numbers will be read under the general public
15 comment section.

16 COMMISSIONER LANIER: (Inaudible.)

17 CHAIR BOTEL: Shirley. We've just started,
18 Shirley. Oh, okay.

19 Tamara, would you please send to Commissioner
20 Lanier's personal e-mail address the link to get in?

21 She'll do it right now, Shirley. Thanks.

22 Public comments will be accepted for each
23 applicable item and the general public comment section
24 until closure is announced by the Chairperson or the
25 RBCRA Clerk. All e-mail addresses and submitted

1 recognize Mr. McCoy being on?

2 CHAIR BOTEL: I've not seen Mr. McCoy. Oh,
3 there he is. Yes, would the record show that Mr. McCoy
4 has joined us. Thank you.

5 Are there any public comment cards?

6 THE CLERK: I just need to take roll call for
7 the motion and second on the adoption of the agenda.

8 CHAIR BOTEL: Okay.

9 THE CLERK: Commissioner Miller-Anderson.

10 COMMISSIONER MILLER-ANDERSON: Yes.

11 THE CLERK: Commissioner McCoy.

12 COMMISSIONER McCOY: Yes.

13 THE CLERK: Vice Chair Lawson.

14 VICE CHAIR LAWSON: Yes.

15 THE CLERK: Chair Botel.

16 CHAIR BOTEL: Yes.

17 THE CLERK: That motion carries, with
18 Commissioner Lanier absent.

19 CHAIR BOTEL: Thank you.

20 Are there any public comment cards on the
21 consent agenda?

22 THE CLERK: Shirley.

23 MS. DESIR: There are no public comment
24 cards.

25 CHAIR BOTEL: All matters listed under this

1 item are considered to be routine, and action will be
2 taken by one motion. There will be no separate
3 discussion of these items unless a Council --
4 Commissioner so requests, in which event the item will
5 be removed from the general order of business and
6 considered in its normal sequence on the agenda.

7 Would anyone like to have anything pulled
8 from the consent agenda?

9 COMMISSIONER LANIER: Yes. This is Shirley
10 Lanier. I couldn't get in. I had to come on by phone.
11 But I'd like to get some more information about this
12 consent agenda item.

13 CHAIR BOTEL: Which item is that?

14 COMMISSIONER LANIER: The one that has --

15 CHAIR BOTEL: Utility easement agreement?

16 COMMISSIONER LANIER: Yes, that's the one.

17 CHAIR BOTEL: (Inaudible) item number three
18 still on the regular agenda.

19 COMMISSIONER LANIER: I still haven't gotten
20 a link to be able to get in.

21 CHAIR BOTEL: Tamara, could you (inaudible).

22 THE CLERK: I sent it, and Shirley Desir also
23 sent it.

24 COMMISSIONER LANIER: I'm not seeing it.

25 CHAIR BOTEL: If you don't mind, Shirley,

1 we'll go ahead, and you keep trying and let us know --

2 COMMISSIONER LANIER: Yes, I'll stay on by
3 phone until I can get in.

4 CHAIR BOTEL: Okay. Ms. Miller-Anderson, do
5 you have a -- I saw your hand, I think. Okay.

6 The consent agenda, the only items set on the
7 consent agenda would be the request for approval of
8 vendor invoices and the approval of regular Board
9 meeting minutes.

10 INTERIM EXECUTIVE DIRECTOR EVANS: And the
11 easement agreement is listed as a resolution because it
12 is a resolution, but that is on the consent.

13 CHAIR BOTEL: But Commissioner Lanier asked
14 that it be pulled off.

15 Ms. Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Mr. Lawson has
17 had his hand up for a while. Do you have your screen
18 where you're only looking at active cameras? That way
19 you can -- put it on active cameras.

20 CHAIR BOTEL: Thank you, that's better, yes.
21 Mr. Lawson.

22 VICE CHAIR LAWSON: Thank you, Madam Chair.
23 If I could pull up the invoices from the consent,
24 please, item number one.

25 CHAIR BOTEL: The only thing left now on the

1 consent agenda is the approval of regular Board reading
2 of the minutes. Would someone care to make a motion to
3 adopt the consent agenda?

4 VICE CHAIR LAWSON: So moved.

5 COMMISSIONER MILLER-ANDERSON: So moved.

6 Second.

7 CHAIR BOTEL: Madam Clerk. Your microphone
8 is off.

9 THE CLERK: Thank you.

10 Commissioner Miller-Anderson.

11 COMMISSIONER MILLER-ANDERSON: Yes.

12 THE CLERK: Commissioner Lanier.

13 COMMISSIONER LANIER: Yes.

14 THE CLERK: Commissioner McCoy.

15 COMMISSIONER McCOY: Yes.

16 THE CLERK: Vice Chair Lawson.

17 VICE CHAIR LAWSON: Yes.

18 THE CLERK: Chair Botel.

19 CHAIR BOTEL: Yes.

20 THE CLERK: That motion carries, removing the
21 vendor invoices and item number three from the consent
22 agenda.

23 CHAIR BOTEL: Thank you. So we'll go on the
24 invoices. Mr. Lawson, what were your questions?

25 VICE CHAIR LAWSON: Thank you, Madam Chair.

1 Mr. Evans, can you give us an update on what
2 the Florida Fishing Academy has been doing during this
3 COVID crisis in regards to the Academy with the kids?
4 Have they transitioned it to virtual, or are we just
5 paying invoices because it's a contract?

6 INTERIM EXECUTIVE DIRECTOR EVANS: We have a
7 contract. I would have to ask Annetta Jenkins -- she
8 helps manage that contract -- on what the status of it,
9 what the work they've been doing under this COVID.

10 MS. JENKINS: Good evening.

11 CHAIR BOTEL: Ms. Miller-Anderson has a
12 question. Does that have to come before Ms. Jenkins,
13 Ms. Miller-Anderson?

14 COMMISSIONER MILLER-ANDERSON: Yes, we need
15 to say the item for the record, what the number is, and
16 then Ms. Tamara needs to read it, and then Mr. Lawson.
17 It hasn't been read into the record, the number one,
18 what the item is.

19 THE CLERK: Request for the approval of
20 vendor invoices.

21 COMMISSIONER MILLER-ANDERSON: Item number
22 one?

23 THE CLERK: Item number one.

24 COMMISSIONER MILLER-ANDERSON: Thank you.

25 CHAIR BOTEL: Is Ms. Jenkins here?

1 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

2 MS. JENKINS: Good evening, Commissioners.
3 Annetta Jenkins, Director of Neighborhood Services.

4 Yes, Commissioner Lawson, the program, to the
5 extent that they can, have been conducting virtual
6 classes and partnering with some of the summer camp
7 programs and other virtual learning opportunities.

8 VICE CHAIR LAWSON: Thank you, Ms. Jenkins.
9 Which summer camp programs, because the majority of the
10 camp programs have been closed. The only one that I'm
11 aware of is JFK.

12 MS. JENKINS: They've had -- well, there are
13 (inaudible), and some of the kids who attend the Boys
14 and Girls Club, they partner with them. And also
15 with -- there are nine kids who've been part of the
16 Creativity Station Program that we started last year,
17 attending virtual camp (inaudible) three, maybe four
18 sessions, to the extent that they can. And we
19 understand that they've not been able to conduct their
20 regular program.

21 VICE CHAIR LAWSON: And do we know if they --
22 the amount of kids that are participating in these
23 virtual camps with the Academy?

24 MS. JENKINS: I would have to get back with
25 you on an exact number. I know that in the Creativity

1 Station there are nine kids from Rivera Beach. And
2 there have been others for Boys and Girls Club, but I
3 can't give you a number tonight. I can get that back
4 to you.

5 VICE CHAIR LAWSON: Okay, because honestly, I
6 would really like to pause this Academy and see when we
7 could have discussions with the Fishing Academy to see
8 if we can get back into some type of normalcy with
9 these kids and really maximize on the camp, possibly
10 renegotiating the contract, extending it, adding a
11 couple months to the back end of the term of the
12 contract, because right now it's not being effective
13 for these kids. So you know, right now us taking care
14 of and supporting four, five, six, seven, eight kids is
15 not sufficient to be paying 2,500 a month -- or I'm
16 sorry, what is that?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Yes,
18 2,500.

19 VICE CHAIR LAWSON: Yes, 2,500 a month. So I
20 would just have a discussion to see how many kids are
21 participating in the camp and to see -- just letting
22 them know that during this COVID crisis, if we could
23 possibly extend this contract for, (a), 14 or 15
24 months, just seeing what options they have to delay
25 having to pay these invoices out right now.

1 MS. JENKINS: We can do that, and I'll bring
2 back a report to you.

3 VICE CHAIR LAWSON: Thank you, Mrs. Jenkins.
4 Thank you, Madam Chair.

5 CHAIR BOTEL: Thank you.

6 Ms. Jenkins, it looks like they've conducted
7 27 video lessons. And it would be good to know how
8 many children signed onto those or have witnessed those
9 video lessons, and how many kids in Troop 777? It
10 looks like they haven't been meeting in person, but
11 they have been doing recruitment in that troop and so
12 on. So that would be good. All right, thank you.

13 So then item number three.

14 MR. HAYGOOD: Madam Chair.

15 CHAIR BOTEL: Yes, Mr. Haygood.

16 MR. HAYGOOD: I think you need to approve
17 item number one before you go on to number three.

18 CHAIR BOTEL: Sorry. Thank you.

19 Madam Clerk.

20 THE CLERK: Commissioner Miller-Anderson.

21 MR. HAYGOOD: Is there a motion?

22 CHAIR BOTEL: I don't think we have a motion.
23 We have to have a motion.

24 COMMISSIONER LANIER: I don't know what we're
25 voting on here. What is it about?

1 CHAIR BOTEL: We're voting to pay the
2 invoices.

3 COMMISSIONER LANIER: So I thought we were
4 not going to pay them.

5 COMMISSIONER McCOY: Okay --

6 CHAIR BOTEL: Mr. McCoy.

7 COMMISSIONER McCOY: Can I be heard or seen?

8 CHAIR BOTEL: Yes, you are now, thank you.

9 COMMISSIONER McCOY: Okay, I was trying to
10 get your attention. So I'm looking at, on this thing I
11 was looking at Mr. Haygood's invoices, and I'm glad we
12 have them here so we can ask him (inaudible).

13 CHAIR BOTEL: You're breaking up a little
14 bit, Mr. McCoy. Can you --

15 COMMISSIONER McCOY: We have two invoices
16 covering two different periods. I want to know first
17 just why are we covering two different months and --

18 MR. HAYGOOD: Those months hadn't been
19 billed, Commissioner McCoy.

20 COMMISSIONER McCOY: Hello? Can you hear me
21 okay?

22 CHAIR BOTEL: Mr. Haygood is trying to
23 respond.

24 COMMISSIONER McCOY: Okay. I can hear you.
25 Well, one of the months --

1 CHAIR BOTEL: We can't hear you now,
2 Mr. McCoy.

3 MR. HAYGOOD: Mr. McCoy, they were for two
4 months, and one of the months --

5 COMMISSIONER McCOY: Can we defer this till I
6 can come back and come back in (inaudible)?

7 (No audio transmission of the meeting for
8 approximately 30 seconds.)

9 COMMISSIONER LANIER: Can you guys hear me?

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we
11 can.

12 COMMISSIONER LANIER: Okay, I --

13 MR. HAYGOOD: Everybody went off.

14 CHAIR BOTEL: Ms. Lanier, I can hear you.

15 COMMISSIONER LANIER: Yes, it's something
16 wrong with the system tonight; I don't know what it is.
17 I still haven't gotten my link. And I know they
18 probably sent it, but it's still not coming up on my
19 computer, so I don't know what the deal is. I can't
20 get into my -- I can't get into my -- I don't know what
21 the deal is with this. So I'm just going to stay on
22 the phone until I can get in. But I don't mean -- I'm
23 not going to be meaning to cut in, but I can't -- you
24 can't see my face or see my hand raised, so I'm not
25 butting in, I just want to ask a question if it comes

1 up.

2 CHAIR BOTEL: Just shout out.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Shall we
4 go on to the third item on the consent agenda until
5 Mr. McCoy can return?

6 CHAIR BOTEL: Let's do that.

7 INTERIM EXECUTIVE DIRECTOR EVANS: The third
8 item is approval --

9 COMMISSIONER LANIER: No, there is no third
10 item, because we haven't voted the first one. The
11 first item was supposed to be about the Fishing
12 Academy. We haven't made any closure on that at all.

13 CHAIR BOTEL: The Fishing Academy was about
14 the invoices, and we're waiting for Mr. McCoy to come
15 back, because I'm sure he wants to weigh in on that.
16 And he had other questions about Mr. Haygood's invoice.
17 So we're going to just skip for a second over to number
18 three and then go back to number one.

19 COMMISSIONER LANIER: Okay.

20 CHAIR BOTEL: So Madam Clerk, number three.

21 THE CLERK: Item number three: A resolution
22 of the Board of Commissioners of the Riviera Beach
23 Community Redevelopment Agency authorizing the
24 execution of a utility easement agreement to the City
25 of Riviera Beach for property located between 12th and

1 13th Streets, as is more specifically described in the
2 agreement, directing and authorizing the Chairman and
3 Executive Director to take such actions as shall be
4 necessary and consistent to carry out the intent and
5 desire of the Agency, providing an effective date.

6 (Whereupon, Mayor Felder joined.)

7 COMMISSIONER MILLER-ANDERSON: So moved.

8 VICE CHAIR LAWSON: Second.

9 CHAIR BOTEL: Thank you. Now, I think it was
10 Ms. Lanier that had questions about this. Ms. Lanier.

11 COMMISSIONER LANIER: Yes, I wanted for him
12 to explain this to me. I read it, but I wasn't real
13 clear about what it means. So you can explain it to
14 me, what this means and what it means in the context of
15 the Marina project?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. So
17 this item is once this is approved, we would then
18 record it with Palm Beach County. And the reason that
19 we're bringing it before you is so that the Board can
20 officially approve it before we have it recorded. And
21 the reason we have to do this utility easement is
22 because when the City Council approved the abandonment
23 of old 13th Street, as a part of that ordinance they
24 required that we approve a utility easement that's the
25 exact same size as the roadway that's being abandoned.

1 And this recognizes that there's water and sewer lines
2 underneath that roadway, so that if the City -- in the
3 future when we redevelop this property, then we will
4 have to move that easement. And it just puts in the
5 records that there are utilities underneath that
6 roadway and protects them.

7 COMMISSIONER LANIER: So this is something
8 that we've already done, in a sense.

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. When
10 the City Council abandoned the roadway (inaudible).

11 COMMISSIONER LANIER: Okay, okay, okay. All
12 right, I'm clear now.

13 CHAIR BOTEL: Thank you. Any other
14 questions?

15 Madam Clerk.

16 THE CLERK: Commissioner Miller-Anderson.

17 COMMISSIONER MILLER-ANDERSON: Yes.

18 THE CLERK: Commissioner Lanier.

19 COMMISSIONER LANIER: Yes.

20 THE CLERK: Commissioner McCoy.

21 COMMISSIONER McCOY: Yes.

22 THE CLERK: Vice Chair Lawson.

23 VICE CHAIR LAWSON: Yes.

24 THE CLERK: Chair Botel.

25 CHAIR BOTEL: Yes.

1 THE CLERK: That motion carries.

2 CHAIR BOTEL: Thank you.

3 We have no unfinished business, but we have a
4 presentation, Madam Clerk.

5 THE CLERK: Do we want to go back to item
6 one?

7 CHAIR BOTEL: Oh, is Mr. McCoy back? Yes, I
8 think I heard his voice. I don't see him, but okay.

9 MR. HAYGOOD: Madam Chair, may I suggest that
10 you take each of those invoices separately, and going
11 at it, you want to approve one for the -- this one we
12 discussed. We didn't do the other ones that had some
13 questions.

14 CHAIR BOTEL: Okay. Mr. Lawson, do you want
15 us to hold off on the Florida Fishing Academy until you
16 get the information you want, or are you satisfied that
17 we will be getting that information? Let me know how
18 you think you want us to proceed.

19 VICE CHAIR LAWSON: No, we're currently under
20 contract with the Florida Fishing Academy. I want us
21 to be proactive with paying their invoice, but seeing
22 if we can move forward, because right now, with schools
23 not determining if they're going to be in session or
24 doing virtual, I want us to kind of delay this Academy
25 and work out something. So I want to go ahead and make

1 sure they're paid for this time.

2 CHAIR BOTEL: Okay, great.

3 So Mr. McCoy, it was just your question then
4 about Mr. Haygood's invoice?

5 COMMISSIONER McCOY: Madam Chair, yes. Can
6 you hear me okay now?

7 CHAIR BOTEL: Yes.

8 COMMISSIONER McCOY: Okay. So Mr. Haygood,
9 the utility easement agreement that we just approved,
10 this invoice indicates that (inaudible) April 30th,
11 2020. Is there any other invoices that we can expect
12 that has any indication of you drafting the utility
13 easement agreement?

14 MR. HAYGOOD: I don't recall. I would
15 have -- with utility easements, there was another party
16 involved, so typically I would draft it and then
17 forward it to the other party, which was (inaudible),
18 and they would (inaudible) comment. But the majority
19 of the work would have been done initially, so I did it
20 initially (inaudible).

21 COMMISSIONER McCOY: Okay. Mr. Evans, and
22 I'm looking at Mr. Haygood's invoices, it seems that, I
23 don't know, I see something on here that says, I guess,
24 drafting of resolutions. Is that true for all of the
25 resolutions at the City, that they are drafted by

1 Mr. Haygood (inaudible) CRA? Excuse me.

2 INTERIM EXECUTIVE DIRECTOR EVANS: It depends
3 on the item. So if it's an item that is similar to an
4 item before, then we start from the original
5 resolution. But for any new item, Mr. Haygood drafts
6 those resolutions, yes.

7 COMMISSIONER McCOY: Okay. All right, thank
8 you.

9 CHAIR BOTEL: Anything else from anyone else,
10 or can we move to call the question, including
11 everything? Okay, Madam Clerk.

12 THE CLERK: Commissioner Miller-Anderson.

13 COMMISSIONER MILLER-ANDERSON: This is for
14 item number one, right? One?

15 CHAIR BOTEL: The invoices.

16 THE CLERK: For the invoices.

17 COMMISSIONER MILLER-ANDERSON: Yes.

18 THE CLERK: Commissioner Lanier.

19 COMMISSIONER LANIER: Yes.

20 THE CLERK: Commissioner McCoy.

21 COMMISSIONER McCOY: Yes.

22 THE CLERK: Vice Chair Lawson.

23 VICE CHAIR LAWSON: Yes.

24 THE CLERK: Chair Botel.

25 CHAIR BOTEL: Yes.

1 THE CLERK: That motion carries.

2 CHAIR BOTEL: Thank you.

3 Now we have the presentations. Now we can
4 move on to presentations. We have no unfinished
5 business. Madam Clerk.

6 THE CLERK: Item number four, update on RBCRA
7 Executive Director search, presented by HR Gov.

8 MS. VOORHEES: Hi. Are you ready for us?

9 CHAIR BOTEL: Yes.

10 MS. VOORHEES: Well, thank you. It's nice to
11 be with you here tonight again. Again, I'm Heidi
12 Voorhees, President and co-owner of GovHR. And joining
13 me tonight is Jim Dinneen, who is a vice president with
14 our company, and whom I think most, if not all of you
15 have spoken with. We'll just take a minute, and Jim
16 can recap some of the meetings that he's had that led
17 to us developing the documents that we've sent to you.

18 You're muted, Jim.

19 CHAIR BOTEL: You're muted.

20 MR. DINNEEN: Hi, everybody. Hope I'm not
21 muted now.

22 CHAIR BOTEL: You're good.

23 MR. DINNEEN: I really enjoyed talking -- I
24 got a chance to talk to all the Commissioners. It was
25 very helpful. Thank you for taking out the time.

1 Also, based on some comments that a number of you made,
2 I talked to Dr. -- I hope I say this right -- Wihbey.
3 Also talked to Ms. Jenkins, I talked to Mr. Haygood and
4 Mr. Evans.

5 COMMISSIONER McCOY: Okay, let me stop. Hold
6 on. You talked to who? Who'd you talk to, Dr. Wihbey?

7 MR. DINNEEN: Yes, okay.

8 COMMISSIONER McCOY: Why?

9 MR. DINNEEN: I also talked -- pardon me?

10 COMMISSIONER McCOY: At whose direction and
11 why?

12 MR. DINNEEN: No, this is all just I asked
13 people was there any idea, to just get ideas about the
14 community in general, okay? And so it's pretty normal,
15 people will --

16 COMMISSIONER McCOY: Okay, but who suggested
17 Dr. Wihbey, because clearly, this is a CRA Executive
18 Director search. At whose direction did you speak to
19 Dr. Wihbey, Mr. Dinneen?

20 MR. DINNEEN: You know, I forget which
21 Commissioner specifically. There was a number of
22 people suggested, and I forget specifically what
23 Commissioners suggested. Also Ms. Jenkins. I talked,
24 like I said, to Mr. Haygood. This was to get
25 information on the community. And all of the

1 information was good information, got a lot of -- what
2 became very obvious was there was a profile of the kind
3 of candidate you want that's very consistent. Also, it
4 will help me to understand the community --

5 COMMISSIONER McCOY: Mr. Dinneen,
6 Mr. Dinneen.

7 MR. DINNEEN: Yes.

8 COMMISSIONER McCOY: Dr. Wihbey hasn't even
9 been here a year, and she doesn't even work for the
10 CRA. So I don't know what exactly or who directed you
11 to speak to her.

12 But Mr. Evans, Mr. Scott Evans, I mean
13 specifically we asked for this to have independence
14 from the City of Riviera Beach. I don't understand why
15 we even had to go to mention Dr. Wihbey, because she
16 shouldn't have anything to do with that. And I thought
17 we were very clear when we chose to go this route with
18 Gov USA. Can you explain that, Mr. Scott Evans?

19 INTERIM EXECUTIVE DIRECTOR EVANS: I have had
20 absolutely nothing to do with the process. I've
21 specifically stayed out of it. Mr. Haygood and the
22 City's HR Department have been managing it. And I know
23 that they've been just -- the HR firm has just been
24 trying to gather information on the community.

25 MS. VOORHEES: We have not had any --

1 COMMISSIONER McCOY: Okay, all right, that's
2 all I have.

3 CHAIR BOTEL: Thank you. Go ahead,
4 Mr. Dinneen.

5 MR. DINNEEN: Mine was just to gather
6 information, basically, on the community and to
7 understand really what was going on in terms of
8 economic development.

9 The bottom line was, which was really good, I
10 enjoyed all the conversations, and what really became
11 obvious, which is a good thing, is that there was a
12 consistent profile of the kind of person that you want,
13 the kind of mature person that I think you're looking
14 for, which I do think is out there. But it was very
15 helpful to understand what people's expectation. And
16 the real focus is on the City -- is on the
17 Commissioners for the CRA. They were the ones that
18 gave me direction on what they were really looking for.
19 Anything outside of that was to just give me a better
20 feel for the community.

21 MS. VOORHEES: And I think that all led to
22 the documents that were sent to you, the position
23 announcement and the recruitment brochure, which if
24 there's anything in error in those, we would, you know,
25 appreciate knowing that. Otherwise, we are going to

1 move forward and put the position announcement out onto
2 professional websites, onto social media and start
3 marketing this opportunity.

4 We do have the list of places where this was
5 advertised the last time. The only departure that I
6 would recommend, unless the Commission feels strongly,
7 is I don't see any reason to advertise in the
8 newspapers, unless the Commission does. It's very
9 expensive, and I don't think it's -- we haven't used
10 newspaper advertising in probably ten years because we
11 just don't get the return on the candidates that, you
12 know, we get from using professional websites, you
13 know, social media websites and other places, like
14 the -- we're going to also put it on the National
15 Planning Association, the National Forum for Black
16 Public Administrators, the Florida Redevelopment
17 Association, the Southern Economic Development Council.
18 Those are some places that we think are going to yield
19 quality candidates. And we'd like to start doing that
20 tomorrow, and then we have a deadline of for the end of
21 August for candidates to send us their resumes.

22 CHAIR BOTEL: Mr. Lawson, are you trying to
23 raise your hand or -- yes, go ahead.

24 VICE CHAIR LAWSON: Thank you, Madam Chair.
25 Mr. Dinneen, Ms. Voorhees, thank you, guys,

1 so much for the work you put in so far. Had a great
2 conversation with Mr. Dinneen in regards to what we
3 were looking for and what we expect, and I see some of
4 the feedback in some of the information that you
5 actually obtained from what our conversation pertained
6 to, so I appreciate that.

7 What factors did you guys use to determine
8 the salary?

9 MS. VOORHEES: The salary that we used was
10 simply what we got from Mr. Haygood that was in the
11 previous job description. I'm not sure if it's high
12 enough, but the way we worded it was 110 to 125, plus
13 or minus. So you can go up, depending on
14 qualifications. That gives you some flexibility. But
15 if there's other information that, you know, we need
16 regarding salary, we're open to that.

17 VICE CHAIR LAWSON: Okay. Mr. Evans and
18 Mr. Haygood, what have been our previous Directors'
19 salaries over the last five to ten years?

20 MR. HAYGOOD: Well, it was substantially
21 higher than what is published on what the CRA has --
22 quote -- adopted in its HR for that position. I think
23 Mr. Brown was north of 160, 170, and I think --

24 VICE CHAIR LAWSON: I think Mr. Brown was
25 closer to 180, actually.

1 MR. HAYGOOD: Okay, maybe so. And I think
2 Mr. -- the prior --

3 INTERIM EXECUTIVE DIRECTOR EVANS: Floyd
4 Johnson was about 180, in the 180s too, also.

5 VICE CHAIR LAWSON: Okay. So my --

6 MR. HAYGOOD: I mentioned to Mrs. Voorhees
7 and Mr. Dinneen that we may need to do, at some point,
8 a salary survey. We did a rough salary survey, if
9 you'll recall, when we were retaining them. We looked
10 at some of the other local cities. But it was
11 certainly not extensive, covering the rest of the
12 state. It was only for Palm Beach County. So maybe in
13 the meantime, before we start interviewing, we may want
14 to re-discuss this, increase the -- and do a salary
15 survey.

16 VICE CHAIR LAWSON: So Mr. Haygood, you said
17 you looked at Palm Beach County and that was the last
18 survey that was completed?

19 MR. HAYGOOD: Well, that was a survey that we
20 did. I'd say it wasn't a formal survey. We just
21 wrote, I think it was Boynton Beach, Delray and West
22 Palm Beach.

23 VICE CHAIR LAWSON: And I know that all
24 those -- those Directors' positions were substantially
25 higher than this average of 110 to 125.

1 MR. HAYGOOD: Well, the one that I recall,
2 the highest was 150.

3 VICE CHAIR LAWSON: Well, yes, I know that
4 that is, I believe what, Delray Beach?

5 MR. HAYGOOD: I thought it was --

6 VICE CHAIR LAWSON: Or Boynton? It's either
7 Delray or Boynton, because I know that West Palm is
8 actually higher than that 150 as well.

9 So my concern, and here's the concern, I
10 guess, that I have: If we're trying to look for the
11 best and the brightest, this salary is going to be
12 inferior to anything that anybody's going to be looking
13 at as of right now to come to our City. Based upon the
14 Directors I know that are out there that we're trying
15 to attract, that salary, I have a major concern with
16 putting this out.

17 And then the other thing was the brochure
18 that was sent out. I wasn't a big fan, honestly,
19 Ms. Voorhees, of the brochure, because I've seen some
20 other advertisements for Director and Executive
21 Director positions, and it just doesn't really -- it
22 doesn't stand out; it doesn't really pop for me and
23 make you want to actually, you know, apply for this
24 position. So those are some of the concerns and
25 feedback that I had. Everything else was strong, but

1 it's the salary and then the brochure. If we could
2 just kind of get some more graphics, make it a little
3 more marketable --

4 MS. VOORHEES: Oh, absolutely. This is just
5 text. This is not -- we have pictures that Shirley has
6 sent us, and we'll have links in there, and it will be
7 very -- it'll be terrific when it's laid out. All we
8 needed for you all to see was the actual text.

9 VICE CHAIR LAWSON: Okay, perfect, yes. No,
10 I have some sample ones as well. I'm sure you guys,
11 you're professionals here, so I don't need to send
12 those to you.

13 MS. VOORHEES: No, it will look great, I
14 promise you.

15 VICE CHAIR LAWSON: Excellent. In addition
16 to that --

17 MS. VOORHEES: Well, can we do -- is it okay
18 then, because we were just following the materials from
19 the Agency, but should we increase -- should we have a
20 broad salary range that gives you latitude, like I
21 don't know, 150 to 180, plus or minus?

22 CHAIR BOTEL: Ms. Miller-Anderson wants to
23 weigh in, Mr. Lawson, if you don't mind.

24 VICE CHAIR LAWSON: Thank you.

25 COMMISSIONER MILLER-ANDERSON: Thank you.

1 Now, I know Mr. Brown did not come in making
2 180. I don't quite remember what he had when he came
3 in, but he didn't come in -- I think he left -- that
4 was his last contract, with the 180. And also, you
5 know, I think we want to keep in mind the number of
6 staff that's (inaudible). We only have, you know, 14,
7 15 people. I do agree we need to be able to attract
8 people that are going to be able to get this job done,
9 but I think we need to think as well as to how many
10 people we have.

11 The plus or minus, I can live with that,
12 because if we do have someone that has extensive
13 experience that goes beyond what it says in the job
14 advertisement, then that would provide us an
15 opportunity to go up or down. But I don't think basing
16 it off of what Mr. Brown left with would be probably
17 appropriate for us to start off with that, but that
18 could be something that we could work towards, based on
19 the person's experiences.

20 VICE CHAIR LAWSON: Madam Chair, just a quick
21 question for Ms. Miller-Anderson.

22 CHAIR BOTEL: Yes, go ahead.

23 VICE CHAIR LAWSON: Did you state what
24 Mr. Brown did come in at? I didn't hear that.

25 COMMISSIONER MILLER-ANDERSON: No, I don't

1 recall that, no. But 180 was that last --

2 VICE CHAIR LAWSON: Was when he left, okay.
3 I would actually be in agreement with that 150 price.
4 My mindset was saying for a good Director, we'd be
5 anywhere between that 140 and 160 range to attract a
6 good Director comparable to what Palm Beach County is
7 doing, and actually throughout Florida right now.
8 That's a decent salary for Directors.

9 CHAIR BOTEL: Thank you. So are we asking
10 that we do -- I mean I hear what you're saying, that
11 150, and I agree. But are we also asking for
12 Ms. Voorhees to do an analysis of surrounding or
13 comparable cities to see what their CRA Directors are
14 getting? I think we would like to have current
15 information about what comparable cities are paying
16 their CRA Directors. If that's an easy enough thing
17 for you to do, I think that would be good information
18 for us to have.

19 MS. VOORHEES: Is it all right if we put --
20 if we did something like 150, plus or minus, in the
21 announcement so that we can get it out?

22 CHAIR BOTEL: To get it out, yes.

23 MS. VOORHEES: And then we can do the survey
24 so that you have it when you're in negotiations.

25 CHAIR BOTEL: Are we okay with that? Sounds

1 like -- I see heads going.

2 VICE CHAIR LAWSON: Yes.

3 CHAIR BOTEL: Okay, thank you.

4 MS. VOORHEES: Great, we'll do that.

5 CHAIR BOTEL: Ms. Miller-Anderson.

6 COMMISSIONER MILLER-ANDERSON: So they're
7 going to come back to us with this, with the final
8 piece, or what?

9 CHAIR BOTEL: Sounds to me like --
10 Ms. Voorhees, go ahead, you can answer.

11 MS. VOORHEES: Yes. No, this is the final --
12 this is the language. And what we will do with the
13 position announcement is send it out over websites.
14 And what we'll do with the recruitment brochure is add
15 the pictures and lay it out so that it's very
16 attractive. And we can send that back to you for your
17 information, but we don't want to lose any more time,
18 because you've approved (inaudible).

19 COMMISSIONER MILLER-ANDERSON: In the second
20 bullet where it says candidates must have a Bachelor's
21 degree, that last sentence, it say the Master's degree
22 and/or professional certifications are highly desired.
23 But then in the other one, it says preferred. So I'm
24 thinking I just --

25 MS. VOORHEES: We'll make that language

1 consistent.

2 COMMISSIONER MILLER-ANDERSON: Yes. I like
3 preferred.

4 MS. VOORHEES: Okay.

5 COMMISSIONER MILLER-ANDERSON: Don't know how
6 much (inaudible) about that. But it does say preferred
7 on the second one, but this one says highly desired.
8 Everybody okay with preferred?

9 CHAIR BOTTEL: Yes.

10 COMMISSIONER MILLER-ANDERSON: Thank you.

11 CHAIR BOTTEL: Thank you.

12 VICE CHAIR LAWSON: Madam Chair, one more
13 thing.

14 CHAIR BOTTEL: Yes.

15 VICE CHAIR LAWSON: Because the
16 announcement's going out, I had some sample brochures
17 that I pulled, if I could just kind of share those,
18 some of the ones that I've actually researched from
19 around the different municipalities, just that I
20 actually -- it was intriguing to me and would make me
21 have an interest in applying for the position. I'd
22 like to share those with you guys as well.

23 Ms. Shirley, if you could share that via
24 screen share, please.

25 So this was the Executive Director for sewage

1 and water up in New Orleans.

2 The next one, Ms. Shirley. Or scroll
3 through, I'm sorry. Go ahead.

4 So of course, I'm sure staff has already sent
5 the pictures, and you know, just to make it attractive.
6 You guys know the game. But this really stood out for
7 me because it showcased --

8 MS. VOORHEES: This is exactly what yours
9 will look like.

10 VICE CHAIR LAWSON: Perfect.

11 MS. VOORHEES: Yes, it will be --

12 VICE CHAIR LAWSON: And then there was one in
13 Delray that I really liked as well.

14 Shirley, can you show that one as well?

15 It really showcased the city. That was a
16 Budget Manager. And just kind of showcasing our CRA,
17 because we have a beautiful city, so it's just really
18 showcasing it and putting those pictures along with it
19 and then getting the advertisement out to us. Because
20 this is our final stand in selecting a great position,
21 our last position we're hiring in the city, because
22 there's only three people that report to us, or four,
23 actually. So basically, this is going to be our last
24 hire to kind of completing the piece that this Council
25 was supposed to put in charge and letting our staff do

1 their part. So we want to make sure it really stands
2 out and it really hits home.

3 MS. VOORHEES: Absolutely. Yes, we've done
4 work for Denton, Texas as well, so we did their Fire
5 Chief.

6 VICE CHAIR LAWSON: Oh, excellent.

7 MS. VOORHEES: Yes.

8 VICE CHAIR LAWSON: Excellent, excellent,
9 excellent. Okay, perfect. Well, thank you,
10 Ms. Voorhees. Thank you, Mr. Dinneen.

11 MS. VOORHEES: Yes, thank you. We really
12 appreciate your help and your observations. It was
13 very helpful to us.

14 VICE CHAIR LAWSON: Thank you.

15 CHAIR BOTEL: Thank you.

16 MR. DINNEEN: And I want to thank the
17 Commissioners for taking the time to speak to me. I
18 really enjoyed it, and it was really an eye opener in
19 terms of understanding what everybody wants to do.

20 CHAIR BOTEL: Thank you so much.

21 MS. VOORHEES: Have a good meeting.

22 CHAIR BOTEL: Thank you very much. Have a
23 good evening. Thanks.

24 MR. DINNEEN: Thank you.

25 CHAIR BOTEL: Madam Clerk, number five.

1 THE CLERK: Item number five, economic
2 development incentives presentation.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Chair and
4 members of the Board, Jeff Costello's been working on
5 some economic incentives for us, and we've met with
6 some of the Commissioners on these items. He's also
7 helping us with the Treasure Coast Regional Planning
8 Council CR update -- CRA update. So he's very familiar
9 with our plans and our area, and he's been working on
10 bringing forward a couple of different incentives. And
11 in order to implement these incentives, of course,
12 we're going to have to write detailed policies,
13 procedures and guidelines. So tonight Jeff's going to
14 present the various programs that we've been looking
15 at, hoping to get Board consensus to bring back to you
16 in the future, the policies and guidelines to implement
17 the potential programs.

18 And Jeff. With that, I'll let Jeff.

19 MR. COSTELLO: All right, thank you. Thank
20 you, Scott.

21 Good evening Mayor, Commissioners. We have a
22 brief, well, relatively brief presentation. Some of
23 this you've seen previously, and so we'll get right to
24 it.

25 You know, it's been a few months since I've

1 presented to you, and right now, as we, you know,
2 analyze the potential incentive program, (inaudible)
3 recognize what you already have in place with regard to
4 the Property Improvement Incentive Program, you have
5 the Beautification Incentive Program. And once again,
6 as far as the statutes, section 163.340 encourages
7 private enterprise for the rehabilitation or
8 redevelopment of those community redevelopment areas.
9 Also, your Community Redevelopment Plan includes 17
10 potential programs, and one of direct financial
11 incentives to generate new private new development.

12 I've shown this slide previously, but it's
13 just a reaffirmation as far as the purpose of the
14 incentives, ensuring economic vitality of the CRA
15 District through increasing jobs and enhancing the
16 commercial tax base and to catalyze investment, help
17 overcome barriers to new construction, encourage infill
18 of large vacant tracts of land that give the downtown
19 the appearance of blight, insecurity and abandonment,
20 and also to generate a daytime business population,
21 making feasible development of mixed use and
22 residential development and helping Riviera Beach to
23 become known as a place to conduct business.

24 And this really ties in really well as you
25 reimagine Riviera Beach based on the workshop we had

1 this past weekend. So as far as the focused on
2 incentive programs, we have public infrastructure, job
3 creation, business relocation. The targeted locations
4 are basically throughout the CRA District, with focus
5 on the major corridors, such as Blue Heron and
6 Broadway. Targeted projects, basically it's a large
7 variety, the intent to incentivize, get the new
8 development moving forward in the District.

9 As we previously explained, that the TIF, the
10 tax increment financing allows local governments to
11 invest in infrastructure, improvements and programs and
12 pay for them by capturing the increase in those values
13 generated by the development, basically reinvesting
14 those funds into the District and promoting the private
15 sector activity.

16 There are various -- there's a large variety
17 of programs that are available, and (inaudible) looked
18 at, you know, to reimbursement of a portion of revenue
19 for infrastructure, which is one of them that we'll go
20 through (inaudible) in a few minutes or a few seconds.

21 The tax rebate, CRA's equity contribution
22 based on a development's projected tax increment
23 revenue, and also investment due to land value via
24 long-term lease or land lease. From the CRA's
25 perspective, it's basically the timing of the

1 assistance, the level of the assistance and the net
2 benefit to CRA, City and the local economy.

3 This slide, I do apologize. It's very hard
4 to read. We could send it, e-mail this to you
5 separately. But this is basically like 12 incentive
6 programs throughout the state. There are more. And
7 there's just -- they have different names -- are
8 consistent in their intent. But we take all these, and
9 just so you recognize that this is nothing new, this
10 has occurred throughout the state (inaudible) and we
11 encourage their revitalization of redevelopment areas.

12 So our first one that we'll go through
13 briefly is the Infrastructure Investment Program.
14 Basically, it's facilitating development in the CRA
15 District, assisting property owners to improve their
16 property or construct a new building, improve the
17 overall physical appearance of the CRA District,
18 attracting jobs, increasing property values and
19 marketability of surrounding properties, and creating
20 improved infrastructure on both public and private
21 land.

22 Now, as we looked at this, we realized that
23 the first (inaudible) first developers in (inaudible)
24 really are taking the highest risk. So you know, a
25 very similar scenario in West Palm where the

1 reimbursement of the increment of the infrastructure
2 incentive, of the TIF would be over a ten year period,
3 and really, for the first two years allowing a higher
4 percentage in the reimbursement of the TIF. Again,
5 they're taking a greater risk. And then after
6 (inaudible) years, years three through to five,
7 (inaudible) 50 percent. (Inaudible) percentage
8 (inaudible) direction for you, that's in looking at
9 (inaudible) thought that was reasonable. And these
10 improvements would be, like I said, public land,
11 public-private (inaudible) or on both.

12 And those eligible costs are basically public
13 improvements, which in general, the CRA is going to be
14 investing in those anyway. But in any case, more
15 incentivizing, whether it be (inaudible) right-of-way
16 or (inaudible), assisting on (inaudible) or parking
17 structures, public plazas and so forth. That's how
18 those would be (inaudible) eligible (inaudible).

19 And those require a local employment program.
20 Basically, they would need a program in identifying how
21 they would do with opportunities for both structure
22 (inaudible) and then for the (inaudible) employment
23 project. So again, depending on the end result, that
24 will have -- that plan may vary. Just as an example, I
25 was involved in a project where we provided an

1 incentive for public infrastructure and we had it -- it
2 was for a hotel. So that was we were ready to deal
3 with the (inaudible) of the jobs as part -- which we
4 also did the construction also. But my point is that
5 depending on what the end user is, (inaudible) be up to
6 that applicant to prove to the Board that they're
7 fulfilling that requirement.

8 This next slide is just an example, they say
9 a calculation of how the increment in the CRA
10 (inaudible) percent would look like. But it's just --
11 just wanted to go through it so you had an idea. And
12 this would be, again, it's a return over a ten year
13 period. That period could be shorter, but that's what
14 we propose (inaudible).

15 The next program is a Job Creation Bonus
16 Program. And basically, the overall goal is to attract
17 and expand higher paying jobs to the CRA District,
18 providing for job diversification while promoting local
19 hiring. And so with this particular program, a high
20 paying job definition, basically you take the county
21 average annual wage (inaudible) of that, and then
22 (inaudible) also.

23 So the type of space that could be eligible
24 for this, whether it be, you know, marine industry,
25 industrial, office, just those that -- those are the

1 types that would be identified at this point. We would
2 be (inaudible) away through the (inaudible) the retail,
3 restaurant and bars and entertainment venues. The
4 intent, again, is to attract more permanent, higher
5 paying jobs that goes to support and reinvest within
6 the District.

7 This is sort of a breakdown for a business
8 where there are ten, they're relocating in the
9 start-ups of ten jobs, and then also five for
10 expansions. So if somebody, a business is coming into
11 the District, it would be a higher, ten jobs, where if
12 it's an existing business and they're expanding, then
13 it would be five. The maximum award would be 50,000.

14 So I just want to explain too on this
15 particular one, when we were initially reaching out, we
16 were looking at a different formula. And then
17 researching that further, this is probably more
18 appropriate (inaudible) to encourage that, you know,
19 the more the local hiring, and you're also looking at
20 the maximum incentive or a grant award is 50,000.

21 (Inaudible) back to the previous incentive, you do not
22 pay or -- they do not get a reimbursement on that until
23 the project's totally complete and it's on the tax
24 rolls for the first year. So in this particular case,
25 you would budget. You need to budget for this program

1 on an annual basis. So the max award in this
2 particular case would be 50,000 and (inaudible) hiring
3 requirement would be a home address within the city
4 limits of 33404.

5 And then the last thing that we were looking
6 at is the Relocation and Development Assistance
7 Program, assisting property owners who need to attract
8 an important tenant, or they help attract companies
9 that are receiving potentially state and county
10 incentives in Riviera Beach. And this would pay for 20
11 percent of the company's eligible relocation costs, up
12 to \$50,000. In this particular case too, it would be
13 creating a minimum of 25 qualifying jobs. And
14 (inaudible) is provided on the screen.

15 And the preferred targeted industries, this
16 is pretty much consistent with what you see in these
17 programs that you see with the BDB, the Palm Beach
18 County BDB and then the state programs. Basically,
19 you're additionally encouraging (inaudible) these
20 businesses. It's a one time grant contribution that
21 would be paid out within 90 days after the business is
22 (inaudible), removed to the CRA District and the
23 qualifying jobs are in place. So that's critical.

24 That basically concludes my presentation.
25 And I really want to thank you all for the opportunity

1 to present this evening. Working with the CRA team in
2 looking at these programs, keep in mind that as this
3 gets established, it can always be adjusted. But --
4 and as you're re-imagining Riviera Beach and the
5 opportunities for coming out of a very critical
6 (inaudible) competitive in the market and to
7 incentivize and redevelop the District. So that
8 concludes my presentation, and (inaudible) for any
9 questions. Thank you.

10 CHAIR BOTEL: Thank you. Could you --

11 MR. COSTELLO: Oh, one more thing. Excuse
12 me.

13 So the intent I said to come back with
14 (inaudible) guideline. We can bring those back to you
15 on your agendas in August, whatever meeting is
16 preferred, and I'd work with Scott and his team in
17 getting that (inaudible) on the agenda.

18 CHAIR BOTEL: Thank you. Could you take the
19 screen down, because it's hard for me to see.

20 MR. COSTELLO: Oh, sorry.

21 CHAIR BOTEL: That's okay.

22 MR. COSTELLO: Let me get (inaudible). My
23 apologies.

24 COMMISSIONER MILLER-ANDERSON: Doesn't he
25 need to hit the button that says stop sharing the

1 screen or something?

2 CHAIR BOTEL: Yes.

3 MR. COSTELLO: That's what we're looking for.

4 COMMISSIONER MILLER-ANDERSON: Should have
5 been at the bottom maybe.

6 CHAIR BOTEL: There you go, thank you.

7 MR. COSTELLO: There we go.

8 CHAIR BOTEL: Okay, thank you, Jeff.

9 Any questions for Jeff?

10 COMMISSIONER LANIER: Yes, I have a question.

11 CHAIR BOTEL: Who's speaking? Ms. Lanier.

12 COMMISSIONER LANIER: Yes, I have a question.

13 In terms of the industries that you're looking at for
14 the CRA area. You definitely need to add the health
15 care industry. There are a diverse amount of employees
16 that work in that area, there are a lot of business
17 owners in that area, and you definitely need to add
18 health care as a part of the industry.

19 MR. COSTELLO: Okay.

20 COMMISSIONER LANIER: Second, I think that
21 when you're saying about the TIF of 50 to 70 percent, I
22 think that that's a bit high, and if you're going to
23 use that figure, it needs to be tied to projects that
24 are at least (inaudible) million, because if you're
25 bringing in something that high for an area of this

1 size, you're going to have to reward projects that have
2 a high value in terms of providing jobs, in terms of a
3 bigger project, because that 50 to 70 percent for that
4 TIF is just not workable for anything less than 15, 25
5 million.

6 MR. COSTELLO: Okay, let me -- let me make a
7 suggestion. And in researching the programs, you know,
8 we (inaudible), if that's the desire. Another idea is
9 that you keep it at the (inaudible) percent, then you
10 could (inaudible). It could be the 500,000 for that
11 ten year period, so whenever you're spreading that out,
12 you're looking at 50,000 a year. And as far as other
13 programs, some of them are at a minimum. Minimum
14 (inaudible) it was 5 million of a new project.

15 But again, as this goes forward, we want to
16 encourage that. I'm not -- we don't know exactly who
17 may come forward. But again, it has to be on the
18 eligible cost, and it's all based upon the TIF
19 generated. If they don't generate a certain amount of
20 TIF, then that reimbursement gets adjusted accordingly.
21 So that (inaudible) would be conducted prior to your
22 decision as a Board, knowing that those are (inaudible)
23 change. We're going to (inaudible), maybe not next
24 year, but next year on those changes, so (inaudible) be
25 protected (inaudible).

1 COMMISSIONER LANIER: Yes, and I think that
2 the City needs to work with the CRA on something like
3 this, given that a lot of those industries are in an
4 industrial zone, and a lot of them are not in the CRA
5 as well. So I think that it needs to be a project that
6 at least the City is in tune with because of where
7 these projects or where these industries end up at
8 these industrial areas. I have a couple of more
9 questions, but I'll yield the floor to someone else.

10 CHAIR BOTEL: Thank you. Anyone else?

11 I have another suggestion. In addition to
12 medical, I would think that you would want to include
13 logistics, since that's a primary area of interest for
14 Palm Beach County and the Chamber.

15 Anything else? Ms. Lanier, did you want to
16 finish up?

17 COMMISSIONER LANIER: No, you can go ahead.
18 I'll put these in writing to the CRA Director.

19 CHAIR BOTEL: Okay. Well, thank you, Jeff.
20 You did a great job of putting some things together for
21 us to consider, and we appreciate the work you put into
22 it.

23 MR. COSTELLO: Thank you. Appreciate it.

24 CHAIR BOTEL: There are no other questions.

25 We don't have anything to vote on here. This was just

1 a presentation, so we can move on to item number six.

2 Thank you, Jeff.

3 THE CLERK: Item number six: A resolution of
4 the Board of Commissioners of the Riviera Beach
5 Community Redevelopment Agency authorizing the
6 execution of an agreement for sale and purchase with
7 Gerald Properties, Incorporated for property located at
8 the City of Riviera Beach Marina, commonly known as the
9 Yachtsman, as is more specifically described in the
10 agreement, at purchase price \$3,817,000, plus
11 applicable closing costs, directing and authorizing the
12 Chairman and Executive Director to take such actions as
13 shall be necessary and consistent to carry out the
14 intent and desire of the Agency, providing an effective
15 date.

16 CHAIR BOTEL: Thank you. Would someone like
17 to make a motion and second so we can have a
18 discussion, and then we'll take a look at Mr. Evans'
19 presentation? Would someone like to make a motion to
20 accept this question?

21 VICE CHAIR LAWSON: So moved.

22 CHAIR BOTEL: Thank you. Would anyone like
23 to second that motion? Who moved the motion? I can't
24 see. Was that Mr. Lawson? Thank you.

25 VICE CHAIR LAWSON: I did.

1 COMMISSIONER MILLER-ANDERSON: Second on the
2 sixth. We're on six, right?

3 THE CLERK: Yes.

4 COMMISSIONER MILLER-ANDERSON: Yes, second.

5 CHAIR BOTEL: Thank you.

6 Mr. Evans.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I'm
8 excited to bring this item before you. This
9 property -- and if Shirley can go to the next slide.
10 The Yachtsman property is located directly inside the
11 City's Marina, and this is a view of the property right
12 there.

13 Shirley, if you go to the next screen. There
14 we go. It's a little bit better view.

15 So the CRA is under contract now to purchase
16 all of the property directly west of the site that you
17 see there in red. The site in red is the Yachtsman
18 property, and the CRA has been trying to purchase this
19 from Viking for at least 15 years. The proposed
20 price -- what we did was we had the project appraised,
21 the parcel. And we got two appraisals, one for 3.6
22 million, and one for 3.44 million.

23 And so what we -- and then additionally, we
24 asked Viking to provide some of their other properties
25 so that we could use them to build future affordable

1 housing. So Viking agreed to include six additional
2 properties in addition to this one, which represents a
3 fair value for our proposed purchase price, which is
4 3.817 million.

5 This project, because it's right in the
6 middle of the Marina, really hampers our ability to
7 develop the Marina in the next phase. Because of its
8 strategic location, by acquiring this, this will really
9 enhance what we can do on our property, so the value
10 that owning this particular property adds to the future
11 development of the Marina is significant. Our property
12 becomes much more valuable because we can control
13 enough to really implement a large size development.

14 Additionally, we'll be able to use the other
15 six lots that Viking has given us to bring you future
16 affordable housing. Hopefully we can utilize our
17 mortgage pipeline, our Home Buyers, and that's a club
18 that we've been developing. We have over 70 people who
19 are in that program, with many who are pre-qualified.
20 So we would utilize the six lots to bring new housing
21 to those properties.

22 The purchase of the Yachtsman, of course,
23 currently we lease this property, so there's additional
24 savings that will result, because we lease this
25 property for \$120,000 per year. So by purchasing this

1 property, we'll no longer have to lease it, so the
2 Agency will immediately save \$120,000.

3 The timing of the financing for this is
4 extremely good. The markets are very low as far as
5 interest rates go, so our current lender, BB&T, has
6 offered -- has agreed to loan us the money if the Board
7 elects to purchase this. And this will significantly
8 improve our ability to develop the Marina in the
9 future.

10 And with that, I'll just end the presentation
11 and just answer any Board questions.

12 COMMISSIONER LANIER: I have several
13 questions, but I'll start out with this one. In the
14 proposal and in the appraisal, it says the market value
15 of real estate is affected by national and local
16 economic conditions. The real estate -- the appraisal
17 was done in February of this year. And we are in a
18 situation where we have come into a pandemic, the
19 markets are fluctuating, it does not look good in the
20 next six to eight months or a year. We have 45 million
21 people who are unemployed.

22 So first of all, I would like to have an
23 appraisal done post COVID, meaning that, you know,
24 looking at the markets now. Because when this was done
25 in February, there was not even any inkling of what was

1 to come. So of course, it is going to reflect the
2 markets in February, and I know that the markets have
3 significantly changed since that time. So I was
4 definitely wanting to suggest that first.

5 VICE CHAIR LAWSON: Madam Chair --

6 INTERIM EXECUTIVE DIRECTOR EVANS: I think
7 that the market has adjusted. There are some things
8 that have changed. Like for example, the real estate
9 market, residential, has actually gone up lately, which
10 is very unusual. But the market, properties have been
11 increasing in value, surprisingly, during this time.

12 And what I'll also say is the acquisition of
13 the property is good for the City at any time. And
14 because we are buying it at the fair value now, it puts
15 this into the City's CRA hands for the future, for the
16 foreseeable future, which means that we'll be able to
17 realize a lot more additional millions of dollars in
18 development when we redevelop the Marina. So the
19 opportunity to buy the property will benefit us
20 long-term, regardless of the current market that we're
21 in.

22 CHAIR BOTEL: Thank you. Mr. Lawson.

23 I'm sorry, go ahead, Ms. Lanier.

24 COMMISSIONER LANIER: No, no, I understand
25 that. You know, we are basically banking land, banking

1 land, banking land, banking land, with no indication of
2 what future markets are going to look like, or even at
3 least, you know, an appraisal in the middle of this to
4 know what is -- you know, what we have going on here.
5 So my concern, which is only one of them with this
6 project, is the fact that we have an appraisal that's
7 in February, and we are looking at a very volatile,
8 very up and down market to come. And we have a report
9 on the table in terms of the Marina project anyway, so
10 we need to be able to understand all of these pieces
11 and see how this is going to fit going forward. But
12 I'll yield to someone else right now, but I do have
13 some other questions.

14 CHAIR BOTEL: Mr. Lawson.

15 VICE CHAIR LAWSON: Thank you, Madam Chair.

16 Yes, Councilwoman Botel, the market has
17 shifted. But in regards to the real estate, it's
18 actually increased substantially over the last six
19 months, just because of what the fed has done with the
20 interest rates and what's happening with the new
21 economy. So a new appraisal may actually be
22 detrimental to us, to request a new appraisal, because
23 the price may actually go up. So I'm completely
24 supportive of this.

25 In addition to the parcel, we also see that

1 there's six properties that they're actually allowing
2 for us to develop that the CRA and the CDC could
3 actually develop and do some affordable and workforce
4 housing for us. And that would put six new houses on
5 the tax roll and be able to address some of the housing
6 crisis we have.

7 So I'm very much for this, because it
8 actually allows for us to complete the entire property,
9 parcels in the Marina phase. We now have complete
10 ownership, so regardless of what direction we go with
11 this RFP that's currently on the table, while we can
12 develop it, or if it's not developed, whatever we can
13 do based upon what the Council decides on, we actually
14 have full ownership, so if it does go back out to bid,
15 now we don't have to have any additional negotiations
16 with any of the surrounding or neighboring owners. We
17 can just say that we own all the land and we're ready
18 to build now. So that's why I would be in agreement
19 with this and moving forward with this as quickly as we
20 can.

21 CHAIR BOTEL: Thank you, Mr. Lawson.

22 Anyone else?

23 COMMISSIONER LANIER: I have a --

24 CHAIR BOTEL: Go ahead, Ms. Lanier.

25 COMMISSIONER LANIER: I have another piece to

1 this also as well. In looking at the environmental
2 piece to this, there is notations made about the
3 environmental impact, which is barely none. This
4 property is in close proximity to a working waterfront.
5 There has been no environmental study. I think they
6 used the term not known, not known, no known. I don't
7 see any due diligence in terms of the environmental
8 impact for this piece.

9 And what happens is that we buy this piece of
10 property and find out later down the line that there's
11 some significant environmental issues with it, and we
12 have to incur that cost. So I don't think that, you
13 know, going through the whole proposal, looking at all
14 of this, there was no due diligence in terms of
15 environmental impact.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Actually,
17 I would like to address that, because you're right, the
18 appraisers aren't aware of any environmental studies.
19 So this piece has actually been developed already. So
20 because we lease the land from Viking, we developed the
21 entire site at the same time as we developed the whole
22 Marina, which meant excavating all the existing soil,
23 and then we brought in a whole bunch of new soil. In
24 fact, when we built the Marina project, we actually
25 elevated all of the entire property, including this

1 site, by four additional feet. So the CRA has already,
2 and the City combined, has already developed this site,
3 so it's already been investigated, we've already done
4 excavations --

5 COMMISSIONER LANIER: I didn't see those
6 reports.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Well, I'm
8 saying when we built the Marina, the City --

9 COMMISSIONER LANIER: I'm saying I haven't
10 seen environmental reports recently about the land.

11 INTERIM EXECUTIVE DIRECTOR EVANS: So you're
12 saying you believe since we paved it as a parking lot
13 that there's new contamination?

14 COMMISSIONER LANIER: I don't know. That's
15 the reason why I want to know. Number one, I can't
16 support this project given the environmental issues
17 that I don't know about. It's \$4 million on the table.
18 We -- I understand that we're looking at the, you know,
19 the appraisers and the property or the project is
20 looking at the highest and best use for this property,
21 which is all good and fine. But when you have these
22 outstanding issues in terms of, in my opinion, you
23 know, market value fluctuation, we have experts on
24 board, PFM, that are experts in this area that can shed
25 some light on this project anyway.

1 So I want to be able to be very clear about
2 spending \$4 million for a property just to bank it,
3 because there is some issues moving forward with the
4 Marina project. So because of those issues, we need to
5 be very certain about what we're going to do with this
6 property, how we're going to develop it. And spending
7 \$4 million on it in the middle of a pandemic, I can't
8 see.

9 CHAIR BOTEL: Mr. Lawson.

10 VICE CHAIR LAWSON: Again, Councilwoman
11 Lanier, it's not just a property. I do believe in the
12 backup it shows the other six parcels that they're
13 giving us in the Park Manor area, which is a highly
14 sought after community that allows us to develop
15 workforce and affordable housing. So it's not just
16 completing and completing the Marina that we need for
17 development, it's also the additional properties that
18 we can actually develop in Park Manor as well.

19 So I really would be inclined to encourage my
20 colleagues to say let's go forward with this so that we
21 can move forward with our Marina, because even with the
22 experts from PFM that stated they had concerns, we also
23 know that we need the ownership of our Marina, which we
24 do not have. And to really develop this community and
25 to move forward, we've got to really stop kicking the

1 can down the road. So I think that we should move
2 forward with actually completing this deal.

3 CHAIR BOTEL: Thank you.

4 Ms. Miller-Anderson.

5 COMMISSIONER LANIER: Oh, I'm sorry.

6 CHAIR BOTEL: Miller-Anderson.

7 COMMISSIONER MILLER-ANDERSON: Is Ms. Lanier
8 finished?

9 COMMISSIONER LANIER: No. I just wanted to
10 say that the City has numerous parcels and lots that
11 can be developed. The CRA has numerous lots and
12 property that can be developed. These are lots that
13 are even not contiguous to each other. So \$200,000
14 versus 4 million is not a whole lot that they're giving
15 us. So I do have some issues, and I urge the Council
16 not to move forward until, number one, there's an
17 updated environmental study that's done on it, and that
18 we understand what the market is moving forward in the
19 middle of a pandemic. We're talking about \$4 million
20 here.

21 VICE CHAIR LAWSON: Madam Chair, if I can
22 respond, please?

23 CHAIR BOTEL: Well, could we let
24 Ms. Miller-Anderson speak first, because she hasn't
25 spoken yet, and then I'll come back to you.

1 Ms. Miller-Anderson.

2 COMMISSIONER MILLER-ANDERSON: He can go
3 ahead and go since they were kind of going back and
4 forth.

5 CHAIR BOTTEL: Okay.

6 COMMISSIONER LANIER: And the last thing I
7 wanted to say is that -- and I'll let Mr. Vice Chair to
8 respond -- the last thing I wanted to say is that, you
9 know, we can sit here and go back and forth about
10 appraisals and about environmental studies and -- but
11 we're not the experts. And I definitely want to have
12 an expert opinion on both of these areas, market value
13 and an expert opinion on the environmental impact for
14 that particular property.

15 VICE CHAIR LAWSON: So to that point,
16 Councilwoman Lanier, I've served in the real estate
17 market, in business and commercial, in my personal
18 business, so I do understand, and I would consider
19 myself an expert in the field when it comes to
20 appraisals. So the value and the assessed value on
21 that property and the appraised value on that property
22 is actually lower than what it would appraise at if we
23 went ahead and did another appraisal now. So with
24 having a license in that field, I would consider that
25 and ask for that support in regards to understanding as

1 an expert in the field.

2 Mr. Evans, my question for you, sir, is how
3 long have we been trying to buy this site from the
4 owners?

5 INTERIM EXECUTIVE DIRECTOR EVANS: We've been
6 trying to negotiate with Viking for at least 15 years.

7 VICE CHAIR LAWSON: So Councilwoman Lanier,
8 with us trying to decide on purchasing this site, it's
9 coming to the table and falling off of the table on
10 numerous occasions, us trying to negotiate a fair
11 price, I would say that based upon the experience of
12 15 years of trying to complete our Marina, that we
13 cannot put a hurdle in developing our Marina and
14 understanding that we're getting it at an appraised
15 value, with additional real estate and land in the
16 city, because yes, the City does own a lot of land, the
17 CRA owns land as well, but we want to try to combine
18 that land and develop it, because we are that Council
19 that's going to do that.

20 So regardless of how much they've owned prior
21 to us, we are who we're waiting on. So we want to
22 complete that by making these purchases and getting to
23 work with our CDC, who's doing an amazing job, with our
24 CRA, who's actually moving in the right direction with
25 actually finally getting this land negotiated and with

1 an organization that's actually working with the City
2 and CRA to get this done.

3 So that's why I'd be inclined for us not to
4 argue about the logistics of this property and move
5 forward with it, because I've sat down and done the
6 research. I sat down with Mr. Evans, and I actually
7 went over the appraisal in detail, because it is my
8 profession, so I wanted to make sure that we were
9 getting fair value for it, and also took a look at the
10 lots that we were receiving as well, and looked at what
11 the assessed value would be if we develop them and
12 provided them as workforce housing to our residents or
13 to our staff that works for the City. So that's why I
14 would be inclined to actually move forward with it.

15 Thank you, Madam Chair.

16 CHAIR BOTEL: Thank you.

17 Ms. Miller-Anderson.

18 COMMISSIONER MILLER-ANDERSON: Yes, and I
19 just kind of wanted to piggyback on that part in
20 regards to how long it's been since, you know, we've
21 been trying to negotiate this with Viking. It's been a
22 very long time. I know you said 15 years, but it's
23 definitely been the whole time I've been on Council and
24 to now get to this point, because it sits in the middle
25 of our Marina, and it's very critical for any kind of

1 future development that we do in the Marina.

2 That has always been the issue, is that they
3 always sat in the middle of something that we were
4 trying to do. And so we were able to get control of
5 that. It was going to always be some sort of issue in
6 determining what our future would look like.

7 And then I think the added bonus part with
8 the lots in Park Manor, we had a lot of vacant lots
9 over here, and if we can put some workforce housing,
10 affordable homes on those properties, that's what we
11 really need to do, because there are some areas that
12 just really look horrible that need to be improved.
13 And so, you know, I'm in full support of it.

14 And I do understand your point, Ms. Lanier,
15 regarding the amount, and you know, being in the middle
16 of this pandemic, you know. But I'm just hoping that,
17 you know, with this, we're still able to renew our way
18 through, and maybe we just need to tighten our belt up
19 on some other things that we're doing. But particular
20 to this point here, this particular item is very
21 crucial in the future of any type of Marina development
22 that we do over there. Thank you.

23 CHAIR BOTEL: Thank you.

24 Mr. McCoy, did you want to say anything
25 before I make a comment? Mr. McCoy, did you want to

1 say anything?

2 COMMISSIONER McCOY: Yes, I'm having some
3 audio issues here.

4 CHAIR BOTEL: Yes, you're out of sync.

5 COMMISSIONER McCOY: But I wanted to -- and I
6 thought I heard (inaudible). Can you hear me?

7 CHAIR BOTEL: Yes.

8 COMMISSIONER McCOY: Can you hear me okay?

9 CHAIR BOTEL: We can.

10 COMMISSIONER McCOY: My question is,
11 Mr. Evans, what was the (inaudible). I'm sorry?

12 CHAIR BOTEL: You're getting crosstalk from
13 some other source, I think, because I'm hearing
14 something else in your background.

15 COMMISSIONER McCOY: Okay, can you hear me
16 okay now?

17 CHAIR BOTEL: Yes.

18 COMMISSIONER McCOY: Okay, my question was
19 what is -- was there any previous sale prices that was
20 presented regarding this, Mr. Scott Evans?

21 INTERIM EXECUTIVE DIRECTOR EVANS: I think
22 there's been a number of prices discussed over the
23 years. I don't have any specific. But the price that
24 Viking paid for it way back was \$4 million. So value
25 has always revolved around that number with previous

1 discussions, usually Viking trying to get some sort of
2 profit from that property, since they paid so much for
3 it previously.

4 COMMISSIONER McCOY: Okay. I wanted to kind
5 of respond to Councilwoman Lanier about the
6 environmental concerns. Obviously, I don't know how
7 much concern it is now. We're currently using the
8 property as a parking lot, and going forward, I mean it
9 is on tap to be a part of our whole redevelopment for
10 the Marina Phase II. So I don't even know if that is
11 even an issue, because if that's the case, then we need
12 to revisit the whole entire, I guess, the impetus of
13 the project. But obviously, I would think that the
14 environmental factors are of no consequence, at least
15 because (inaudible) Phase II Marina project. So those
16 are my concerns. I'm going to -- I'm cautiously
17 optimistic, and I'm only supporting under those
18 circumstances.

19 But if we look -- I think we've now had this,
20 Mr. Evans, what, six years now, or seven that we've
21 been operating under a lease agreement?

22 INTERIM EXECUTIVE DIRECTOR EVANS: It's over
23 five.

24 COMMISSIONER McCOY: Just roughly.

25 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, since

1 about 2014.

2 COMMISSIONER McCOY: So I would say six
3 years. So that puts us at -- was it 120 a year or 100?

4 INTERIM EXECUTIVE DIRECTOR EVANS: It's 120 a
5 year now.

6 COMMISSIONER McCOY: So that's, what, 840,000
7 (inaudible). So I mean that's almost a third
8 (inaudible) we're being asked to purchase it for. So
9 absent of anything significant, I'm sure the
10 gentlewoman from the Second District (inaudible) new
11 home for first time buyers. So, you know, I support
12 this item, but I am cautiously optimistic (inaudible).

13 CHAIR BOTTEL: We just lost you, Mr. McCoy.
14 Your audio went out. Now he's frozen. Thank you,
15 Mr. McCoy. I'm going to move on.

16 I support this project, this acquisition
17 based on a number of items, not the least of which is
18 that I think they were asking more than 4 million when
19 I originally heard about this project, and given that
20 they're putting some extra properties in, that would
21 allow us to construct some workforce housing units that
22 would be a real boon to that neighborhood and to our
23 economy in general. So you have my support, and I
24 think we -- oh, he's back.

25 Mr. McCoy, do you have anything else? No,

1 okay. Anything else for the good of the order before
2 we take a vote?

3 COMMISSIONER LANIER: I wanted to say one
4 more thing. I wanted to say to Mr. Vice Chair that I
5 was not questioning your expertise, sir, not at all.

6 VICE CHAIR LAWSON: No, Councilwoman Lanier,
7 I know --

8 COMMISSIONER LANIER: No, I was saying that
9 PFM, who has done the Marina project proposal review,
10 has -- you know, they are national experts. And I
11 think that they need to weigh in before we buy any more
12 property in regards to this whole Marina project. And
13 of course, you guys agree, and you know, you have a
14 different view of this, but I know that based on that
15 report and based on what it contained and how we're
16 going to move forward with the Marina, that we need to
17 be very cautious about how we do that. And I still say
18 that the parcel, in terms of the environmental issue,
19 that it can be -- you know, it can impact other
20 underdeveloped surrounding parcels. So I am not in
21 support of it, and we can call the question.

22 CHAIR BOTTEL: Thank you very much.

23 Is there any public comment? Let me just be
24 sure there's no one else out there willing to weigh in
25 on this. Ms. Seguin.

1 UNIDENTIFIED SPEAKER: No public comment.

2 CHAIR BOTTEL: Oh, Mr. Mayor, Mr. Mayor, lest
3 I forget you there waving your hand in the middle.

4 MAYOR FELDER: It's a question for Shirley
5 Lanier. What would it take for us to get you to have a
6 consensus vote?

7 CHAIR BOTTEL: Wait, wait. Joyce.

8 MAYOR FELDER: (Inaudible.) Can you do it
9 for us?

10 COMMISSIONER LANIER: Well, listen, let me
11 tell you something, Mayor. And I respectfully take
12 your question with great, great consideration. But
13 after my view of the PFM report on the Marina project,
14 I am in -- I was in reservation before. As you know
15 it, I was in reservation before. I'm in more
16 reservation at this point because of that report.

17 And I want us to be able to understand that,
18 you know, we're talking about millions of dollars. The
19 concerns I have about the valuation, the concerns I
20 have about the economic or the -- and the environmental
21 impact, I just can't do it right now. So there's
22 nothing you can tell me at this point unless there's
23 something that comes back to give us a whole new road
24 map of the whole Marina project, then probably so. But
25 at this point, given where it stands, I'm going to have

1 to decline. And I appreciate you asking me that.

2 MAYOR FELDER: I respect (inaudible). Thank
3 you.

4 CHAIR BOTEL: Thank you for trying,
5 Mr. Mayor.

6 Madam Clerk, there were no public comments,
7 were there?

8 COMMISSIONER LANIER: And I would also say
9 that I hope that you guys would postpone this until we
10 did hear from PFM. But I digress.

11 CHAIR BOTEL: Madam Clerk.

12 MS. DESIR: There are no public comments.

13 CHAIR BOTEL: Thank you. Would you call the
14 question, please.

15 THE CLERK: Commissioner Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Yes.

17 THE CLERK: Commissioner Lanier.

18 COMMISSIONER LANIER: No.

19 THE CLERK: Commissioner McCoy.

20 (No response.)

21 CHAIR BOTEL: We lost him.

22 THE CLERK: Vice Chair Lawson.

23 VICE CHAIR LAWSON: Yes.

24 THE CLERK: Chair Botel.

25 CHAIR BOTEL: Yes.

1 THE CLERK: That motion carries, with
2 Commissioner Lanier dissenting and Commissioner McCoy
3 absent for the vote.

4 CHAIR BOTEL: Thank you. Madam Clerk, item
5 number seven.

6 THE CLERK: Item number seven: A resolution
7 of the Board of Commissioners of the Riviera Beach
8 Community Redevelopment Agency approving an amendment
9 to the agreement with Merchant Strategy, Incorporated,
10 exercising the first option to renew for one year, to
11 provide marketing and public relations services,
12 providing an effective date.

13 CHAIR BOTEL: Could someone turn their mic
14 off? We're getting feedback again.

15 VICE CHAIR LAWSON: Councilman McCoy.

16 CHAIR BOTEL: Councilman McCoy, if that's
17 you -- thank you.

18 Mr. Evans --

19 INTERIM EXECUTIVE DIRECTOR EVANS: Annetta
20 Jenkins, our Director of Neighborhood Services, will
21 present this item.

22 CHAIR BOTEL: Thank you.

23 THE CLERK: Excuse me. We need a motion and
24 a second.

25 COMMISSIONER McCOY: So moved.

1 COMMISSIONER MILLER-ANDERSON: Second.

2 COMMISSIONER McCOY: Madam Chair.

3 CHAIR BOTEL: Yes, you're back.

4 COMMISSIONER MILLER-ANDERSON: Somebody has
5 their TV on or something.

6 CHAIR BOTEL: Yes, somebody's got -- it's
7 okay now, whoever --

8 COMMISSIONER LANIER: Has their mic on.

9 CHAIR BOTEL: We're good now. Go ahead. We
10 had a motion and a second. We can hear Ms. Jenkins'
11 presentation now and then have discussion.

12 MS. JENKINS: Good evening, Commissioners.
13 Annetta Jenkins, Director of Neighborhood Services.

14 I'm very happy to present this item to you,
15 requesting your approval to exercise the first one year
16 option to renew of the original contract with Merchant
17 Strategy, Incorporated and ask you to approve a
18 resolution to amend the original agreement to extend
19 the term for 12 months, until September 30th, 2021.
20 And I have a short presentation for you.

21 The Merchant Strategy is a company that was
22 founded in 2003, incorporated a few years later, with
23 extensive experience in public involvement, community
24 government, public relations, marketing and event
25 management. Their team has highly diversified skills

1 in work in government, transportation, real estate
2 development, nonprofit and other industries. The
3 Merchant Strategy is led by the two principals,
4 Ms. Sharon Merchant and Ms. Valerie Staggs. There are
5 two very lovely pictures there if you've not had the
6 pleasure of meeting them in person. And I might add
7 that the Merchant team that works with the CRA is on
8 the line if you have questions once I finish this
9 presentation.

10 Their services are marketing, advertising,
11 social media, crisis management, public relations,
12 special events and expanding on our online purpose,
13 which falls in very nicely with our goals to secure
14 community participation, to grow our city's economic
15 base and to influence key audiences about our city's
16 economic benefits and advantages.

17 Here is a chart that Merchant prepared for us
18 that suggests the proposed allocation of hours among
19 those various tasks. And you can see them outlined
20 there, and this is based on our most recent 12 month
21 history in terms of where our time and effort and
22 resources have been spent, primarily with social media,
23 public relations with our various newsletters, with
24 fliers, et cetera, and you can see a further breakdown
25 there.

1 Our budget that we propose to allocate is the
2 same amount we have allocated for this year for our
3 marketing services of \$100,000, and we're proposing
4 that. And there's no increase in the dollars for
5 Merchant for the 2021 budget year. And for marketing
6 services, that works out to about \$8,338.89 per month.
7 And I should point out that out of that 100,000, the
8 retainer that we are working on this year is \$6,150, or
9 73,800 for the year. And the remainder of the \$100,000
10 is used for additional special services, special
11 events, et cetera, including things like our annual
12 report which we're required to create.

13 Some of the CRA initiatives that Merchant has
14 undertaken with us have been our Community Business
15 Spotlight that we've had on our social media and
16 Constant Contact pages, as well as on utilizing the
17 radio. They've assisted us with events, and of course
18 with our major social media, our e-newsletters and
19 various press engagements.

20 I wanted to give you a few highlights of
21 Merchant marketing by the numbers. For the past year,
22 they've helped us to produce and to share 520 radio
23 spots, 158 different video views. For social media
24 posts, we've had -- we've reached over 9,000 people
25 concerning our Business Certification Program, for

1 instance. We had a very popular posting of dolphins in
2 the water off our Marina, where we had a total of 254
3 minutes viewed. That may not seem like a lot, but the
4 views are in increments of 15 seconds, 30 seconds, so
5 that's quite a bit of viewership there.

6 And since March 19, we've been tracking, and
7 we've seen an increase in our social media on Twitter,
8 Instagram and Facebook by more than 55 percent, the
9 frequency of our social media posts by more than
10 278 percent, our incoming messages where people have
11 questions or they compliment us, and sometimes, you
12 know, there are some critical messages, of 306 percent,
13 but overwhelmingly has been very, very positive. Our
14 engagements, which are clicks, comments and shares,
15 have increased by more than 70 percent, and that
16 translates into more than 445,000 impressions since
17 March 19.

18 We create a minimum of two e-newsletters
19 monthly for events and general information, and in our
20 Constant Contact we have over 3,500 subscribers, which
21 is very substantive. We have over 116,000 sends, over
22 18,000 opens and over 1,700 clicks. They've created
23 for us a minimum of one press release monthly, with
24 over 1,500 online press engagements. We've had
25 articles in various media, including Palm Beach Post,

1 Florida Trend, with back links to our CRA website.

2 And here is just some examples of the
3 beautiful, beautiful press that we've received. You
4 see our Mobi-Mats, which I don't think you've had an
5 opportunity to experience yet at our Marina, and as
6 compliments of a grant from the State of Florida, so
7 we're getting some very good reviews on that. You see
8 our popular Lion King event. And we have various other
9 events that we've had at our Marina, as well as
10 neighborhood activities that we have promoted. I have
11 to tell you, I don't have a slide here, but we're
12 getting quite a bit of interest in our Garden Program,
13 that hopefully we'll share updates with you later.

14 Our recommendation as staff is asking you,
15 the Board of Commissioners, to exercise the first one
16 year option to renew and approve a resolution approving
17 and authorizing the execution for marketing and public
18 relations services to extend the term for 12 months.
19 And that would take us through September 30th, 2021.

20 So thank you, and I'll stop there and see if
21 there are any questions.

22 CHAIR BOTEL: Thank you, Ms. Jenkins.

23 Any questions? I think Ms. Miller-Anderson,
24 and then Mr. McCoy.

25 COMMISSIONER MILLER-ANDERSON: Okay, so a few

1 years back we did get -- we had a person that we were
2 utilizing for many years and we were paying probably
3 somewhere around the same neighborhood of the amount
4 that we're currently paying. And you know, my concern
5 has always been, you know, for the amount that we're
6 spending, I just sometimes don't see as much coming
7 back on the receiving end. You know, I see a lot of
8 (inaudible). Of course, I do see the Florida Trend,
9 and I see, you know, some press release for our local
10 newspapers.

11 But I really have a hard time with the amount
12 that we pay for this type of stuff and then the product
13 that we get, which is majority social media. Can
14 someone tell me about, you know, like what else does --
15 just looking at what I see right now, I don't see how
16 that adds up to that amount of money. I mean I control
17 my own social media, and I'm somewhat active on there,
18 and I would not think I was doing that amount of work
19 for that amount of money. So can somebody shed a
20 little light on what else is being done besides a lot
21 of social media? Is anybody here to answer that,
22 Mr. Evans or Ms. Jenkins or Ms. Merchant? Anybody out
23 there?

24 MS. JENKINS: I'm here. I --

25 MS. HAWKINS: I can help answer, Annetta, if

1 you'd like. This is Colleen Hawkins with The Merchant
2 Strategy.

3 COMMISSIONER MILLER-ANDERSON: Okay.

4 MS. HAWKINS: So we also create multiple
5 stories within the newsletters, at least two a month --
6 those are multiple hours monthly -- as well as the
7 press releases. We continuously get, you know, as
8 Ms. Jenkins gets new grants, we create those press
9 releases and distribute them to the press. We also
10 help with promotional items, ordering, you know, items
11 for the Marina, or most recently we did some branded
12 face masks for them as well. So promotional items are
13 in there.

14 Speaking with the media and getting those
15 business (inaudible), the radio spots, that is part of
16 the media, as well as helping with events, such as
17 Winter Wonderland. We help create the buzz around
18 upcoming events, and including, of course, all three I
19 mentioned, press, newsletters and social media, as well
20 as in person time of showing, showcasing what's going
21 on in the event, coordinating the radio stations to be
22 at those events when needed. And --

23 MS. STAGGS: Thank you all for having us here
24 tonight. I'm Valerie Staggs, one of the principals of
25 The Merchant Strategy.

1 If I might just comment on social media, I
2 realize that those of us who are older, like myself,
3 have mixed feelings about social media and the impact
4 that it makes on the public and on the brands that
5 we're marketing, but it is a huge method in this day
6 and age, in this environment, in engaging people with
7 your brand and sharing your message and in building
8 followers and fans and helping to promote everything
9 that we have going on at the CRA.

10 So I recognize that as far as the pie chart
11 that we showed you, there's a big chunk of the pie
12 that's dedicated to that, but there's good reason for
13 that and that you see in the statistics over the course
14 of the year, how much we've been able to build your
15 brand on social media and really more engagement for
16 everything that the CRA is doing.

17 CHAIR BOTTEL: Anyone else? Or
18 Ms. Miller-Anderson, are you done?

19 COMMISSIONER MILLER-ANDERSON: (Nods head.)

20 CHAIR BOTTEL: Thank you. Anyone else?

21 VICE CHAIR LAWSON: Madam Chair.

22 CHAIR BOTTEL: Yes, Mr. Lawson.

23 VICE CHAIR LAWSON: Yes, thank you.

24 Well, I did see the numbers, and I did see
25 that there was a substantial increase in social media

1 usage since March. But at the same time, I mean
2 everybody was just using social media, so that increase
3 is based upon us being on complete lockdown, in
4 addition to the marketing efforts, of course, the
5 Merchant firm has done, but it's also based upon a
6 majority of residents and people are only able to use
7 social media. So that increase was definitely aided by
8 the pandemic we're experiencing. And I did see a lot
9 of advertisement, a lot of marketing that's going on,
10 so I am appreciative of what the Merchant group has
11 done so far.

12 My only thought process and concern is in
13 regards to extending the contract versus just trying to
14 change the direction of what we're doing in regards to
15 promotion of the CRA and the City. The majority of our
16 residents don't really understand that dynamic or the
17 difference, that we have two separate Boards, a CRA, a
18 City, a Utility District, and I think this is the time
19 now that we can kind of visit taking a look at doing a
20 combined marketing strategy across the board.

21 There's a lot of functions that I want to
22 keep separate. The CRA is independent of the City; the
23 Utility District is independent of the City and the
24 CRA. But I think that the advertisement and marketing
25 and how we display this CRA District needs to be in

1 conjunction, in unison with our City. All the
2 information that we're putting out and advertisements
3 that we're putting out needs to be in line with what
4 the City's doing. So my thought process is asking
5 Mr. Haygood: What would be the process of issuing a
6 joint RFP for City and CRA for marketing and
7 advertisement?

8 MR. HAYGOOD: We've done it previously where
9 there was some type of interlocal agreement between the
10 City and CRA. I'm sure it can be worked out. The
11 challenge comes in how you're going to select the
12 person. You would assume that both Boards would be on
13 board with the same, you know, the same firm, but it
14 would be two selection processes, I think.

15 VICE CHAIR LAWSON: Well, I think I can talk
16 to both Boards and see what their thought process is
17 going to be for marketing, you know, advertising our
18 City and our CRA. So I want to make sure that we kind
19 of have a joint effort, and that effort -- everything
20 in unison advertising the City, the CRA and one unified
21 front. And I would love for the Merchant group to come
22 on and to respond to the RFP, because they've done a
23 phenomenal job with the CRA.

24 UNIDENTIFIED SPEAKER: Madam Chair.

25 VICE CHAIR LAWSON: Like it's just

1 duplicating those efforts on the City side. And I
2 think that's kind of what we're lacking, is that
3 advertisement and the marketing, the same efforts that
4 they're doing on the CRA side. So if we can get better
5 bang for our buck to kind of address what
6 Ms. Miller-Anderson was stating, is that the dollar
7 we're paying just for the CRA could possibly be
8 stretched to the City and CRA and share that cost. I'm
9 sure it's going to be a larger amount that's going to
10 come in, but at least it's going to be a shared cost
11 across the board, and we can get a unified front where
12 we're still operating on separate boards, but we're
13 able to actually market the entire city as one unified
14 city.

15 MS. MERCHANT: Madam Chair, this is Sharon
16 Merchant. May I respond to Mr. Lawson?

17 CHAIR BOTEL: Is that Sharon?

18 VICE CHAIR LAWSON: Sorry.

19 CHAIR BOTEL: Was that Sharon? Who was that?

20 MS. MERCHANT: Yes, this is Sharon.

21 CHAIR BOTEL: Okay, yes, you're like in an
22 echo chamber, but go ahead. And then
23 Ms. Miller-Anderson wants to speak.

24 MS. MERCHANT: I just want to (inaudible) to
25 remind the (inaudible) our firm --

1 CHAIR BOTEL: Could you turn your volume down
2 a little bit, Sharon, or -- you're really like in a --

3 COMMISSIONER LANIER: Who is that speaking?

4 CHAIR BOTEL: It's Sharon Merchant, the other
5 principal of The Merchant Strategy.

6 MS. MERCHANT: Is that better? Is that
7 better?

8 CHAIR BOTEL: Yes, it's very tinny like,
9 or -- but we can deal with it. Go ahead.

10 MS. MERCHANT: I just wanted to say that our
11 team would compete for the City's RFP to provide the
12 same services, and we were recommended to you by your
13 staff. And (inaudible). But there actually has
14 already been a competitive process, so we were
15 recommended to City Council to do these same services,
16 so we'd be more than happy and delighted to serve you
17 in both capacities.

18 CHAIR BOTEL: Okay, thank you.

19 Ms. Miller-Anderson, and then Ms. Jenkins.

20 COMMISSIONER MILLER-ANDERSON: I think before
21 the Merchant group came on, we had O'Donnell Agency,
22 and I believe they were doing both the City and the CRA
23 some time ago. And if my memory serves me correctly,
24 when we were budgeting over the years, we got rid of
25 the contract, but then when we were doing budgeting,

1 the City decided to bring it in-house. (Inaudible)
2 where that second person came in with Walter, A.J.
3 (inaudible) position.

4 So I would imagine that's something that
5 would need to be revisited again if we're talking about
6 going to have another agency oversee the City, but I
7 would think it has to go out on competitive bid. I
8 don't think that the Merchant group can just get on
9 board, just say they're going -- we just say we're
10 going to give it to them. I'm sure there has to be
11 some kind of procurement process (inaudible) CRA. But
12 that is what happened. We did have it that way with an
13 agency (inaudible) and the CRA, but we did take it out
14 and decided to bring it in-house.

15 CHAIR BOTEL: Ms. Jenkins, and then
16 Mr. Lawson.

17 MS. JENKINS: Excuse me, Commissioners, but I
18 was trying to caution Sharon. I understand that the
19 City did have a solicitation on the street and sounded
20 a call of silence. And I just did not want any
21 discussion about that, because the City is doing that
22 process.

23 CHAIR BOTEL: Okay. Thank you, Ms. Jenkins.
24 Mr. Lawson.

25 VICE CHAIR LAWSON: I'm going to yield for a

1 minute.

2 CHAIR BOTEL: Mr. McCoy.

3 COMMISSIONER McCOY: Thank you.

4 Ms. Jenkins, the presentation, was that yours
5 or was that from Merchant, the Merchant group?

6 MS. JENKINS: It was my presentation. I used
7 some of the statistics and a picture from the pictures
8 from Merchant, but I did the presentation.

9 COMMISSIONER McCOY: Okay. You spoke about
10 the retainer, and I'm a little concerned because, Madam
11 Chair, when we start hearing a presentation, now I'm
12 going to ask her to go back five minutes ago and try to
13 remind me of what exactly she meant when she spoke
14 about -- she said something about the retainer, which
15 was somewhere about -- I don't know what she said -- 66
16 percent, but it wasn't very clear, and I'm trying to
17 make sure I understood what that meant.

18 CHAIR BOTEL: Sure. Ms. Jenkins, could you
19 clarify that? I think -- go ahead.

20 I think what she was saying was that there
21 was a retainer of 70 --

22 COMMISSIONER McCOY: (Inaudible.) I don't
23 want you to think what she said. Excuse me, can she --

24 CHAIR BOTEL: Ms. Jenkins, go ahead.

25 MS. JENKINS: The budget for the marketing

1 services is \$100,000. Of that, the retainer that we
2 currently have in place is \$6,150 a month. And just to
3 explain the difference between the retainer, which
4 comes to \$73,800, and the budget of 100,000 for
5 marketing services with Merchant, those extra dollars
6 are for extra activities, extra projects, special
7 events that are not covered by the retainer. That's
8 the way it was negotiated for this year.

9 CHAIR BOTTEL: Mr. McCoy.

10 COMMISSIONER McCOY: Thank you for the
11 follow-up.

12 So I appreciate it. I thank you,
13 Ms. Jenkins. I certainly respect the opinions of the
14 previous members, but I just really don't think that
15 I'm in support of doing or exercising this option only
16 because staff says so. In fact, I was hoping that this
17 was going to go out anyways, because I'm not impressed.
18 I'm probably the most run-in, abrasive person on this
19 body, but I mean you got to really prove it to me. And
20 just like anything here, it's very competitive.

21 I wish that when my term is up, that I'm just
22 allowed to just sit back in office without even
23 competing for it. And in that note and on those same
24 sentiments, I just don't think that I've seen nothing
25 that impresses me so much that I think somebody should

1 be just given an additional option. I think it should
2 be going out, and I would offer a substitute or
3 alternative motion when all the other members are done
4 speaking.

5 CHAIR BOTEL: Ms. Miller-Anderson, and
6 then --

7 COMMISSIONER MILLER-ANDERSON: I (inaudible).
8 I just inquired about that on the City side, and we did
9 not have one on the street for that way back, like I
10 mentioned before, so we're hiring people or it was in
11 our budget to have someone do that in-house. So
12 there's nothing out there.

13 CHAIR BOTEL: Ms. Lanier, I think it was.

14 COMMISSIONER LANIER: I would have to agree
15 with my colleagues in terms of putting this out to bid.
16 This option of giving someone another year for this
17 type of money is asking too much of us, not having
18 other marketing firms compete for that.

19 Second of all, I also agree with my
20 colleagues in terms of the City and the CRA looking at
21 joint marketing so that people understand, as
22 Councilman Lawson said, understand the distinction
23 between the CRA and the City, the Utility District, but
24 also marketing under the fact that this is still one
25 city. So no, I could not be in support of this.

1 CHAIR BOTEL: Anyone else?

2 VICE CHAIR LAWSON: Yes, Madam Chair.

3 CHAIR BOTEL: Mr. Lawson, yes.

4 VICE CHAIR LAWSON: I was just trying to get
5 clarity. I just got a message from Mr. Evans. We
6 don't currently have an RFP out on the City side for
7 marketing. So I was confused as to what Ms. Jenkins
8 was discussing in regards to the cone of silence. So
9 right now that's -- we don't actually have an RFP out.

10 So we have the ability, but I know that we
11 have staff that's currently doing the City marketing.
12 I just want that unified front, and just to make that
13 we represent the City and CRA in a direction that's
14 kind of in unison.

15 So even if we looked at the option of
16 possibly bringing in a marketing director to work
17 directly with the City as opposed to a firm, there's a
18 few options that we have the ability to do within the
19 organization to make sure that we have a unison between
20 both, because the benefit here is that we serve on both
21 Boards. So we have the ability to make the decision
22 and keep it within the CRA underneath this District,
23 but we also know what our entire city needs, and we
24 need to have that same unified front on both ends.

25 CHAIR BOTEL: Thank you, Mr. Lawson.

1 Anyone else?

2 Well, I am in support of this because staff
3 is recommending it. I think that they've done an
4 excellent job. I've seen -- you know, I also am pretty
5 active on social media. And I get the documents that
6 they send out, and I think they're well written and
7 well thought out, and I don't know what the objection
8 is to continuing that for another year.

9 And I also agree with Mr. Lawson that it
10 would be really good if we could look at having the
11 same entity do both our CRA and our City publicity for
12 us, because we are one City. It's one of those areas
13 where the CRA and the City could actually function as a
14 unit. So that's what I would be in favor of. It
15 doesn't sound to me like we have three votes to approve
16 this.

17 But Ms. Miller-Anderson.

18 COMMISSIONER MILLER-ANDERSON: Regardless, we
19 have to go ahead and vote on it, whichever way it
20 looks.

21 CHAIR BOTEL: Yes, sure.

22 COMMISSIONER MILLER-ANDERSON: But I do just
23 want to make sure that, you know, people understand
24 that this has happened before in regards -- it's just,
25 you know, with the Marina we are moving into a point

1 where we're going to be doing a lot of business and
2 getting things moving, and we really want to try to
3 market that. But, you know, when you look at the
4 amount of money and the amount of things, activities
5 that we're actually promoting, you know, you just have
6 to think right now is that really comparable to -- you
7 know, should we really be spending that amount right
8 now on the amount of work or activity that's going on
9 in that area?

10 And that was the concern several years ago,
11 which is why we did get -- you know, we didn't have
12 anyone, but looking at the City, we did bring on staff
13 to take care of that. And, you know, I don't have the
14 (inaudible) amount of what we're paying that staff, but
15 I would imagine that, you know, having an in-house
16 person on the CRA side, like Mr. Lawson was mentioning
17 maybe having a marketing director or a position in the
18 CRA side, just like we have on the City side, that may
19 be an option.

20 And I was in support of it initially, you
21 know, with the initial contract, because it had been a
22 while since we had someone, and you know, doing some
23 things and wanted to give everybody an opportunity to
24 see how we could actually utilize them if it had, you
25 know, been official. But I just think right now it

1 does not warrant continuing, and especially if we're
2 looking to bring in a director and get some things
3 going, we may just bring it in-house. And like I said,
4 it was a matter of, you know, the amount of money for
5 what we're actually promoting. You know, it's not a
6 whole lot we're promoting over there, so that's where I
7 stand.

8 CHAIR BOTEL: Thank you, thank you.

9 Mr. Lawson.

10 VICE CHAIR LAWSON: And to your point,
11 Councilwoman Miller-Anderson, that is my concern, is
12 that we're spending this amount of money on promotion
13 and marketing, and we don't have any shovels in the
14 ground. We're not addressing blight in our community
15 right now, and we're really just kind of marketing and
16 showcasing of our CRA, our staff, the events we've
17 hosted versus actually showcasing the development, the
18 ribbon cuttings of housing complexes, the Marina Phase
19 II.

20 So right now I don't want to spend that kind
21 of money on marketing something that we're not truly
22 doing in the CRA, which is addressing blight. So I
23 want us to possibly revisit this. If staff can bring
24 options to the next Council meeting of possibly looking
25 at in-house hires, of looking at a joint RFP to go out

1 with the City and CRA, and also options of just other
2 alternatives to cutting this cost on the marketing and
3 strategy and allowing for us to really focus on what
4 the CRA needs to address.

5 CHAIR BOTEL: Anyone else?

6 Madam Clerk, did we have any public comments
7 on this item?

8 MS. DESIR: We have no public comment.

9 CHAIR BOTEL: Thank you. Let's call the
10 question.

11 THE CLERK: Commissioner Miller-Anderson.

12 CHAIR BOTEL: Oh, excuse me. Time out.

13 Mr. McCoy.

14 COMMISSIONER McCOY: Well, I was going to
15 offer that we reject the resolution for an extension of
16 one year, but if we're going to call the vote, I'll
17 just vote it down.

18 CHAIR BOTEL: Okay, Madam Clerk.

19 THE CLERK: Commissioner Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: No.

21 THE CLERK: Commissioner Lanier.

22 COMMISSIONER LANIER: No.

23 THE CLERK: Commissioner McCoy.

24 COMMISSIONER McCOY: No.

25 THE CLERK: Vice Chair Lawson.

1 VICE CHAIR LAWSON: No.

2 THE CLERK: Chair Botel.

3 CHAIR BOTEL: Yes.

4 THE CLERK: That motion does not pass.

5 CHAIR BOTEL: Thank you. Item number --

6 THE CLERK: Item number eight.

7 CHAIR BOTEL: Eight, thank you.

8 VICE CHAIR LAWSON: Madam Chair.

9 CHAIR BOTEL: Oh, wait one minute, please.

10 It's 7:53. Did we have any public comments, general
11 public comments?

12 MS. DESIR: We do not have any general public
13 comments.

14 CHAIR BOTEL: Thank you.

15 And did you have something to say,

16 Mr. Lawson?

17 VICE CHAIR LAWSON: Thank you, Madam Chair.

18 When we make a motion -- do we need to make a
19 motion to instruct staff to come back with some options
20 and alternatives for us to marketing the CRA?

21 CHAIR BOTEL: All right. If you'd like to
22 make that motion, Mr. Lawson, please do so.

23 VICE CHAIR LAWSON: Thank you, Madam Chair.

24 I'd like to go ahead and make a motion that
25 we have staff come back with alternatives to marketing

1 and PR for the CRA, which would encompass a potential
2 joint RFP and also the option of in-house hire.

3 CHAIR BOTEL: Thank you. Madam Clerk.

4 THE CLERK: Commissioner Miller-Anderson.

5 VICE CHAIR LAWSON: Councilman McCoy has a
6 question. I'm sorry.

7 CHAIR BOTEL: Councilman McCoy.

8 COMMISSIONER McCOY: Thank you, Madam Chair.

9 So I want to make sure I'm understanding.

10 And also, Commissioner Lawson, are you suggesting that
11 staff explores in-house? Is that what I heard you say?

12 VICE CHAIR LAWSON: Yes, sir. Staff brings
13 options to the table, which would encompass in-house, a
14 joint RFP with the City and a new RFP process, because
15 right now we have to readdress the marketing that we're
16 doing.

17 COMMISSIONER McCOY: This is for Mr. Evans,
18 the Executive Director?

19 VICE CHAIR LAWSON: Right. And I know that
20 possibly -- I know the concern is that we have a new
21 Director coming on the table, but if we can at least
22 see some options of what are available right now, it
23 can be prepared and queued up so that when a Director
24 comes in, we can make that decision.

25 COMMISSIONER McCOY: Okay, good enough. I

1 just wanted to make sure I understood, because we're --
2 it seemed kind of very fast that you threw that out
3 there, and I want to make sure I got some
4 clarification. And also keeping in mind that we're
5 about to go through some sort of budget discussions on
6 the CRA side, so that is at least something that
7 Mr. Evans can kind of take back. But I wanted to make
8 sure that we were clear and understood.

9 VICE CHAIR LAWSON: So can I add a caveat to
10 that to kind of push that to the September meeting
11 then? Since we do have budgets coming up, we have
12 other discussions and pressing topics, if we can kind
13 of get some time to push that item back to September,
14 if possible. We'll see if my colleagues will be
15 indulgent in that.

16 CHAIR BOTTEL: Thank you.

17 Ms. Miller-Anderson, and then Ms. Lanier.

18 COMMISSIONER MILLER-ANDERSON: Mr. Evans, the
19 contract ends at the end of September. We still have
20 them until September?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

22 COMMISSIONER MILLER-ANDERSON: Okay. So
23 that's perfect. (Inaudible) start having our budget
24 discussions.

25 VICE CHAIR LAWSON: Right.

1 thinking that, Councilman McCoy. I agree. I think we
2 should leave it open. Budget items are going to be a
3 pressing topic. We do have our current marketing and
4 PR firm here until the end of September, so I agree
5 with you.

6 COMMISSIONER McCOY: Well, I want to make
7 sure that it doesn't come after October 1st, because I
8 don't want it to be a whole other fiscal year and now
9 and we're still talking --

10 VICE CHAIR LAWSON: Right.

11 COMMISSIONER McCOY: -- about the same thing.

12 VICE CHAIR LAWSON: Right, right, right.

13 COMMISSIONER LANIER: And also too, we can --
14 you know, the Council members can bring some options.
15 I mean it's not just, you know, one or two things.
16 We're looking at, you know, a variety of things and how
17 we can do this.

18 CHAIR BOTEL: So Mr. Lawson, are you
19 withdrawing your motion or amending --

20 VICE CHAIR LAWSON: I'm about to withdraw my
21 motion after Councilman McCoy go ahead and jump on it.

22 COMMISSIONER McCOY: No, no, I just wanted to
23 make sure that Mr. --

24 VICE CHAIR LAWSON: No, no.

25 COMMISSIONER McCOY: Commissioner, you

1 said --

2 VICE CHAIR LAWSON: We're in agreement.
3 We're in agreement, Commissioner McCoy. We are in
4 agreement, sir. So I'm going to amend, or I can
5 actually restate the motion, if that's okay.

6 CHAIR BOTEL: Go right ahead.

7 VICE CHAIR LAWSON: I'd like to make a motion
8 that we allow for staff to go out and find alternative
9 options to marketing, which would encompass a new RFP,
10 a joint RFP with the City, an in-house hire prior to
11 October 1 dates.

12 COMMISSIONER LANIER: Second.

13 CHAIR BOTEL: Any other discussion?

14 Madam Clerk.

15 THE CLERK: Commissioner Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: Yes.

17 THE CLERK: Commissioner Lanier.

18 COMMISSIONER LANIER: Yes.

19 THE CLERK: Commissioner McCoy.

20 COMMISSIONER McCOY: Yes.

21 THE CLERK: Vice Chair Lawson.

22 VICE CHAIR LAWSON: Yes.

23 THE CLERK: Chair Botel.

24 CHAIR BOTEL: Yes.

25 THE CLERK: That motion carries.

1 CHAIR BOTEL: Thank you.

2 COMMISSIONER McCOY: Madam Chair.

3 CHAIR BOTEL: Yes, Mr. McCoy.

4 COMMISSIONER McCOY: I want to see if we
5 could have that item back. I really dislike when there
6 was the roll call, I could hear you guys, but I
7 couldn't say anything. But all I heard was the Clerk
8 say that motion failed, with Councilperson Lanier
9 dissenting and Mr. McCoy absent. You know, we got to
10 understand we got some technical challenges, and I
11 don't know for what reason I'm having a lot of
12 bandwidth issues tonight, but I technically wasn't
13 absent, I was like literally yelling on my side, but
14 you just didn't hear me. So you know, we just got to
15 kind of think about that. When you say absent, that
16 makes it seem like I'm just neglecting my duty or
17 something, you know. I just wanted to point that out.
18 But I definitely could hear you guys.

19 CHAIR BOTEL: We would never accuse you of
20 neglecting your duty, Mr. McCoy.

21 COMMISSIONER McCOY: Okay. But perhaps can
22 we find a different terminology than absent? Because
23 that seems like -- no, I was trying to yell, but I
24 guess you couldn't hear me.

25 COMMISSIONER LANIER: He's not here.

1 CHAIR BOTEL: (Inaudible.)

2 COMMISSIONER McCOY: Okay, that's all.

3 COMMISSIONER LANIER: Not here due to
4 technical difficulties.

5 CHAIR BOTEL: Thank you. Item number eight.

6 THE CLERK: Item number eight: A resolution
7 of the Board of Commissioners of the Riviera Beach
8 Community Redevelopment Agency amending the Riviera
9 Beach Community Redevelopment Agency Small Business
10 COVID-19 Forgivable Loan Program, providing an
11 effective date.

12 CHAIR BOTEL: Would someone care to make a
13 motion and a second?

14 COMMISSIONER MILLER-ANDERSON: I move.

15 CHAIR BOTEL: Would someone care to second?
16 I'm not hearing anyone.

17 COMMISSIONER LANIER: Second.

18 CHAIR BOTEL: Thank you.

19 Mr. Evans, you have a presentation on this?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I'd
21 just like to thank the Board for approving this program
22 previously and the previous amendment. This program's
23 been very popular for our local businesses in the CRA.

24 We're bringing this back to you tonight.

25 We're requesting that the Board approve an additional

1 \$37,050 for the program, and then close all future
2 applications. That amount would fund all of the
3 applications that we've received to date, and then it
4 would allow us also to put up notice so that we're not
5 receiving applications without any money available.

6 So we would ask tonight that the Board
7 consider adding that additional \$37,050 to the program.
8 It's utilizing small site acquisition funds, the same
9 one that we utilized for the original program, so we
10 would just transfer the additional \$37,000 from that
11 line item. This would allow us to fund 41 small
12 business grants and then to close the program without
13 having to turn anyone away.

14 CHAIR BOTTEL: Any questions from the
15 Commission? Mr. McCoy.

16 COMMISSIONER McCOY: Thank you, Madam Chair.

17 Mr. Evans, so it seems like I just spoke to
18 the small business team just minutes before this
19 meeting started, and they suggested to me that there
20 were, I guess, maybe three that applied on the City
21 side that were, in fact, in the CRA. Was that
22 communicated to you, and then is those applications,
23 are those applications consummated in this thirty-seven
24 five that you're asking for?

25 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

1 COMMISSIONER McCOY: Thirty-seven fifty, I'm
2 sorry.

3 INTERIM EXECUTIVE DIRECTOR EVANS: We were
4 notified there was two applicants who had applied on
5 the City side who were in the CRA. We immediately
6 contacted those applicants, and they have submitted for
7 the CRA. So we do have submittals from them, and there
8 would be enough dollars to fund the two that we
9 received.

10 COMMISSIONER McCOY: Was one of them Andreas
11 or something of that sort?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

13 COMMISSIONER McCOY: Andrea's?

14 INTERIM EXECUTIVE DIRECTOR EVANS:
15 (Inaudible), yes.

16 COMMISSIONER McCOY: Yes, okay. All right.

17 Yes, I would hope we close it, because this
18 has been kind of unusual, that we had a number of
19 applicants who were in the City apply for the CRA and
20 they had to be turned away. And when the CRA closed
21 and the City started, we had a number of applications
22 from businesses that were in the CRA to apply over on
23 the City side. So I would like to see -- I think we
24 had the plan of those on the City side being disbursed
25 this week, and hopefully we can kind of close this and

1 kind of move forward. But it's kind of been more than
2 what I thought as far as the amount of staff time that
3 it was taking. So I certainly support the item, and I
4 would hope that we can move this forward and then also
5 close the acceptance of new applications. That's all.

6 CHAIR BOTTEL: Anyone else?

7 VICE CHAIR LAWSON: Yes, Madam Chair, real
8 quick.

9 Mr. Evans, after we go forward with this
10 item, could you just give a quick update on the signage
11 program that we were doing as well, because two of the
12 applicants have inquired in reference to the ones in
13 the plaza on the corner of Blue Heron and Broadway,
14 just if we had a status update for them for the
15 signage. But I know that's off the topic of this one,
16 but since we're talking about grants and signage, I
17 wanted to address that.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Sure.

19 VICE CHAIR LAWSON: Thank you. Sorry. After
20 we go forward with the vote.

21 CHAIR BOTTEL: Did we have -- Madam Clerk, do
22 we have any public comments on anything else for the
23 rest of this agenda, Madam Clerk?

24 MS. DESIR: No, we have no public comments on
25 nothing else listed.

1 CHAIR BOTEL: Thank you.

2 Go ahead, Ms. Miller-Anderson.

3 COMMISSIONER MILLER-ANDERSON: But we don't
4 close the comments, right, until we get to the item,
5 right?

6 CHAIR BOTEL: Right, but I just wanted to
7 know if we had any so that I could be thinking about
8 it.

9 Do we have any other comments from Council or
10 Commission about this item, Madam Clerk?

11 MS. DESIR: No public comments.

12 THE CLERK: Commissioner Miller-Anderson.

13 COMMISSIONER MILLER-ANDERSON: Yes.

14 THE CLERK: Commissioner Lanier.

15 COMMISSIONER LANIER: Yes.

16 THE CLERK: Commissioner McCoy.

17 COMMISSIONER McCOY: Yes.

18 THE CLERK: Vice Chair Lawson.

19 VICE CHAIR LAWSON: Yes.

20 THE CLERK: Chair Botel.

21 CHAIR BOTEL: Yes. Thank you.

22 THE CLERK: That motion carries.

23 CHAIR BOTEL: Item number nine.

24 THE CLERK: A resolution of the Board of
25 Commissioners of the Riviera Beach Community

1 Redevelopment Agency approving the ninth amendment to
2 the lease for office space between the Agency and
3 Millennium One, LLC to extend the term of the lease by
4 one year, through September 2021, with an increase of
5 three percent, providing an effective date.

6 CHAIR BOTEL: Would someone care to make a
7 motion?

8 UNIDENTIFIED SPEAKER: I move.

9 COMMISSIONER McCOY: I move.

10 CHAIR BOTEL: Thank you. That was a second
11 by Mr. McCoy. We had someone else make the motion.
12 Thank you.

13 INTERIM EXECUTIVE DIRECTOR EVANS: I'll just
14 add that we've been working on our signage grant
15 program with Treasure Coast Regional Planning
16 Council --

17 CHAIR BOTEL: Oh, yes.

18 INTERIM EXECUTIVE DIRECTOR EVANS: They have
19 identified a number of priority sites where we could
20 implement the pilot program. They're preparing a
21 presentation to bring to the CRA Board so you can
22 review the specific sites and what they're proposing to
23 put at those locations. So we will have that
24 presentation for you in September. But what I'd like
25 to do is we can circulate some of the preliminary

1 materials so you can look at the pilot properties that
2 we're looking at in a couple of weeks, because they've
3 already been drafted. We just need to finalize.

4 VICE CHAIR LAWSON: Okay, can we just have
5 some communication notice or just a correspondence sent
6 out to the businesses that are currently in limbo about
7 those, because they applied for the grant program, and
8 they're asking me for updates, and I'm like, I've got
9 to go to this meeting to find out what's going on with
10 the project. I know that we're kind of shifting focus
11 with doing a more unified, a broader approach at the
12 signage, so -- but if we can just let them know what's
13 going on, just to give them an update.

14 INTERIM EXECUTIVE DIRECTOR EVANS: Okay, yes.

15 VICE CHAIR LAWSON: Thank you. Thank you,
16 Mr. Evans.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Okay,
18 Annetta Jenkins, our Director of Neighborhood Services,
19 will present this item.

20 MS. JENKINS: Thank you, Mr. Scott,
21 Mr. Evans.

22 This is an item asking you to approve the
23 ninth amendment to the lease for our office space here
24 at 2001 Broadway for an additional year. We'd like to
25 exercise the option to extend the term of the lease

1 from September 30th of 2020 through September 30th,
2 2021 at the rental rate of \$18.33 per square foot.
3 This is a three percent increase over our current rate
4 and was negotiated in the eighth amendment last year.
5 Our current per square foot rate is \$17.80 a square
6 foot, plus applicable sales tax.

7 We currently lease 6,307 square feet at our
8 main location, and the extension is necessitated by the
9 fact that we will not be in our new space at Broadway
10 and Blue Heron by September 30th of this year. We've
11 included a timeline, and there is a small typo on one
12 of the dates for contract administration. We're
13 anticipating that that building will be finished on or
14 before January 1st of 2022. Our interim strategy is
15 try to continue to rent our current space, try to
16 shorten the development timeline as much as possible
17 and be preparing to move.

18 The fiscal impact for fiscal year 2021 will
19 be \$115,607.31, or \$9,632 and change per month. Our
20 current fiscal impact, current amount is \$112,264.60,
21 and the new rate, as I said, would reflect a net
22 increase of three percent. So staff is asking and
23 recommending for an approval of the ninth amendment to
24 our current lease at 2001 Broadway. So I'll stop and
25 answer any questions.

1 CHAIR BOTEL: Thank you.

2 Any questions? Mr. Lawson.

3 VICE CHAIR LAWSON: Thank you, Madam Chair.

4 Ms. Jenkins, you said that the plan is to
5 have the building completed by 2022, January?

6 MS. JENKINS: On or before that. We're
7 anticipating that the timeline will be shortened, but,
8 you know, trying to be as conservative as possible. In
9 your packet we've included where we are now, the
10 schematic design and site plan approval process. The
11 remaining part of it should be completed no later than
12 November 6th. We're hoping it will be sooner. Then
13 the design development and construction documents will
14 take about 16 weeks. So on that timeline, they'd be
15 finished on or before January 2nd of 2020. Then
16 bidding and permitting, we're estimating about 22
17 weeks, and then the construction administration for the
18 actual redevelopment of the site should be finished no
19 sooner -- no later than January 1st of 2022.

20 CHAIR BOTEL: There's a typo in here.

21 VICE CHAIR LAWSON: I'm just a little -- I'm
22 a little cautious and hesitant, because, well, number
23 one, the terms of this lease is only going till
24 November -- to September next year. So are we going to
25 be back for renewal again with a month-to-month option,

1 are we going to operate virtually for four months till
2 we're close -- till we open? What is our plan for that
3 timeframe, since our projected schedule is January, but
4 the lease is only through September?

5 INTERIM EXECUTIVE DIRECTOR EVANS: We'd like
6 to see where we get to in the construction process by
7 this time next year, and then we would propose to bring
8 you an amendment if we need to to extend past
9 September. We've had -- enjoyed very good terms with
10 our existing landlord. The site, you know, our office
11 is already completed, and we've been here a long time
12 now, I believe about nine years. So we would bring you
13 an amendment next year. And of course, this is --
14 right now we're exercising the option on the existing
15 lease that was approved last year, and we can already
16 start discussions with them. But until we get to next
17 summer, we won't really know the exact date that we can
18 move out.

19 VICE CHAIR LAWSON: So for exercising the
20 option, I'm suggesting is it possible to also include
21 an amendment to lease requesting a month-to-month when
22 this option is completed afterwards?

23 INTERIM EXECUTIVE DIRECTOR EVANS: The Board
24 could approve it that way, and if the landlord is
25 amenable, then we can go ahead and exercise it. And if

1 he's not, then I can bring it back to you.

2 VICE CHAIR LAWSON: I'm just, honestly,
3 Mr. Evans, I'm just kind of hesitant with us -- with
4 the CRA being able to get that building up by January,
5 because right now I see that we have the Dairy Belle
6 that's going on over a year now, and that's 400 square
7 feet compared to 20,000 square feet. So I'm just very
8 frustrated with that timeline and the process of what
9 we need to do.

10 I know that I asked, I'll possibly get some
11 feedback on what's going on with Dairy Belle from our
12 Director tonight, but that's -- I don't know if just
13 another lease and just preparing for a move-in by
14 January is even feasible, because we haven't seen any
15 progress yet. So if we don't include something, I'd
16 like to add an amendment to the terms of the lease to
17 present to the landlord to request a month-to-month
18 option so that next month we're not having the same
19 discussions to kind of extend for a month, because if
20 we have some additional City facilities available, we
21 could possibly look to moving our CRA to one of those
22 facilities and offsetting these costs, because if we
23 can find some space in the City, or somewhere in our
24 buildings, I want us to have an out clause and have
25 some alternative options if that building's not ready

1 by January 2021.

2 CHAIR BOTEL: Thank you, Mr. Lawson.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Okay, I
4 think he'll be agreeable to that change.

5 CHAIR BOTEL: Who made the motion? Was it
6 yours, Mr. Lawson?

7 Ms. Lanier, are you willing to modify the
8 motion to reflect the change that Mr. Lawson just --

9 COMMISSIONER LANIER: Well, before he gives
10 his modification, I wanted to ask a couple of questions
11 though.

12 CHAIR BOTEL: Okay.

13 VICE CHAIR LAWSON: Please, go ahead.

14 COMMISSIONER LANIER: Are you finished,
15 Mr. Lawson?

16 VICE CHAIR LAWSON: Yes, ma'am. Thank you.
17 Thank you all, Councilwoman Lanier and Madam Chair.

18 COMMISSIONER LANIER: Yes, I wanted to ask --
19 I had the same concerns that -- I mean he was reading
20 my mind in terms of when I first saw this piece here.
21 The City, on Saturday and Sunday, we're talking about
22 options, you know, such at modular options. You could
23 do something like that and be in a building in
24 December. This type of money, and you know, with this
25 long-termness, and especially given the fact that there

1 are projects, you know, that little 400 square feet, it
2 hasn't even gotten finished yet, and we're talking
3 about a huge project here, and I just think that in
4 the -- to sign leases like this -- it's not even a
5 modular option, you know, places in the city, the CRA
6 has a property. You know, just doing this over and
7 over again, and we know, I mean we are -- we're
8 optimistic, but we know that's not going to happen in
9 January.

10 So, you know, in light of that, we need to be
11 very careful about moving forward. I like the modular
12 option. I like the option of looking at other CRA
13 properties, I like the option of looking at other City
14 properties, anything other than paying this type of
15 rent for -- because if you -- I mean we could do it if
16 we had no other options, but we do, so I think we
17 should exercise them.

18 INTERIM EXECUTIVE DIRECTOR EVANS: We don't
19 have any other offices that we own that we could move
20 into. We have some land, of course, but --

21 COMMISSIONER LANIER: And land means modular.
22 Land means that you could be in that same place in
23 December.

24 CHAIR BOTTEL: Are you wanting to -- let's
25 hear from Mr. McCoy, and then I'll ask if you want to

1 change your motion.

2 Go ahead, Mr. McCoy.

3 COMMISSIONER McCOY: Thank you, Madam Chair.

4 Mr. Evans, what is the current cost of
5 renovations for that proposed space and where does that
6 money come from?

7 INTERIM EXECUTIVE DIRECTOR EVANS: That is
8 the proposed renovations is \$3.2 million, and that's in
9 our capital projects budget. So we have borrowed those
10 dollars already, and they're waiting for us to
11 implement the project.

12 COMMISSIONER McCOY: Okay, what happened
13 with -- 3.2 million, and we're talking about December
14 2021?

15 INTERIM EXECUTIVE DIRECTOR EVANS: 2020 --
16 no, I'm not -- we were talking about hopefully getting
17 the building completed by January of 2022. This lease
18 for this office is up September 30th, I believe,
19 Annetta?

20 MS. JENKINS: Yes.

21 INTERIM EXECUTIVE DIRECTOR EVANS: So that's
22 the timeframe that we're working with. And as a
23 redevelopment, you know, the modular idea was
24 suggested, and I think that works really well when
25 you're trying to get emergency services into new

1 buildings quickly. But as a redevelopment, that is not
2 the kind of redevelopment that we're trying to
3 accomplish anyway. So if the Board directed me to
4 immediately look to move to new office space, I would
5 try to look for other office space in the area.

6 Before this lease was approved last year, we
7 did a market study to understand what the lease rates
8 were in the local area, and we looked at what the City
9 was paying at the Port Center, which was -- which is
10 very -- almost the exact same amount, which was also a
11 good rate. So I know that the lease rate for this
12 office space is ideal, but we would need to extend the
13 lease in some way if we are going to have office space
14 beyond September 30th.

15 COMMISSIONER McCOY: Okay, and I support
16 that, but modular, it doesn't sound as good as it
17 sounds, because you got to think about it. You know
18 how much those units cost, to bring a modular unit? I
19 mean just transport alone, you're talking about -- I
20 mean if it's the modular units that like I see the
21 School District uses for the classrooms, you're talking
22 30 or \$40,000 in just transport, right? Then whatever
23 the moving costs is going to be, plus you got to tie in
24 utilities, which is not cheap.

25 I don't know what would really be the benefit

1 of using a modular in the short term, to then turn
2 around and only, you know, be maybe five or six months,
3 and then possibly have to now move again and have
4 moving costs all over again to relocate back into that
5 building on the corner of Blue Heron and Broadway. I
6 don't see that that's any benefit at this point. So I
7 support extending, and I support extending at least for
8 a year, and then I like the month-to-month option that
9 Commissioner Lawson proposed.

10 CHAIR BOTEL: Ms. Miller-Anderson.

11 Ms. Miller-Anderson, and then Mr. Lawson.

12 COMMISSIONER MILLER-ANDERSON: Now,
13 Mr. McCoy, are you saying five or six months? You're
14 talking about the remaining part of this year? When
15 you say five or six months --

16 COMMISSIONER McCOY: No.

17 COMMISSIONER MILLER-ANDERSON: -- what five
18 or six months?

19 COMMISSIONER McCOY: So if we carry this
20 lease from this September 30th until October 1st of
21 next year, then from October 1st up until his proposed
22 date of 2021, January, would be about five months.

23 COMMISSIONER MILLER-ANDERSON: Okay, to do
24 the month-to-month for that timeframe?

25 COMMISSIONER McCOY: Right. And the moving

1 costs twice would be some cost. So I mean I don't
2 understand, I mean I don't know how much has to be
3 moved, but it just seems like that's going to be a
4 whole lot of movement. But that's why the
5 month-to-month office seems a little more palatable, in
6 my opinion.

7 COMMISSIONER MILLER-ANDERSON: What, to start
8 the month-to-month next year?

9 COMMISSIONER McCOY: In fact, you would be
10 (inaudible) to it. Right.

11 COMMISSIONER MILLER-ANDERSON: To start the
12 month-to-month next year, not now?

13 COMMISSIONER McCOY: Correct.

14 CHAIR BOTEL: To renew for one year?

15 COMMISSIONER McCOY: Correct, correct, 2021.

16 COMMISSIONER MILLER-ANDERSON: Okay, okay.

17 CHAIR BOTEL: Mr. Lawson, and then
18 Ms. Lanier.

19 VICE CHAIR LAWSON: Thank you, Madam Chair.

20 And thank you, Councilwoman Lanier. That was
21 actually a great recommendation from that module,
22 because this workshop that we had this weekend gave us
23 some alternatives and options, because we're looking at
24 over \$100,000 in leasing the CRA building. And we
25 wouldn't actually need to move if we utilized, for

1 example, the site that we have to establish that
2 module, the old CRA site -- I'm sorry, the old City
3 Hall location on Broadway.

4 We actually own a lot of land down there. So
5 if we set up one of these modular buildings, that could
6 be utilized by the CRA until our building is ready on
7 the corner of Blue Heron and Broadway, and then the
8 City could utilize that same to actually save costs.
9 So the CRA could then sell it over to the City, because
10 the City is kind of looking at that option as well, so
11 giving us the opportunity to only have to purchase one
12 building for the usage of the CRA and the City, and
13 converting it over for City use.

14 So it definitely could save us a lot of
15 money, because yes, Councilman McCoy, it is -- it's
16 going to be expensive to tie it into utilities,
17 transportation. But if we just strategically handle it
18 on a one time, one stop where we bring it in for the
19 CRA, and while we're doing that same option with the
20 City, if that's the direction the City is going, the
21 City can then utilize that for a City facility while
22 our facilities are being rebuilt.

23 So thank you, Councilman McCoy, for bringing
24 that -- I'm sorry. Thank you, Councilwoman Lanier for
25 bringing that back up. That was a great idea, a great

1 discussion from the workshop that was amazing that
2 someone missed.

3 COMMISSIONER MILLER-ANDERSON: She was there
4 for that part? Oh, okay.

5 CHAIR BOTEL: Oh, no, he means McCoy.

6 VICE CHAIR LAWSON: He was there; she was
7 there all the time. I give her credit. She was there.

8 CHAIR BOTEL: We did learn a lot.

9 VICE CHAIR LAWSON: Somebody had some prior
10 obligations, but Councilwoman Lanier was definitely
11 there.

12 CHAIR BOTEL: Ms. Miller-Anderson, yes, go
13 ahead.

14 COMMISSIONER MILLER-ANDERSON: Mr. Lawson,
15 you're talking about extending for the year. Lawson?
16 Do the year still? Can't hear you now. Do the year,
17 and then modular after the year instead of the
18 month-to-month?

19 VICE CHAIR LAWSON: Yes. I mean it's too
20 close to try to move them by September. Like right now
21 it would be a great option if we would have, you know,
22 learned about that module about two or three months
23 ago, because it takes three, four months, I think, to
24 get it up and running, because Mr. Evans and Chief Curd
25 presented that we could get a module building put up

1 within a few months. But it's just too close to kind
2 of do that now.

3 So I would extend for the year, and then
4 instead of renewing, we just do a month-to-month
5 option, setting up a module building so that if the
6 building is not ready by 2021, January, or whatever
7 timeframe, we could utilize that for CRA and City
8 functions and kind of work in unison with the City and
9 CRA.

10 CHAIR BOTEL: Well, in that case, why would
11 we want to do a month-to-month now until we're able to
12 move into --

13 COMMISSIONER MILLER-ANDERSON: No, not --

14 CHAIR BOTEL: No, I'm just suggesting that if
15 we are going to think about doing a modular, we may as
16 well do it sooner rather than later, you know, if we
17 really are seriously considering doing one. And the
18 thing about the modular, as you've said, is we could
19 then sell it to the City, because we know we're going
20 to need the modulators as we do the City projects that we
21 have.

22 VICE CHAIR LAWSON: We could put it on City
23 land, we could put it downtown while we utilize that
24 land because it gives us that option of allowing the
25 City to just move the facilities into that building

1 while we're demolishing other ones, customizing to
2 where it works for the CRA building and then for the
3 City.

4 CHAIR BOTEL: Ms. Miller-Anderson.

5 COMMISSIONER MILLER-ANDERSON: But would the
6 lease, would the amount change, Mr. Evans? Would it be
7 more to do a month-to-month, or it will still be the
8 same? Are they open?

9 INTERIM EXECUTIVE DIRECTOR EVANS: I don't
10 think -- yes, I don't think that -- I mean we can go
11 back to the landlord and ask. Adding the
12 month-to-month at the end of the one year extension I
13 think is very feasible. Just changing to a
14 month-to-month, that may not be well received by the
15 landlord at this time, but we can try it. I can --

16 CHAIR BOTEL: Can we do a six month?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Short
18 notice. And additionally, you know, he's losing that
19 commitment. If we say, well, we're going to commit for
20 one more year and then go on month-to-month, he has
21 some sort of motivation to approve that.

22 COMMISSIONER MILLER-ANDERSON: I'd like the
23 six month. Can you check on six months as well?

24 INTERIM EXECUTIVE DIRECTOR EVANS: I can.

25 COMMISSIONER MILLER-ANDERSON: Because, yes,

1 you still have to do the utilities and all. I don't
2 know, I'm not sure how that --

3 INTERIM EXECUTIVE DIRECTOR EVANS: I mean if
4 we started on a modular building now, it would still be
5 six to eight months before we could be in and
6 operating, because we have to procure it, select. Then
7 once the Board approves the project, then it has to go
8 to permitting. Then once it's through permitting, then
9 they can actually do the construction. So there's a
10 lot of steps that include a lot of different Board
11 approvals before we can go to the next step. So we can
12 start working on that now, and I think a year would be
13 feasible, we could have it ready.

14 CHAIR BOTTEL: We should do that.

15 Mr. McCoy.

16 COMMISSIONER McCOY: Thank you, Madam Chair.

17 This is for Commissioner Lawson and also for
18 the gentlewoman from the Second District. I'm not
19 trying to be flip or nothing, but my name is Councilman
20 McCoy, and I would appreciate it if you refer to me as
21 that. That came off a movie I seen about a week ago.

22 COMMISSIONER MILLER-ANDERSON: I was going to
23 say, because I don't recall that happening just now.
24 Maybe I missed something.

25 VICE CHAIR LAWSON: No, I remember; I

1 remember the movie that we watched about a week or two
2 ago. That was --

3 COMMISSIONER MILLER-ANDERSON: Yes, I think
4 it's showing again tonight.

5 CHAIR BOTTEL: All right, let's move along.

6 COMMISSIONER McCOY: But in all seriousness,
7 here's my question, Mr. Evans. So I think it's a good
8 conversation that we're having, but I think what I want
9 to find out is where are we at with Broadway and Blue
10 Heron, because I know last year I at least wanted to go
11 in there and see. But at what point and how much money
12 are we going to pour into this building before -- I
13 mean till we realize how much this is really worth,
14 because we're talking about \$3.2 million.

15 And I wanted to find out, I thought this was
16 mentioned before, but did we not have a more recent and
17 up-to-date feasibility or economic feasibility plan for
18 that building? Because I know in some last meetings I
19 remember the City Manager speaking of possibly seeing
20 if that corner could be repurposed for some of the
21 City's operations, and I want to know exactly what we
22 are -- where we are with that? Because the other thing
23 that comes to mind is aside from that is what are we
24 doing as far as construction? Have there been any
25 conversations about any plans or anything like that

1 that supports these \$3.2 million, because I've not
2 heard anything of the sort.

3 INTERIM EXECUTIVE DIRECTOR EVANS: That was
4 the original estimate before we bought the building,
5 that it could cost \$3.2 million to renovate it. The
6 architect is currently working on updated cost
7 amendments -- I mean cost estimates, now that they've
8 finalized that level, the 30 percent level plans.

9 We will -- we're working on a presentation
10 that we'll bring to the August CRA meeting to outline
11 the uses, go over the proposed cost estimates and
12 outline all the next steps for the project. And of
13 course, that includes a site plan approval, going out
14 for a contractor and then completing the project. So
15 we'll bring that back to you, including all of the uses
16 and what we propose to do, which also includes creating
17 a business incubator, co-working space, small business
18 cafe, and maybe some potential other uses on the ground
19 floor that we can sort of co-locate with that cafe.

20 CHAIR BOTEL: Thank you.

21 Mr. McCoy.

22 COMMISSIONER McCOY: So Mr. Evans, that just
23 seems like a whole lot that it has to be done, and
24 we're talking about -- members, I think I've heard it
25 suggested six months. We haven't even had

1 conversations, and you're saying that those preliminary
2 construction cost estimates were before we even
3 purchased the building. Now, we've had this building
4 at least two years, probably three by now, right?

5 INTERIM EXECUTIVE DIRECTOR EVANS: So once
6 the -- so we purchased the building, and then we went
7 out to hire architects. So that procurement process
8 took time, of course. So the Board approved the REG to
9 be our architects. That was one step and hurdle that
10 we made it through. And then REG has now produced
11 30 percent plans, so we now know what it's going to
12 take. They've had their engineer study it, so we have
13 a much better level of plans on which to get updated
14 estimates. So we are currently working on those
15 estimates for you. And we couldn't update the
16 estimates until we completed the plans, the 30 percent
17 plans, which, you know, show how we would refurbish the
18 building.

19 COMMISSIONER McCOY: How long have we had the
20 building, Mr. Evans? That was my question.

21 INTERIM EXECUTIVE DIRECTOR EVANS: I would
22 have to refer to Mr. Haygood, but I believe we closed
23 in December of --

24 COMMISSIONER McCOY: 2016.

25 INTERIM EXECUTIVE DIRECTOR EVANS: -- 2018,

1 perhaps?

2 MR. HAYGOOD: November --

3 CHAIR BOTEL: Say again, Mr. Haygood.

4 MR. HAYGOOD: November 2018.

5 INTERIM EXECUTIVE DIRECTOR EVANS: So
6 following that, that's when we started the procurement
7 process to hire the architects and the architects began
8 the design process.

9 COMMISSIONER McCOY: Okay. I don't think --
10 I don't even see a year. Six months is definitely out
11 of line. I mean nobody's even really been in here to
12 start any demo, even seen anything as far as any
13 construction costs or even proposals. So you know, the
14 procurement process in itself, just for going out to do
15 construction is going to be lengthy.

16 So I don't see how we can even talk about
17 possibly doing a six months and a month-to-month after
18 that, because what's going to happen is if we move to
19 those modulars, we're going to be two years in those
20 modulars with the unknown. Because that building's
21 been there, and obviously, if the bank, Community
22 Savings and then BB&T didn't think it was, you know,
23 good for their operation, I don't see that this is
24 something that's going to turn over in six months. So
25 I don't think that that's a good idea, and I support us

1 extending for a year. That's all I have.

2 CHAIR BOTEL: Okay, anyone else? The motion,
3 as it stands, if I could just -- was it your motion,
4 Ms. Lanier? Did you make the motion?

5 COMMISSIONER LANIER: No, Mr. Lawson made the
6 motion.

7 CHAIR BOTEL: Mr. Lawson, the motion that you
8 made originally was to accept the one year without
9 asking for the manager to look at -- or Director,
10 rather, to look at the month-to-month option. Did you
11 want to change your motion to include that we were
12 asking the Director to look at a month-to-month option
13 after the year, or do you want to leave your motion the
14 way it was?

15 VICE CHAIR LAWSON: Yes, Madam Chair, I'd
16 like the motion -- my motion is to go ahead and renew
17 for one year, look at month-to-month options after that
18 year or ask for a month-to-month option after that
19 year, and at that time we can address the module
20 opportunity that's available, being that -- and that's
21 the motion.

22 CHAIR BOTEL: Thank you.

23 VICE CHAIR LAWSON: And then I'll give
24 comments after that.

25 CHAIR BOTEL: And who made the second?

1 COMMISSIONER LANIER: I think (inaudible).

2 CHAIR BOTEL: Was it Ms. Lanier? Do you
3 accept his modification?

4 COMMISSIONER MILLER-ANDERSON: Ms. Tamara
5 should know. She should have written it down.

6 CHAIR BOTEL: Tamara, who made the second?

7 THE CLERK: To tell you the truth, I didn't
8 have Lawson. I had Lanier down as the motion, and I
9 had McCoy as the second, so --

10 CHAIR BOTEL: Okay.

11 THE CLERK: I usually have to go back after
12 the meeting and watch it over to get that.

13 CHAIR BOTEL: Well, Lanier --

14 COMMISSIONER LANIER: (Inaudible) I'll second
15 and we'll go from there.

16 CHAIR BOTEL: All right, let's make it that
17 that was the motion maker, Mr. Lawson right there,
18 because (inaudible), and Ms. Lanier made the second.
19 And then we can vote on that.

20 Before we proceed though, Mr. Evans, could
21 you please give us an updated project timeline, because
22 this has you moving in January 1st of 2021, and I know
23 that's not what you said.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, that
25 was a typo. It was supposed to say January 2022.

1 CHAIR BOTEL: I want to be able to cut and
2 paste this into some things to send out, because people
3 have been asking me about this timeline --

4 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

5 CHAIR BOTEL: -- and I want to be able to
6 share it. So if you could send us an updated version,
7 that would be great.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

9 VICE CHAIR LAWSON: Just a real quick
10 question, Madam Chair.

11 CHAIR BOTEL: Yes, sir; yes.

12 VICE CHAIR LAWSON: Thank you, Madam Chair.

13 The reason I wanted to do that one year,
14 because the BB&T building, the landlords have been
15 really good to the CRA for years, number one. Number
16 two, that building's actually almost at 100 percent
17 occupancy, and I just don't want us to just look at
18 month-to-month or six months now, and then we lose an
19 opportunity.

20 But I do also want us to really look
21 aggressively on working with the City on this modular
22 opportunity, because if the City's going to move
23 forward with that, we could use some of that space
24 there. So after this year, we prepare to move there
25 while we wait on completion of our current building,

1 that building on the corner, because even if it's just
2 a joint project, the City and the CRA used the office
3 space together, that would be a good solution for us.
4 But definitely want to at least give a commitment to
5 the landlord in good faith for this year, to let them
6 know that we will be there for this year, and we're
7 going to start looking at options while we prepare for
8 our new building.

9 CHAIR BOTEL: Thank you. Anything else?

10 VICE CHAIR LAWSON: Thank you, Madam Chair.

11 CHAIR BOTEL: Thank you.

12 Ms. Lanier.

13 COMMISSIONER LANIER: I wanted to (inaudible)
14 for that, Mr. Lawson, that you add the modular option
15 review as part of the motion after the one year term.
16 Is that a part of the motion?

17 CHAIR BOTEL: It's not currently --

18 VICE CHAIR LAWSON: We can add -- it's not
19 part of the motion, but we can add that to the motion,
20 just so that we know that it's already on the record.
21 They can take a look at it so we don't have to come
22 back and revisit it.

23 COMMISSIONER LANIER: Okay.

24 VICE CHAIR LAWSON: So if we can add to the
25 end of the motion, Tamara, that we would also like to

1 have the review of the module opportunity at the ten
2 month mark. At the -- I'm sorry -- at the nine month
3 mark.

4 COMMISSIONER MILLER-ANDERSON: Madam Chair.

5 CHAIR BOTEL: Ms. Miller-Anderson.

6 COMMISSIONER MILLER-ANDERSON: Also, I
7 understand that there's something called a cube farm we
8 could possibly look at doing and utilizing the small
9 room in the Marina. I don't know how busy the Marina,
10 the small rooms are. We can see about putting some
11 cubicles in there or something maybe. That may be an
12 option later on down the line instead of doing --

13 INTERIM EXECUTIVE DIRECTOR EVANS: If we
14 were -- the only challenge to that was I'm hoping --
15 previous to COVID, the Event Center, of course, was
16 booked three to four days a week, so if we --

17 COMMISSIONER MILLER-ANDERSON: The smaller
18 rooms? The smaller ones?

19 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, yes,
20 especially on the weekends. So if we got to the point
21 where we were going to move to month-to-month, you
22 know, that space is big enough probably to do something
23 like that, but we would have to then cancel all those
24 reservations. So, but we will start working on the
25 modular option now, because if we're going to present

1 in nine months, then we need to begin working -- or
2 rather if we're going to present to you when there's
3 only nine months left on this current year's lease,
4 then we'll start working on that immediately.

5 CHAIR BOTEL: Thank you. Anything else?
6 Madam Clerk.

7 THE CLERK: Commissioner Miller-Anderson.

8 COMMISSIONER MILLER-ANDERSON: Yes.

9 THE CLERK: Commissioner Lanier.

10 COMMISSIONER LANIER: Yes.

11 THE CLERK: Commissioner McCoy.

12 COMMISSIONER McCOY: Yes.

13 THE CLERK: Vice Chair Lawson.

14 VICE CHAIR LAWSON: Yes.

15 THE CLERK: Chair Botel.

16 CHAIR BOTEL: Yes.

17 THE CLERK: That motion carries.

18 CHAIR BOTEL: Thank you.

19 Discussion by Executive Director.

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We
21 have -- I have a couple of updates to get presented to
22 the Board, one on our Community Garden Program, which
23 we'll start with Annetta, and then she'll be followed
24 by Andre, who'll provide an update on the Dairy Belle
25 project.

1 MS. JENKINS: Good evening again,
2 Commissioners.

3 I just wanted to give you a brief update on
4 our Soil and Grow Program that we kicked off on July
5 1st. And this is a program that has been embraced and
6 developed by the Health and Human Services Committee.

7 And thank you, Commissioner Lanier, for your
8 support and for your vision.

9 And that thank you, Commissioners Lawson and
10 McCoy for your promise of additional support for the
11 program dollarwise.

12 To date, we've received 42 applications.
13 Fifteen are located in the CRA District, and 24 are
14 located outside the CRA District. Of the 42, three are
15 ineligible due to having a -- one having a Lake Park
16 address, and there are two addresses that we've not
17 been able to verify in PAPA, so we're going back for
18 additional information.

19 If you have an opportunity to drive by the
20 garden, you'll see our temporary pod on the concrete
21 pad there, you'll see a mound of beautiful soil that's
22 been balanced, and we have all of our materials on
23 site. Our gardeners have started to assemble the kits,
24 and they've been calling residents for appointments.
25 So we'll let you know so hopefully you can come by and

1 socially distance yourself, but be able to take a photo
2 with some of our residents. And we hope in the fall
3 we'll be able to show you the fruits of this, fruits
4 and vegetables of this program. But the response has
5 just been very, very positive, so thank you.

6 CHAIR BOTEL: Thank you.

7 Mr. McCoy.

8 COMMISSIONER McCOY: Ms. Jenkins, I wanted to
9 ask you what I committed to, because I thought I
10 committed to supporting the site improvement -- but I
11 may be wrong -- for the CDC.

12 MS. JENKINS: I could be wrong as well. I
13 just know you promised support. We'll make sure it
14 goes to the right program. And that means Commissioner
15 Lawson promised dollars for the garden program then.

16 COMMISSIONER LANIER: No, they both promised
17 money for the garden program.

18 MS. JENKINS: I thought so.

19 COMMISSIONER LANIER: Clear.

20 MS. JENKINS: Commissioner Lanier, we'll
21 follow up on that.

22 COMMISSIONER McCOY: She can't follow up.
23 She can't follow up with us.

24 MS. JENKINS: Well, she'll follow up with me,
25 but she'll be my backup for it, so thank you.

1 COMMISSIONER McCOY: I'd do it for you,
2 Ms. Jenkins.

3 MS. JENKINS: Thank you.

4 CHAIR BOTTEL: You had another presentation by
5 Andre?

6 MR. LEWIS: Yes. Good evening,
7 Commissioners, Chair, Vice Chair, Mayor.

8 So I wanted to give you a quick update on the
9 Dairy Belle. So about a week and a half ago we saw the
10 light at the end of the tunnel. We were at about
11 80 percent with the plumbing, electrical; 100 percent
12 of the windows and doors. We were in the process of
13 having our A/C unit rough-in completed. And then we
14 had several pitfalls that I wanted to talk about that
15 we ran into.

16 So the first issue would be the electrical
17 issue. The inspector told us -- and I want to preface
18 by saying we have approved plans, so the electrician
19 was moving as per plans. He was told that he had to
20 modify his installation for some energy efficient
21 dimming lights. And there's a mechanism, a special
22 mechanism that he has to order this, which this, he
23 wasn't able to get approval, his inspection approved.
24 We had to get the parts ordered, we had to have a rep
25 come out to make sure that it was compatible with what

1 we were doing. So that was our first impediment.

2 The second one is the A/C installation.

3 Originally the engineer's calculations were for two A/C
4 units, which is not really feasible for a 500 square
5 foot space. So we went down to a one unit, which the
6 inspector called for us to do a revision on the plans.
7 So that was submitted, that was approved and paid for,
8 and we're going to be moving forward.

9 The final one is the ADA issue. So again, we
10 were bringing the building up to what was already
11 there. We were told that now we need to make the
12 restroom ADA compliant, which is going to put a large
13 impediment -- not a large impediment, but is going to
14 push us back, because we're going to have to change the
15 plans, get another revision, and you know, complete a
16 build-out of the restroom.

17 So we hear your cries; I hear your
18 frustration. This is something I address every day.
19 We speak to the contractors every day, and I try to
20 maneuver these guys so that no time is wasted, but we
21 continue to run into things.

22 It's an older building. At the beginning we
23 ran into underground work, which wasn't foreseen in the
24 beginning. We thought we were able to just do a
25 straight line hooking up existing plumbing. We were

1 told that the underground pipes were shot, so concrete
2 had to be cut, pipes had to be pulled up and new
3 connections had to be completed.

4 So again, we're working as feverishly as we
5 can to get this completed, and those are the updates
6 that I have.

7 CHAIR BOTEL: Thank you.

8 Any questions? Ms. Miller-Anderson.

9 COMMISSIONER MILLER-ANDERSON: Yes, I've
10 spoken to Mr. Evans about this project the other day
11 because, like I mentioned before, I mean this is a very
12 small project. You know, I'd hate to see us managing
13 the BB&T building if we can't even get this smaller
14 project done in a timely fashion. And the thing is, I
15 mean are there -- what is the -- there has to be some
16 sort of mechanism in place for them if they're not
17 meeting the deadlines. So is it more the contractor,
18 is it more of us? What is it, I mean because --

19 INTERIM EXECUTIVE DIRECTOR EVANS: Well, in
20 this case --

21 COMMISSIONER MILLER-ANDERSON: -- if they say
22 they can do it in 90 days and they don't get it done in
23 90 days, then obviously there's some consequences for
24 them not getting it done. And there's certain things
25 they should know that it sounds like they don't know,

1 and we're coming up on it, and you know, at
2 happenstance.

3 And then also, you know, just like I said
4 about -- I mentioned to you all about that garbage can/
5 dumpster sitting out there. And you know, days went
6 by, nobody's really doing anything, and then we're
7 responsible for paying for those dumpsters, for the
8 things that people in the community are putting in the
9 dumpster.

10 So you know, I'm just very concerned about
11 the management of the project, because if the people
12 are not doing what they need to be doing, then we need
13 to hold them accountable. So who is it on?

14 INTERIM EXECUTIVE DIRECTOR EVANS: I would
15 like to add just to that. So we were getting close,
16 but the latest delay is to make the bathroom ADA
17 compliant. So we submitted plans to the City Building
18 Department. Those plans were approved, and the
19 contractors were proceeding with the work in accordance
20 with the plans. So this is not from the contractor.

21 And then but during one of our inspections,
22 one of the City employees felt like that because we
23 were doing so much work in the building, that we also
24 had to bring the bathrooms up to ADA compliance, which
25 obviously would require us changing our plans, which

1 were approved. So we did investigate with the City,
2 and they said that we do have to do that. So it's
3 unfortunate, but I wouldn't blame the contractor, since
4 we had the plans drawn up for the changes we wanted to
5 make to the building, they got approved, and then
6 during the inspection process, that's when they found
7 this additional item on the bathrooms.

8 COMMISSIONER MILLER-ANDERSON: Right. And
9 you mentioned that to me the other day when we spoke
10 about it, and I said even that didn't make sense,
11 because if the plans were approved, I don't understand
12 how now all of a sudden they can go in and say, oh,
13 well, you need to do this now.

14 But besides that, I mean that's what's most
15 recent. I mean the project has been going on far too
16 long. You know, whatever issues were going on prior to
17 that, was it a contractor issue, or no? Or was it an
18 oversight issue?

19 INTERIM EXECUTIVE DIRECTOR EVANS: No. No,
20 it wasn't a contractor issue. Like, for example, when
21 we went to put in new fixtures, then we realized that
22 the plumbing connections which go all the way out to
23 the street were degraded. And then as we investigated
24 that, we found out that the pipes were degraded all the
25 way from the building to the street. So the plumber

1 that we had working on the project took care of it, but
2 of course, that change, you know, we have to revise the
3 plans, and then the plans have to get reviewed by the
4 Building Department, and then the contractor can then
5 do the new amount of work.

6 So there's just been a number of unexpected
7 things that have happened, but I wouldn't blame the
8 contractor. And when the problems do come up, I will
9 thank the City for working with us, trying to help us
10 get moving again.

11 COMMISSIONER MILLER-ANDERSON: So what is the
12 timeline to finish it now?

13 MR. LEWIS: Originally we had August 30th as
14 a dead stop date. But we have our architect working on
15 the drawings, of which he's completed a rough sketch, a
16 rough revision, I should say. So once we've gotten
17 that back, we have to get pricing for the modification
18 to the restroom. But we're going to be -- we're not
19 moving in a linear fashion. We're going to have
20 multiple things going on at one time.

21 But the first thing, we don't want our
22 contractors to do any more work, and we're having walls
23 to be moved. The electrician has ran wiring, things of
24 that nature. He would have to run it again. So the
25 first things first is to find out where the bathroom

1 needs to be modified, get that approval, then have the
2 electrician and the plumber come back out and complete
3 their work.

4 CHAIR BOTEL: Are you done,
5 Ms. Miller-Anderson?

6 COMMISSIONER MILLER-ANDERSON: Yes.

7 VICE CHAIR LAWSON: Thank you.

8 Mr. Lawson.

9 VICE CHAIR LAWSON: I believe Councilwoman
10 Lanier was before me.

11 CHAIR BOTEL: Oh, I'm sorry. Councilwoman
12 Lanier -- Commissioner Lanier. That's why I always
13 just say Mr. and Mrs., because I -- Commissioner
14 Lanier.

15 COMMISSIONER LANIER: Thank you.

16 I want to certainly relay Councilwoman
17 Anderson's concerns and her frustration with this
18 project, because I'm at the same point with this. We
19 originally, when we first came to become City Council
20 people, at the first or second meeting of the
21 Council -- of the Commission, we talked about this
22 project. It was supposed to be a project -- at the
23 time, within nine months it was supposed to be
24 completed, we were supposed to be able to get that
25 tenant in.

1 Part of the project was that we were going
2 to, every three years, incubate somebody else into that
3 location, but we haven't even got the first person in
4 yet. So it becomes a situation where, you know, all
5 night long we've been talking about 3 million here,
6 4 million here, and these huge square footage in these
7 projects, and we have 400 square feet, smallest
8 property you guys are working with altogether, and it
9 does not seem to be able to get anywhere.

10 And the thing about it is that I think the
11 frustration comes is that every meeting or every other
12 meeting we hear something about, you know, what, you
13 know, problems you ran into. But it's 400 square feet.
14 We're dealing with a lot of square footage here in
15 terms of what we're putting money in the CRA. But to
16 have this 400 square foot -- and the poor girl, you
17 know, who's been waiting on this building to start her
18 business, you know, it just really isn't fair. And so
19 where we're trying to, you know, bring her in and then
20 recycle her out for another tenant to come in in three
21 years, it's like we can't even get started with it.

22 So I myself have a voice of frustration about
23 the fact that this small property. With the CRA's big
24 budget, all these people working at the CRA and the
25 contractors and the contacts that you have, that for

1 400 square feet, you can't get this done. That's
2 embarrassing.

3 CHAIR BOTEL: Mr. Lawson.

4 VICE CHAIR LAWSON: Thank you, Madam Chair.

5 So Mr. Lewis, so the timeframe, I know that
6 we don't have a set time. The hard stop was August
7 31st. But with the pipes deteriorating under the
8 building and the power -- there was a power issue, I
9 guess, with the two long lines -- do we have an
10 expected timeline when this building will be completed?

11 MR. LEWIS: Well, this issue, as I said, was
12 a new issue. This came up this week. Other than that
13 issue, we could have definitely met our timeline or our
14 goal of August the 30th. Finding out this new issue as
15 far as making this, the building ADA compliant, I don't
16 know what effects it's going to have on the timeline.
17 Hopefully shorter.

18 But I can -- as soon as I find out, I will
19 send out an update to you guys so that you know. I
20 don't foresee a long wait time, but again, the
21 permitting process and those times, you know, they take
22 a while. So it's not just as simple as me telling them
23 to go out there and do the work. Every time we get on
24 a roll, we're running into different issues because it
25 is an older building, so --

1 VICE CHAIR LAWSON: So I guess that was part
2 of the issue that Councilwoman Lanier and Anderson
3 expressed and the frustration, because some of the
4 businesses that are succeeding is businesses that were
5 actually able to succeed due to what's going on with
6 COVID because it actually allows for social distancing.
7 It's a drive-up or walk-up type thing, and they can
8 just serve their clients. So we're doing a disservice
9 to this person and then the next individuals that are
10 waiting for the next two to three years.

11 The issue or concern I have is that a lot of
12 this should have been researched prior to us even
13 putting an RFP out to really getting the accurate
14 contract or bid on the table so that we could at least
15 have some of these that we point the finger at and say,
16 listen, this is why it's happening this way, because we
17 should have known this at the beginning.

18 So timeframe, if we can expedite this, if we
19 need to work overtime on weekends to get this done, we
20 have to show our residents in the community that we're
21 serious. We've been here 16 months. It's the new
22 electeds. And some of our seasoned veterans over
23 there, they've been there a little longer, they want to
24 see some stuff done prior to, you know, election time
25 coming up. They want to see something happen, because

1 we told our residents that we're going to get to work,
2 we're going to do something, and we're frustrated
3 because we can't show them a finished product, and I
4 want to show them a finished product.

5 So if we have to work double time, if we have
6 to work triple time on this and weekends, if we can get
7 weekly or biweekly updates, this is the first project
8 that the CRA has truly completed since we've been here,
9 and it's 16 months, and it hasn't been done. As
10 Councilwoman Lanier stated, it was put on the agenda
11 within the first one or two weeks. So I really want
12 this to -- within the first one or two meetings it was
13 of being on Council. So I want this to be a priority,
14 because we've just voted tonight to even move forward
15 with other facilities, other buildings, a purchase of
16 land, and we're entrusting that staff is going to get
17 this done, yet we need to see something.

18 CHAIR BOTEL: Yes, Mr. McCoy, can we let
19 Mr. Evans respond, and then I'll go to you and then
20 Ms. Lanier?

21 COMMISSIONER McCOY: Are you asking me? My
22 response is no.

23 CHAIR BOTEL: Okay, go ahead, Mr. McCoy.
24 Thank you.

25 COMMISSIONER McCOY: Thank you.

1 To Commissioner Douglas Lawson's point, I
2 mean I hope you guys keep in mind that Dairy Belle and
3 the building on the corner, BB&T -- I'm sorry, the
4 former BB&T on the corner of Blue Heron and Broadway
5 are about the same age. So if you're thinking that
6 this is going to turn over in that timeframe, we're
7 going to be in for a very large surprise, because that
8 is a very old building. \$3.2 million, I think that's
9 on the very low end. And you know, the idea about
10 modular sounds good, but I think the timeline is going
11 to be completely shattered, because if we had this
12 little, small problem with a 400 foot, that's the size
13 of somebody's garage. Okay, that's all I have.

14 CHAIR BOTEL: Thank you.

15 Mr. Evans.

16 INTERIM EXECUTIVE DIRECTOR EVANS: So --

17 COMMISSIONER LANIER: Now, let me interrupt
18 him, Chair. I just wanted to ask, because he can
19 answer the same at the same time, I do want to know:
20 How much has this has cost us since we started with
21 this? What was budgeted, and what it is now, because I
22 know that there had to be some more cost incurred with
23 this.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We
25 expected the cost to be \$34,000, with additional costs

1 for demolition and a little bit of site work
2 immediately around the building. The current cost
3 expenditures -- Andre, how much have we spent thus far?

4 MR. LEWIS: We've expended about 36,000 right
5 now.

6 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. So
7 of the 42,000 total budget, we're starting to get close
8 to that limit. However, we haven't bid out that price
9 for that ADA, so we'll have to see what that comes in
10 at. And I will just express to the Board that we will
11 do everything we can to move this forward very quickly,
12 including meeting with the City to see if we can get
13 that additional permit change expedited. But the
14 permitting department, with the help from Grace Joyce,
15 has been very responsive. So we will meet with them to
16 try and get that permit turned around so we can get
17 that work completed, and we will also include an update
18 on that project on our weekly -- on my weekly update to
19 the Board so you can track that each week as we proceed
20 with the final revision.

21 CHAIR BOTTEL: Thank you, Mr. Evans.

22 VICE CHAIR LAWSON: Mr. Evans, if you could
23 tell them, Mr. Evans, that you know a guy in the
24 expedited permitting department that's overseeing that,
25 you know, they might be able to do something for you.

1 CHAIR BOTEL: Pulling strings.

2 VICE CHAIR LAWSON: Thank you, Mr. Evans.

3 Thank you, Madam Chair.

4 CHAIR BOTEL: Thank you. It really, it truly
5 is an embarrassment, and I think you've heard that
6 enough from my colleagues; I don't have to say it
7 again. But I get calls all the time about, you know,
8 when are you going to get that thing done? So I'm glad
9 that you're going to try to expedite this, and move as
10 quickly as you can, please. Anything else, Mr. Evans?

11 INTERIM EXECUTIVE DIRECTOR EVANS: Nothing
12 further.

13 CHAIR BOTEL: Thank you.

14 COMMISSIONER LANIER: And let (inaudible) --
15 I'm sorry.

16 CHAIR BOTEL: Say again, Ms. Lanier.

17 COMMISSIONER LANIER: Let me throw this out
18 for my colleagues. Demolish the building, the BB&T
19 building, and sell that property, and let's just, you
20 know -- just throw that out there.

21 CHAIR BOTEL: Okay. Discussion by general
22 counsel. Thank you.

23 Oh, Mr. McCoy.

24 COMMISSIONER McCOY: So Commissioner Lanier,
25 let's just take your idea. For example, if we demolish

1 that building, where exactly is the CRA's office going
2 to go?

3 COMMISSIONER LANIER: Well, the City has
4 property, the CRA has property. We've got that
5 property right there on 19th and Broadway that they can
6 use that site for a new building. We have a situation
7 where we have a 400 square foot building, and we're
8 encountering all types of problems with it, with
9 plumbing, with this, with that, and it's right, right
10 across the street from this building we just bid
11 \$3 million on, so the property is valuable.

12 So I mean that was just an idea that just
13 came into my head as we're talking about all of these
14 problems with this little smaller site that we have
15 here. So if you demolish that building, look at other
16 CRA properties and other CRA parcels, other City
17 parcels that we could put the CRA building on, I mean
18 it would have to be kind of thought out, but, you know,
19 not a bad idea.

20 COMMISSIONER McCOY: Well, I don't like CRA
21 offices at any prime street, quite honestly, because
22 that's --

23 COMMISSIONER LANIER: There you go.

24 COMMISSIONER McCOY: I mean Broadway is ideal
25 for development, and why would, you know, we want to

1 put our offices there when, you know, the best use and
2 highest and best use is probably something else other
3 than an office?

4 But, you know, the same concerns I'm going to
5 have with the BB&T. We're going to go in that place
6 and realize perhaps you might be right, this is
7 probably not something that we're going to be equipped
8 to even see -- I want to say we can make it out of here
9 before our nine years are up that that thing gets
10 finished, but you know, I'm going to be optimistic,
11 cautiously. So that's all I have. Thank you.

12 And luckily, I don't have any comments
13 tonight, Madam Chair, so you don't even have to call on
14 me.

15 CHAIR BOTEL: Anyone else? Anything else,
16 Mr. Evans? No, I was already moving to Mr. Haygood.

17 MR. HAYGOOD: No, ma'am, I don't have
18 anything.

19 CHAIR BOTEL: Thank you. And we have
20 statements by the Commissioners, starting with
21 Ms. Miller-Anderson. Commissioner Miller-Anderson.
22 Nothing?

23 COMMISSIONER MILLER-ANDERSON: No, thank you.
24 I'm kind of talked out tonight.

25 CHAIR BOTEL: Okay. Commissioner McCoy --

1 oh, you said nothing, right. I want to take you at
2 your word.

3 Commissioner Lawson.

4 VICE CHAIR LAWSON: I'm going to use
5 Commissioner McCoy and Commissioner Miller-Anderson's
6 time.

7 CHAIR BOTEL: I'll split it with you.

8 VICE CHAIR LAWSON: Thank you. I appreciate
9 it.

10 I want to discuss this briefly, the census
11 competition, but I'll leave that to the end.

12 (Inaudible) colleagues, if you're available
13 this week, I would love to see as many colleagues as
14 possible to come. We're going to practice social
15 distancing. It's from four to six at Wells. That's
16 going to be for the actual grab bag that we voted to
17 provide for our seniors. It's going to be an amazing
18 event. For them just to kind of see you guys out there
19 would be a great support. All the City leaders,
20 hopefully, will be there, and it's going to be just for
21 the graduating seniors. Right now I think we have
22 close to 100 registered. We're going to market to try
23 to get at least 200 of the 400 graduate students for
24 the event, and it's from four to six. It's going to be
25 at Councilwoman Lanier's testing site. So hers is that

1 morning, then ours is that afternoon.

2 Grad program. Census --

3 COMMISSIONER LANIER: That's not my testing.

4 That's all of our testing.

5 VICE CHAIR LAWSON: All of our testing. And
6 not my grab bag, it's all of our grab bag, just to make
7 sure we're all clear. Thank you, Councilwoman Lanier.

8 Census. So myself and Madam Chair are doing
9 the census challenge with some of our surrounding
10 municipalities. We had our one month follow-up this
11 past week, and we just found out that we're currently
12 in fifth place between the 12 municipalities, which is
13 a great step for us, but of course, we want to be in
14 first or second. We had some feedback that came from
15 the other municipalities in reference to how they're
16 handling the census, and a lot of things that they're
17 doing, we're doing as well.

18 So I think one thing that really kick-started
19 is I want to present that we talk briefly about a
20 challenge amongst all of our colleagues here on the
21 dais to discuss how we can incentivize each district.
22 So I was looking for feedback and insight as to how we
23 can do the census challenge amongst ourselves and then
24 allow for us to kind of compete against each other so
25 that we could really help boost the census numbers.

1 As while we're working on these budgets, we
2 know that those federal dollars are going to truly help
3 based upon our census. And I'm pretty sure that our
4 city is much larger than 36,000 residents, so I'm
5 thinking we're closer to 40, 45. So if we can really
6 get these numbers up, we can get into a major city
7 status. So I really want us to kind of push in each
8 district individually, and also working with our local
9 organizations and non-profits, because I kind of
10 mentioned the idea of possibly presenting community
11 benefits to an organization of our choice. We can get
12 those organizations involved and let them know that
13 we'll be incentivizing the district that actually does
14 the best job of getting the numbers and the percentage
15 up.

16 So I was just actually looking for a little
17 bit of feedback, brief discussion. It's already 9:00,
18 so I don't want to keep everybody late with these
19 comments. So if we could just get some brief feedback
20 and then move forward with the direction of the census.

21 CHAIR BOTEL: Are you --

22 COMMISSIONER MILLER-ANDERSON: Madam Chair.

23 CHAIR BOTEL: Go ahead, Ms. Miller-Anderson.

24 COMMISSIONER MILLER-ANDERSON: So remember, I
25 brought that up. (Inaudible), we both brought it up

1 that night, not knowing the other's -- we were reading
2 each other's mind, I guess. But I went -- on Saturday
3 when we were at the Marina, I spoke with Marsha, and
4 because of the way it is on the census website, you
5 can't break it down by the district. She said that it
6 was a little difficult trying to figure out, you know,
7 do a breakdown by district because it only goes by
8 tracks.

9 VICE CHAIR LAWSON: Oh.

10 COMMISSIONER MILLER-ANDERSON: And, yes, so
11 it would be a little difficult trying to do it. That's
12 why she -- that memo she sent out.

13 VICE CHAIR LAWSON: Gotcha.

14 COMMISSIONER MILLER-ANDERSON: The only thing
15 about that part, I mean, and I haven't responded to her
16 yet about, and I kind of talked to her about it
17 Saturday about it. But, you know, it seems like so
18 what happened is people have to remember your name, and
19 they have to submit your name in order for you to get
20 credit for it, whereas if we -- and she's already sent
21 it out. But that's kind of what she's already put out
22 there, because she just couldn't figure out a way for
23 us to break it down by district.

24 And I really haven't digested it a whole lot
25 tonight, you know, after I saw the memo that came out,

1 but essentially, it's hard to do it by district because
2 of the way -- you can't track it because of the
3 percentages being -- the math is broken down by tracks
4 in the city, which is like three. So if anything, I
5 mean we could have three districts, which is kind of
6 sort of is similar to, but it overlaps, like mine and
7 Ms. Lanier may overlap in some areas, so how do you
8 determine whether or not that's her piece or that's my
9 piece. So this is probably a better way to say it, but
10 you know, so that's the only part about the districts,
11 the fairness of trying to figure out which district
12 won.

13 But the way Marsha is suggesting is that we
14 just basically campaign. And see, that would kind of
15 open us up to campaign all over the city versus just
16 staying in your district, you know, because I believe
17 my district is the smallest in the city. So if I
18 just -- I would never win even if everybody did it in
19 my district, because it's the smallest one.

20 So it's more so about numbers, you know,
21 whole numbers versus percentages, because when we
22 initially spoke about it, we were talking about, you
23 know, like District 2 right now is at -- say they're at
24 38 percent. Well, by the end of the time that we did
25 the contest, if they were at 56 percent, then I would

1 get, you know, I would get credit for the difference.
2 But we can't do it in percentages now. I mean you can,
3 but it overlaps your district.

4 VICE CHAIR LAWSON: There's no lines.

5 COMMISSIONER MILLER-ANDERSON: Yes. So
6 that's why she suggested people kind of just get out,
7 campaign, and say, hey, when you turn yours in, make
8 sure you put my name down. But I know Mr. Lawson,
9 he'll cover the whole city. But he already said he's
10 going to stay out of it. So we're not going to win.
11 So that's, when I saw that, it's like, oh, no, Lawson,
12 he'll send out his whole team, and then that will come
13 up the whole city and then we're done. But, you know,
14 I guess at the end of the day, it's just a matter of
15 trying to get them out, so I guess it really doesn't
16 matter.

17 VICE CHAIR LAWSON: Just getting it out.

18 COMMISSIONER MILLER-ANDERSON: Yes, it's just
19 trying to get the numbers out. So we can do it the way
20 that it was suggested. And I figure, you know,
21 everybody will do whatever they feel they need to do in
22 order to make that happen. But she did suggest about
23 going live on social media, doing videos and things
24 like that. But --

25 VICE CHAIR LAWSON: There's some feedback.

1 Madam Chair, you got some information from the media as
2 well to share in reference to the census. Did you take
3 some notes as well, because I have some notes as well.

4 CHAIR BOTEL: No, go ahead. You go ahead.
5 We probably have the same notes.

6 VICE CHAIR LAWSON: I'll grab those.

7 CHAIR BOTEL: We got something back from --
8 oh, gosh, what's her name in West Palm -- Christina,
9 Christina (inaudible) with some advice. And we've also
10 gotten something from the League of Cities from Jeff
11 Marra (phonetic) from the town of -- where was our
12 meeting last time -- Royal Palm Beach with some good
13 ideas. But I think -- did I send that to -- I think I
14 sent it to Mr. Evans to be distributed.

15 But my question about this is, first of all,
16 I called the number just to see if it was going to
17 work, and it doesn't. So we have to let Marsha know,
18 unless maybe she just hasn't activated it yet. She
19 hasn't activated it yet, okay. Because it says, it
20 tells you --

21 COMMISSIONER MILLER-ANDERSON: Probably
22 because it hasn't -- the date hasn't started yet.
23 Didn't it say August or something? I think it's --

24 CHAIR BOTEL: I believe it is in August.

25 COMMISSIONER MILLER-ANDERSON: I can't pull

1 that up in front of me.

2 CHAIR BOTEL: It doesn't really say a date
3 here. But my other point, you know, is if a lot of
4 people, let's say a lot of people in District 1 have
5 already submitted their census, and they would have to
6 go back and find the completion certificate. I mean I
7 just today dug around in my files and found my
8 completion certificate. How many people really save
9 that? And I'm not sure that that's going to be a good
10 way to, I don't know, to ask people to track whether or
11 not they completed it. I'm not sure that people would
12 have saved that, you know what I mean?

13 COMMISSIONER MILLER-ANDERSON: Yes. I was --
14 like I said, I hadn't digested the memo she sent out to
15 (inaudible) to try to pivot from, you know, the things
16 we were talking about, because I had a plan that was
17 simple: Hey, we'll do districts, we'll go by
18 percentages, and you know, but it doesn't work like
19 that. So --

20 CHAIR BOTEL: Maybe we just have to scrap the
21 idea of being -- we had a lot of competition this
22 weekend.

23 COMMISSIONER MILLER-ANDERSON: Well, we can
24 figure something -- I know we did, we really did. Some
25 of us did. Not everybody. Some people didn't enjoy it

1 as much, I guess.

2 CHAIR BOTEL: We enjoyed ourselves.

3 COMMISSIONER LANIER: We can look at this.

4 How about this idea: If we -- if it has to go by
5 census tracks, we can focus on the census tracks with
6 the lowest responses. And then we can either have a
7 team of two -- of Council people, or we can have -- how
8 we could do it that if we focused just on a low
9 response census track and take that to be our
10 competition, maybe we can just use that, because what
11 did she say, there was three census tracks? Yes, so we
12 take those three census tracks, and out of those two,
13 say out of those two, and we look at the fact which are
14 the two lowest ones, and then two Council people
15 compete for that particular area.

16 COMMISSIONER MILLER-ANDERSON: It can even go
17 where we have -- we have six people, with including the
18 Mayor, so we could really do two per census track if we
19 wanted to do that.

20 COMMISSIONER LANIER: Right. And then we can
21 just say, you know, if you got these census tracks,
22 then, you know, two Council people, and then we focus
23 on, we can both focus on, say me and whomever, and we
24 focus on that census track number two. And then we can
25 come back --

1 CHAIR BOTEL: That would work; that would
2 work.

3 COMMISSIONER MILLER-ANDERSON: So what
4 we'll --

5 CHAIR BOTEL: Ask Marsha to figure it out
6 that way. Yes, let's do that.

7 COMMISSIONER MILLER-ANDERSON: What do you
8 think about it, Lawson?

9 VICE CHAIR LAWSON: Yes, I think that's a
10 great idea. Let's just do it with tracks.

11 CHAIR BOTEL: Yes, two and two, yes, then we
12 can really count.

13 VICE CHAIR LAWSON: That sounds great. And
14 then those teams of two can actually pick -- go ahead,
15 Madam Chair, sorry.

16 CHAIR BOTEL: I'm sorry. Then we actually
17 don't need to have people remembering where they put
18 that piece of paper, because we didn't just look at the
19 data we get from the census bureau. Yes, that makes it
20 clean. Nobody has to -- because, you know, some of us
21 could have people calling in from other districts and
22 say that they were for Lawson -- oh, wait, Lawson
23 doesn't have --

24 COMMISSIONER MILLER-ANDERSON: That's exactly
25 what I was saying.

1 CHAIR BOTEL: So, all right. Okay, sorry,
2 sorry. So we are going to ask Ms. Marsha to figure
3 this out for us based on two teams of -- teams of two
4 for three census tracks. That makes it cleaner. Thank
5 you.

6 Mr. Lawson, will you be on my team? It's the
7 lowest. We have the furthest to go. We have the most
8 advances to make.

9 COMMISSIONER MILLER-ANDERSON: (Inaudible.)

10 COMMISSIONER LANIER: (Inaudible.)

11 CHAIR BOTEL: All right, we'll let
12 Ms. Marsha --

13 VICE CHAIR LAWSON: We'll have Marsha pull
14 names out of a hat just so that it can be fair.

15 CHAIR BOTEL: Yes, all right.

16 VICE CHAIR LAWSON: And just the last thing
17 is if my colleagues -- there's an organization that's
18 actually looking to host a debate for our residents
19 here in the city with some of the cities. We spoke
20 about it just kind of briefly. But they asked if my
21 colleagues could submit some questions to Mr. Evans.
22 He's going to just choose a question from each Council
23 member. And a few of the organizations that are going
24 to host it, they're going to do it for our residents,
25 because the residents really haven't had the exposure

1 for some of the races that's actually going on. So I
2 think they're going to address District 88. I told
3 them about District 89, Madam Chair, as well.

4 CHAIR BOTTEL: Yes.

5 VICE CHAIR LAWSON: And I know the Port
6 (inaudible). So those are going to be some of the
7 races that they're going to be addressing that directly
8 affect our city. So if you guys can submit about five
9 questions, they're going to try to choose for the
10 debate questions that come from each district for the
11 debate. Just send them over to Mr. Evans, and they're
12 looking to do that probably one or two -- two weeks
13 out, outside of the (inaudible).

14 CHAIR BOTTEL: Okay. Ms. Miller-Anderson.

15 VICE CHAIR LAWSON: Yes, Ms. Miller-Anderson.

16 COMMISSIONER MILLER-ANDERSON: So who's doing
17 the debate, an organization?

18 VICE CHAIR LAWSON: The organizations are
19 non-profit. Community Partners, Bridges, (inaudible).
20 It's a few non-profits that's going to actually host
21 it. But Mr. Evans is hopefully going to air it on
22 Channel 18 for our residents. I'm going to look to
23 just kind of facilitate and partner with them and make
24 sure it gets done so that they can get exposure, so our
25 residents can see what's going on. So --

1 COMMISSIONER MILLER-ANDERSON: Okay.

2 VICE CHAIR LAWSON: We just want to have
3 questions coming from our dais, if possible. I mean
4 you don't have to submit the questions, but we want it
5 to be concerns that come from our residents, our
6 district, because the District 88 directly affects us,
7 the Port race directly affects us. So those
8 relationships and those concerns we want to definitely
9 get over to them so they can ask them.

10 We're going to remain nonpartisan,
11 non-biased. Our vote is our vote individually. But as
12 a city, we have great representation, so we want our
13 residents who haven't been able to see these
14 candidates, we want to give them as much exposure as
15 possible. There's a lot of Facebook stuff going on,
16 but a lot of our seniors don't -- aren't on Facebook.
17 They're more so on Channel 18. So having it aired on
18 Channel 18 will give them great exposure.

19 COMMISSIONER LANIER: And I want to make sure
20 that, you know, I remain neutral, because I have
21 endorsed a couple of candidates, so I want to make sure
22 that is --

23 VICE CHAIR LAWSON: Yes, it's completely --
24 and that was the biggest concern with Ms. Wynn and
25 Mr. Evans, that we are going to remain neutral, because

1 regardless of our personal endorsements and beliefs, as
2 a City, we just want to make sure the exposure for
3 every resident is there. So it's not going to be
4 anything where we're doing endorsements or support, and
5 the questions are going to be asked to every
6 individual, and we're going to offer invites to every
7 person. So hopefully, all of them will come and
8 they'll all have the ability to answer the same
9 question.

10 CHAIR BOTTEL: Great.

11 VICE CHAIR LAWSON: Thank you, guys.

12 CHAIR BOTTEL: Thank you.

13 Mr. McCoy.

14 COMMISSIONER McCOY: Is there any
15 congressional races that's going to be included in
16 this, Mr. Commissioner Lawson?

17 VICE CHAIR LAWSON: They did take a look at a
18 few of the congressional races. They haven't come back
19 to me yet about what they want to do. Was there a
20 recommendation that you have that I could bring to
21 them?

22 COMMISSIONER McCOY: No, I just was curious.
23 I mean you spoke about representation. Quite honestly,
24 I think the representation in Washington is just as
25 important as Tallahassee.

1 VICE CHAIR LAWSON: Yes, sir. And the county
2 as well. So I agree. Even though we're in
3 Commissioner Mack Bernard's district, it's still all
4 the races are very important, so I agree with you. I
5 will check with them. Sorry?

6 COMMISSIONER McCOY: But I guess over on the
7 island, they're also up for election too. What is
8 that, 86 --

9 VICE CHAIR LAWSON: Yes.

10 COMMISSIONER McCOY: -- for the county?

11 CHAIR BOTTEL: 89.

12 VICE CHAIR LAWSON: 89 House, and then county
13 is Ms. Karen Marcus and -- is that district -- what
14 district is that?

15 CHAIR BOTTEL: Marie Marino and Karen.

16 COMMISSIONER McCOY: So are those included
17 too?

18 VICE CHAIR LAWSON: Those are going to be the
19 discussions. The only ones that they addressed with me
20 was 88. I brought to them 89, which we had talked
21 about at the last meeting, and the Port. Those were
22 the three that I talked to them about. I can discuss
23 with them the opportunity. It's just being able to
24 complete all of them in the next three, four weeks and
25 also organizing the schedules.

1 COMMISSIONER LANIER: And please, Mr. Lawson,
2 please consider having to consider judges.

3 VICE CHAIR LAWSON: Okay.

4 CHAIR BOTEL: Yes, a lot of people don't
5 understand that much about the judges, and I think --

6 COMMISSIONER LANIER: Yes.

7 COMMISSIONER McCOY: And you know what? I
8 think that's going to be a legal question, because you
9 know, judicial candidates have some very unique rules
10 regarding them. So you know, I'm allowing you guys to
11 do that, and I'm going to just watch from the sideline
12 because I don't necessarily want to even take part in
13 that.

14 COMMISSIONER LANIER: No, we're not doing it.

15 COMMISSIONER MILLER-ANDERSON: No, we're not
16 doing nothing.

17 COMMISSIONER McCOY: Submitting names and
18 questions, I'm not --

19 VICE CHAIR LAWSON: Not names. I mean we
20 don't have to. They just requested because they said
21 that they'd like for the individuals that represent the
22 City to provide names on behalf of the residents, but
23 we don't have to. It's just request --

24 COMMISSIONER MILLER-ANDERSON: Names or
25 questions, Mr. Lawson?

1 VICE CHAIR LAWSON: Questions, not names.

2 COMMISSIONER MILLER-ANDERSON: Okay, okay.

3 VICE CHAIR LAWSON: No names. Just questions
4 and concerns that are addressed in our city. But
5 they're going to host the race, the races, and they're
6 utilizing Channel 18 as an advertisement for the just
7 exposure for the candidates and asking the same
8 questions.

9 COMMISSIONER McCOY: Yes. But, you know, I
10 got some concerns with that, because quite honestly,
11 I'm going to tell you right now I disagree with it,
12 because here's the other thing. Think about what's
13 going to happen. We have non-profits, who by IRS code
14 should not be political.

15 And if you get the candidates' forum that's
16 going to be done on our network, using our resources,
17 that potentially we have no control over, and it gets
18 to be something that is out of hand because we're not
19 moderating it, I just think that this is going to be
20 problematic. And the only way I would agree to it is
21 if it's not done live. That way if there is something
22 that does not exactly go well or jive well, then
23 there's an opportunity that Mr. Stephens, in
24 production, can make sure that this is no way
25 reflective of the City or we're leaning towards a

1 candidate or we're giving the instrumentality for one
2 candidate to do something that is not ethical or proper
3 or even morally correct.

4 So I just want to make sure that we're not
5 doing this live. If we're going to do it, I'm okay
6 with doing it, but there has to be some control by us
7 to edit this that it doesn't get out of hand, and then,
8 you know, it becomes where I seen on this -- what was
9 it?

10 VICE CHAIR LAWSON: I saw it.

11 COMMISSIONER McCOY: I seen where one of the
12 candidates said -- I guess I just brought it up
13 tonight -- I'm not trying to be flip, but my name is
14 so-and-so. But you know, I don't want it to be one of
15 those situations, because then, you know, people are
16 going to associate that with the City of Riviera Beach.
17 So Mr. Stephens has to have --

18 CHAIR BOTEL: Yes, I agree.

19 COMMISSIONER McCOY: -- some control in
20 editing the content so it doesn't turn into a circus,
21 if you will, because you know it can get pretty bad.

22 VICE CHAIR LAWSON: And in response to that,
23 with discussions with Legal and our City Manager, that
24 was the same sentiments. So we had the opportunity to
25 actually moderate and to facilitate the entire debate

1 where we only present the questions. We bring in our
2 moderator to oversee it, and we remain non-biased,
3 because we have to give our residents the opportunity
4 to see these candidates. No one's able to knock on
5 doors, they're not able to get out to these debates,
6 they can't do the meet and greets, and we have a lot of
7 seniors who have no idea who's actually on this ballot,
8 yet this ballot is going to be so impactful on our
9 city.

10 So I would be inclined to figure out how we
11 can moderate and oversee it, and I will take the lead
12 on that if that's the direction that you want us to go.
13 The only reason we brought in the non-profit is so that
14 we could allow for them to facilitate and we remain
15 nonpartisan. But if we prefer to take the lead and ask
16 the questions and we oversee the questions, I'll take
17 the lead and do it, as well as my colleagues submit the
18 questions over to our attorney and City Managers. I'll
19 take the lead with that, and the also critiquing the
20 video.

21 I agree with you, live may not be a good
22 option. We can re-air it, but then who is -- who are
23 going to lead in response to critiquing the video? Is
24 that going to be Legal, is that going to be Walter?
25 Who's going to actually critique and edit the video to

1 make sure that it jives with what the City represents?

2 So it's a lot of steps and hurdles.

3 I wanted to make it simple for us just by
4 submitting questions and moving forward. I think it's
5 something our residents need, because it's an important
6 election year and we want to really encourage people to
7 vote. So this also gives them the opportunity and
8 encourages them to vote as well.

9 CHAIR BOTTEL: Ms. Miller-Anderson, and then I
10 want to ask about the League of Women Voters.

11 Ms. Miller-Anderson.

12 COMMISSIONER MILLER-ANDERSON: So you know
13 we've aired these debates before. I don't know if
14 those organizations, were they non-profits though that,
15 like Black Village Voice and Unify, I don't -- are they
16 nonprofit though?

17 VICE CHAIR LAWSON: Yes, they're non-profits.
18 Former Mayor Masters and some of those organizations
19 are the ones that kind of did it in conjunction. He
20 did it from the Mayor's office with Black Village
21 Voice, yes, a few of them, and they're all non-profits.

22 COMMISSIONER MILLER-ANDERSON: Yes, so I mean
23 we've done it before in that manner.

24 VICE CHAIR LAWSON: It's just most important
25 now, Ms. Miller-Anderson. That's the reason. I just

1 think it's really vital, because right now there has
2 been no exposure for this election --

3 COMMISSIONER MILLER-ANDERSON: No, no, I
4 totally agree with that. No, I think something needs
5 to happen, but I don't think we should be in it though.
6 I don't think we need to be moderating. I don't think
7 Council should be involved in it. But I agree we
8 definitely need something. Are we talking about doing
9 it by Zoom and then to air it on, I mean virtual and
10 then have them air it?

11 VICE CHAIR LAWSON: Do it on Zoom or just
12 have them air it or have the candidates come to the
13 Marina and have them just record doing a debate there.
14 So those were the two options. But right now Zoom was
15 the best bet.

16 COMMISSIONER MILLER-ANDERSON: Okay. So I
17 mean as long as it can be monitored, you know.

18 CHAIR BOTEL: So do we have consensus that it
19 should be not done by us, but by somebody outside, that
20 it be taped rather than live, and that we're okay with
21 it to go on our channel as long as it's -- given those
22 conditions?

23 COMMISSIONER LANIER: Yes, and I think that
24 Doug should introduce it and open it up. But in terms
25 of asking questions, I think that should be somebody

1 else.

2 COMMISSIONER MILLER-ANDERSON: Just so you
3 all know, this is not something the Council has ever
4 voted on. I mean we don't -- we've never taken
5 consensus on this happening. I mean it just worked
6 through the City Manager.

7 VICE CHAIR LAWSON: Yes, I believe it's just
8 something that we can just get done. The only reason I
9 was trying to involve the Council was just to get
10 feedback with the direction. I didn't want it to air
11 on 18 without the Council being involved and make sure
12 that we kind of add an idea of consensus. But it would
13 be an innovative way of doing it, and we'd kind of have
14 to pivot a little bit because of the experience of
15 pandemic that none of us have experienced, so just
16 trying to find out the best way to maneuver with this.

17 CHAIR BOTTEL: Well, okay. Anything else,
18 Mr. Lawson?

19 COMMISSIONER MILLER-ANDERSON: We can monitor
20 it.

21 VICE CHAIR LAWSON: That's it. Thank you,
22 Madam Chair. I appreciate you guys indulging.

23 CHAIR BOTTEL: Ms. Miller-Anderson.

24 COMMISSIONER MILLER-ANDERSON: One thing. I
25 was just looking at the census tracks, and it's

1 actually like maybe like ten. But they're small
2 pieces. So you would have to try to figure out where
3 our boundaries. So maybe we can -- and we may have
4 like two sections or pieces or something. We'll let
5 Marsha figure that out. But it's not matching up with
6 the districts, no.

7 CHAIR BOTTEL: Ms. Lanier. Councilwoman --
8 Commissioner Lanier. It still says Councilperson under
9 your name there.

10 COMMISSIONER LANIER: Oh, does it? Okay.

11 I just wanted to say that although we, you
12 know, in terms of when we have these meetings, I did
13 want to say to the CRA Director and to the staff we do
14 appreciate the work that you do. We do appreciate the
15 fact that, you know, we go back and forth, and of
16 course, we, you know, we talk noise. But we do
17 appreciate the work that you do provide to the
18 Commission. So that I don't want the staff to feel as
19 if, you know, they're being beat up on or whatever the
20 case may be. I just want to know, let them know that
21 we do appreciate the work that you do do for us.

22 Also, I wanted to let you know about my Town
23 Hall that's going to be on the -- July 30th. And I
24 think the Chair has one on the 27th. Isn't it the
25 27th?

1 CHAIR BOTEL: Yes.

2 COMMISSIONER LANIER: So that will be for
3 District 3. And the conversation is going to be about,
4 you know, the Garden Program, the Urban Farmers
5 Program, the Hope Village Program and anything that is
6 happening in my district. So I just wanted the public
7 to be aware of that. Other than that, that is it.

8 CHAIR BOTEL: Thank you, Councilwoman Lanier.

9 I have a town hall meeting, as she said, on
10 Monday, the 24th, at 6:00. You can register for it
11 either on the City's Facebook page or I have put it up
12 on my Facebook page, and if you register, then you'll
13 get the link to join in. We already have 80 people
14 registered for it, so it should be a good meeting.

15 I just wanted to let you know, I acquired 100
16 microwaveable meals that will be delivered to Valley of
17 Love Ministries on Tuesday. They usually come first
18 thing in the morning. So if you need meals, they will
19 be at Valley of Love, which is on West Blue Heron near
20 that Boost store. I will post the exact address for
21 Valley of Love on my Facebook page and Next Door.

22 Let's see, if you would want to sign up for
23 those Palm Beach State College courses, you get free
24 tuition, free books if you qualify for financial aid.
25 You come away with a 12 credit, college credit

1 certificate, a CCC in business. So I encourage you to
2 take advantage of that.

3 Oh, yes, we met on the 20th with a group of,
4 a fabulous group of people. There must have been 25
5 people in this meeting, from Hal Valeche all the way
6 down to -- well, I don't want to say all the way down.
7 It implies that there's a hierarchy. A large group of
8 people from various municipalities and Commissioner
9 Valeche and other people from the county with regard to
10 the derelict boats and the live-aboard boats that are
11 in the lagoon.

12 And we came away with a good plan. We are
13 formulating a task force, with the help of our
14 attorneys, our Legal Department, Lina Busby in
15 particular. They'll meet in the next two weeks to come
16 up with a countywide ordinance that we can enforce as a
17 county so that we don't have these individual
18 municipalities having their own way of dealing with
19 these live-aboards and derelict boats. So I feel very
20 optimistic that maybe finally, after a long stretch of
21 dealing with these things, we'll have that issue
22 conquered.

23 So that's all for me. And if there's nothing
24 else, can somebody make a motion to adjourn, please?

25 COMMISSIONER LANIER: So moved.

1 CHAIR BOTEL: Thank you. Anyone opposed?
2 Seeing none -- Mr. McCoy, you're not opposed, are you,
3 really? You are not. Thank you; thank you. Good
4 night.

5 (Whereupon, at 9:24 p.m., the proceedings
6 were concluded.)

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