

**CITY OF RIVIERA BEACH
REGULAR CITY COUNCIL MEETING
April 7, 2021
6:00 p.m.**

PRESENT AT MEETING¹:

MAYOR RONNIE FELDER	MAYOR FELDER
CHAIRPERSON SHIRLY D. LANIER, DISTRICT 3	CHAIRPERSON LANIER
CHAIR PRO TEM KASHAMBA MILLER- ANDERSON, DISTRICT 2	CHAIR PRO TEM MILLER-ANDERSON
COUNCILPERSON TRADRICK MCCOY, DISTRICT 1	COUNCILPERSON MCCOY
COUNCILPERSON DOUGLAS A. LAWSON, DISTRICT 5	COUNCILPERSON LAWSON
COUNCILPERSON JULIA A. BOTEL, DISTRICT 4	COUNCILPERSON BOTEL
CITY MANAGER JONATHAN EVANS	CITY MANAGER EVANS
CITY CLERK CLAUDENE L. ANTHONY	CITY CLERK ANTHONY
CITY ATTORNEY DAWN S. WYNN	CITY ATTORNEY WYNN

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¹ List of City Employees, Public Speakers and Others on Page 154

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**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
MINUTES OF THE CITY COUNCIL MEETING
HELD APRIL 7, 2021, 6:00 p.m.**

(The following may contain unintelligible or misunderstood words due to the recording quality.)

CALL TO ORDER

ROLL CALL

City Clerk Anthony: Mayor Ronnie Felder?

Mayor Felder: Here.

City Clerk Anthony: Chairperson Shirley Lanier?

Chairperson Lanier: Here.

City Clerk Anthony: Chair Pro Tem KaShamba Miller-Anderson?

Chair Pro Tem Miller-Anderson: Present.

City Clerk Anthony: Councilperson Tradrick McCoy?

Councilperson McCoy: Here.

City Clerk Anthony: Councilperson Douglas Lawson?

Councilperson Lawson: Here.

City Clerk Anthony: Councilperson Julia Botel?

Councilperson Botel: Here.

City Clerk Anthony: City Manager Jonathan Evans?

City Manager Evans: Present.

City Clerk Anthony: City Clerk Claudene Anthony is present. City Attorney Dawn Wynn?

City Attorney Wynn: Here.

City Clerk Anthony: Thank you, Madam Chair.

INVOCATION

29 **PLEDGE OF ALLEGIANCE**

30 **Chairperson Lanier:** We will have the Pledge of Allegiance led by Councilwoman
31 Julia Botel.

32 [Moment of silence]

33 **Councilperson Botel:** I pledge allegiance...

34 **All:** ...to the Flag of the United States of America, and to the Republic for which it
35 stands, one nation under God, indivisible with liberty and justice for all.

36 **AGENDA APPROVAL**

37 **ADDITIONS, DELETIONS, SUBSTITUTIONS**

38 **Chairperson Lanier:** At this time on the Agenda, we will take any additions,
39 deletions or substitutions for our tonight's Agenda.

40 **City Manager Evans:** None from Staff, Madam Chair.

41 **Chairperson Lanier:** Yes.

42 **Chair Pro Tem Miller-Anderson:** He said none.

43 **Councilperson Lawson:** He said none from Staff.

44 **Chairperson Lanier:** None from Staff? Are there any other additions, deletions and
45 substitutions? I want to add at the end of the Agenda under discussion Items, or
46 discussion and deliberation, I wanted to add the issue of Council security for discussion.

47 **Councilperson McCoy:** Madam Chair?

48 **Chairperson Lanier:** Yes, sir.

49 **Councilperson McCoy:** So, I concur, and I wanted to specifically ask, or did ask the
50 Manager relative to security, specifically Giddens Security, so if your conversation
51 involves Council security, meaning in, in public meetings, then I certainly wanna add on
52 to that with a caveat of discussing Giddens Security and the current contract.

53 **Chairperson Lanier:** Very good, sir.

54 **Councilperson McCoy:** Thank you.

55 **Chairperson Lanier:** Any other additions, deletions, subtractions, substitutions?
56 [Pause]. Hearing none, can I get a motion to approve the Agenda?

57 **DISCLOSURES**

58 **Chairperson Lanier:** Actually, let me, let me get any disclosures at this time. Of all
59 the Items on the Agenda tonight, are there any Council Members who would like to
60 disclose any issues in regards to these Agenda Items?

61 [Pause]

62 **ADOPTION OF AGENDA**

63 **Chairperson Lanier:** Hearing none, I request a motion for the adoption of the
64 Agenda.

65 **Councilperson Botel:** I move to adopt the Agenda.

66 **Chairperson Lanier:** With the addition of the security Council.

67 **Councilperson Botel:** With the addition of the security Council.

68 **Chairperson Lanier:** Yes.

69 **Councilperson Botel:** Of the security Item.

70 **Chair Pro Tem Miller-Anderson:** Second.

71 **Chairperson Lanier:** Madam Clerk.

72 **City Clerk Anthony:** Councilperson McCoy?

73 **Councilperson McCoy:** Yes.

74 **City Clerk Anthony:** Councilperson Botel?

75 **Councilperson Botel:** Yes.

76 **City Clerk Anthony:** Councilperson Lawson?

77 **Councilperson Lawson:** Yes.

78 **City Clerk Anthony:** Pro Tem Miller-Anderson?

79 **Chair Pro Tem Miller-Anderson:** Yes.

80 **City Clerk Anthony:** Chair Lanier?

81 **Chairperson Lanier:** Yes.

82 [Inaudible comment]

83 **CONSENT AGENDA**

84 **Chairperson Lanier:** We are at the Consent Agenda.

85 **Chairperson Lanier:** ALL MATTERS LISTED UNDER THIS ITEM ARE
86 CONSIDERED TO BE ROUTINE AND ACTION WILL BE TAKEN BY ONE MOTION.
87 THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A
88 COUNCILPERSON SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE
89 REMOVED FROM THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS
90 NORMAL SEQUENCE ON THE AGENDA.

91 **MINUTES**

92 **RESOLUTIONS**

93 **1. AUTHORIZATION TO TEMPORARILY CLOSE NORTH OCEAN AVENUE**

94 **RICHARD BLANKENSHIP, PARKS & RECREATION DIRECTOR, 561-845-4070**

95 **COMMUNITY BENEFITS REQUESTS ON CONSENT**

96 **Chairperson Lanier:** Are there any questions in regards to the Items that are listed
97 on our Consent Agenda?

98 **Councilperson McCoy:** Move Consent, Madam Chair.

99 **Councilperson Lawson:** Second.

100 **Chairperson Lanier:** Are there any questions? [Pause]. Madam Clerk.

101 **City Clerk Anthony:** Councilperson Botel?

102 **Councilperson Botel:** Yes.

103 **City Clerk Anthony:** Councilperson Lawson?

104 **Councilperson Lawson:** Yes.

105 **City Clerk Anthony:** Councilperson McCoy?

106 **Councilperson McCoy:** Yes.

107 **City Clerk Anthony:** Pro Tem Miller-Anderson?

108 **Chair Pro Tem Miller-Anderson:** Yes.

109 **City Clerk Anthony:** Chair Lanier?

110 **Chairperson Lanier:** Yes.

111 **END OF CONSENT AGENDA**

112 **Chairperson Lanier:** That is the end of our Consent Agenda.

113 **UNFINISHED BUSINESS**

114 **PETITIONS AND COMMUNICATIONS FOR FILING**

115 **BOARD APPOINTMENTS**

116 **2. SELECTION OF ELECTED OFFICIAL(S) TO REPRESENT THE CITY ON**
117 **VARIOUS BOARDS THROUGHOUT PALM BEACH COUNTY FOR 2021/22.**

118 **CLAUDENE ANTHONY, CITY CLERK, 561-845-4090**

119 **Chairperson Lanier:** We will go to Item No. 2 which is Board appointments.

120 **Councilperson McCoy:** Madam Chair?

121 **Chairperson Lanier:** Yes, sir.

122 **Councilperson McCoy:** So, so, I'm sorry, I missed this before. Can we take the
123 Proclamation for Mr. Holland first? Because, if..., there are some members of his family,
124 I wanna go ahead and see if we can get that taken care of ahead of us getting down into
125 some other business.

126 **Chairperson Lanier:** Well, there's only one other business before that, Mr. McCoy,
127 which is a, a Board, Board appointments. But if you want to take it before then, that's fine
128 as well.

129 **Councilperson McCoy:** Doesn't matter.

130 **Chairperson Lanier:** Alright. Very good. Let us go with No. 2 for the Board
131 appointments, please.

132 **Chair Pro Tem Miller-Anderson:** Do you wanna read it?

133 **Chairperson Lanier:** You wanna...

134 **City Clerk Anthony:** Madam Chair, Members of the Board, as you all are aware,
135 you all represent the City of Riviera Beach on various boards throughout Palm Beach
136 County. In the backup information, the list of the Boards was provided, along with the
137 current representatives. There are two Boards that are listed, the Bioscience and the..., I
138 can't remember the name of the other one. Bioscience no longer exists, and the other
139 Board, it has not met in two years. I know in the last..., last year, when this came up, there
140 were questions about those two councils. So, one no longer exists, which is indicated on
141 the backup information and, the other Board, it has not..., which is under the county, it has
142 not been active for two years.

143 So, at this time, you all can make a decision who will be the representative for the
144 City on each of the Boards.

145 **Chairperson Lanier:** Are there any recommendations? Any comments in regards
146 to this Item?

147 **Chair Pro Tem Miller-Anderson:** Madam Chair?

148 **Chairperson Lanier:** Yes.

149 **Chair Pro Tem Miller-Anderson:** Can we just go down the list of them and, and
150 we can say who's the regular one currently, and the alternate currently, and then see if
151 anyone wants to make any changes?

152 **Chairperson Lanier:** Yes. We can do it that way. We can start out with the..., she
153 said the Bioscience Land Protection Advisory Board is..., that's the one you said that was
154 no longer?

155 **City Clerk Anthony:** I'm, I'm...

156 **Unk.:** Right.

157 **City Clerk Anthony:** ...I misplaced my backup information, but I believe there's a
158 notation on there.

159 **Chair Pro Tem Miller-Anderson:** Yes. Madam Chair?

160 **Chairperson Lanier:** Yes.

161 **Chair Pro Tem Miller-Anderson:** It says, that... This one here, the last meeting
162 on record was May 28, 2019. So that's the one she says they haven't met in...

163 **Chairperson Lanier:** Oh, I see.

164 **Chair Pro Tem Miller-Anderson:** ...a couple years.

165 **Chairperson Lanier:** There has not been a meeting since 2019. Do we still want to
166 appoint someone to this?

167 **Councilperson McCoy:** No.

168 **Chairperson Lanier:** Okay. Very good. Let's go on to the Business Development
169 Board of Palm Beach County. Currently, the regular is Tradrick McCoy, the alternate is
170 Councilman Douglas Lawson. Are there any changes or do anyone want to make
171 changes to this particular Board? [Pause]. Okay.

172 **Councilperson McCoy:** I would offer to stay, Madam Chair.

173 **Chairperson Lanier:** Okay. Mr. Lawson?

174 **Councilperson Lawson:** I offer to stay, Madam Chair.

175 **Chairperson Lanier:** Alright. Very good. Let's go to the next one. Issues Forum.
176 Regular appointment is Dr. Julie Botel, alternate is Councilman Tradrick McCoy. Are
177 there any... Dr. Botel, would you like to stay at this particular...

178 **Councilperson Botel:** I would. I've been attending all those meetings, and I, I, I
179 would like to continue. As well as.., I think the North County Intergovernmental... Well,
180 yes. I would. Same for the next one.

181 **Chairperson Lanier:** Okay. Mr. McCoy, would you like to.., Councilman McCoy,
182 would you like to stay as the alternate for this one?

183 **Councilperson McCoy:** Yes.

184 **Chairperson Lanier:** Alright. Very good.

185 **Councilperson Lawson:** Madam, Madam Chair?

186 **Chairperson Lanier:** Yes.

187 **Councilperson Lawson:** What, what Board did you just announce? I'm sorry.

188 **Chairperson Lanier:** That was the Issues Forum.

189 **Councilperson Lawson:** Okay. Thank you, Madam Chair.

190 **Chairperson Lanier:** Yes. North County Intergovernmental Committee. The
191 regular appointment is Dr. Julie Botel, the alternate is Councilman Tradrick McCoy. North
192 County Intergovernmental Committee. Dr. Botel, would you like to stay at this?

193 **Councilperson Botel:** Yes.

194 **Chairperson Lanier:** Mr. McCoy?

195 **Councilperson McCoy:** Yes.

196 **Chair Pro Tem Miller-Anderson:** Madam Chair?

197 **Chairperson Lanier:** Yes.

198 **Chair Pro Tem Miller-Anderson:** Actually, for those.., I believe we signed up with
199 the Palm Beach... Is this the Palm Beach Chamber one? North? Palm Beach Chamber
200 North? Oh, it's a different...

201 **Chairperson Lanier:** I just see...

202 **Chair Pro Tem Miller-Anderson:** ...one.

203 **Chairperson Lanier:** ...North County...

204 **Councilperson Lawson:** No.

205 **Chair Pro Tem Miller-Anderson:** Hold on.

206 **Chairperson Lanier:** ...Intergovernmental Committee.

207 **Chair Pro Tem Miller-Anderson:** No. This, this is not the... No. Not that one.
208 I'm sorry. It's...

209 **Chairperson Lanier:** Okay.

210 **Chair Pro Tem Miller-Anderson:** ...another one coming up.

211 **Chairperson Lanier:** Okay. The next one is the Palm Beach County League of
212 Cities General Members. Regular, Councilwoman KaShamba Miller-Anderson.
213 Alternate, Councilman Tradrick McCoy.

214 **Councilperson Botel:** I'm on the Board of Directors of the League, so I go every
215 meeting anyway.

216 **Chair Pro Tem Miller-Anderson:** [Stammer].

217 **Councilperson Botel:** If anybody wants to drop off, I don't mind.

218 **Chairperson Lanier:** Okay.

219 **Chair Pro Tem Miller-Anderson:** I, I will give that up to Dr. Botel 'cause she does
220 attend those meetings regularly.

221 **Chairperson Lanier:** Okay. Madam Clerk, we will change out KaShamba Miller...,
222 I'm sorry, Councilwoman KaShamba Miller-Anderson for the regular appointment. And,
223 Mr. McCoy, would you like to still be the alternate?

224 **Councilperson McCoy:** If no one else...

225 **Chair Pro Tem Miller-Anderson:** I'll take the alternate.

226 **Chairperson Lanier:** Okay.

227 **Councilperson McCoy:** I'm sorry?

228 **Chairperson Lanier:** She said she'll take the alternate.

229 **Councilperson McCoy:** So you gave up your seat and you wanna take my seat?

230 [Chuckles]

231 **Chair Pro Tem Miller-Anderson:** No. You ju'..., you just asked if anybody wants
232 it. I, I go occasionally. I don't go...

233 **Councilperson Botel:** Yeah. KaShamba [inaudible].

234 **Chair Pro Tem Miller-Anderson:** ...regularly like Dr. Botel does. Have, have you
235 been going to any?

236 **Councilperson McCoy:** No.

237 **Chair Pro Tem Miller-Anderson:** Okay. So.

238 [Chuckle]

239 **Councilperson McCoy:** Well, it says virtual, right?

240 **Chair Pro Tem Miller-Anderson:** It has been, yes.

241 **Councilperson McCoy:** Okay. So...

242 **Chair Pro Tem Miller-Anderson:** So, that means it's been...

243 **Councilperson McCoy:** [Inaudible].

244 **Chair Pro Tem Miller-Anderson:** Okay.

245 **Chairperson Lanier:** Alright. So, you would like to keep your seat?

246 **Chair Pro Tem Miller-Anderson:** He wants to give it up.

247 **Chairperson Lanier:** Okay. Very good.

248 **Councilperson McCoy:** Councilwoman Miller-Anderson can take it.

249 **Chairperson Lanier:** Alright. We'll have...

250 **Chair Pro Tem Miller-Anderson:** Thank you.

251 **Chairperson Lanier:** ...Dr. Botel as the regular, and the alternate as Councilwoman
252 KaShamba Miller-Anderson.

253 Palm Beach County School Direct. Regular appointment is Councilwoman
254 [stammer] KaShamba Miller-Anderson, the alternate is Dr. Botel. Would you guys like to
255 keep those seats, or would anybody want to entertain one of those seats?

256 **Chair Pro Tem Miller-Anderson:** I...

257 **Councilperson Botel:** I'm fine with keeping it.

258 **Chair Pro Tem Miller-Anderson:** I don't mind give it up if someone else wants it.
259 If not, I'll keep it.

260 [Pause]

261 **Chairperson Lanier:** Gentlemen?

262 **Councilperson McCoy:** No, thank you.

263 **Chairperson Lanier:** Very good. Palm Beach County North Chamber of
264 Commerce. Regular, Mr. Lawson is the.., I'm sorry, Councilman Lawson is the regular,
265 the alternate is Dr. Botel. Palm Beach North Chamber of Commerce. Do you guys want
266 to keep that seat, or do you want to give it up?

267 **Councilperson Botel:** I go to every one of their meetings. I don't mind staying on. I
268 would even not...

269 **Councilperson Lawson:** I'll...

270 **Councilperson Botel:** ...mind being the regular if Doug doesn't wanna continue.

271 **Councilperson Lawson:** I'll...

272 **Councilperson Botel:** I don't, I don't... Doug, have you been to any of the meetings?

273 **Councilperson Lawson:** I'll switch with Councilwoman...

274 **Councilperson Botel:** Yeah.

275 **Councilperson Lawson:** ...Botel. [Inaudible].

276 **Chairperson Lanier:** Alright. So, we'll make Dr. Botel the, the regular and
277 Councilman Lawson the alternate.

278 Palm Beach North Chamber of Commerce economic Development Committee.
279 Regular is Councilman Tradrick McCoy. Alternate is Dr. Julie Botel. Any, any
280 entertainment for these two?

281 **Councilperson Botel:** Again, I go to... I, I'm on the Economic Development
282 Committee, and on their Subcommittee for Sustainability, so I go to every one. 'Cause I
283 don't have a life.

284 **Chairperson Lanier:** Mr. McCoy, would you still like to be...

285 [Chuckles]

286 **Chairperson Lanier:** Mr. McCoy, would you still like to keep your position as the
287 regular...

288 **Councilperson McCoy:** Uh...

289 **Chairperson Lanier:** ...member?

290 **Councilperson McCoy:** You know, Dr. Botel, you can decide, if you wanna be regular,
291 that's fine.

292 **Councilperson Botel:** Yeah. I, I don't., I don't care... I, I'm just letting you know
293 that I'm, I'm going...

294 **Chairperson Lanier:** We will have Dr. Botel...

295 **Councilperson Botel:** [Inaudible].

296 **Chairperson Lanier:** ...as the regular, and Councilman McCoy as the alternate.

297 Palm Beach North Chamber of Commerce Government Affairs Committee. The
298 regular appointment is Dr. Julie Botel, the alternate is Councilman Douglas Lawson.

299 **Chair Pro Tem Miller-Anderson:** Madam Chair?

300 **Councilperson Botel:** That's fine with me.

301 **Chair Pro Tem Miller-Anderson:** Madam Chair?

302 **Chairperson Lanier:** That's fine.

303 **Councilperson Lawson:** That's fine, Madam Chair.

304 **Chairperson Lanier:** Mr. Lawson? Alright. Very good.

305 **Chair Pro Tem Miller-Anderson:** Madam Chair?

306 **Chairperson Lanier:** Yes.

307 **Chair Pro Tem Miller-Anderson:** Now, this is the one that I was talking about
308 where we did have to sign up with them...

309 **Councilperson Botel:** Yes.

310 **Chair Pro Tem Miller-Anderson:** ...to be on the boa'... Not be on the Board, but
311 be a part of the Committee. And, I know Dr. Botel, and I attend these meetings. You did
312 have to sign up to be on the Committee. So...

313 **Chairperson Lanier:** So, how do we wanna do this one?

314 **Councilperson Lawson:** So, Madam Chair, if Councilwoman Miller-Anderson signed
315 up, she can be the alternate.

316 **Chairperson Lanier:** Alright. Very good. We will have Dr. Botel as the regular, and
317 we will have Councilwoman KaShamba Miller-Anderson as the alternate.

318 Palm Beach Transportation Planning Agency. Also known as the Metropolitan
319 Planning Organization. We have a regular appointment of Councilman Lawson as the
320 regular, and Councilman McCoy as the alternate. Anyone wants to switch out with that
321 one?

322 **Councilperson Lawson:** I'll stay as...

323 **Chairperson Lanier:** I, I would love it, but they have meetings at 9:00 in the morning
324 and I, I work so I can't do that one.

325 **Councilperson Lawson:** I'll stay as the regular, Madam Chair.

326 **Chairperson Lanier:** Mr. McCoy, are you okay with being the alternate?

327 **Councilperson McCoy:** Well, I don't wanna be the alternate, I wanna be the regular
328 'cause every time I go to the meeting, Councilman Lawson's three so they don't let me
329 say anything.

330 [Chuckles]

331 **Chairperson Lanier:** Okay. Are you okay...

332 **Councilperson McCoy:** That's fine.

333 **Chairperson Lanier:** ...with that, Councilman Lawson?

334 **Councilperson McCoy:** I'm, I'm okay with the alternate.

335 **Councilperson Lawson:** [Chuckle].

336 **Councilperson McCoy:** I'm alright with the alternate.

337 **Chairperson Lanier:** Alright. Very good.

338 **Councilperson Lawson:** We'll work out a better schedule.

339 **Chairperson Lanier:** Alright. You work it out.

340 Alright. Port of Palm Beach. Regular is...

341 **Chair Pro Tem Miller-Anderson:** In a public meeting though.

342 **Chairperson Lanier:** I'm sorry?

343 **Chair Pro Tem Miller-Anderson:** They can work it out in a public meeting.

344 **Chairperson Lanier:** [Chuckle]. Right. Port of Palm Beach. Regular is
345 Councilwoman Shirley Lanier. Alternate is Mr. Doug Lawson. I'm sorry, Councilman
346 Doug Lawson. Are, are there anyone who wants to switch out with this particular one?

347 **Councilperson Lawson:** Madam Chair?

348 **Chairperson Lanier:** Yes, sir.

349 **Councilperson Lawson:** If you'd like to switch, I would like to be the regular. But, if you
350 wanna stay as is, that's fine...

351 **Chairperson Lanier:** No, no. That's fine, Mr. Lawson. We'll have Mr. Lawson...,
352 we'll have Councilman Lawson as the regular, and I will be the alternate.

353 **Councilperson Lawson:** Thank you, Madam Chair.

354 **Chairperson Lanier:** Alright. Very good.

355 Riviera Beach Education Advisory Committee. We have regular as Councilman
356 KaShamba Miller-Anderson. The alternate is Dr. Botel. Are we good with that position?

357 **Councilperson Botel:** I'm fine with that.

358 **Chair Pro Tem Miller-Anderson:** I'm fine with it, unless someone else wants it.

359 **Chairperson Lanier:** No takers. Very good. That is the end of our appointments
360 for our boards.

361 **Councilperson McCoy:** So...

362 **Chairperson Lanier:** Did you get...

363 **Councilperson McCoy:** ...Madam Chair? We...

364 **Chairperson Lanier:** ...that, Madam Clerk?

365 **City Clerk Anthony:** Yes, Madam Chair and...

366 **Chairperson Lanier:** Alright.

367 **City Clerk Anthony:** ...Members of the Board.

368 **Chairperson Lanier:** Very good.

369 **Councilperson McCoy:** So, I make a motion we accept those appointments.

370 **Councilperson Botel:** So moved.

371 **Councilperson Lawson:** Second.

372 **Councilperson Botel:** Seconded, rather.

373 **Chairperson Lanier:** Okay. Madam Clerk.

374 **City Clerk Anthony:** Councilperson Lawson?

375 **Councilperson Lawson:** Yes.

376 **City Clerk Anthony:** Councilperson McCoy?

377 **Councilperson McCoy:** Yes.

378 **City Clerk Anthony:** Councilperson Botel?

379 **Councilperson Botel:** Yes.

380 **City Clerk Anthony:** Pro Tem Miller-Anderson?

381 **Chair Pro Tem Miller-Anderson:** Yes.

382 **City Clerk Anthony:** Chair Lanier?

383 **Chairperson Lanier:** Yes.

384 **Councilperson McCoy:** Madam Chair?

385 **Chairperson Lanier:** Yes, sir.

386 **Councilperson McCoy:** Can we have those sent back to us? Those memorialized
387 changes, please?

388 **City Clerk Anthony:** Madam Chair, I will make the changes on the list and send it
389 out to you all.

390 **Chairperson Lanier:** Thank you very much.

391 **City Clerk Anthony:** And send it to the representatives that's listed on the..., that's
392 listed on the backup information so they will know.

393 **Chairperson Lanier:** Okay. Very good.

394 **AWARD AND PRESENTATIONS**

395 **Chairperson Lanier:** We will now have awards and presentations.

396 **3. Chairperson Lanier:** No. 3.

397 **Chairperson Lanier:** **PROCLAMATION TO HONOR MR. TERRANCE HOLLAND**

398 **JONATHAN EVANS, CITY MANAGER, 561-812-6590**

399 **Chairperson Lanier:** Mr. Evans.

400 **City Manager Evans:** Madam Chair, and Members of the Board, the Honorable
401 Mayor Ronnie Felder will handle this presentation.

402 **Mayor Felder:** Thank you, Mr. Evans.

403 **Mayor Felder:** Memorial tribute from the Office of the Mayor, City of Riviera Beach,
404 Palm Beach County, Florida.

405 In memory of Terrance Denard Holland.

406 We, the City of Riviera Beach, Palm Beach County, the Honorable Mayor Felder,
407 City Council, City Manager, employees, friends and family come to acknowledge the
408 memory of Terrance Denard Holland.

409 WHEREAS, Terrance Denard Holland was born to the parents of Isaac and Freida
410 Holland on December 6, 1985; and

411 WHEREAS, he was educated in the School District of Palm Beach County and
412 graduated in 2006 from William T. Dwyer High School in Palm Beach Gardens. He later
413 graduated 2008 from Lincoln College for technology, in West Palm Beach; and

414 WHEREAS, Terrance was a family oriented, loving father of three children, brother
415 to a dozen siblings; and

416 WHEREAS, Terrance was a lifelong resident of the City of Riviera Beach, wherein
417 he served as a valued and outstanding City employee who began his employment with
418 the City in 2007, transitioning to several departments, including the Marina, Parks &
419 Recreation, and customer service for the Utility District building; and

420 WHEREAS, on October 12, 2013, he began working alternately in the City Utility
421 Special District as a water and sewer maintenance worker, with their easement crew.
422 And through diligent effort and dedication, he was promoted in 2016 to a water and sewer
423 maintenance mechanic, where he worked until his untimely death; and

424 WHEREAS, throughout his years of service, he served the citizens of Riviera
425 Beach with compassion, dedication as an employee and who further gave of his time and
426 energy and was a pleasure to work with, whether in or out of the office. These
427 characteristics infiltrated to many and earned him the respect and admiration of
428 colleagues and friends alike; and

429 WHEREAS, a licensed barber, he skillfully cut the hair of many, and touched the
430 lives of those of every age; and

431 WHEREAS, Terrance Denard Holland, passed from this life on Tuesday morning,
432 March 30, 2021. His love and loyalty to the City will forever be remembered, along with
433 his bright and steady spirit, cheerful heart; and

434 WHEREAS, his family, friends of Mr. Holland are deeply saddened at his
435 departure, and all who were affected by his generous spirit and kindness; and

436 WHEREAS, the City is utilizing this opportunity to formally recognizes Terrance
437 Denard Holland for his outstanding service to the City of Riviera Beach and humbly and
438 publicly bestow our gratitude to God and the Holland Family for graciously and generously
439 sharing him with our community.

440 NOW THEREFORE, BE IT RESOLVED that I, Ronnie L. Felder, Mayor of the City
441 of Riviera Beach in Palm Beach County, by the power vested in me by the residents of
442 Riviera Beach, do hereby recognize and remember that we loved Terrance Denard
443 Holland. And I will enjoin all residents to commemorate and celebrate, the City and the
444 Holland Family, as we continue to honor the life and legacy of Mr. Terrance Holland.

445 An original of this memorial tribute should be placed in the hands of the Holland
446 Family, and an original should be filed by the City Clerk as an official record of the City of
447 Rivera Beach.

448 IN WITNESS WHEREOF, I hereunto set my hand and cause the official seal of the
449 City of Riviera Beach to be affixed on the 10th day of April 2021 A.D.

450 **Chairperson Lanier:** Thank you, Mayor. The Holland Family is here?

451 **City Manager Evans:** No, Madam Chair. We're gonna present this to them at the
452 homegoing ceremony.

453 **Chairperson Lanier:** Very good. If the Holland Family is, is, is watching on
454 television, I would.., we definitely would want to extend our condolences again. And we
455 can't say how sorry we are about your loss.

456 **4. PROCLAMATION FROM THE OFFICE OF THE MAYOR CITY OF RIVIERA**
457 **BEACH, PALM BEACH COUNTY, FL DECLARING THE MONTH OF APRIL AS**
458 **REENTRY MONTH.**

459 **SHIRLEY LANIER, COUNCILWOMAN, 561-845-3687**

460 **Chairperson Lanier:** The next Item on the Agenda is No. 4, which is the
461 Proclamation from the Office of the Mayor, City of Riviera Beach, Palm Beach County,
462 declaring the month of April as Reentry Month. And I have this... And are there any
463 gentlemen from the reentry that are here? [Pause]. Okay. I'm gonna come over here
464 and read this...

465 [Inaudible dais comments and chuckles]

466 **Chairperson Lanier:** Alright. Let's stand back a little bit 'cause I'm gonna take my
467 mask off. Alright. This is a Proclamation for the, the month of April, which is Reentry
468 Month. As you know, the City of Riviera Beach has a reentry program that works with
469 returning citizens to our City.

470 WHEREAS, more than six hundred thousand men and women leave American
471 prisons every year. More than eleven million people annually cycle through our nation's
472 jails. National recidivism rates top fifty percent, and thousands of adults and juveniles
473 return from incarceration to Palm Beach County each year; and

474 WHEREAS, it costs \$18,000 per year to house an adult inmate at the state level,
475 \$48, 910 per year at the local level, and \$50,000 per year to house a juvenile; and

476 WHEREAS, the work has been done by the county's Reentry Task Force, and the
477 Riviera Beach Reentry Center plays an integral role in the county's collaborative efforts
478 that has made Palm Beach County a national leader in reentry services; and

479 WHEREAS, the citizens returning to Riviera Beach and Palm Beach County have
480 benefitted from the important work of the community partners who have cut recidivism
481 rates in half and provided returning citizens unprecedented access to job training,
482 healthcare, housing, case management, and have put thousands of individuals on a path
483 to productive, successful lives; and

484 WHEREAS, the demand for reentry services remains high, and the investments
485 we make today will pay dividends for returning citizens and Public Safety in Riviera Beach.

486 NOW THEREFORE, I, Ronnie Felder, Mayor of the City of Riviera Beach in Palm
487 Beach County, by the power vested in me by the residents of Riviera Beach, do hereby
488 proclaim the month of April as Reentry Month in Riviera Beach and implore all citizens to
489 be aware that encouraging the restoration and the reintegration of persons who have paid
490 their debt to society, who have paid their debt to society, and ultimately makes
491 communities safer and saves taxpayer dollars by lowering the direct and collateral cost
492 of incarceration.

493 I HAVE HEREUNTO set my hand and caused the official sela of the City of Riviera
494 Beach on this 7th day of April 2021.

495 And that is our reentry program. And I want..., I encourage all of our businesses in
496 the City to be involved in our reentry program. It is an excellent program. It is something
497 that this City needs. It is something that returning citizens need. And as this Proclamation
498 says, and I will say it again, they have paid their debt to society, and now it is time for
499 them to move on with their lives and for them to have the support that they need.

500 And thank you so much, guys, for being here. We appreciate it.

501 [Applause]

502 **Chairperson Lanier:** Thank you, Mr. Orie.

503 **Reentry Center Director Bullard:** Thank you Council Chair Lanier. And also,
504 thank you to the Board for being so supportive of our, of our reentry program here for over
505 the past fourteen years.

506 And so, Reentry Month is this month, for the month of April. And also, for the
507 county it's Second Chance Month. So there's a myriad of activities that are planned
508 throughout the month. We'll be hosting our event on Tuesday, this Tuesday at 6:00
509 o'clock, right here, our Reentry Awareness Night. So, everyone is invited to come out.
510 Council Chair Lanier will be one of our panelists, along with Commissioner Mack
511 [stammer] Bernard and a few other reentry advocates.

512 So, we're just excited about all the things that we have in store for our community,
513 and these men and women that are returning from incarceration. And so, we have access
514 to social support services, housing, substance abuse, education. A lot of different things
515 that are there. And so, we'll be using the month of April to highlight all, all of the things
516 that we have going on throughout this month.

517 And if I can take just about five seconds to introduce some of my Staff, is here. If
518 we can have our reentry team, anyone from our reentry team to stand up.

519 **Chairperson Lanier:** [Applauding]. Stand up, people. Stand up.

520 **Reentry Center Director Bullard:** Go ahead and stand up. Don't be shy.

521 [Applause]

522 **Reentry Center Director Bullard:** And, so, we're thankful for this small army that
523 we have. And Mr. Oswald Newbold is one of our newest case managers. So, we're
524 definitely welcoming him as a part of the team.

525 So, once again, we just wanna say thank you to the Board, Council Lanier,
526 Honorable and City Manager for your unparalleled support of our program throughout the
527 years.

528 Thank you.

529 **Chairperson Lanier:** Thank you.

530 [Applause]

531 **Councilperson Botel:** Madam Chair? Madam Chair?

532 **Chairperson Lanier:** Yes.

533 **Councilperson Botel:** I have just a question.

534 **Chairperson Lanier:** Sure.

535 **Councilperson Botel:** Orie? Could... Quite some time ago we had a list of about a
536 hundred employers in the City who were willing to hire returning citizens. Has that list
537 been updated and, and is that something that we can have access to if we wanna plan
538 things for...

539 **Reentry Center Director Bullard:** Yeah. That, that list was a hundred employers
540 throughout the county.

541 **Councilperson Botel:** Yes. Oh, is...

542 **Reentry Center Director Bullard:** It wasn't just the City.

543 **Councilperson Botel:** ...the county? Okay.

544 **Reentry Center Director Bullard:** But yes, we can, we can get with CareerSource.
545 They'll actually be there Tuesday night, and so, we can actually get with them to see...
546 That was about 2018, so I'm, I'm sure it would need to be updated.

547 **Councilperson Botel:** Yes. Yeah.

548 **Reentry Center Director Bullard:** So, but we can definitely get with them on
549 Tuesday.

550 **Councilperson Botel:** Great.

551 **Reentry Center Director Bullard:** And try to get that, that list updated.

552 **Councilperson Botel:** And, and there's an event on the 17th at St. James. Desmond
553 Meade is gonna be there with the Florida Rights Restoration Coalition van and everything.
554 So, I just wanted people to be aware of that.

555 **Reentry Center Director Bullard:** Definitely, definitely.

556 **Councilperson Botel:** Thanks.

557 **Reentry Center Director Bullard:** Thank you.

558 **Councilperson McCoy:** So, question for Mr. Evans. Mr. Evans, so, we obviously have
559 two events going on simultaneously here Tuesday. Because, I got a request to be a part
560 of the artist showcase on Tuesday.

561 **Councilperson Botel:** I did too.

562 **Councilperson McCoy:** At the same time.

563 **Councilperson Botel:** That's 5:30.

564 **Chairperson Lanier:** Let me get...

565 **Councilperson Botel:** The artist showcase is 5:30, I think.

566 **Councilperson McCoy:** But it's a panel...

567 **Chair Pro Tem Miller-Anderson:** 5:00 to 5:45...

568 **Councilperson McCoy:** ...discussion as well. Right?

569 **Chair Pro Tem Miller-Anderson:** 5:00 to 5:45.

570 **Councilperson Botel:** Maybe in another room?

571 **Chairperson Lanier:** It's 5:00 to 5:45. And the other one starts at 6:00.

572 **Councilperson McCoy:** Okay.

573 **Councilperson Botel:** Oh wait, wait. I gotta get...

574 **Councilperson McCoy:** But...

575 **Councilperson Botel:** ...my calendar right.. What's at 5:00?

576 **Chair Pro Tem Miller-Anderson:** The artists.

577 **Chairperson Lanier:** The artist showcase.

578 **Councilperson Botel:** Oh, I had it at 5:30. Okay. Thank you. I do have it at 5:00.
579 I'm sorry.

580 **Councilperson McCoy:** Okay. Alright. I, I just.., it seems.., I almost thought they were
581 the same event.

582 **Chairperson Lanier:** No. But you definitely are welcome, as soon as you leave the
583 artist showcase to come to the reentry event happening right over here. We, we would
584 really like your presence there, sir.

585 **Councilperson McCoy:** Thank, thank you for the invitation.

586 **Chairperson Lanier:** Yes.

587 **5. PRESENTATION OF REIMAGINE CITY OF RIVIERA BEACH-LIBRARY AT**
588 **2129 CONGRESS AVE.**

589 **RODNEY FREEMAN, LIBRARY DIRECTOR, 561-845-4195**

590 **Chairperson Lanier:** Our next Item on the Agenda, is the presentation of
591 Reimagine City of Riviera Beach. And, I would like to introduce you guys to the new
592 Library Director, Mr. Rodney Freeman. But, Mr. Evans...

593 **City Manager Evans:** Yes. Madam Chair and Members of the Board, we're excited
594 to provide some additional information with regards to the Reimagine Riviera Beach and
595 the progress that we're making on the site that was acquired aby the City, 2129 North
596 Congress Avenue and what is happening in that particular space.

597 Later on this evening, you will have an Item that will assist in appropriating some
598 additional monies to effectuate the vision that you will see tonight.

599 So, without further ado, you're gonna hear from our Library Director, Mr. Rodney
600 Freeman.

601 **Library Director Freeman:** Hello. And...

602 **Chairperson Lanier:** Welcome, Mr. Freeman.

603 **Library Director Freeman:** ...waiting for the [inaudible] to pull up.

604 **City Clerk Anthony:** Media team, do you all have the, the presentation?

605 **Media Team:** [Inaudible].

606 **Chairperson Lanier:** Yeah. It's on Novus.

607 **Media Team:** [Inaudible].

608 **Library Director Freeman:** No? We sent in...

609 **Chairperson Lanier:** It's on Novus.

610 **Library Director Freeman:** We sent them in?

611 **Chairperson Lanier:** It's, it's on the link, Walter, for the Agenda. While he's finding
612 that presentation, could you tell us something about yourself, Mr. Freeman, so you can...,
613 to the public? I know you've come up here before, but we very rarely see you and we're
614 so happy to see you again, in terms of our new Library. So, give us something, give us
615 something.

616 **Library Director Freeman:** Sure, sure.

617 [Chuckles]

618 **Library Director Freeman:** So, my library experiences has..., I started off as a
619 page. And, I actually have risen up to become a Library Director. I started as a page, I
620 became a librarian working with electronic resources, working with digit projects. That
621 was my focus when I went to school for my master's in Library Science. I also have a
622 master's degree in Public Administration. I became a branch manager with St. Louis
623 Public Library, Indianapolis Public Library. And then, in Chicago, I became the Library
624 Director for the Woodson Regional Library, which is on the southside. We had, we had
625 the Harsh collection. If you guys are familiar with the Schomburg..., the Harsh Collection,
626 is the second largest African American collection outside of that. So, I managed that.

627 And then, I went and was promoted to the Harold Washington Library, where I
628 managed two hundred people, six different departments. And, from there, I became an
629 assistant professor in..., at Tennessee State. And now I'm here.

630 So, that's the full extent of my library experience.

631 **Chairperson Lanier:** Well, very good. Very good, sir. Are we ready, Mr... Oh,
632 he's, he's still getting it. Tell us about this..., what, what, do you wanna do for the City's
633 Library collections? I, I'm not sure what collections we have.

634 **Library Director Freeman:** Sure.

635 **Chairperson Lanier:** I'm not sure what your direction is for that, how you see the
636 City in terms of this whole new digital opening for, for us.

637 **Library Director Freeman:** Yeah. So, let me, let me just take a little nuance to
638 that. So basically, we actually, right now, we're in the building. We're..., I, I know it doesn't
639 seem..., we're not visible like we used to be, but we actually are. We have three satellite
640 locations, we're at the Brooks Center, we're at the Ambassador Center, and then we're
641 at Lindsey Davis Center on Monday, Wednesdays and Fridays. So, the days that we're
642 not there on Monday, Wednesdays or Fridays, we're actually in the building weeding
643 material, and then discarding some of the older books.

644 But, we're also working on special projects. We have our archives that we're do'...,
645 that we're getting ready to inventory so we can digitize the newspapers that we have in
646 our archives so it could be more accessible to the public.

647 So, with, with this new temporary location, even though our archives room will be
648 really small, it's gonna actually..., you'll actually be able to access our archives through
649 online. And so, that's one of the projects that we're working on right now.

650 **Chairperson Lanier:** Excellent. Very good. I think that we're ready. Mr. Walter?

651 **Media Team:** [Inaudible].

652 **Chairperson Lanier:** Alright. Very good.

653 **Library Director Freeman:** Alright. So, I would like to present to you the layout
654 of the Library/Youth Empowerment Building. And if you see..., if you pull up the next slide,
655 you'll see the actual layout of the whole building.

656 **Media Team:** [Inaudible].

657 **City Manager Evans:** Do you have any good jokes?

658 [Chuckles]

659 **City Manager Evans:** Or any unique hobbies?

660 **Library Director Freeman:** [Chuckle. No. I, I... I was not prepared for jokes.

661 [Chuckles]

662 **Media Team:** [Inaudible].

663 **Chairperson Lanier:** Okay. Alright. Very good. So, since that's not going to work
664 and you wanted to show us something visually, give us something so we...

665 **Library Director Freeman:** So...

666 **Chairperson Lanier:** ...can come back later in the, in the program and, and pick up
667 with this. But, but gives us something.

668 **Library Director Freeman:** I can give you a overview. So...

669 **Chairperson Lanier:** Yes.

670 **Library Director Freeman:** An overview of the, the, the building where we have
671 the Youth Empowerment Program and the Library, we have a main Library that's..., once
672 you see the actual layout, which is in the south..., southwest corner, and the Children's
673 Library, which is in the northeast corner. That being said, we also..., when you work...,
674 walk into the Library, you'll be able to see the Library as soon as you walk into the door.
675 You'll be able t..., once you get into the main Library, you'll be able to see that we've
676 blended this traditional and modern ble'..., types of libraries, which is..., we'll have a public
677 meeting room, we'll also have a African American room/archives room. We'll definitely
678 have a business center/entrepreneurship center in the Library. And then also, a public
679 pc in the Library, in the main Library area.

680 Now, in the children's area, what we've done is we went ahead and we kinda
681 encourage play in the Library, but we've also encouraged our young readers to really be
682 able to, to grab those books. So, we have..., the books are actually facing outward so
683 they can actually see the covers. And in the children's rea, we're gonna be doing our
684 story time and we actually are also partnering with the African American Research Library
685 to have some teams come in to digitize some of their, their history and we can share that
686 with the public as well.

687 So, so that's what you'll see in the, in the Library.

688 **Chairperson Lanier:** Alright. Well, thank you so much, Mr...

689 **Library Director Freeman:** And, and we have...

690 **Chairperson Lanier:** Oh, we have it.

691 **Library Director Freeman:** We have it

692 **Chairperson Lanier:** Alright. Very good. I figured we would get there.

693 **Media Team:** [Inaudible].

694 **Library Director Freeman:** Okay. So, the next slide. In the next slide, this is the
695 building layout. And, if...

696 **Chairperson Lanier:** Let the public know where this building is, Mr. Freeman.

697 **Library Director Freeman:** Yes. This is 21219 North Congress.

698 **Chairperson Lanier:** Okay.

699 **Library Director Freeman:** And so, I know you probably cannot see, but the, the,
700 the, the two areas that are highlighted in color, those are the main areas that the Library
701 will be operating out of. The main Library, again, in the southwest corner, and the
702 Children's Library in the northeast corner. The next slide please.

703 So, once you walk into the door, you, your, your attention is gonna be grabbed.
704 You'll see two self-checkout machines. You'll see that we'll have our collection out so
705 people can be able to enjoy the co'., the coffee and something to eat from the café that
706 will be managed by the Youth Empowerment Program. Next slide, please.

707 And in this slide, you actually see where we blended the traditional and the modern
708 look of a library. It's more inviting and encourages you to stay and kinda sit and enjoy
709 the Library. So, one of the things that you don't see on this slide, is our African
710 American/archives room, which is gonna be more of a, a quiet space for people who want
711 to just sit and, and work. And then also to be able to pull up our digital archives. The
712 next slide, please.

713 And this is our children's rea. We have a study room for the children's..., and then
714 we, again, like I said, encouraging play, but also just to, to engage the young reader to
715 come in and grab a book and sit and, and stay a while.

716 And that's the, the main Library areas.

717 Any questions?

718 **Chairperson Lanier:** Thank you so much for that presentation, Mr. Freeman. Are
719 there any questions from the Board in regards to Mr. Freeman's presentation and our
720 moving forward with our new Library? And I just wanted to say that I, you know, because
721 of the pandemic, I really miss going to the Library and just sitting there and taking in the
722 ambience, and just being around the books and... I, I look forward to, to doing that again
723 certainly. 'Cause I, I really have missed that during the pandemic.

724 **Library Director Freeman:** Yeah. We look forward to you guys coming back to
725 the Library. We're, we're excited.

726 Thank you.

727 **Chairperson Lanier:** Thank you. Thank you, sir.

728 **Library Director Freeman:** Thank you.

729 **6. Chairperson Lanier:** Next Item, Madam Clerk.

730 **City Clerk Anthony:** **YOUTH EMPOWERMENT PROGRAM REBRANDING**

731 **VALERIE GRIMSLEY, PROGRAM DIRECTOR, 561-845-0135**

732 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have any
733 public comment cards on this Item. The acceptance of public comment cards on this Item
734 is now closed.

735 **Chairperson Lanier:** Mr. Evans.

736 **City Manager Evans:** Madam Chair, Members of the Board, if I can have our Youth
737 Empowerment Director, Ms. Valerie Grimsley, make this presentation on Staff's intent to
738 reb'., rebrand the program, but also show you how the Youth Empowerment Program is
739 going to fit in to the facility that was acquitted to accommodate the joint uses, and what
740 the experience will be for those individuals that participate in those programs.

741 Ms. Grimsley.

742 **Youth Empowerment Program Director Grimsley:** Good evening, Council, Chair, Co-
743 Chair, community. I'm hoping that we can play the slides here.

744 **Media Team:** [Inaudible].

745 [Inaudible dais comment]

746 **Chairperson Lanier:** It is on the backup as well.

747 [Inaudible comments]

748 **City Manager Evans:** We probably need to do it the same way we just did the, the
749 last presentation.

750 **Media Team:** [Inaudible].

751 **Youth Empowerment Program Director Grimsley:** Okay.

752 **City Manager Evans:** 'Cause there's some...

753 **Youth Empowerment Program Director Grimsley:** Okay.

754 **Media Team:** [Inaudible].

755 **Youth Empowerment Program Director Grimsley:** Okay.

756 **Chairperson Lanier:** So, Mr., Mrs. Grimsley, are you gonna have some jokes for
757 us as well?

758 [Chuckles]

759 **Youth Empowerment Program Director Grimsley:** Unfortunately, the county...

760 **Chairperson Lanier:** Are you....

761 **Youth Empowerment Program Director Grimsley:** ...is here, so I don't have many
762 jokes.

763 [Chuckles]

764 **City Manager Evans:** But, if you do want to get a COVID-19 vaccine...

765 **Youth Empowerment Program Director Grimsley:** I'm the person.

766 **Chairperson Lanier:** Alright. Very good. And, and, and, and give us some
767 information about that, Ms. Grimsley

768 **Youth Empowerment Program Director Grimsley:** Okay. Just, just, just to give you
769 some background on Youth Empowerment. Everyone might know, but some people
770 might not know how we came up with Youth Empowerment or, how the county, which is
771 our partner, came up with Youth Empowerment.

772 About sixteen years ago, because of the crime that we were having in our county,
773 and just in the State of Florida, kicked off an initiative with the Florida State team,
774 criminology department, to actually check out how we were assessing the, the crimes that
775 were going on in our neighborhoods. Riviera Beach was one of five Youth
776 Empowerments that actually was spun off to actually work with students that are
777 eleven to nineteen. But since the...

778 [Inaudible comment]

779 **Youth Empowerment Program Director Grimsley:** ...incept'... I'm sorry? Oh. Since
780 the inception of that, we've [stammer] expanded the concept. We've heard the cry of our
781 community. We've expanded our services to now do holistic services to our families.

782 And, with tat, Mr. Evans, the Council and the community really wanted to give us
783 a larger space to actually provide those services. So, with that, we've expanded not only
784 our partnership with the county, who is here, but we've also expanded our partnership
785 with Florida., Florida Atlantic University community, and adult education with Palm Beach
786 County. We've also expanded our partnership in some other sectors as well to provide
787 more of a holistic service to our community.

788 So, with that, we have expanded to rebranding Youth Empowerment. We will
789 continue to always be Youth Empowerment, and we are going to continue to use that

790 name. But, we have to look further ahead so that we can be more inclusive than exclusive
791 with our adults that we serve now. We are aligning ourselves with the county Master
792 Plan, which serves birth to twenty-two. And, we really want to do that in a holistic manner.
793 So, we are changing our name to The Emerging Community Center. It will be an
794 overarching name. And Youth Empowerment will still be our underlying name, so we will
795 use both of those names.

796 We will change our services. And, with moving with the Library, it's going to afford
797 us an opportunity to now have a STEM lab with our partnership with Florida Atlantic
798 University, being with the professor in one of the main hubs in our STEM lab. We are
799 looking to expand some of our services so that we can also, on PDD days, offer science
800 and biology training to some of our Palm Beach County science teachers.

801 We, in addition, we have saw the need that sending some of our students that
802 participate in our GED program, sending them outside of our community is somewhat of
803 a injustice to them. They come back disgruntled, they come back frustrated if they don't
804 pass the test when we provided the [stammer] preparation for them. So, what we've
805 decided to do in our new facility, is also become a Pearson VUE testing center. It will be
806 certified, where our people now, and other, other community citizens from around our
807 surrounding areas, will also be able to take their GED test onsite now, in the Library. In
808 addition to that, some of the Microsoft Office [stammer] certifications will be provided as
809 well. So, we will have our own certified testing lab within the Library.

810 We will also kickoff our virtual reality room. So, our students will not only be playing
811 the PlayStations and the Xbox, they will be able to experience Mars without leaving
812 Riviera Beach. So, that's one of our biggest things.

813 In addition, we are talk'.., in talks with some, some other funders and some other
814 people, that I won't mention today, but something Mrs. McBride and I are working on to
815 utilize our testing center, as well as our [stammer].., our.., it's going to be a nice, nice...
816 If we can get the pictures, a nice, nice room where we can have a classroom, where we
817 can offer some training to get our people back to work.

818 And those are just some of the innovative things. But the biggest innovation that
819 we have is, in the Riviera Beach Library Community Center and Youth Empowerment,
820 we'll have our own café. When you enter the Library, there will be a cafe, somewhat of a
821 micro-Starbucks or a micro Chi'.., Chick Fil-A where you'll be able to receive coffee,
822 donuts, croissants, and be able to enjoy the surroundings while you have your coffee in
823 the morning, or while you enjoy our Library, you'll be able to also visit our café. Which
824 will be ran by the City and the Youth Empowerment.

825 Any questions?

826 **Councilperson Lawson:** Madam Chair?

827 **Chairperson Lanier:** Madam Chair? I mean, I'm sorry. [Chuckle]. Mr. Lawson.

828 **Councilperson Lawson:** Thank you.

829 Ms. Grimsley, first, I just wanna thank you for the efforts and energy with the Youth
830 Empowerment Program. You've done an amazing job with it, even though the pandemic
831 and moving forward. So, thank you very much.

832 **Youth Empowerment Program Director Grimsley:** [Inaudible].

833 **Councilperson Lawson:** Can you tell us a little bit about the testing center?

834 **Youth Empowerment Program Director Grimsley:** Yes.

835 The testing center is.., will be certified. So, if you can imagine our students going
836 to our RCA Boulevard to take some of the, not only the GED, but to either take their
837 fireman test or take their Microsoft Office certifications, they have to go into a certified lad
838 in order to take those tests. And they have to be observed by a tester. So, we're going
839 to have that ability to do that. And it's a revenue generator for us as well. Those tests
840 are thirty-two dollars apiece, and it's four tests for the GED. So those dollars will come
841 back into Riviera Beach.

842 So...

843 **Councilperson Lawson:** And where are some of the nearest testing sites? 'Cause I
844 understand that they're in Boca. They're kinda far for our residents, and for local.

845 **Youth Empowerment Program Director Grimsley:** There's only three in the county
846 right now.

847 **Councilperson Lawson:** Mhmm.

848 **Youth Empowerment Program Director Grimsley:** That is Palm Beach Gardens,
849 Belle Glade and Delray.

850 **Councilperson Lawson:** Okay.

851 **Youth Empowerment Program Director Grimsley:** So, we'll be centrally lo'.., centrally
852 in, you know, where.., we'll be centrally accessible to residents that can't get on the bus
853 or may not be able to go that far because of maybe children or other issues that may
854 preclude them from getting...

855 **Councilperson Lawson:** Yeah.

856 **Youth Empowerment Program Director Grimsley:** ...there.

857 **Councilperson Lawson:** Again, thank you for your efforts. Excellent job.

858 **Youth Empowerment Program Director Grimsley:** Mhmm.

859 **Chairperson Lanier:** Are there any other questions for Mrs. Grimsley?

860 **City Manager Evans:** I think we have the...

861 **Chairperson Lanier:** Oh, we got it.

862 **City Manager Evans:** So, we can, we can show the pretty pictures.

863 **Youth Empowerment Program Director Grimsley:** [Chuckle].

864 **Chairperson Lanier:** Alright. Very good. Mrs. Grimsley.

865 **Youth Empowerment Program Director Grimsley:** As you can see, this, this is the
866 front of the Library, or in front of the Library/Youth Empowerment Community Center.
867 When you enter, if you can go to the next slide. [Pause]. This is where you'll be entering
868 our Library. [Pause]. If you can go to the next slide. Okay. This one is our café. So,
869 this is what you would be entering into. This would be, when you walk through the main
870 doors, this will be to your right. As Mr. Freeman showed you, the seating areas and the
871 books will be to your left, this will be to your right. You'd be able to enter our café, receive
872 your coffee and even, if we work this the right way, you'd be even able to purchase your...
873 a, a bag of coffee to take with you. We are in talks with a couple different coffee vendors
874 that we will be presenting to our Legal team, to review some of the things that they're
875 talking about as far as contractual.

876 What you're seeing is our virtual reality room. So, the two televisions that you see
877 in front of you will actually be your virtual reality, where they.., the students will put on
878 goggles in order to leave Riviera Beach while still being in Riviera Beach. In order to
879 meet the need of everyone, you see the three televisions to the right of the wall, our
880 students will continue to be able to play their Xbox and their PlayStations. So, it will be
881 more inclusive, while also looking to the future.

882 **City Manager Evans:** And part of the virtual reality is gonna incorporate a Riviera
883 Beach City Council meeting experience as well.

884 [Chuckle]

885 **Youth Empowerment Program Director Grimsley:** This is our actual training
886 room/classroom, so it will actually be used both ways. [Pause]. And this will be our
887 training room. But students will also be able to use this as a classroom. Mr. Freeman
888 will be able to provide trainings as well for the Library, so it will have multi uses. It will
889 also have the surround sound so there will be.., it will be used for virtually anything that
890 you wanna use for the Library.

891 We are equipping this room with chairs that are.., they are nesting chairs and
892 tables. So, if we need to con'.., you know, reduce the tables to actually add some more
893 square footage, you'll be able to do that as well.

894 What you're seeing now is our testing center. [Pause]. Which will have somewhat
895 of this concept. As you may, may be aware, in the testing center it's all online, so you
896 have to provide some coverage so, you know, it.., that it remains trans'.., transparent at
897 all times.

898 What we didn't talk about is our STEM lab. We talked about it just a little bit, but
899 there's a two component to our STEM lab. This is our first component to the STEM lab,
900 which is where we have the partnership with Florida Atlantic. This is what our STEM will
901 mirror.

902 Our second component is the inside and outside Hydroponic Gardening Program.
903 This will be our inside hydroponic area to your left-hand side, and somewhat of a mirror
904 of what the outside hydroponic area will be. Our thought process with this is to take the
905 plants that..., and the vegetables that we're growing and actually place them back into our
906 café, to actually either provide them to the public or send home with some of the students
907 and the citizens from the Library and Youth Empowerment.

908 And our last thing is this, in order to grow to be a strong tree, we must first treat
909 the root. We have to serve our citizens as a whole. As we can't keep serving our kids
910 and not serving our families.

911 And with that, that's my presentation.

912 **Chairperson Lanier:** Thank you, Ms. Grimsley. Is there..., are there any questions
913 for The Emerging Community...

914 **Youth Empowerment Program Director Grimsley:** Emerging Community Center.

915 **Chairperson Lanier:** 'Center. Alright. Very good.

916 **Councilperson Botel:** Madam Chair?

917 **Chairperson Lanier:** Yes.

918 **Councilperson Botel:** Thank you. If I may address Ms. Grimsley?

919 **Chairperson Lanier:** Yes.

920 **Councilperson Botel:** I had the pleasure, quite recently, of meeting with a couple of
921 people who want to start a volunteer program, a very active volunteer program for, not
922 only the kids, but even, even adults in the..., people, people who want to volunteer to help.
923 Can we have a conversation, with Mr. Evans' permission of course, about how we can
924 facilitate that in this space?

925 **Youth Empowerment Program Director Grimsley:** Most definitely.

926 **Councilperson Botel:** Great. Thank you.

927 **Councilperson Lawson:** Madam Chair?

928 **Chairperson Lanier:** Yes. Go ahead.

929 **Councilperson Lawson:** Thank you, Madam Chair.

930 Mr. Evans or Ms. Grimsley, will the expansion of our YEP Program have any
931 effects on our grant funding that we're receiving from the county?

932 **Youth Empowerment Program Director Grimsley:** I'm sorry. Say that one more time.

933 **Councilperson Lawson:** Will this expansion, or changes of our name or development
934 of our program, have any effects on the grant funding we receive from the county?

935 **Youth Empowerment Program Director Grimsley:** It will not. We will continue to use
936 Youth Empowerment's name, as we've always have. And, our partnership.., and Mr. Ike
937 Powell is here now, to speak to that. But, we will continue to use their name and the
938 concepts. The concepts work. We have the statistics to actually measure that by. The,
939 the concepts work. We're not going to change that. We're just expanding it so we can
940 serve our citizens as a whole, and to bring some of those concepts into the adult
941 population. But Mr. Ike Powell can speak closer to that for you.

942 **Councilperson Lawson:** Please. Thank you.

943 **Mr. I. Powell:** Good evening, Madam Chair. Good evening to the entire Council.
944 Good evening, Mayor Felder, and also good evening, Ms. Wynn and Mr. Evans.

945 Thank you for the opportunity to speak on behalf of Palm Beach County Youth
946 Services. I'm a member of that team. And we work extremely close with Val. And the
947 first thing I wanna say, when she approached us with this, we had nothing but great things
948 to say. My words were, 'Wow.' I was totally impressed with her vision, and she's always
949 been a visionary.

950 As many of you know, Youth Empowerment Centers in Palm Beach County have
951 been around for more than fifteen years. They were birthed with funding that the county
952 committed to a larger vision of overall youth violence prevention throughout the county.
953 As she mentioned, there were five Youth Empowerment Centers, and they were birthed
954 with the intention of the county starting them off and then assisting the cities with
955 maintaining them.

956 The county continues to maintain five of the Youth Empowerment Centers, Riviera
957 Beach, Belle Glade and then one down in Lake Worth. We're so proud of the work that
958 they do. I'm extremely proud of the work that Valerie does, her vision for everything and
959 where she's taking the Youth Empowerment Center here in Riviera Beach. It is the largest
960 of the Riv'.., the three Youth Empowerment Centers. The concept, she's always very
961 transparent with anything she's looking to do. We are, as you know, a very significant
962 funder. We just executed another three-year agreement back in October.

963 The Youth Empowerment Center, so you all realize, it comes from a separate pool
964 of funding that we have within the Youth Services. So, that funding is dedicated
965 specifically to Youth Empowerment Centers. Our overall intention is to continue to fund
966 those Youth Empowerment Centers as long as we can.

967 Our partnership with the City, and specifically with Valerie is, as I said, is extreme.
968 She approached us with this. She's offered us the opportunity to take a walkthrough
969 before the work even started in the building, and I thank her wholeheartedly for that. She
970 showed us all these pictures, we talk about the branding. We are..., we were concerned
971 about potential impacts with branding the name, but we came to the conclusion that her
972 vision is excellent, The Emerging Community Center. So, being able to still brand a Youth
973 Empowerment Center on flyers and all the collateral, on the outreach to the young people
974 of Palm Beach County is, is very important, and being able to weave that Youth
975 Empowerment Center into the overall concept of the Emerging Community Center.

976 We love the fact that she's expanding it, serving a more holistic family approach to
977 the community. We've talked to her to ensure that she understands the necessity to still
978 adheres to the contract, 'cause I'm in a role, me and my team of overall compliance to
979 ensure that the county's funds are spent on the population that's in that contract, the
980 eleven and nineteen years old, on a specific services and activities to achieve the
981 outcomes. And she does a great job of doing it. I'm very confident that she will continue
982 to do that under this new branding.

983 **Chairperson Lanier:** Thank you, sir. Are there any other questions for this team?

984 **City Manager Evans:** Madam...

985 **Chair Pro Tem Miller-Anderson:** Madam Chair?

986 **City Manager Evans:** ...Chair?

987 **Chairperson Lanier:** Yes.

988 **City Manager Evans:** Ms. Grimsley, you forgot one thing to tell them about.

989 **Youth Empowerment Program Director Grimsley:** Oh. You...

990 **City Manager Evans:** No, no, no. I think it's better coming from you.

991 [Chuckles]

992 **Youth Empowerment Program Director Grimsley:** You're talking about our...

993 **City Manager Evans:** Yeah.

994 **Youth Empowerment Program Director Grimsley:** Okay.

995 **City Manager Evans:** Yeah.

996 **Youth Empowerment Program Director Grimsley:** Alright.

997 What we didn't show you pictures of, because we don't have the imagery just yet
998 is, when you enter the Library, once you pass the, the café, you'll be able to experience
999 a saltwater fish tank. That will teach our students and citizens about, not only about the

1000 ecosystem, but also about our waterways, what's in the waters, how some of the coral is
1001 becoming extinct, how we need to appreciate them.

1002 Initially, we're gonna start off with a freshwater tank. I don't know if Mr. Evans
1003 wants me to divulge what's in the freshwater tank?

1004 **City Manager Evans:** Sure.

1005 **Youth Empowerment Program Director Grimsley:** Okay. So, initially, we're gonna
1006 start off with a freshwater tank to really drill down and teach our students and our families
1007 about the ecosystem on the freshwater side. And, we are formulating a partnership...,
1008 when I say we, Mr. Bailey and myself is working with a few con'..., contractors and
1009 vendors. Your..., we'll be able to bring in baby alligators and use it as a technique of
1010 teaching our children, not only safety, but also some of the dangers that's in our waters.
1011 We're gonna work with the vendor because they have the expertise. They..., the baby
1012 alligator only stays small for so long, so we're gonna use that as a teachable moment.

1013 [Chuckle]

1014 **Youth Empowerment Program Director Grimsley:** And then, bring in our saltwater
1015 tank to actually expand that teaching around our waterways.

1016 **Chair Pro Tem Miller-Anderson:** Mm. Nice.

1017 **Councilperson Lawson:** Wow.

1018 **Chairperson Lanier:** Very good.

1019 **Chair Pro Tem Miller-Anderson:** Madam Chair?

1020 **Councilperson Botel:** Madam Chair?

1021 **Chairperson Lanier:** [Stammer]...

1022 **Councilperson Botel:** I'm sorry.

1023 **Chairperson Lanier:** ...Ms. Miller-Anderson and then yourself.

1024 **Chair Pro Tem Miller-Anderson:** Well, I certainly want to tell Ms. Grimsley thank
1025 you for all that she does with the Youth Empowerment organization, and just the
1026 expansion of it. I think we're always on the cutting edge of being first on a lot of things.
1027 And, you know, I really appreciate the thought and, and the very deep thought that go
1028 behind creating these programs, so that we can be number one in everything that we do.

1029 The alligator part, I will pass on that.

1030 [Chuckles]

1031 **Chair Pro Tem Miller-Anderson:** But I will be visiting the rest. I'm sure my
1032 husband will be over there, 'cause he has a, a.., he loves to stop on the side of the street
1033 to see these alligators when we're traveling.

1034 [Chuckles]

1035 **Chair Pro Tem Miller-Anderson:** So, that sounds like a place that he will definitely
1036 like to visit, and I will let him do that for me.

1037 But, thank you so much for everything that you do. And, I can't wait to visit.

1038 **Councilperson Botel:** Madam Chair?

1039 **Chairperson Lanier:** Councilman Botel.

1040 **Councilperson Botel:** Thank you. I'm so excited about this Library, I can't tell you.
1041 And the program that you're doing is wonderful, Valerie. Thank you so much.

1042 I wanted to be sure you were aware that the Loggerhead Marine people have some
1043 great virtual reality programs that can actually put a student at the bottom of a coral reef.
1044 You know, that's what it looks like to them. So, if you wanna reach out to them, I can get
1045 you the contact information for the people to maybe borrow some of that stuff. It would
1046 be really exciting to have kids see that.

1047 **Youth Empowerment Program Director Grimsley:** Okay.

1048 **Councilperson Botel:** Thanks again.

1049 **Youth Empowerment Program Director Grimsley:** You're welcome.

1050 **Chairperson Lanier:** Thank you. Any other questions for Ms. Grimsley and her
1051 Youth Empowerment Emerging Community Center Program? [Pause]. Thank you, Ms.
1052 Grimsley.

1053 **COMMENTS FROM THE PUBLIC – 7:30 P.M. – NON-AGENDA ITEM SPEAKERS**
1054 **(Three Minute Limitation)**

1055 **Chairperson Lanier:** This.., it is 7:40 p.m. I would like to entertain with the Board
1056 Members to start our pub'.., start our comments from the public before we get into our
1057 thirty-minute presentation by the Alpha Educational Foundation, if there's no objections.

1058 **Councilperson Botel:** That's good.

1059 **Councilperson Lawson:** No objection.

1060 **Chair Pro Tem Miller-Anderson:** Yeah.

1061 **Chairperson Lanier:** Alright. Very good.

1062 [Inaudible audience discussion]

1063 **Chairperson Lanier:** We will start with our public comments at this time.

1064 **Chairperson Lanier:** **PLEASE BE REMINDED THAT THE CITY COUNCIL HAS**
1065 **ADOPTED RULES OF DECORUM GOVERNING PUBLIC CONDUCT DURING**
1066 **OFFICIAL MEETINGS...**

1067 [Inaudible audience discussion]

1068 **Councilperson Botel:** Mr. Brown.

1069 **Chair Pro Tem Miller-Anderson:** Mr. Brown.

1070 **Chairperson Lanier:** Okay.

1071 **Chairperson Lanier:** **WHICH HAS BEEN POSTED AT THE ENTRANCE. IN AN**
1072 **EFFORT TO PRESERVE ORDER, IF ANY OF THE RULES ARE NOT ADHERED TO,**
1073 **THE COUNCIL CHAIR...**

1074 **Chairperson Lanier:** That's me.

1075 **Chairperson Lanier:** **...MAY HAVE ANY DISRUPTIVE SPEAKER OR**
1076 **ATTENDEE REMOVED FROM THE PODIUM, FROM THE MEETING AND/OR THE**
1077 **BUILDING, IF NECESSARY. PLEASE GOVERN YOURSELVES ACCORDINGLY.**

1078 **PUBLIC COMMENT SHALL BEGIN AT 7:30 P.M. UNLESS THERE IS NO FURTHER**
1079 **BUSINESS OF THE CITY COUNCIL WHICH, IN THE EVENT, IT SHALL BE SOONER.**
1080 **IN ADDITION, IF ANY ITEM IS BEING CONSIDERED AT 7:30, THEN COMMENTS**
1081 **FROM THE PUBLIC SHALL BEGIN IMMEDIATELY AFTER THE ITEM HAS BEEN**
1082 **CONCLUDED.**

1083 **ANY PERSON WHO WOULD LIKE TO SPEAK DURING PUBLIC COMMENT, PLEASE**
1084 **FILL OUT A PUBLIC COMMENT CARD LOCATED AT THE FRONT DESK...**

1085 **Chairperson Lanier:** Over here with Mrs., by the City Clerk.

1086 **Chairperson Lanier:** **...AND GIVE IT TO THE STAFF BEFORE THE PUBLIC**
1087 **COMMENT SECTION IS ANNOUNCED.**

1088 **Chairperson Lanier:** Madam Clerk.

1089 **City Clerk Anthony:** Madam Chair, Members of the Board, the acceptance of
1090 public comment cards is now closed. Paige Parker, Parker, Peter Hruda, Lloyd Brown.
1091 [Pause]. And, Madam Chair and Members of the Board, I believe I need to take the time
1092 on my phone. Am I correct, media team? Or, do you all have it?

1093 **Media Team:** [Inaudible].

1094 **Chairperson Lanier:** Do your phone.

1095 **City Clerk Anthony:** Okay.

1096 [Inaudible audience comment]

1097 **City Clerk Anthony:** Okay. You, you can go, go ahead...

1098 **Chairperson Lanier:** I can do it as well. Go ahead.

1099 **Ms. P. Parker:** Good evening everyone. My name is Paige Parker.

1100 I was hoping I wasn't gonna have to follow that because that was just wonderful.

1101 **Chairperson Lanier:** [Chuckle].

1102 **Ms. P. Parker:** And awe inspiring. And I was making notes, and my notes also said,
1103 'Wow.' So exciting.

1104 And, it wasn't what I was gonna talk about tonight, but it brought me to a meeting
1105 that we attended, a special meeting, meeting about the Marina. And at that point, we
1106 were talking about what we wanted to see there. And, haven't heard anything back on
1107 that. But they were saying they were gonna go towards something like a Dave & Busters
1108 or a Drive Shack, or a bowling complex. And the whole time, I was thinking, 'What
1109 happened to our aquarium?' And listening to the gentleman, our wonderful gentleman
1110 running the Library, what about a, a cultural arts center? A cultural museum? A Riviera
1111 Beach history museum? And, I had forgot to bring that up in the last couple of meetings
1112 because I hadn't heard back from that meeting. But those thoughts immediately started
1113 running through my head when I heard those last couple presentations.

1114 So, what I was going to talk about tonight, but still wanna proceed with those
1115 thoughts and those conversations, is back to our infrastructure. That's always my subject
1116 matter, being a long-term citizen on Singer Island. Infrastructure, the traffic situation,
1117 hurricane evacuations, the excessive speed, the danger. No one obeys the speed limit
1118 coming up and down the bridge. No one obeys the speed limit coming around North
1119 Ocean. And I know our police are very busy, but it's very dangerous. So, our
1120 infrastructure, our roads, the speed limits, concerns about being able to evacuate. And,
1121 the infrastructure with our drainage, the high tides, our construction. Back to the
1122 hurricanes, is everything on track for all these big condos to be able to shut down their
1123 cranes, shutdown their building materials so those things are safe and secure?

1124 And also, with that being said, it's also sea turtle nesting season, so I'm hoping
1125 that all of the condos already in construction, or under construction, are all in compliance
1126 with their lighting so they're not affecting our sea turtles.

1127 But, as the previous presentations were talking about, we have a gem. Our cultural
1128 resources, our environ'..., our environmental resources, we are so blessed.

1129 [Inaudible comment]

1130 **Ms. P. Parker:** So, I wanna make sure that they are protected always. These
1131 programs to make sure that our youth and our current families are ware, these things, so
1132 important. But I think it all ties back in together with our infrastructure, making sure that
1133 our roads are safe...

1134 **Chairperson Lanier:** Thank you, ma'am.

1135 **Ms. P. Parker:** Okay. Thank ya'll.

1136 **Chairperson Lanier:** Thank you so much.

1137 **City Clerk Anthony:** Peter Hruda, Lloyd Brown, Margaret Shepherd.

1138 **Mr. P. Hruda:** Madam Chair, everyone.

1139 **Chairperson Lanier:** Yes, sir.

1140 **Mr. P. Hruda:** Peter Hruda, 2305 Lake Shore Drive.

1141 I just wanna bring up the issue that I brought up before about 24th Street storm
1142 drains. I'm not sure if there is.., we have king tides, we have the rising tide and upcoming
1143 hurricanes and storms that always exist and they're getting worse. I would just like to ask
1144 if, if there's some way that the Board or.., we can look at some kind of funding in the
1145 upcoming Board meetings or future, for figuring out some kind of new infrastructure for
1146 the 24th Street drainage, which is deteriorating and becoming really.., of a, of a..,
1147 somewhat of an issue, in my view. And, of course, most of the residents confirm that that
1148 same concern has been voiced here before.

1149 I just wanna it be put on the Agenda or some type, to look for some type of funding,
1150 or some type of meeting about the storm drain for that area. Because, we do flood. We
1151 go under water. Our properties are just being dramatically affected by that. And I, and I
1152 just see.., I've been here four years and in the four years, it's.., every year it becomes
1153 potentially worse and worse.

1154 So, that's pretty much it. And I just wanna say thank you for everything you guys
1155 are doing. I appreciate it. [Chuckle].

1156 **Chairperson Lanier:** Thank you, sir.

1157 **City Clerk Anthony:** Lloyd Brown, Margaret Shepherd.

1158 **Mr. L. Brown:** How ya doin'? My name is Lloyd Brown. [Chuckle]. I guess you
1159 already know that.

1160 But, I'm up here because, you know, I think.., my friend, she always talking about
1161 I complain, you know, about things, but, like, when it comes to the City, I, I, I don't

1162 understand what she's saying so I don't really... But she builds me up so when I get over
1163 here, I can complain and, you know, I don't really worry about what you people think but
1164 I have to worry about her.

1165 But anyway, you know, you ever heard of the Trojan Horse? That's the horse that
1166 they brought in and, you know, and the people thought it was gonna be such a great deal.
1167 Well now, in Riviera Beach, we got trojan houses. They're bringing 'em in and you
1168 understand, like, they'll tell you it's gonna be a house where you're gonna have housing
1169 or whatever, then the next thing you know, in the next two months, they got a group home
1170 there. And the people that live next door don't know anything about it. And, nobody says
1171 anything to them.

1172 And okay, like, as far as these lots I see being cleaned too, I see a lotta Spanish
1173 guys cleaning 'em. And, even the houses that they're rental, there's more rentals in
1174 Riviera Beach, I think, than there are in the United States. Honestly. I'm gonna tell you
1175 the truth. 'Cause all these houses over here, most of them are rental houses. And what's
1176 so bad about that is, okay, in a rental house, you don't have a washer and a dryer for a
1177 woman that has kids, and you let these people lease these houses through the Health
1178 Department to these people.

1179 And, I mean, okay, all you need with some of these women, they don't even cook.
1180 You need a microwave, a washer and a dryer. 'Cause, I'm gonna tell you like this, most of
1181 them don't cook. But when you go to the store, all they get is soup in a cup and stuff like
1182 that. And they have to go to these corner stores to actually buy most of the food that they
1183 get. But, when you eat food and you go to school, your clothes get dirty, and you definitely
1184 have to go to the restroom. When things get dirty, your clothes, without a washer and a
1185 dryer, I mean, that doesn't even make sense. But you'll.., they have to get in these
1186 houses, so they have to take the deal that they get.

1187 And, I mean, I don't see you all lettin' these people come in here and rent these
1188 house. I done' seen some slumlords. I know a house in Riviera Beach that's only got
1189 one door. But there's about twelve kids that be in there. It only has one door. So where
1190 your.., where' the Code Enforcement? Oh, the Code Enforcement over there with my
1191 friend on 6th Street, telling him that he need' to get his address so they can see it. But
1192 they don't go to these rental houses. I, I look at the rental houses... When a person
1193 leave a rental house, if they go in there and they gotta tear damn near everything out to
1194 repair it, don't you know that house has been that way for the longest? It just did not
1195 happen?

1196 'Cause I live next door to a rental house, and these people complain to me. Most
1197 people that come and complain to me, , they talk about all ya'll. And I'm not gonna tell
1198 you what they're saying but they're just, like, disgruntled. You know? Almost like a
1199 disgruntled employee. These are disgruntled citizens. I mean, you need to look at these
1200 rental houses instead of messing with somebody about the, the door doesn't have the
1201 address on it. Or, your yard grass is brown, when you got a rental house...

1202 [Timer]

1203 **Mr. L. Brown:** ...where these people make twelve hundred dollars a month. They
1204 should have the greenest grass.

1205 **Chairperson Lanier:** Thank you, Mr. Brown.

1206 **City Clerk Anthony:** Margaret Shepherd.

1207 **Ms. M. Shepherd:** Margaret Shepherd, Riviera Beach.

1208 That was a tough situation coming behind Mr. Brown. I tell ya, I admire him. I
1209 admire him.

1210 But, I'm here today..., I was listening to him say people complain. And I think it was
1211 Monday when we had the senior citizen luncheon over at Lindsey Davis. I didn't go 'cause
1212 I wasn't feeling well. And I had a call, and they said, 'Ms. Shepherd, where are you?' I
1213 said, 'I'm at home.' And they said, 'Can we come over and talk to you?' And I said, 'We?'
1214 I said, 'How many is we?' They said eight. I said, 'Okay. I can accommodate that into
1215 my little room.' The complaint was the treatment of Mr. Lawson. I'm just delivering a
1216 message you all. And I asked them what was the complaint? They said, 'Well, he's
1217 everywhere. Wherever we go, he's there, he dance, he laugh and just have a good time
1218 with us.' And they said they were just disturbed by him not getting the Chair.

1219 And so, I tried to explain to them that, even though your Pro Tem Char, it does not
1220 mean you will become Chair. It's the vote between them. So, they're just distraught and
1221 a couple of them said they weren't voting, they didn't vote the last time. And I said, 'Well,
1222 I'm gonna say it on Channel 18.'

1223 Mr. Lawson, I, I just want you to be encouraged that they're still your seniors, and
1224 I hope you don't go anywhere. I hope you don't get discouraged. I hope you still love
1225 'em and kiss them and take all them pictures with them because that's what they like.
1226 And I thank you. And I thank the ones that came over to talk to me. And I want you to
1227 know, you know, we have to do a little bit better. Even if we don't like you, we still have
1228 to be a little bit better. I'm just the messenger now. Don't get upset with me.

1229 Thank you.

1230 **Chairperson Lanier:** Thank you.

1231 **City Clerk Anthony:** Madam Chair, Members of the Board, that concludes public
1232 comments that were submitted before the calling of the..., no longer accepting cards.

1233 **Chairperson Lanier:** Alright. Thank you.

1234 **7. THIRTY-MINUTES PRESENTATION UPDATE BY ALPHA EDUCATIONAL**
1235 **FOUNDATION, INC.**

1236 **Chairperson Lanier:** The next Item on the Agenda is a thirty-minute presentation.
1237 Mr. Evans.

1238 **City Manager Evans:** Madam Chair and Members of the Board, if I can have the
1239 Deputy City Manager, Ms. Elizabeth McBride, make this presentation. And she will also
1240 be making this presentation in collaboration with the Alpha Foundation Fraternity.

1241 **City Clerk Anthony:** Madam Chair, Members of the Board, we do have public
1242 comment on this Item. The acceptance of public comment on this Item is now closed.

1243 **Deputy City Manager McBride:** Good evening, Madam Chair...

1244 **Chairperson Lanier:** Good evening.

1245 **Deputy City Manager McBride:** ...and the rest of the Council, Mayor, and City
1246 Manager.

1247 Tonight, we were hoping to provide you with a two-part presentation. First, an
1248 update from the January meeting, when we first dealt with the issue surrounding the
1249 Lease with the Alpha Educational Foundation. And second, the fraternity has requested
1250 [stammer] to do a short presentation about the organization.

1251 During the January meeting, there were several issues that were identified, that
1252 were delinquent relative to the Lease.

1253 **Chairperson Lanier:** Madam... I'm sorry. Ms. McBride...

1254 **Deputy City Manager McBride:** Yes.

1255 **Chairperson Lanier:** The gentleman standing... We have seating in the, in the...
1256 here. And if there's not a seat, that means that that's overflow. So, you have to have a
1257 seat because we have to be..., maintain our six feet distance in this auditorium. So, if you
1258 can come and have a seat. And if there are no seats, then that means that you have to
1259 go to the overflow. [Pause]. If there are no seats, that means that you have to go to the
1260 overflow. [Pause]. Okay. Very good. Mrs. McBride.

1261 **Deputy City Manager McBride:** For the first part, providing with a status update
1262 regarding the Lese. Since the last meeting, we, City Staff, has..., we've had three
1263 meetings with the members of the Alpha Educational Foundation to discuss the Lease,
1264 the terms of the Lese, and to address deficiencies related to the Lease.

1265 At the January meeting, it was reported to you that they were delinquent as to rent
1266 and late fees. They are no longer delinquent in that area. The rental fees have been paid
1267 up to September of 2021. Also, it was stated that they were delinquent in their Solid
1268 Waste assessment fees. It was determined that, after much go 'round, in exchange, that
1269 the Alphas did not have dumpsters on their site, as they were being assessed for, but
1270 roller containers. And we've just been able to provide them, this afternoon, with the
1271 statement as to the four-year cost for those containers. So, that is something that will
1272 have to be addressed later because there is a question as to what date the charges
1273 should start to be accumulating.

1274 The other area related to.., of great importance to the City, were the insurance
1275 requirements. All the Alphas, as well as all the tenants, have met the insurance
1276 requirements associated with the Lease. All.., with only one tenant who apparently
1277 they're auto insurance provision, we found out this afternoon, had lapsed. The tenant
1278 does have the commercial general liability, but it's the auto part that has lapsed.

1279 For the business licensing, Ms. Wynn is in the process of reviewing the subleases
1280 of the tenants. Once those are completed, they will be able to pr'.., submit their
1281 applications [inaudible] four applications already, the Alphas for their leasing part, one
1282 for.., also, another one for their mentoring and tutoring program. And, for the subtenants,
1283 we do have also two applications presently pending, Florida Fishing Academy and Acts
1284 of Kindness. And the only.., what is it, only Barrier, it's just the approval and signoff on
1285 the subleases by the City.

1286 Several building inspections have been made of the site by the Building Official,
1287 who has indicted he is happy with the progress that has been made, that a lotta work has
1288 been done at the site, even though there is still a lot of work that needs to be done if you..
1289 relative to the site. And, for the next month, up until, like, June or July, he will provide
1290 monthly reports of the progress with the building violations and their corrections. And,
1291 the Manager will provide you with the, the outcome of those inspections.

1292 Okay. If you have any questions regarding any of the issues that were stated in
1293 January, we do have the Risk Manager here. We have the Building Official here. We
1294 have Mr. Sherman here, with the finances. If you have any further questions. Otherwise,
1295 for the Alphas, I think the Alpha Phi Alpha Fraternity is here, and their Men oof Tomorrow
1296 group is here. And the presenters on their behalf will be Dr. George Lockhart, Mr. Alfred
1297 Fields, who manages the Educational Foundation part, and Mr. Finley. Okay.

1298 **Chairperson Lanier:** Okay. You can come forward.

1299 **Councilperson McCoy:** Madam Chair?

1300 **Chairperson Lanier:** Yes, sir.

1301 **Councilperson McCoy:** So, Ms... Before he does...

1302 **Chairperson Lanier:** Yes?

1303 **Councilperson McCoy:** So, what exactly was the thirty minutes? Is that the entire
1304 presentation? Is it a presentation of thirty minutes from the Alphas? What.., explain this.
1305 Because, Ms. McBride started off by saying there will be two sections, so I wanna ask
1306 them questions of what Ms. McBride said, but I wanna know what the rules of engagement
1307 are.

1308 **Chairperson Lanier:** Yes. Ms. McBride.

1309 **Deputy City Manager McBride:** The Alphas asked the Manager if they could do a
1310 presentation, for tonight, about their organization. And, as part of it, if you remember..,

1311 recall, the questions that were raised by Members of the Council, it was asked for them
1312 to present an update of the programs currently at the site, and how they are benefitting
1313 the City, and any physical improvements that they would be making to the [inaudible]...

1314 **Chairperson Lanier:** I think the question is, how long does this take?

1315 **Deputy City Manager McBride:** Oh. The video that Mr... It's about seven minutes, the
1316 one I...

1317 **Chairperson Lanier:** Right.

1318 **Deputy City Manager McBride:** ...saw. Okay.

1319 **Chairperson Lanier:** Mr. McCoy.

1320 **Councilperson McCoy:** Follow up.

1321 **Chairperson Lanier:** Yes.

1322 **Councilperson McCoy:** So, before we get into that, I wanna address the issues that
1323 prompted us to go and ask these questions. I know, then Councilperson Lanier, who's
1324 Chair, had shared some of the same concerns. And, Mr. Evans, please help me out
1325 because I just so happened to be at the meeting March 21, 2018, and I went back and
1326 reviewed the video and I have the transcript in front of me, so I wanna make sure that I
1327 can get down to my concerns about the noncompliance before we hear about any
1328 program or progress that they've done.

1329 So, I wanna start off. And I know we got an update, but I wanna make sure that
1330 we get some clarification. And, and I want the Members' attention on this because when
1331 we brought this up in January, I specifically asked to have, I think a head of the meeting,
1332 Ms. Wynn, I think I asked for an ledger to find out where they were, ahead of them coming
1333 before us. And then, we got in the meeting in January, it was stated that the payments
1334 were sent into the City and they mailed in, or something of that sort, but they were lost.
1335 And it was never credited to account. And I wanna first resolve those issues before we
1336 go into talking about some of the other programming and progress things.

1337 So, can we discuss the, you know, when this was brought current and how many
1338 months delinquent at that point, before it was brought current?

1339 **Deputy City Manager McBride:** It was brought current after our meeting in January.

1340 **Councilperson McCoy:** Okay.

1341 **Deputy City Manager McBride:** Okay.

1342 **Councilperson McCoy:** So, by my just rough estimate, because this first...

1343 **Deputy City Manager McBride:** That was for the entire..., since March 2018.

1344 **Councilperson McCoy:** So, I count that to be thirty-four months of being delinquent.

1345 **Deputy City Manager McBride:** Thirty-four. Thirty-four, thirty-three.

1346 **Councilperson McCoy:** Would Mr. Sherman be able to attest to that?

1347 **Deputy City Manager McBride:** Maybe.

1348 **Councilperson McCoy:** And Ms. Wynn, I'm coming to you regarding the Lease...
1349 sublease agreements as well.

1350 **City Attorney Wynn:** Yes, sir.

1351 **Finance and Administrative Services Director Sherman:** Good, good evening,
1352 Mayor and Council. Randy Sherman, Finance Director.

1353 Yes, at that point, they were thirty-four months delinquent.

1354 **Councilperson McCoy:** So, at that point, did you create, in your internal financial
1355 accounting system, an account solely for the Alpha Education Foundation once we did
1356 get them account..., get the payment that brought them current?

1357 **Finance and Administrative Services Director Sherman:** We, we generated invoices
1358 for the past due amounts, plus the late fees that are provided for in the Lease Agreement.
1359 And then, we had previously mailed out the Solid Waste assessments. That comes in, in
1360 November. So that, that had previously been mailed. But, as far as the rents, we provided
1361 them with the invoices. And again, those were paid once the receivables were, were
1362 submitted to them.

1363 **Councilperson McCoy:** Thank you, Mr. Sherman. Ms... Thank you, Mr. Sherman.

1364 **Finance and Administrative Services Director Sherman:** Okay.

1365 **Councilperson McCoy:** Madam Chair?

1366 **Chairperson Lanier:** Yes.

1367 **Councilperson McCoy:** Thank you.

1368 Ms. Wynn, so, I, I wanna make sure that I'm understanding the requirements of
1369 the current Lease and the Alpha Education Foundation's ability to offer sublease. I
1370 believe that there was language, and correct me if I'm wrong, that said that it had to be
1371 approved by the City. And, help me understand, does that mean Administratively, or
1372 official action of the body?

1373 **City Attorney Wynn:** No. In the actual lease between the City and the Alphas, there
1374 was a consent to sublease that the City agreed to in the actual Lease.

1375 **Councilperson McCoy:** Mhmm.

1376 **City Attorney Wynn:** There was also an attachment of what that form looked like.
1377 And so, it would only have been signed by Legal and the Clerk, as well as the Alphas.
1378 There is a, a signature block for the Mayor and, and the Clerk but it would not have come
1379 back to the Council. Because it was agreed to in the entire Lease Agreement between
1380 the City and Alphas.

1381 **Councilperson McCoy:** Okay. And, until, I guess, January of 2021, how many
1382 subleases, and specifically what organizations were permitted by Legal to, you know, to
1383 be sublet to?

1384 **City Attorney Wynn:** Ms. McBride has that information, I believe. The names of the
1385 sublessees.

1386 **Deputy City Manager McBride:** Oh, the names...

1387 **City Attorney Wynn:** Of the subtenants.

1388 **Deputy City Manager McBride:** ...of the sublessees?

1389 **Councilperson McCoy:** And I'm, I'm speaking of that have been approved by Lega,
1390 January 2021.

1391 **City Attorney Wynn:** To my knowledge, none of them were approved.

1392 **Deputy City Manager McBride:** Yeah.

1393 **City Attorney Wynn:** I don't...

1394 **Deputy City Manager McBride:** In January it was...

1395 **City Attorney Wynn:** ...ha'.., I've not seen any signed by Mr. Degraffenreidt. I have
1396 drafts of them now. I have not signed them because I was waiting to see what the
1397 direction from the Council was. The form was already approved and attached to the...

1398 **Deputy City Manager McBride:** Lease Agreement.

1399 **City Attorney Wynn:** It's called the Sublease Agreement, was already approved
1400 and attached to the main con'.., the main Lease as well.., Lease Agreement as well. And
1401 that would only be signed by the tenants, the subtenant and the tenant, the Alphas and
1402 whoever they were leasing to. They just had an obligation to tell us who those ten'..,
1403 subtenants are.

1404 **Deputy City Manager McBride:** Okay.

1405 **Councilperson McCoy:** Follow up.

1406 **Chairperson Lanier:** Yes.

1407 **Councilperson McCoy:** So, so in reviewing in your role, in your capacity, Ms. Wynn,
1408 would you also be verifying that the sublessees comply with the insurance requirements?
1409 Would that be one...

1410 **City Attorney Wynn:** In con'...

1411 **Councilperson McCoy:** ...of the require'...

1412 **City Attorney Wynn:** In conjunction with..., in conjunction with Risk, yes.

1413 **Deputy City Manager McBride:** Yeah.

1414 **Councilperson McCoy:** Okay. And...

1415 **Deputy City Manager McBride:** Mhmm.

1416 **Councilperson McCoy:** So, we've never done that?

1417 **City Attorney Wynn:** Not to my knowledge.

1418 **Councilperson McCoy:** Okay.

1419 **Deputy City Manager McBride:** Councilman McCoy, in all fairness, it seems as though
1420 we didn't have in place a process...

1421 **Councilperson McCoy:** Well...

1422 **Deputy City Manager McBride:** ...[inaudible]...

1423 **Councilperson McCoy:** Ms. McBride...

1424 **Deputy City Manager McBride:** Okay.

1425 **Councilperson McCoy:** Let me finish because...

1426 **Deputy City Manager McBride:** Alright.

1427 **Councilperson McCoy:** ...you know, every meeting we talk about what we don't have
1428 in place. It's really hard to see the children that live in this community...

1429 **Deputy City Manager McBride:** Okay.

1430 **Councilperson McCoy:** ...stand on the corner and scrounge for coins, running up to
1431 vehicles. And that's why I brought this Item up at a meeting. So, as much as I would love
1432 to support this...

1433 **Deputy City Manager McBride:** Mhmm.

1434 **Councilperson McCoy:** ...if we're not compliant, none of that matters.

1435 **Deputy City Manager McBride:** Okay.

1436 **Councilperson McCoy:** I mean, we lost a City employee. And I have to remind the
1437 Members, that we make decisions, and it's gonna sound very harsh and I don't have any
1438 ill intent, but the decisions that we make, in some cases, decide whether people live or
1439 die.

1440 **Deputy City Manager McBride:** [Inaudible].

1441 **Councilperson McCoy:** And to have somebody on City's property, when we don't even
1442 have the assurances that there's liability coverage, in the event that somebody's injured,
1443 exposes every single taxpayer. And I just wanna make sure that, aside from the
1444 processes...

1445 [Background music]

1446 **Councilperson McCoy:** ...'cause I wanna make a point that Administration goes back
1447 to know, regardless of whatever the Board decides, there has to be some internal controls
1448 that we have contract management and somebody looking after these deals, because
1449 there's no way that this go forward when..., if you're late on your water, your water'll be
1450 turned off in forty-five days. And we got an organization that's serving the community...

1451 **Chairperson Lanier:** Hold on, hold on, Mr. McCoy.

1452 [Pause]

1453 [Background music then stoops]

1454 **Chairperson Lanier:** Alright. Very good.

1455 **Councilperson McCoy:** Well, I think I...

1456 [Chuckles]

1457 **Councilperson McCoy:** I rest my case, Madam Chair. I don't have nothing else. Hey,
1458 we all...

1459 [Inaudible dais comments and chuckles]

1460 **Councilperson McCoy:** Madam Chair? I, I, I pray we all be ready. That's all I have.

1461 [Chuckles]

1462 **Chairperson Lanier:** Are there..., are there any other questions from the Board in
1463 regards to Mr. McCoy, or what was presented by Ms. McBride?

1464 [Background music]

1465 **Councilperson McCoy:** Hold on one second. Hold on.

1466 [Chuckles]

1467 **Chairperson Lanier:** Are there any other questions? I, I just wanted to ask one
1468 question.

1469 **Unk.:** Hmm.

1470 **Chairperson Lanier:** The list of issues that we had at the last meeting and we said
1471 this was supposed to be completed, in its entirety...

1472 **Deputy City Manager McBride:** Mhmm.

1473 **Chairperson Lanier:** Has that happened? That's yes or no.

1474 **Deputy City Manager McBride:** No. Not the Code violations.

1475 **Chairperson Lanier:** Okay. Very good.

1476 **Deputy City Manager McBride:** Mhmm.

1477 **Chairperson Lanier:** Any other questions from the Board before we get to the
1478 presentation that the Alphas have prepared for us? [Pause]. If not, the seven-minute
1479 video, you can show, sir.

1480 **Dr. G. Lockhart:** Good evening, Madam Chair, Members of the Council. My name is
1481 Dr. George Lockhart. I am the President of Delta Delta Lambda, Alpha Phi Alpha
1482 Fraternity, Incorporated.

1483 We have come here this evening... And, for those..., the Brothers who are here, if
1484 you can stand up just for a second 'cause you can have a seat again. Then, we're here
1485 to show in definitely the support of what we're doing. I was brought here in January, last
1486 couple of months ago, and I was asked high order questions of queries that I was to
1487 answer in minutes, and I kindly asked for some time. And, the Board allowed for that to
1488 happen. And because it has been several weeks for those same queries. So, we were
1489 able to get that done. Tonight, we're gonna have a medley of speakers, myself... You
1490 all can be seated, Brothers. Thank you. Myself, Mr. Fields, who's the President of the
1491 Foundation, and Mr. Finley who's the Director.

1492 The video you're about to see, it simply is..., talks about the history of the fraternity,
1493 talks about the grassroots of what we're doing here, and the youth is very important. It
1494 comes in three forms, manly deeds, scholarships and love for all mankind.

1495 Thank you.

1496 [Video plays]

1497 **Dr. G. Lockhart:** That concludes that particular portion of the video. To answer
1498 Councilman's Tradrick McCoy's question, we do not have the students standing out there

1499 on the avenue. I answered that in January. That's not part of our program. We actually
1500 [stammer] deter that. Being in education myself, I do understand the [inaudible] after
1501 thirty-two years I would definitely not condone that sort of thing.

1502 At this time, in this medley, I'm gonna hand it off to the President, Brother Alfred
1503 Fields.

1504 Thank you.

1505 **Mr. A. Fields:** Good evening and with respect to all of those on the dais, to our
1506 Chairperson and all the Councilpersons, to our City Manager, to our Deputy City
1507 Manager, I bring you greetings from the Alpha Educational Foundation, DDL, which is
1508 under the auspices of Alpha Phi Alpha Fraternity, Incorporated, Delta Delta Lambda
1509 Chapter.

1510 I first wanna say thank you to Council and to the City for allowing us to ingratiate
1511 ourselves in this great City of Riviera Beach, to work with the, the youth, the citizens, and
1512 yourselves as partners in our endeavors to enhance our community. I do want to give
1513 thanks again to Councilperson..., I mean, Deputy City Manager McBride for her efforts
1514 and working with us, and counseling with us, to try to make sure we meet the expectations
1515 that have been laid before us.

1516 I'm here this afternoon, this evening, to just to give you a little enlightenment about
1517 what we have done, what we're doing, and what we plan to do.

1518 Back in 2018, and I think we started in 2017, and discussing this site that is now
1519 named the Judge Rogers Center for Community Development. And during that time, we
1520 presented an executive summary of what our plans were. I'm going to read into the record
1521 what that plan was for the Center.

1522 The mission of the Judge Roger'..., Edward Rogers Center for Community
1523 Development is to help the City of Riviera Beach to build a 21st Century community, with
1524 equality of opportunity for all of its residents. We aim to do so by providing beneficial
1525 programs and services for at risk, high risk, and underserved youth and families residing
1526 in and around the City.

1527 As an innovative, social collaborative led by the Alpha Educational Foundation,
1528 and the entity of the Delta Delta Lambda Chapter of Alpha Phi Alpha Fraternity,
1529 Incorporated, the purpose of Rogers Center will be to develop a unique social enterprise
1530 consisting of several key community empowerment offerings, designed to provide Rivera
1531 Beach residents with the resources, skills, training and potential employment
1532 opportunities they need to help strengthen and build the local community.

1533 Additionally, the Foundation and each of its partnering organizations shall, through
1534 the use of its primary facility located at 251 West 11th Street in Riviera Beach, Florida,
1535 provide cutting edge community benefits to deserving local residents, including but not
1536 limited to the following: educational enhancement programs; healthy food and general
1537 nutrition resources; musical appreciation and cultural enrichment initiatives; new and

1538 small business incubation services; mental health screening and access to counselling;
1539 youth mentoring and recreational sports opportunity; workforce development training and
1540 skill based learning.

1541 Just as importantly, partnering with local, state and national groups, organizations
1542 and business and industry leaders. The Rogers Center aims to accomplish the following
1543 objectives: Create and implementation of various workforce development initiatives,
1544 including apprenticeship opportunities in both the marine and hospitality industry that will
1545 provide at risk, high risk and underserved youth and juveniles and ex-offenders, with
1546 training and job opportunities they need to become productive and contributing members
1547 of society.

1548 Creation of an early learning academy, with the stated goal of preparing students
1549 for grade school and beyond; development of horticultural programs and community-
1550 based farmer's markets that provides fresh fruits, vegetables to residents residing in food
1551 deserts; [stammer] implementation of a proprietary musical engineering certification
1552 program in partnership with organizations that provide career based skills and
1553 employment opportunities in digital music and audio visual industry; development of new
1554 business startup incubators, providing entrepreneurship with the infrastructural resources
1555 they need to grow and further develop their businesses; creation of mental health
1556 services, delivering mech'., mechanisms whereby we will aim to serve as a liaison to
1557 veterans who may be suffering from posttraumatic stress disorder, as well as grief
1558 counselling services and other unaddressed mental health needs plaguing the local
1559 community; strengthening and expansion of the youth-based local mentoring program;
1560 our Men of Tomorrow program, using evidence-based practices and recreational sports
1561 opportunities.

1562 That is what we presented back in 2017. Since that time, we consummated a
1563 Lease in March of 2018. We undertook the property that's located at 251 West 11th Street,
1564 in March, and at that time, of taking on that project, we did not move into a gold mine, but
1565 we understand, to whom much is given, much is required. Every gift doesn't come without
1566 a price. If I bought a television, I still gotta pay the electric bill, or else I can't watch the
1567 television.

1568 This organization, we understood the challenge that we were taking on. And we've
1569 encountered them, and we've stepped up to the plate. We put thousand man hours into
1570 these modular buildings, that are not made of CVS. We've had to clean, we've had to rip
1571 carpet out, we've had to change toilets out, we've had to change lightbulbs, we had to
1572 patch holes in walls. All these things we had to do before we could even think about
1573 allowing guests to come and, and participate in this property.

1574 So, the entire 2018 year, primarily was used to restore the building to usable
1575 condition, not to perfect condition because, if we, we had to do that, our organization
1576 funding wasn't in place to do that all at once. Most of the funding that we get is from the
1577 back of our brothers. And, we have done that for many years. We have entered into the
1578 arena of applying for grants, which we have been getting some movement on those, in
1579 some efforts and help with doing some of these repairs.

1580 But we did not do a ribbon cutting until December of 2018. So, I know, I can count
1581 the number of brothers in here, and the number of hours they spent taking down graded
1582 work that was still stapled to the walls in the building, removing all types of materials that
1583 were left in the building. We didn't have a dumpster on the property, but we had brothers
1584 with connections that got dumpsters donated. And I didn't know we couldn't have a, a
1585 dumpster that wasn't from Solid Waste in the City of Riviera Beach, until Code came by
1586 and said, 'You got a dumpster here that doesn't supposed to be here.' We had a brother
1587 who had a connection with a contractor who had donated us a dumpster so that we could
1588 clean up. And when the City came by, the City Inspector came by and said that, we had
1589 the dumpster removed. And that's how we were managing this property, on the backs of
1590 our brothers, and the funding out of their pockets.

1591 So, and in December, we had the ribbon cutting. We were able to then move
1592 forward. We had several members of the Council that was present at the ribbon cutting.
1593 Since that time, we've had numerous of programs there, where we've always invited the
1594 entire City Council, we've always invited all the citizens of Riviera Beach and the
1595 surrounding areas, and we've had programs there that have benefitted this City and its
1596 residents. And particularly, our youth. We've even had our Chief of Police come speak
1597 to our Men of Tomorrow program there.

1598 We've worked with the medical society, T. Leroy Jefferson Medical Society and
1599 put on a major back to school workshop, where they came and gave free physicals to our
1600 students going back to school. And we gave out backpacks and school supplies. We've
1601 had major food giveaways at the location, where we've actually had drive-thru service
1602 where people didn't get out of their cars. And this was before the pandemic. We didn't
1603 start this after the pandemic, we started before.

1604 And then, a year after that, January..., Feb'..., March of last year, as we were
1605 starting to hit our stride, we had the pandemic. So, this past year, we've been crippled,
1606 as in most places, by the pandemic. And so, yes, we haven't been able to do all the
1607 things that we had planned to do and would like to do, but it hasn't stopped our motivation
1608 and drive. And I tell you, this is personal for me. You know, I'm a little country boy from
1609 a city called Belle Glade, where..., and, and raised in a city called South Bay, where's
1610 there's one traffic light and not a whole lotta people thought anybody coming from there
1611 would be anything. And I can tell you, the God I serve said no.

1612 [Audience exclamation]

1613 **Mr. A. Fields:** So, this is very personal to me. And so, when you talk about Alpha
1614 and you talk about my brothers, and when you talk about our students and our kids, it
1615 gets personal. And I had to tell Ms. McBride that, and she, she said she understood
1616 because we don't get paid for this. This is a labor of love. Because I understand, to
1617 whom much is given, much is required.

1618 And so with hat, I'm gonna turn it over to Brother Finley because I could go on
1619 talking about our love for our community and what Alpha has done in Palm Beach
1620 County...

1621 **Chairperson Lanier:** Yes.

1622 **Mr. A. Fields:** ...since 1947.

1623 **Chairperson Lanier:** Thank you. Thank you, sir.

1624 **Mr. A. Fields:** So, thank you.

1625 **Chairperson Lanier:** Is there any other presentation for this Item? [Pause]. Alright.
1626 Very good.

1627 **Mr. A. Fields:** [Inaudible], Brother Finely.

1628 **Chairperson Lanier:** Thank you, sir. [Pause]. How long is this... What is this that
1629 we have here?

1630 **Mr. B. Finley:** There's a time constraint? 'Cause...

1631 **Chairperson Lanier:** Five minutes.

1632 **Mr. B. Finley:** ...I make it short.

1633 **Chairperson Lanier:** Five minutes, sir.

1634 **Mr. B. Finley:** I can make it short.

1635 **Chairperson Lanier:** Thank you, sir.

1636 **Mr. B. Finley:** Thank you so much.

1637 Good evening to the Council and all of you all. Just wanna say a few things, and
1638 I will. 'Cause I can keep short. I am a preacher by trade, so I can keep it very, very short.

1639 What I wanna say tonight, I've heard a lotta things and I can understand the issue
1640 on the table. I came from the business world. I say, what you see before you also, is
1641 someone that grew up in this City. And when I grew up in this City, I could not do a lotta
1642 things here. I couldn't even become a boy scout in this City because, when we did a
1643 troop for a whole year, we could not get one male figure to allow us to become a boy
1644 scout. So, it's personal to me. I understand. When I took over the Men of Tomorrow
1645 program some years ago, it always had been my dream to do what God has put me to
1646 do.

1647 And so, we come tonight, Council... Let me sum up my, my presentation real
1648 quickly for you. I wanna say to you all, I come tonight to ask you for a partnership. We
1649 came to do a job that the Honorable Judge Rogers said in a meeting one night, and he
1650 had a vision, and that vision inspired me. And so, we came to 251 West 11th Street, we
1651 had no money. Only what was in our pockets, lint in our pockets and a couple dollars.
1652 But, we never gave up and we still strive, regardless of the roaches that crossed our feet,
1653 regardless of the things that we saw in that building. The things that we saw on the

1654 outside, the things that some of you all may have rode by many days before we got that
1655 property, and we worked, worked and we worked. And, and in between working, we tried
1656 to do the job.

1657 And so, we come tonight to say to you, that we come to make an appeal, an appeal
1658 to be partners because this is the City of Riviera Beach. I love this City. So, we come to
1659 work at 251. We didn't come to sit down, we didn't come to complain, we didn't come to
1660 gripe, but what we came to do, tonight, after showing you a presentation, we've been
1661 there just about three years. And in three years, in between working, in between doing
1662 and some of you City Councils, I've seen you there, and I appreciate your presence. And
1663 you have taken hold of some of the programs there. You've seen Pastor Nelson doing
1664 her job, you've seen Acts of Kindness, you've seen Sounds of Success doing what they
1665 do. And we also see them because they are our partners as well as our tenants. But we
1666 take it in stride because we are in partnership with them, and we allowed them to come
1667 because we wanted them to grab hold of the vision.

1668 So, we're here tonight, Council, and we appreciate you all. And what we're saying
1669 tonight, we're not here to argue and gripe or complain, but what we wanna do, we have
1670 a vision. We've grabbed hold of some, some community partners and some
1671 organizations, so we are going to move forward to do what we need to do.

1672 I wanna thank you so much. And we appreciate your time and your attention
1673 tonight.. And we just ask you, take consideration to join us in this partnership.

1674 Thank you.

1675 **Chairperson Lanier:** Thank you, sir.

1676 [Applause]

1677 **Chairperson Lanier:** Yes. You're recognized

1678 **Councilperson McCoy:** Thank you, Madam Chair.

1679 So, I wanna get all of the Members attention, Ms. McBride, Mr. Evans, and Ms.
1680 Wynn because I'm very confused. This is not the Shark Tank. We brought this issue
1681 here to address the noncompliance. And, the gentleman that just left, I wanna..., I believe
1682 he said Milton, he said he knows what's on the table. I'm confused, because I don't know
1683 what's on the table. We wanted to address the simple concerns that wasn't being followed
1684 in the current agreement, and this seems to turn into more or less a pitch. And I'm not
1685 exactly sure what the expectation is with this presentation.

1686 You know, we brought up that these were noncompliant issues, that were very
1687 serious for the City and for anybody that actually was at the property. But, the whole
1688 emotional appeal, you know, I empathize, and I certainly understand but what exactly are
1689 we expected to do? What are we looking to do, Members? And that is very much an
1690 open-ended question, and I'm gonna ask for the dialog again, because, you know, I, I

1691 guess I have the wrong impression because I thought we were gonna deal with the
1692 compliance issues. And, you know, that was the extent of the presentation.

1693 So, Mr. Evans, I'm looking for direction [inaudible] Ms. McBride.

1694 **Councilperson Lawson:** Madam Chair?

1695 **Chairperson Lanier:** Yes. Mr. Lawson. I'm sorry...

1696 **Councilperson Lawson:** Thank you.

1697 **Chairperson Lanier:** ...Councilman Lawson.

1698 **Councilperson Lawson:** Thank you.

1699 Ms. McBride, can you give us a list of the outstanding violations that are still
1700 incurring with the property?

1701 **Deputy City Manager McBride:** Yes.

1702 **Councilperson Lawson:** Thank you.

1703 **Deputy City Manager McBride:** I think in, what.., the Manager sent you an email that
1704 related, about a month ago...

1705 **Councilperson Lawson:** Mhmm.

1706 **Deputy City Manager McBride:** ...and the violations. Mr. Grimm cited them for.., he
1707 gave them some dates to comply, ranging from March 1st 'til some times in June. So,
1708 some of those violations are still, still pending.

1709 **Chairperson Lanier:** What was your question, Mr. Lawson? I'm sorry.

1710 **Councilperson Lawson:** A list of the outstanding violations.

1711 **Deputy City Manager McBride:** Violations.

1712 **Chairperson Lanier:** Okay.

1713 **Deputy City Manager McBride:** It's about two and half pages, Mr. Lawson.

1714 **Councilperson Lawson:** And we have...

1715 **Deputy City Manager McBride:** Because it, it's...

1716 **Councilperson Lawson:** And we have deadlines listed on those two...

1717 **Deputy City Manager McBride:** Yes.

1718 **Councilperson Lawson:** ...and a half pages...

1719 **Deputy City Manager McBride:** He has...

1720 **Councilperson Lawson:** ...correct?

1721 **Deputy City Manager McBride:** ...deadlines. And Mr. Grimm is here, and he can
1722 answer too. He said, of course, some of them they met the deadline, some they haven't.
1723 You know, with giving and take with the compliance, yeah.

1724 **Councilperson Lawson:** And this is in reference.., and, I'm, I'm asking, this is in
1725 reference to the Building Official's inspections. Is there anything else that's outstanding
1726 outside of these?

1727 **Deputy City Manager McBride:** [Stammer]... Just Ms. Wynn's review of the consents.
1728 Once she signs off on them, all parties can apply for their BTRs.

1729 **Councilperson Lawson:** Okay. And, Attorney Wynn, when will that review be
1730 completed?

1731 **City Attorney Wynn:** It can be this week.

1732 **Deputy City Manager McBride:** Mhmm.

1733 **Councilperson Lawson:** Okay.

1734 **City Attorney Wynn:** I wanted to get the direction from the Council first.

1735 **Councilperson Lawson:** Mhmm.

1736 **City Attorney Wynn:** Which is what I stated earlier.

1737 **Deputy City Manager McBride:** Mhmm.

1738 **City Attorney Wynn:** But, yeah. If you all [inaudible]...

1739 **Deputy City Manager McBride:** And one, one other thing, Mr. Lawson.

1740 **Councilperson Lawson:** Thank you.

1741 **Deputy City Manager McBride:** The Solid Waste fees, remember I told you they just
1742 got their figure this afternoon. The amount.., they just were provided the cost of that,
1743 sometime after 1:00 p.m. this afternoon. So, they need to review them, and they are
1744 working with Mr. Sherman to resolve those.

1745 **City Attorney Wynn:** And also, if I can interject. The one issue, Ms. McBride
1746 [inaudible], the insurance of a subtenant, auto insurance.

1747 **Deputy City Manager McBride:** Yeah. And I don't wanna call the tenant's name out...,
1748 auto only. But, the major insurance they have.

1749 **Councilperson Lawson:** Okay.

1750 **Deputy City Manager McBride:** And they were in compliance until sometime today.

1751 **City Attorney Wynn:** Right.

1752 **Councilperson Lawson:** Okay.

1753 **City Attorney Wynn:** So that one will not be signed until they...

1754 **Deputy City Manager McBride:** Right.

1755 **City Attorney Wynn:** ...can provide that.

1756 **Deputy City Manager McBride:** Mhmm.

1757 **Councilperson Lawson:** So, outstanding are the list of..., I see a deadline for every item
1758 on here from our Building Official. They've come in compliance with everything that we
1759 have to review, the Lease Agreements. Ms. Wynn, you'll have that for us this week, and
1760 the figure has been presented to the organization from Solid Waste.

1761 **Deputy City Manager McBride:** Right.

1762 **Councilperson Lawson:** Anything else that's outstanding?

1763 **Deputy City Manager McBride:** Well, the City comes up with the figure. Mr. Sherman
1764 presented those this afternoon.

1765 **Councilperson Lawson:** That has been presented?

1766 **Deputy City Manager McBride:** This afternoon they did.

1767 **Councilperson Lawson:** Okay.

1768 **Deputy City Manager McBride:** Okay?

1769 **Councilperson Lawson:** So, with the deadlines here. So colleagues, as Councilman
1770 McCoy stated, I believe we were here just to make a determination based on what's
1771 outstanding. So, moving forward, the deadlines that were provided by the Building Official
1772 and, given that expectation, I would be inclined to follow and give them the opportunity to
1773 complete these items, following the dates that were received, giving Attorney Wynn the
1774 opportunity to review the leases, and coming to the next meeting with feedback. And
1775 then, moving forward with offering the sublet.

1776 Question in regards to the subletting agreement. We have to approve that in their
1777 Lese for allowing for the organization to sublease.

1778 **Deputy City Manager McBride:** Right.

1779 **Councilperson Lawson:** Do we have any restrictions that are currently in place, in the
1780 current Lease, or is that something that we would be able to put in, restrictive measures?

1781 **Deputy City Manager McBride:** I think Ms. Wynn would need to answer...

1782 **City Attorney Wynn:** Yeah.

1783 **Deputy City Manager McBride:** ...that question.

1784 **City Attorney Wynn:** There are no restrictions.

1785 **Councilperson McCoy:** Well...

1786 **City Attorney Wynn:** It hasn't, it hasn't expired, and so, we haven't recommended
1787 any changes to the original Lease Agreement, because it still ongoing.

1788 **Councilperson Lawson:** Okay. So there were no restrictions in the original Lease
1789 Agreement. So, we sublet., we leased the building in March 2018, and it was five-year
1790 lease?

1791 **City Attorney Wynn:** Restrictions...

1792 **Deputy City Manager McBride:** [Inaudible].

1793 **City Attorney Wynn:** One restriction is that they lease., sublease to nonprofits.

1794 **Councilperson Lawson:** Nonprofit. So, but with no cap in regards to pricing?

1795 **City Attorney Wynn:** No.

1796 **Councilperson Lawson:** Okay. And then, the terms of the Lease were a five-year
1797 lease?

1798 **City Attorney Wynn:** Correct.

1799 **Councilperson Lawson:** So, moving forward, what I would be inclined is to add an
1800 amendment to the actual Lease, to put some oversight in regards to some of the subletting
1801 in the process moving forward. We have to keep a checks and balance with the process
1802 of making sure that our partners within the City, that's done an amazing job in the
1803 community, and everybody is held accountable. [Inaudible]...

1804 **City Attorney Wynn:** Mr. Lawson, we would need to know., I would need to know
1805 what's., moving forward, as you stated, what, what sort of oversight? You., if, if you're
1806 talking about amending the Lease or in a new lease in., at the end of this term.

1807 **Councilperson Lawson:** Well, I would actually, to continue on with this process, wanna
1808 add an amendment to the Lease, restricting or capping the amount of rent for subletting.

1809 Being that the Alphas have put in..., the Alpha Phi [stammer] Foundation has put in a lot
1810 of sweat equity and actual dollars into this building and this property, we don't want to
1811 ignore that point, but we also do wanna look at the fact that we wanna try to pass the
1812 opportunity and savings onto the nonprofits that are currently there as well.

1813 I would like us to move forward with the organization and allowing for them to retain
1814 this property, but making sure that we have requirements in place, like the insurance that
1815 we're asking for all of our tenants and sublets to have, the BTRs to be applied for. But,
1816 also capping or restricting the amount of rent that's being charged for these units.

1817 **Councilperson McCoy:** Madam Chair? Madam Chair, I wanna respond.

1818 **Chairperson Lanier:** Yes. You're recognized.

1819 **Councilperson McCoy:** So, thank you for starting it.

1820 So, I have..., one, one of my concerns is, I, I think certainly, Ms. Wynn, I wanna
1821 make sure we capture, and I mentioned this to both Ms., Ms. Wynn and also the
1822 Manager, that this property was granted to the City of Riviera Beach with very specific
1823 restrictions. And I think if we're going to continue to allow any sorts of programming, we
1824 have to stipulate specifically the same restrictions that's provided for in the restrictive
1825 clause within the deed. And I'll just give you the brief, very, very brief portion of, of civic,
1826 public or governmental purposes. And obviously, public is a pretty broad definition, so I
1827 would make sure that we wanna include. Because, you know, I'm, I'm almost inclined to
1828 ask that if we go back to an amendment, we require a financial statement for the operation
1829 of this property because I'm looking currently at the amount of rent that's being received
1830 by the Alpha Education Foundation for the subtenants and I know, based on the Lease,
1831 what we're requiring the Alpha Education Foundation to pay the City of Riviera Beach,
1832 and there is a huge margin there. And I imagine, and I certainly appreciate that they've
1833 done some significant improvements.

1834 But, going back to the Minutes, from 2018, I think it was Board Member Hubbard...,
1835 and I have the actual quote here. And Members, I., please just indulge me. I have it
1836 highlighted. Councilperson..., or, Pro Tem Hubbard said at the time, "Madam Chair, my
1837 comments are this. While we did vote unanimously for the Alphas to use it, some of the
1838 concerns that are being raised bother me to the extent, when you have a volunteer
1839 organization, men of the statue and organization as old as this, that has come to give to
1840 our community, not asking for anything in return, not making money from subleases.'
1841 Well, I will hope that that's true because when I'm looking at these margins, there's
1842 certainly a whole lot of money that's being collected from subtenants that I don't see the
1843 result reflected in, in the property. And, we're talking about hundreds..., hundreds of
1844 percents of, of a profit margin. And, I wouldn't be able to say that with certainty unless I
1845 see the financial statements, but I don't see that you can have this kind of overhead when
1846 you only are responsible for paying the City one hundred dollars a month.

1847 And I wanna certainly make sure that..., it'd be my position to offer an amendment...
1848 Well, first of all, we have to first establish that there's been noncompliance, which is a

1849 material breach. And then if we do choose to go back, then we can then offer an
1850 agreement because.., you know, even.., I gotta defer to Councilwoman Botel because I
1851 even looked at some of her comments when this came up and she wanted specific
1852 measurables. And, some of these things.., and, you know, quite honestly, I haven't see
1853 them.

1854 And I'm not closing the door, I just wanna make sure that we cannot sit here and
1855 act like we don't have a responsibility to be good stewards of the City's resources. And
1856 especially those that came through by the School District, when we have very.., we have
1857 very stringent requirements, such as being civic public and government purpose. If we
1858 can't even establish that this was a bona fide public interest, or a public purpose, being
1859 that we have organizations that's paying rent and we have a number of deficiencies, it
1860 almost seems no different than what we see when we have all these Code violations with
1861 slumlords.

1862 So, I'm gonna move on from that point, but certain, it'd be my opinion that if we
1863 offer an amendment, that we encompass the specific language that's in the restrictive
1864 covenants of the deed, and also require the sub'.., require the tenants to provide a lease,
1865 if not quarterly, annually.

1866 I yield...

1867 **Chair Pro Tem Miller-Anderson:** Madam...

1868 **Councilperson McCoy:** ...back.

1869 **Chair Pro Tem Miller-Anderson:** ...Chair? Madam Chair?

1870 **Chairperson Lanier:** Yes. Councilwoman Miller-Anderson.

1871 **Chair Pro Tem Miller-Anderson:** [Stammer] do we have any public comment
1872 cards that we could go to and then we come back...

1873 **Chairperson Lanier:** Yes. Public...

1874 **Chair Pro Tem Miller-Anderson:** ...[inaudible] the Board?

1875 **Chairperson Lanier:** ...comment cards, Madam Clerk.

1876 **City Clerk Anthony:** Madam Chair, Members of the Board, the acceptance of
1877 public comment on this Item is now, is now closed.

1878 Margaret Shepherd.

1879 **Councilperson Lawson:** Madam Chair?

1880 **Chairperson Lanier:** Yes. You're recognized.

1881 **Councilperson Lawson:** Thank you.

1882 While Ms. Shepherd's coming up to the mic, I just had a question in regards to the
1883 rental amounts received. I was looking in the backup to see what the amounts were that
1884 Councilman McCoy was discussing, from the sublet. Since...

1885 **Chairperson Lanier:** I would like to know that as well. How much..., from the time
1886 that the, the Alphas got this building until now, how much money has been collected in
1887 rents from the nonprofits that have been on that site? Maybe that could be answered
1888 by...

1889 **Councilperson Lawson:** Well, the...

1890 **Chairperson Lanier:** ...by the Finance Director. I'm not sure who...

1891 **Councilperson Lawson:** I think that's what Councilman McCoy was asking for, the
1892 financials. But, in regards to the margins, where did you fi'... Did you get those from...

1893 **Councilperson McCoy:** Well...

1894 **Councilperson Lawson:** ...Staff or is that....

1895 **Councilperson McCoy:** You know...

1896 **Councilperson Lawson:** ...in the backup?

1897 **Councilperson McCoy:** ...I, I, I don't wanna be presumptuous, 'cause I don't know that
1898 they have been charging this, and I don't wanna speak to that, but this is what I've been
1899 provided today as going forward. I don't...

1900 **Chairperson Lanier:** Okay.

1901 **Councilperson McCoy:** [Inaudible].

1902 **Chairperson Lanier:** We'll, we'll, we'll come back to that. Let us let our...

1903 **Councilperson Lawson:** Thank you, Madam Chair.

1904 **Chairperson Lanier:** ...public comment go.

1905 **Ms. M. Shepherd:** Margaret Shepherd, Riviera Beach.

1906 Just the messenger again. This was one of the topics that the lady brought up
1907 about the Judge Rogers Center. Judge Rogers was very close to my family. We always
1908 communicated, went over to Thanksgiving. So, we were very close. And when I saw this
1909 on the Agenda, I think the 1st of the year, it kinda tore me apart because the Alphas and
1910 a/k/a which, I have family members in there. I think they do a excellent job.

1911 A friend of mine, her mother, I think, had COVID. And, she couldn't work because
1912 she had to take care of her mother. And, she went over to see Sister Nelson. I'm just
1913 saying the story that was told to me. And, Sister Nelson helped her. I think they had

1914 clothes over there, I think they had food over there, and she said, Sister Nelson said,
1915 'Anytime you want anything, please come to me.' And that did a lot for her, because she
1916 was closed in.

1917 These are things coming to the City. I enjoy when I go through 13th Street, see the
1918 children rolling around and playing in the grass, playing kickball. And since we're not
1919 doing nothing in the City, everything shut down, for the children, I would hope that we will
1920 not continue. When things come in., I understand they had a few problems, but what,
1921 what really gets me is that the tiki bar, I think you all gave him a half million dollars, just
1922 to build it out.

1923 [Inaudible audience comment]

1924 **Ms. M. Shepherd:** Just to build it out. And then I heard you say you're gonna pay half
1925 for the awnings. To me, I think that man have enough money to do whatever he has to
1926 do. I understand the taxes, but this is nonprofit. This is nonprofit. I don't see why we're
1927 digging., this is wrong, that is wrong. You have to look on the., as my grandmother said,
1928 'The bright side.' And the bright side is making sure that our children are secure.
1929 [Stammer] these men just absolutely resonate greatness.

1930 This is why this program need' to stay over three, the shootings, the killings. If you
1931 can get at least one kid, or two kids, over there and have these people mentor them, I
1932 think this City would be proud and proud. But, we continue to find fault, everything's...
1933 And understand they have problems, I understand. But show me one family that don't
1934 have problems.

1935 And they are nonprofit. So to me, that make' them exceptionally wonderful people,
1936 to me, because they don't have to give their time. They don't have to do fundraisers.
1937 They don't have to do., well, they said they cleaned it up. Well, I, I pretty much seen
1938 them out there working one particular day.

1939 So I hope that we will kind of make sure that whatever we do for one...

1940 [Timer]

1941 **Ms. M. Shepherd:** ...let us do for all.

1942 Thank you.

1943 [Applause]

1944 **City Clerk Anthony:** Madam Chair, Members of the Board, that concludes public
1945 comment.

1946 **Chairperson Lanier:** Mr. McCoy, do you want to continue?

1947 **Councilperson McCoy:** No. I think I'm done.

1948 **Chairperson Lanier:** Mr. Lawson?

1949 **Councilperson Lawson:** I'll come bac, Madam Chair.

1950 **Chairperson Lanier:** Okay. Ms. Miller-Anderson?

1951 **Chair Pro Tem Miller-Anderson:** Well, you know, I was on the Board when this
1952 came up initially and the way in which it was done, you know, there were probably some
1953 issues, some things that could've been hammered out a little more, so that we probably
1954 wouldn't be in this situation. But, I, I do understand that the Alphas have done an
1955 outstanding job, especially with the programs that have been there, the other nonprofits
1956 that are there.

1957 If they have outstanding issues that need to be completed, you know, I mean, Ms.,
1958 Ms. Shepherd did bring up a very valid point. And, and, you know, and that's why we
1959 have to have consistency in, in what we do because people will refer to other things that
1960 have been done. Speaking of the Rafiki Tiki. You know, I mean, there's a lotta
1961 concessions that were given there and when we make decisions, we have to make sure
1962 that we're consistent because people do not forget. And so, we don't want to seem like
1963 we're doing.., we're favoring one group, when we're not favoring the other.

1964 Obviously, if there's any life safety issues that need to be addressed, that is
1965 important. I don't think that's.., we can't negotiate on that.

1966 What, what.., the, the items that have these dates that are listed here, like I see
1967 some for March 1st and... Are those.., are we saying all of those have been met or?
1968 'Cause I can't really determine if it's been met, or if this is just saying what the deadline
1969 was.

1970 **Deputy City Manager McBride:** We can have Mr. Michael Grimm, our Building Official
1971 come forward.

1972 **Chair Pro Tem Miller-Anderson:** Okay.

1973 **Deputy City Manager McBride:** He'll address those.

1974 Thank you.

1975 **Building Official Grimm:** Good evening. My name is Michael Grimm. I'm the Building
1976 Official for Riviera Beach.

1977 I've been at the Judge Rogers Center several times over the last month, checking
1978 on the progress on the, the list of items that I gave to the Alphas to address. To be fair
1979 to the Alphas, these items did predate their tenure there. They've been items that were
1980 falling apart on that prop'.., property for many years due to neglect.

1981 And, so, these.., the list I gave them has a, a lot of suggested deadlines. They're
1982 not written in stone, but they're deadlines that I felt were, were easy to meet. Some of

1983 them could be harder to meet those. Some, some of the siding, could take a longer time
1984 to meet. But, I, I was hoping that they would use that list to prioritize some of the issues,
1985 like the electric, the double detector check valve.

1986 So, I, I can give you some highlights of what they've done there, starting with the
1987 main building. That building was in actually pretty good shape when I went for my first
1988 inspection. And you could tell that they had put all their main efforts into that building
1989 originally, 'cause it had very little wrong with it. The thing that I gave them to fix there was
1990 the roof drainage, which they needed to reconnect some of the leaders and direct the, the
1991 water from the roof, away from the foundation piers. And they did that immediately. They
1992 met that deadline.

1993 The double detector check assembly was leaking, they fixed that. They fixed some
1994 of the electrical issues.

1995 The Florida Fishing Academy had a few electrical issues that they fixed inside.
1996 The, the irrigation valve box, they put a cover on it. I do not think that they fixed the
1997 irrigation there, because it does look a little bit dry. But, they did start fixing a lot of it, the
1998 landscaping outside on the westside of the property. And they started cleaning up a lotta
1999 stuff that had been left there by previous people that had that property. They still have a
2000 ways to go on that, but they did make a significant dent.

2001 The, the skirting. They took all the skirting off of the buildings, which I'm happy
2002 they did that 'cause that's gonna help look at the structural piers and the strapping
2003 underneath there. And I was happy to find out that most of those are in actually pretty
2004 good shape. There's only a few that need to be readjusted.

2005 The walkways. They're relatively sturdy, although they, they do need to be
2006 adjusted. They're not in danger, but they do need to be adjusted and, and change some
2007 of the wood blocking to cement. And, they still need to remove a little bit of the electrical
2008 that's exposed on some of the areas. I do not believe they're live.

2009 They have a, a lot of work to do on the siding, which might take longer than the
2010 deadline that I gave them. But they have made significant progress and I'm, I'm happy
2011 with what they're doing so far.

2012 **Chair Pro Tem Miller-Anderson:** So, in your opinion though, are, are there any
2013 items on here that remain open, where it, it's a danger?

2014 **Building Official Grimm:** Not, not immediate danger. A lot of the electrical items are
2015 just missing..., a missing cover plate. Some of the electric is not being used t but they're
2016 supposed to be removed so that you can make sure that it's not an exposed wire. But it,
2017 it appears not to be a live wire, 'cause I went out with some testers. But, I required them
2018 to remove them 'cause, one, they're unsightly and, and you need to be able to look at
2019 something to make sure that it's..., it's in the Code that you have to remove unused wiring.

2020 So, there's nothing that I, I felt was of any immediate life safety danger. But there
2021 are violations that need to be taken care of.

2022 **Chair Pro Tem Miller-Anderson:** And, and in, in those rooms, or office spaces,
2023 are there children where these things are exposed? Or are they...

2024 **Building Official Grimm:** No. Mo'.., most of the exposed wiring was on the outside of
2025 the, of the, the buildings, typically in, in rear areas. And, like I said, I brought a tester over
2026 and, and so none of them were live. And.., but I, I do require them to remove them. So,
2027 that we can know, anytime I look at it, that it's, it's not a live exposed wire.

2028 **Chair Pro Tem Miller-Anderson:** Okay. That's it for now. Thank you.

2029 **Chairperson Lanier:** Thank you. Councilwoman Botel?

2030 **Councilperson Botel:** You know, I, I always chuckle to myself when I see Alfred
2031 Fields come up to a microphone worried that he's gonna say, 'She, she voted against us.'
2032 [Chuckle]. In 2018. And I did. I did. I had a lotta questions. But, I've been over there
2033 so much in the [stammer] intervening years and I've seen so many good things going on.
2034 I, I pay regular visits to Pastor Nelson...

2035 [Applause]

2036 **Councilperson Botel:** I, I, I always wanna pick up my saxophone and get involved in
2037 the Sounds of Success.

2038 So, I.., again, my concerns were that there were safety issues, obviously. And I
2039 do actually, too, have concerns about the rents that people are paying. You know, we
2040 are often approached to give community benefit dollars to some of those 501(c)(3)s that
2041 are over there and, and they lament about the rents that they pay there. So, I hope, in
2042 the future, you can take a look at the rents that are being charged. And I know, I haven't
2043 even looked myself at the total number. I'm sure Mr. McCoy, our accountant on Staff
2044 here [chuckle] has taken a look at the total number of rents that have been collected, and
2045 he knows that information. I don't know what it is exactly. But, I do know that it's been a
2046 struggle for some of the people over there and, and I would hope that you'd look at the
2047 rents and say, 'Hey, you know, maybe we can readjust some of them.'

2048 So if they continue to do the good work that I know.., that I know you want them to
2049 continue, I am always, always happy to see that Captain Rich Brochu is working with our
2050 children. He does, as you know.., well know, because you're there, he, he does a
2051 wonderful job with the Florida Fishing Academy, takes many of our kids out, teaches them
2052 how to fish, instructs them about the marine life that we are so used to here in this
2053 community.

2054 So, I, I applaud the work that you're doing, but again, I'm happy that you're, you're
2055 taking a look at the safety issues and I do hope you'll take a look at the rents that are
2056 being charged and see if there's some, some leeway that can be given to the 501(c)(3)s
2057 that are there.

2058 Thanks.

2059 **Chairperson Lanier:** Thank you. Councilman Lawson?

2060 **Councilperson Lawson:** That was everything, Madam Chair.

2061 Thank you.

2062 **Chairperson Lanier:** Thank you. Are there any other questions or comments for
2063 this Item? I wanted to say I was kind of disappointed that all of the issues were not
2064 addressed. That was the deal that we had in our last meeting, that all of the issues that
2065 were brought up would be addressed. And I still have not gotten a figure of the total
2066 amount of money from the time the Alphas took over that building until now in terms of
2067 what has been collected from nonprofits for rent in that area? How.., what, what is that
2068 amount? Somebody?

2069 **Councilperson McCoy:** Madam Chair?

2070 **Chairperson Lanier:** Yes.

2071 **Councilperson McCoy:** Well, you know, I guess we never really... Excuse me. We
2072 never really got that involved. You know, I looked back at the video and I can remember
2073 Board Member Davis Johnson saying if we wanted to terminate this as the City.., and I,
2074 and I, Members, I, I just wanna make sure I get your attention and I'm gonna proffer
2075 something and it's gonna go to the point that you're about to suggest, Board Member
2076 Davis Johnson said, 'There's not even,' and I believe even Ms., Councilwoman Miller-
2077 Anderson also chimed in and said, 'There's no provision that if we as a City wanted to
2078 terminate this, we don't have any ability to do it, unless there is a material default and
2079 they become in compliant. That's the only provision that we can terminate this.' And I'm
2080 not sitting here suggesting that I wanna do that. But, I want, in the spirit of reasoning, be
2081 able to obtain exactly what you're looking for, Councilwoman.., Chairperson Lanier, and
2082 knowing what that is that we're.., what that they're collecting and passing on that co'..,
2083 that rent cost to those users, and then that be worked into a modified agreement.
2084 Because I don't care if there's no provisions now that require them to provide that
2085 information. I think it would just be a gesture of good faith.

2086 But I'm ready to even, you know, at this point, provided that we can get past these
2087 Code issues, I'm really ready to offer that we go back and send the Attorney back to
2088 renegotiate because there's no doubt, not paying in thirty-two months is definitely a
2089 material noncompliance. And not having insurance and the safety issues, are obviously a,
2090 a material noncompliance.

2091 So, I mean, I, I don't know what that number is, and I don't know if it's proprietary,
2092 but going forward, I think if we rework the agreement, we can put in provisions that require
2093 them. That would be my suggestion, Madam Chair.

2094 I yield back.

2095 **Chairperson Lanier:** Thank you. And I, I still want to know that number, regardless
2096 of whether it is proprietary or not. I think it is material to what is on the table here. What

2097 is material is the fact that there are serious Code compliances with this [stammer], with
2098 this property. And, the money that has been received was supposed to be put back into
2099 the property. That was the original agreement that, whatever monies that would be
2100 received from nonprofits, that whatever money would be [stammer] earned from them
2101 holding the Lease, and them having subleases, would be put back into the property. And
2102 apparently, that did not happen.

2103 Now...

2104 **Councilperson Botel:** Madam Chair?

2105 **Chairperson Lanier:** ...what...

2106 **Councilperson Lawson:** Madam Chair?

2107 **Chairperson Lanier:** Let me finish, please.

2108 **Councilperson Botel:** Okay.

2109 **Chairperson Lanier:** Now, what I will say is that it is not all on them, that the City
2110 has some..., bears some burden in this issue because there was a lax of oversight, there
2111 was just not..., nothing happening in terms of what the City was supposed to do to ensure
2112 that this project was successful. So, I, I will not sit here and say that this is all on the
2113 Alphas. The City bears a, a significant part in what is transpiring and how we got to where
2114 we are today.

2115 But with that being said, I know that the Alphas do good work. I've seen them at
2116 my alma mater, Florida A&M University, I've seen them here, and I've seen them in, in
2117 different..., in various locations and geographic areas and doing excellent work. So I have
2118 no doubt about that. What I want to happen at this point, is that I want to be able to move
2119 forward, but I want to be able to be clear about what the expectations are from the City,
2120 and from this organization.

2121 So, with that being said, I want the Board to be able to come up with the direction
2122 of where we want to go, how we want to go, and what we want to see in terms of an
2123 amended agreement, in terms of next steps, and in terms of, as Dr. Botel has suggested,
2124 evaluate'..., evaluative and measurable outcomes. Not just for the nonprofits that are there,
2125 but for the Alpha program itself. What are your measurable objectives? What are you
2126 trying to accomplish at this site, other than being a landlord? And I know that you have
2127 some very good ideas, I know you have some very good programs, and we'd like to see
2128 those flourish and come to fruition.

2129 And, and the City can be a partner in terms of making sure that this happens. But,
2130 I want us to move forward, if we are, if we..., to move forward, with the understanding that
2131 this type of scenario cannot come back before us. This type of missteps..., and I, and as
2132 I'll say again, on our parts as well, that we need to move forward with the understanding
2133 that everybody knows where everybody stands and what the expectations are.

2134 So, ;with that being said, I will turn it over to my colleagues to provide suggestions
2135 and next steps for how we move forward with this project.

2136 Mr. Lawson.

2137 **Councilperson Lawson:** Thank you, Madam Chair.

2138 Attorney Wynn, based on the terms of the Lease, are..., is the Foundation obligated
2139 to provide financials for their organization?

2140 **City Attorney Wynn:** We can request them. It's up to them to tell us if they believe
2141 that they are not..., if they don't want to produce them, and under what provision of the
2142 law they don't have to produce them.

2143 **Councilperson Lawson:** Okay. So, in addition to that, we are not..., we're not entitled
2144 to the sublet lease agreements as well, correct?

2145 **City Attorney Wynn:** We are entitled to the sublease agreements.

2146 **Councilperson Lawson:** So...

2147 **City Attorney Wynn:** We have...

2148 **Councilperson Lawson:** ...we're entitled...

2149 **City Attorney Wynn:** ...them.

2150 **Councilperson Lawson:** And we have not received those?

2151 **City Attorney Wynn:** We have them.

2152 **Councilperson Lawson:** We have them?

2153 **Deputy City Manager McBride:** Mhmm.

2154 **City Attorney Wynn:** Yes, sir.

2155 **Councilperson Lawson:** Okay. Is that what you're gonna be reviewing this week?

2156 **City Attorney Wynn:** Yes.

2157 **Councilperson Lawson:** Okay. So then we'll be able to get financials in regards to
2158 what each organization is being charged?

2159 **City Attorney Wynn:** Yes.

2160 **Councilperson Lawson:** Okay.

2161 **City Attorney Wynn:** Mhmm. We'll...

2162 **Councilperson Lawson:** The...

2163 **City Attorney Wynn:** ...we'll request them.

2164 **Deputy City Manager McBride:** Yeah.

2165 **Councilperson Lawson:** The Foundation is not also obligated to amend the terms of
2166 the Lease, correct?

2167 **City Attorney Wynn:** That's correct.

2168 **Councilperson Lawson:** So, in the event that we wanted to amend the Lease, it would
2169 be comparable to what Councilman McCoy stated, in good faith, working out terms that
2170 are in agreement with the Council and the Foundation?

2171 **City Attorney Wynn:** That's correct.

2172 **Councilperson Lawson:** Okay. So, in good faith, what I would wanna see is having a
2173 discussion, continuation, allowing for it to be the Code violations to be brought up to st'...,
2174 up to standard, for all requirements previously, to be addressed. And then having,
2175 whether it's a possible workshop or discussion, to figure out the process of moving
2176 forward, in good faith negotiating terms that the City Council and the organization can
2177 work forward with.

2178 I do believe that's some measurable should be put in place. I do believe that a cap
2179 or percentage should be put on the nonprofit organizations that are currently being
2180 worked with. But, understanding real estate, finance and operations business and being
2181 in a fraternity myself, the work that the organization does has to be funded. So, the money
2182 that has been put in, the sweat equity and the dollar amount, we need to make sure that
2183 we operate fairly as well.

2184 Visiting the site, I've seen the work that the Alphas are doing. I've seen the work
2185 that the nonprofits in that building are doing, so I want us to continue to be a good steward
2186 and a good partner with each other. So, how we do that is by meeting, discussing it and
2187 coming to an agreement that's gonna work out for all parties.

2188 And I really wanna continue to support this endeavor with this building. We have
2189 about three years..., two years left on this current Lease. But the work that's been done,
2190 I don't want it to be discredited, I want it to continue to make it flourish, and I wanna
2191 continue to support it, because this organization is vital to this community, based on the
2192 Men of Tomorrow, based on the fraternity, Alpha Phi Alpha Fraternity, Incorporated, and
2193 the nonprofits they support there.

2194 So, we can continue to provide support, but possible workshop to discuss the
2195 terms, whereas, the Council discussing exactly what our requirements and expectations
2196 are, and present them to the Alphas and they can counter. Whichever is the easiest
2197 means to get this done in an expedited fashion.

2198 Thank you, Madam Chair.

2199 **Chairperson Lanier:** Thank you.

2200 So, how do we move forward, Board? Are we going to include in this amended
2201 agreement., are, are we under the., are we in agreement that we're going to amend
2202 this., amend this contract that we have with the, with the Alphas?

2203 **Councilperson McCoy:** Ma'...

2204 **Chairperson Lanier:** Mr. McCoy?

2205 **Councilperson McCoy:** Well, I guess., it, it seems that we can agree, but hey have to
2206 voluntarily agree. So, we need to be asking them would they be amenable to an
2207 agreement. We can offer it, but unless they want to amend the terms, then it's...

2208 **Chairperson Lanier:** I... Okay. Are you amenable to an, an amendment, Alphas?

2209 **Councilperson Lawson:** Ma'., Madam Chair?

2210 **Chairperson Lanier:** Hold on a second, sir.

2211 **Unk.:** [Inaudible].

2212 **Chairperson Lanier:** Yes, sir. Please.

2213 **Mr. A. Fields:** Thank you again for the opportunity.

2214 Can I, can I have a statement bore...?

2215 **Chairperson Lanier:** No. I just want you to answer the question, sir.

2216 **Mr. A. Fields:** We're amenable to working with the City, and the...

2217 **Chairperson Lanier:** Are you amenable to a, to an am'., amended agreement with
2218 the City, currently? That's the question.

2219 **Mr. A. Fields:** We're, we're willing to sit down and work with the City to try to
2220 work out our differences in what we're, we're talking about. What those...

2221 **Chairperson Lanier:** So you are amenable to a, a, a, an amendment to your
2222 contract? That's what I'm asking you. It's...

2223 **Mr. A. Fields:** If...

2224 **Chairperson Lanier:** ...a yes or no question, sir.

2225 **Mr. A. Fields:** If it's reasonable, yes.

2226 **Chairperson Lanier:** Okay. Very good.

2227 **Councilperson McCoy:** Well...

2228 **Councilperson Lawson:** Madam...

2229 **Councilperson McCoy:** ...so...

2230 **Chairperson Lanier:** Mr. McCoy.

2231 **Councilperson McCoy:** So, let me just preface this because here, here, here's the
2232 thing. We can do it one of two ways. We can declare..., make a motion and declare that
2233 they've been noncompliant, then basically the Lease ends. Well, actually, it doesn't end.
2234 Then they'll be... Ms. Wynn, help me out. So, if we declared that they're noncompliant,
2235 then we can go to them and say, 'Hey, you have to vacate provided the terms in the
2236 agreement. Otherwise, we seek legal action.'

2237 **City Attorney Wynn:** We have...

2238 **Councilperson McCoy:** However, the other option, if we do declare that they're
2239 noncompliant, then essentially, if they wanna stay, they have to sit down at the table.
2240 That's exactly what it is.

2241 Ms. Wynn.

2242 **Chairperson Lanier:** City Attorney.

2243 **City Attorney Wynn:** We have to provide them with the reasons for their
2244 noncompliance and an opportunity to cure.

2245 **Mr. A. Fields:** Yeah.

2246 **Councilperson McCoy:** Well, we...

2247 **City Attorney Wynn:** Within a certain time period.

2248 **Councilperson McCoy:** But...

2249 **Chairperson Lanier:** We gave them that. We...

2250 **Councilperson McCoy:** [Stammer]...

2251 **Chairperson Lanier:** ...at our last meeting, we had, we had an understanding that
2252 all the issues that were brought up at that meeting, would be addressed when then come
2253 back before us. And that is a no answer to have all the issues been cured.

2254 **Councilperson McCoy:** Follow up.

2255 **Chairperson Lanier:** Mr. McCoy.

2256 **Councilperson McCoy:** So, respectfully, Ms. Wynn, I'm gonna disagree because...

2257 [Inaudible dais comment]

2258 **Councilperson McCoy:** ...being delinquent is a material noncompliance. So, once
2259 that occurred, we don't..., there's nothing to cure about being delinquent in rent. Once
2260 you are delinquent, that's a noncompliance. So, there's not a provision that we have to
2261 give them any kind of remedy to cure when they...

2262 **City Attorney Wynn:** They are no longer delinquent. They are...

2263 **Councilperson McCoy:** Ms. Wynn. Ms. Wynn. When I brought this issue to your
2264 attention last year, nobody... And, and this is exactly what happened. When I brought
2265 this to your attention, I believe you said to me, or it may have been Mr. Evans, that this
2266 came up from another Council Member too, so I think it's best to bring it to the body's
2267 attention.

2268 But, at that point, I asked for a ledger. And at that time, I think nobody knew exactly
2269 that they were delinquent. So, even if we declare at January 1, 2021, they were in
2270 material breach, the breach still exists, and that's a, a anticipatory repudiation of the
2271 contract. I mean, they've already violated the contract.

2272 **City Attorney Wynn:** They cured the breach. We allowed...

2273 **Councilperson McCoy:** [Inaudible].

2274 **City Attorney Wynn:** ...them time to cure...

2275 **Councilperson McCoy:** But...

2276 **City Attorney Wynn:** ...the breach. And they...

2277 **Councilperson McCoy:** But, Ms. Wynn...

2278 **City Attorney Wynn:** ...cured it.

2279 **Councilperson McCoy:** If we declare that they breached the Lease, the Lease is
2280 breached. You ca'..., even if you went back and cured, that doesn't..., it doesn't remediate
2281 the actual infraction.

2282 **City Attorney Wynn:** Yes...

2283 **Councilperson McCoy:** Can you point...

2284 **City Attorney Wynn:** ...it does.

2285 **Councilperson McCoy:** ...to it in the contract?

2286 **City Attorney Wynn:** Yes, it does.

2287 **Chairperson Lanier:** We will... The Alphas have agreed to work with the City in
2288 terms of looking at the Lease. I think that we all have our comments in regards to how
2289 we want to move forward with this. We also understand that there has to be some
2290 changes made. The current contract, where it stands, the way..., [stammer] where the
2291 Code compliance is not in compliance at this, at this moment. It has to be cured. We
2292 understand that we want to move forward, we understand that we want to be able to keep
2293 the Alphas as a partner, but not to the detriment of the City.

2294 So, with that, we will direct the City Attorney to work with the Alphas to come up
2295 with an agreement that we can all be happy with and that as we mo'..., as, as we're moving
2296 forward, that everybody knows where everybody stands with this project.

2297 Is there anything else that we can get from the Board at this moment? Alright.
2298 Very good.

2299 **Mr. A. Fields:** Madam Chair?

2300 **Chairperson Lanier:** Thank you, sir. We are going to move forward. You are going
2301 to meet with the Attorney and we're going to work out an agreement. Thank you so much.

2302 **Councilperson Lawson:** Ma'..., Madam Chair?

2303 **Chairperson Lanier:** Thank you...

2304 **Chair Pro Tem Miller-Anderson:** Madam Chair?

2305 **Chairperson Lanier:** ...Alphas...

2306 **Councilperson Lawson:** Madam Chair?

2307 **Chairperson Lanier:** Hold on a second. Hold on a second. I am not finished.

2308 Thank you, Alphas, for your work with the City. Thank you for continuing to try and
2309 be partners with us, and we hope that we can work this out.

2310 Yes.

2311 **Councilperson Lawson:** Thank you, Ma'...

2312 [Clapping]

2313 **Councilperson Lawson:** Thank you, Madam Chair.

2314 **Chair Pro Tem Miller-Anderson:** Madam Chair?

2315 **Councilperson Lawson:** I know we're trying to move the, the Agenda expeditiously and
2316 we wanna continue to progress forward but I do wanna hear the closing statement from
2317 the Alpha President, Mr. Fields, in reference to how we're moving forward because the

2318 direction that we're giving to our Staff, I wanna make sure that we are good stewards and
2319 partners with the organization.

2320 And, being that we've asked them to come and present to us, I do wanna give him
2321 at least thirty mor second to give his final statement. If that is okay with you...

2322 **Chairperson Lanier:** Thirty seconds...

2323 **Councilperson Lawson:** ...Madam Chair.

2324 **Chairperson Lanier:** ...it is. Thirty seconds.

2325 **Councilperson Lawson:** Thank you, Madam Chair.

2326 **Chairperson Lanier:** Thank you.

2327 **Mr. A. Fields:** We have provided financials, and we are more than happy to
2328 provide financials at any time. Our books are open. We have no secrets. We're not
2329 making any money on this property. The utilities are all covered under that price. We
2330 have maintenance, there's all kind of expenses that are there. Our organization has taken
2331 no money from rents to run our programs, or enrich any member of the organization, for
2332 the record.

2333 Thank you.

2334 **Chairperson Lanier:** Thank you, sir. If there are no questions, let us move on to
2335 our next Item. Madam Clerk.

2336 **PUBLIC HEARINGS**

2337 **ITEMS TABLED**

2338 **REGULAR**

2339 **8. City Clerk Anthony: RESOLUTION NUMBER 22-21 A RESOLUTION OF**
2340 **THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, ADOPTING NEW**
2341 **SPECIAL EVENT FEES, AND PROVIDE FOR AN EFFECTIVE DATE.**

2342 **MARSHA NOEL, ASSISTANT TO THE CITY MANAGER, 561-812-6590**

2343 **City Clerk Anthony:** Madam Chair and Members of the Board, we do not have
2344 public comments on this Item. The acceptance of public comments on this Item is now
2345 closed.

2346 **Councilperson McCoy:** So moved.

2347 **Councilperson Lawson:** Second.

2348 **Chairperson Lanier:** We have a motion that has been made and seconded. Mr.
2349 Evans.

2350 **City Manager Evans:** Madam..., excuse me, Madam Chair, if I can have Assistant to
2351 the City Manager, Ms. Marsha Noel, make this presentation.

2352 **Assistant to the City Manager Noel:** Thank you, Mr. Evans. Good everyone. And
2353 just to note, the slides were up a little early because we've been having technical issues
2354 lately, so we just wanted to make sur that we didn't run through that issue with my
2355 presentation. So, we apologize if it gave you a sense of a rush, but you have plenty of
2356 time.

2357 But, with that being said, we have now reached the final leg of our special event
2358 permitting process project because City Staff has been working diligently to provide for a
2359 better permitting process than what has existed in the past. And so, with that being said...
2360 There we go. In March, we successfully have our special events Ordinance passed, with
2361 revisions to it, which provides for new special even fees.

2362 And so, at my very first presentation, on the first reading, I did say that as part of
2363 our plan we would come back with a Resolution with the special event fees that we would
2364 like to add to what will be called our Special Events Policy and Procedures Manual.

2365 [Inaudible audience discussion]

2366 **Assistant to the City Manager Noel:** Okay. So, why the fees? So, as you can see in
2367 the backup material, there are four fees that are being introduced, three of which are
2368 mentioned in the new Ordinance, and one of which is being added [stammer] and being
2369 offered by Staff in addition to those three.

2370 And, we are requesting for this for two basic reasons. The first being to ensure
2371 adequate compensation for services that are not yet covered in the current Special Event
2372 Fee Schedule. And then secondly, we also want to curb any unfavorable behavior
2373 oftentimes experienced with applicants during the permitting process that causes
2374 inefficiencies. As stated in my previous presentation, we receive about a hundred and
2375 twenty to a hundred and thirty applications a year. So, we wanna make sure that we have
2376 things in place to hopefully prevent some of the behaviors that oftentimes can stifle the
2377 process.

2378 Okay. So, I'm just going to basically go over some.., well, all of the fees with you,
2379 just a brief explanation. So, as I said, there's four fees. The first is the appeal fee.
2380 According to the Ordinance.., so, the appeal fee is a fee that will be applied if the applicant
2381 is denied the, the permit after application due to not meeting the requirements of the
2382 application, or any element of the Ordinance or policies. Or two, if the event permit is
2383 revoked due to violation to the policies. And we're simply asking for a three.., for three
2384 percent of the security deposit, but not less than fifty dollars, if an appeal is requested by
2385 the applicant.

2386 The second fee is the rush or priority fee. And, in this instance, this fee would be
2387 applied when in the occasion that the City Manager decides to waive the filing deadline
2388 for a particular applicant. That, if they're gonna do so, we are asking for the same fee,
2389 which is three percent of the security deposit, but not less than fifty dollars. In a scenario
2390 where we may see a rush or priority applicant, is when, let's say for instance.., 'cause the
2391 current manual will basically state that the new deadline is to supply.., is to provide the
2392 application at least sixty days before the event.

2393 Currently, we're doing it at thirty days before the event but, like I've said in
2394 previous.., in my previous presentation, that's just not enough time given the breadth of
2395 work and the activities associated with the permitting process. So we're essentially
2396 expanding that and, if at any point in time the City Manager decides to waive that fee,
2397 meaning that Staff will work within a shorter period of time to address that application,
2398 then it will be.., we'll apply this fee to make up for the extra constraints, effort, time and
2399 attention oftentimes that those scenarios will cause.

2400 The third fee is a date change fee. This is a flat rate, which is just a hundred
2401 dollars. So, anytime during the process, after a date, an event date has been established
2402 and agreed upon between the City and the applicant, if there's a core request to change
2403 that date, we're requesting for a charge of a hundred dollars to do so, and that again is
2404 just to compensate for the extra work that's often associated with adjusting the date.

2405 And then lastly, we have a com'.., the cancellation fee. And this is kind of broken
2406 down into three subcategories. But the first is more so referencing a refund so, you a
2407 hundred percent refund of refundable fees for any cancellation request that's received, in
2408 writing, fifty to sixty days prior to the first day of the event.

2409 The second piece is that fifty percent refund for refundable fees, will be submitted
2410 to the applicant if their cancellation is received forty-five days prior to the first day of the
2411 day.

2412 And then lastly, you have events cancelled less than forty-five days, will forfeit a
2413 hundred percent of all fees, deposits and applicable charges. And by refundable fees,
2414 we're talking about those nonfinal sale items. So, any permits, licenses or things where
2415 a service or product was rendered, that will not be refunded but your security deposit, if
2416 you had already paid to reserve for police, fire personnel, facility rentals, things of that
2417 sort where you have not yet been given that service, you will be able to, to receive a
2418 refund on those items.

2419 And then lastly, what you see here is the Fee Schedule. It's gonna be a quite
2420 comprehensive fee schedule. And, it's a pretty important piece to the entire document
2421 because, essentially what this is going to allow the applicant to do before they submit an
2422 applicant, is basically look at all the fees that are associated with the process so that they
2423 can estimate what it may cost them to do an event in the City.

2424 No other city guidelines that I've looked at, and I've looked at close to a dozen of
2425 them, actually have a comprehensive fee schedule. And we want to stand out, we want

2426 to be the example and also assist the applicant in the same way. And so, what we're
2427 going to do is that, if this Resolution is passed, those four fees will be added to the existing
2428 fee schedule. So, where you see at the top left, under general fees, that's where they will
2429 be added. And, as you can see, there's other fees as well for our Fire Department, Police
2430 Department and our Parks facility rentals.

2431 And that's about it. So Staff recommends your approval of this Resolution. If you
2432 have any questions, I'm here to answer them.

2433 **Councilperson Lawson:** Madam Chair?

2434 **Chairperson Lanier:** Thank you, Ms. Noel. Councilman Lawson.

2435 **Councilperson Lawson:** Thank you, Madam Chair.

2436 Thank you for the presentation, Ms. Noel. Are we able to include some additional
2437 detailed information for the applicants for events in regards to the Fire and Police
2438 personnel? Understanding exactly what the number of required staffing would be.

2439 **Assistant to the City Manager Noel:** Right.

2440 **Councilperson Lawson:** Because they can't give an ex'..., you can't have an expected
2441 cost for your event if you don't know what the number of personnel you're gonna be
2442 required to host.

2443 **Assistant to the City Manager Noel:** Right.

2444 **Councilperson Lawson:** So, if we're gonna have a specific number, maybe we can
2445 incorporate that, and make that adjustable based upon our Department or City Manager.

2446 **Assistant to the City Manager Noel:** Right. And that's a good point that you made
2447 because we know that that is an issue sometimes with applicants, is understanding how
2448 many personnel do we need and how much will that cost us?

2449 **Councilperson Lawson:** Mhmm.

2450 **Assistant to the City Manager Noel:** And so, what we can do on the front end at best,
2451 is at least provide them an idea through the table, for instance. I know for Fire, they
2452 require that you have a minimum of two Fire personnel. And then, of course, it provides
2453 the hourly rate. But, by the end of the day, our special event committee, which in'...,
2454 includes the Fire Department, specifically the Fire Chief or designee, who will then specify
2455 how many they will actually need once they actually go through the details of that
2456 application. Because one person may think I need two, and it's just, you know, a hundred
2457 people that'll attend, it's a small event but it's the Fire Department that has the expertise
2458 and the understanding to actually provide the specifics.

2459 So then, through that, you know, conversation, hopefully, or meeting with the
2460 applicant, with the special event committee, they can provide them more of an accurate
2461 understanding.

2462 Does that answer the question?

2463 **Councilperson Lawson:** No, Ms. Noel. The...

2464 **Assistant to the City Manager Noel:** Okay.

2465 **Councilperson Lawson:** ...concern I have is that we wanna put an expected number
2466 attached to how many guests you're going to attend, possible road closures or possible
2467 concerns that may add additional personnel. 'Cause an event with a hundred people
2468 versus an event with five thousand people is gonna have a different number of personnel.

2469 **Assistant to the City Manager Noel:** Right.

2470 **Councilperson Lawson:** So there's no expected amount. So, possibly incorporating
2471 into this fee schedule...

2472 **Assistant to the City Manager Noel:** Uhuh.

2473 **Councilperson Lawson:** ...the number of officers or the number Fire personnel needed
2474 for the number of attendants visiting this activity.

2475 **Assistant to the City Manager Noel:** Yeah. We can look into that. I can...

2476 **Councilperson Lawson:** So that...

2477 **Assistant to the City Manager Noel:** ...see how we can...

2478 **Councilperson Lawson:** ...that would be a recommendation, 'cause as of right now, if,
2479 if we're going to set the precedence, we wanna fill it out comprehensively.

2480 **City Manager Evans:** [Stammer]...

2481 **Councilperson Lawson:** And understand exactly what is the expected cost? I know
2482 that we're still working on that and it's kinda difficult to assess that. Our, our, our
2483 departments heads do that. But, trying to come up with a standard practice so that we
2484 can kind of compete ahead of these other municipalities and other facilities that are
2485 hosting these events.

2486 So, I do wanna give them an opportunity to know if they're gonna look at this Fee
2487 Schedule, they can know what to expect in regards to that cost. 'Cause it can be a
2488 substantial cost if you're talking about thirty-five dollars per officer, when you have a
2489 variance of ten, twenty officers.

2490 **City Manager Evans:** Madam Chair, if I may?

2491 **Chairperson Lanier:** Yes. Mr. Evans.

2492 **City Manager Evans:** With regards to the cost for Public Safety, we can certainly put
2493 in what a cost for an officer and, and what the matrix is. My only concern is that if you
2494 enumerate it in the actual policy and have a number associated with the amount of
2495 persons, it then becomes exactly what we have to follow, where we want to have some
2496 flexibility that maybe through additional conversations and clarity that's provided by the
2497 event organizers, that number can shift and modify so, it provides for more flexibility.
2498 'Cause, invariably, the most, most expensive element associated with any special events
2499 is your cost for Public Safety.

2500 And we may also look at a situation whereby an entity may want to have event
2501 staff, and then have, you know, law enforcement augment that, to help reduce the cost.
2502 And so, I just want us to be very careful with placing it in the Fee Schedule because then
2503 we have to stick to it, and it provides no flexibility.

2504 So, maybe by virtue of it, the application process, there's a preapplication meeting
2505 that we provide them with a copy of the anticipated matrix of what the costs are. Because
2506 there, there needs to be some factoring into that decision, whether they're gonna have
2507 an event in our community because that will make or break an event, as it relates to the
2508 financial viability, based on the cost for Public Safety.

2509 I just want us to be careful about enumerating it in the policy.

2510 **Assistant to the City Manager Noel:** And...

2511 **Chair Pro Tem Miller-Anderson:** Madam Chair?

2512 **Assistant to the City Manager Noel:** Madam Chair?

2513 **Chairperson Lanier:** Hold on one second, Ms., Ms. Noel.

2514 **Chair Pro Tem Miller-Anderson:** On the CRA side, on the Fee Schedule, do they
2515 have similar to this, in terms of not putting how many attendees will determine the amount
2516 of Public Safety?

2517 **City Manager Evans:** [Stammer] yes. It's, it's very..., it's, it's fluid on the, on the CRA
2518 side as well. But the CRA..., whatever we adopt here and put into place, the CRA will
2519 adopt the same type of process to ensure that there's consistency.

2520 **Chair Pro Tem Miller-Anderson:** And when you all... You..., did you look at... I
2521 know the School Direct has..., they do a lot of... Well, it's not a..., I mean, [inaudible],
2522 basically. But, did you check with them in terms... I mean, did you look at other
2523 examples?

2524 **Assistant to the City Manager Noel:** Other examples. Not the, the School District.

2525 **Chair Pro Tem Miller-Anderson:** Yeah. 'Cause I, I do believe they have it where
2526 they kinda put a number there. Maybe just see... I'm sur they won't want..., don't like to
2527 get locked in either, but...

2528 **City Manager Evans:** Yeah.

2529 **Chair Pro Tem Miller-Anderson:** ...if you can just kinda take a look at that and
2530 see if that's something that may be similar to what Mr. Lawson is speaking of, but not so
2531 much to lock us in.

2532 **City Manager Evans:** Yeah. We, we can, we can easily put a table on, average the
2533 cost is, you know, it's one officer per five hundred persons. But then some flexibility that
2534 it is subject to change by, you know, the Chief of Police, as this is just an estimate. But it
2535 gives us the flexibility to adjust and modify based on further discussions and explorations
2536 with the event organizer.

2537 Director Blankenship.

2538 **Parks & Recreation Director Blankenship:** For clarity, we already have that table.

2539 **City Manager Evans:** Mhmm.

2540 **Parks & Recreation Director Blankenship:** So, if the event calls for 'x' number of
2541 people, we have a chart that shows, okay, you can expect this number of officers with a
2542 supervisor, with this number of vehicles. But it still, like the City Manager says, it gives
2543 us the flexibility, based on our special events team meeting, to adjust that up or down.
2544 But they are given a chart to give some type of idea of what that's gonna cost.

2545 **Councilperson Lawson:** Madam...

2546 **Chair Pro Tem Miller-Anderson:** Okay.

2547 **Councilperson Lawson:** ...Chair?

2548 **Chairperson Lanier:** Yes, Mr. Lawson.

2549 **Councilperson Lawson:** Thank you.

2550 And, and that's what I was asking for, if we can incorporate that into the actual Fee
2551 Schedule, and then just putting a, a notice or note in there to say that...

2552 **Assistant to the City Manager Noel:** Yes.

2553 **Councilperson Lawson:** ...it can be adjusted by Police or Fire Chief, or department
2554 heads or City Manager.

2555 So, just giving them an idea and expectation, and include that with the schedule
2556 without having us locked in, saying that it's adjustable.

2557 **Assistant to the City Manager Noel:** Yep. That's exactly what I was actually gonna
2558 follow up with is, similar to how we have it with PD, 'cause I was told that during certain
2559 seasons and times, their rates may actually change so we specifically added a note.

2560 This is still a work in progress. The concept really is to help the individual estimate.
2561 And if they need to fill out a preapplication, which was something else also that we're
2562 working on, then they can certainly do that before they invest any monies so that they can
2563 have a better understanding.

2564 **Chairperson Lanier:** Very good. Mr... I'm sorry, Councilman McCoy.

2565 **Councilperson McCoy:** Thank you, Madam Chair.

2566 Ms. Noel, you said a work in progress. I, I don't know what that means.

2567 **Assistant to the City Manager Noel:** [Chuckle].

2568 **Councilperson McCoy:** I mean, is this currently our Fee Schedule or not? I mean, is
2569 it a work in progress or is this already in place?

2570 **Assistant to the City Manager Noel:** So yeah. So, for the most part, the entire, like,
2571 the Fee Schedule is final in terms of the numbers, because these are number'..., well,
2572 except, obviously, the fees that we've presented to you. We're hoping that if you pass
2573 the Resolution, those fees will be added to the Fee Schedule, but everything else are the
2574 ex'..., is..., are the existing numbers that we currently have, and have been using. We're
2575 just providing it on this document.

2576 And, as you heard, there are some suggestions in terms of what we can do to add
2577 to our existing Fee Schedules in terms of specifically noting some things that may be
2578 more..., may be of more assistance to the applicant.

2579 **Councilperson McCoy:** Okay. So, the, the ones that's already existing, how was that
2580 established? Because I was looking for a reference to a previous Resolution where the
2581 previous fees were adopted, and I don't see any reference of that.

2582 So, can you give some background on how that was done?

2583 **Assistant to the City Manager Noel:** Alright. So, it's... I'm under the impression that
2584 there was an approval by the Board in the past. Maybe Mr. Blankenship, since he's kinda
2585 been participating in this a lot longer than me.

2586 **Parks & Recreation Director Blankenship:** Good evening again. Richard
2587 Blankenship, Parks & Recreation.

2588 It is my understanding that all of these fees were approved quite a while ago, prior
2589 to both my..., my arrival and Ms. Noel's. I have not looked it up, I've taken it on face value,
2590 but...

2591 **Councilperson McCoy:** Follow up.

2592 **Parks & Recreation Director Blankenship:** ...that's my understanding.

2593 **Councilperson McCoy:** I...

2594 **Chairperson Lanier:** Mr. McCoy.

2595 **Councilperson McCoy:** I, I have this real suspicion that this was never a situation
2596 where fees were established by the Board. This was done Administratively by the City
2597 Manager. But, I don't see that this has been something that's been handled by the City
2598 Council before.

2599 **Parks & Recreation Director Blankenship:** That's..., [stammer], it's my recollection
2600 that we provided this to possibly Finance, and they take it to the Board. Or maybe... I..
2601 But...

2602 [Chuckles]

2603 **Parks & Recreation Director Blankenship:** ...nonetheless...

2604 [Inaudible dais comments and chuckles]

2605 **Councilperson McCoy:** Absent of anything... You know, I can only assume that
2606 because, you know, when we looked at the..., we looked at the policy on street naming,
2607 you would've thought that that was done by City Council. It wasn't. That was actually a
2608 policy that was executed by Ruth Jones at the time. And, like many of those policies,
2609 they never actually came to the Board.

2610 And, you know, I, I kinda wanna take a step back because I don't know that I wanna
2611 be in this level of detail. Because the one provision, and I looked at the Resolution. It
2612 doesn't speak to anything historical, as to what the current, current fees are. So, that's
2613 what leads me to believe that there was no prior Resolution.

2614 Additionally, you know, I'm, I'm all okay for canceliz'..., cancellations, right? And
2615 that there are Staff time and costs, but there's no provision for force majeure when you
2616 have an Act of God or something significant that's beyond the control of anybody that
2617 happens at thirty-two days out, that literally shuts down like the pandemic did everybody.

2618 **Parks & Recreation Director Blankenship:** Well, that's on...

2619 **Councilperson McCoy:** Do we, do we. And this Resolution it's silent on it, but then do
2620 we assume that, because it's not in here, then that person is entitled to a hundred
2621 percent? We can't, because it's not explicitly stated here.

2622 **Parks & Recreation Director Blankenship:** But it's in the policy.

2623 **Assistant to the City Manager Noel:** Yeah. And...

2624 **Councilperson McCoy:** In what policy?

2625 **Parks & Recreation Director Blankenship:** It's not in the...

2626 **Assistant to the City Manager Noel:** Well, we'll...

2627 **Parks & Recreation Director Blankenship:** ...Resolution but it's in the policy.

2628 **Councilperson McCoy:** See, that's...

2629 **Chairperson Lanier:** Hold on...

2630 **Councilperson McCoy:** ...my question.

2631 **Chairperson Lanier:** ...hold on...

2632 **Councilperson McCoy:** It's in what...

2633 **Chairperson Lanier:** ...hold on.

2634 **Councilperson McCoy:** ...policy? The same policy that nobody can put their finger
2635 on...

2636 **Parks & Recreation Director Blankenship:** The one that was approved a few weeks
2637 ago.

2638 **Assistant to the City Manager Noel:** Can I clarify?

2639 **Councilperson McCoy:** But...

2640 **Assistant to the City Manager Noel:** I'm sorry.

2641 **Councilperson McCoy:** But, but with... But, Mr. Blankenship, I guess... I'm speaking
2642 of, you wanna add Sections 1, 2, 3 and 4 to the policy. We're adding it to what policy?
2643 Obviously, there are already a fee policy somewhere, or a Fee Schedule is out there
2644 somewhere. And, if there is, how was that Fee Schedule and our fee policy, established?
2645 Is my, my, my very simple question.

2646 **Chairperson Lanier:** Mr. Blankenship, do you wanna answer his question?

2647 **Parks & Recreation Director Blankenship:** Well, first of all, as far as how the fees are
2648 approved. In my tenure, we have brought fees to the Board for approval, as I was of the
2649 dir'..., of the understanding that that's how it was done, that that was by Charter how we
2650 had to do it.

2651 As far as, [stammer] any other cancellations or any'..., that's all addressed either in
2652 the, in the, in the policy or in the Code that we recently passed. But, well, not necessarily
2653 in what you're looking at tonight because that's just four diff'..., additional fees.

2654 **Councilperson McCoy:** Yeah, well, I can tell you right now, this is very much
2655 disconnected. Because if you're saying that the force majeure is, is addressed in the
2656 Ordinance but we got a separate provision in what we're being asked to pass as a
2657 Resolution, we clearly are doing two different things and it doesn't make sense. We can't
2658 enforce, or we can't enact half of a policy by way of Ordinance, and then go and a caveat
2659 by Resolution.

2660 I'm not gonna support this Item. I need to know some history. Like, I mean, I need
2661 to know exactly how we initially started those fees. And, here's why, because if you look
2662 at everything else, specifically, and I know Mr. Sherman can speak to this, Business Tax
2663 Receipts follow the Code of Ordinances. It always has, and that's the process. And you
2664 can go back and trace it from the actual Ordinance.

2665 And then, when there was something done back in 2008 regarding the change
2666 from calling Business License to, to, to Business Tax Receipts, you obviously could follow
2667 the change, or the progress. But, you can't., and I don't know how we can even try to
2668 attempt to do this if you don't know where we come from, as far as these fees are
2669 concerned.

2670 **Chairperson Lanier:** Alright. Thank you, Mr. McCoy, for your comments. Any other
2671 thing from you, Ms. Noel?

2672 **Assistant to the City Manager Noel:** Yeah. Just, Madam Chair, just one quick note.
2673 To the note, to the point that Mr. McCoy mentioned about, I guess those Act of God cir'...,
2674 circumstances. The policy and procedures manual that I presented at the very first
2675 presentation, I provided an outline of what that document would contain and, specifically,
2676 it does have a cancellation policy section, which [stammer], excuse me, specifies what
2677 our cancellation policy is, to include situations where they [stammer] may be a Act of God
2678 circumstance. And under those situations, the applicant can move their event, for free,
2679 in those circumstances, or when the City would have to cancel it, for whatever reasons,
2680 i.e., situations like a pandemic, for, for instance, the City could move those dates or cancel
2681 the event, but we would be as accommodating as possible to allow them to, to reschedule.

2682 **Councilperson McCoy:** Well what about...

2683 **Assistant to the City Manager Noel:** So, just to address...

2684 **Councilperson McCoy:** ...a refund?

2685 **Assistant to the City Manager Noel:** ...that piece. But, the manual itself is not yet
2686 published publicly. It's been worked on, on the backend with Staff.

2687 **Councilperson McCoy:** So...

2688 **Assistant to the City Manager Noel:** But, we provided the outline so you had an
2689 understanding as to what you can expect in terms of the topics that'll be covered.

2690 **Councilperson McCoy:** So, so... Follow up, Madam Chair.

2691 This is exactly why I'm so confused. If you haven't even solidified the manual,
2692 you're asking us to give you a key component of what the refund and the fee.., what your
2693 saying is really becoming more convoluted and I can't support this because you're going
2694 to work on something in the.., in what you call the background, but you're being ask us..,
2695 you're asking us to publicly approve only four components?

2696 Aside from what's already in place, Mr. Sherman can't, or nobody.., I'm sorry, Mr.
2697 Blankenship can't identify where it comes from, you're gonna work on something in the
2698 background, but publicly, us as a Board, are gonna adopt only four items?

2699 Members, this is too convoluted, and we need to send it back.

2700 I yield.

2701 **Chairperson Lanier:** Thank you, sir. Are any other questions from the Board?
2702 Council...

2703 **Chair Pro Tem Miller-Anderson:** Yeah. Madam Chair?

2704 **Chairperson Lanier:** ...Miller-Anderson.

2705 **Chair Pro Tem Miller-Anderson:** So, the part that you're talking about working on,
2706 when, when do you expect to bring that back to us...?

2707 **Assistant to the City Manager Noel:** Yep. So, what I can do is, I can actually meet
2708 with you all individually. This is a very large document. You're looking at several pages
2709 to include appendixes, so I can work with you in'.., you know, individually, to go through
2710 that document, before it's publicly released.

2711 And, if you would like, we can then bring it back for a discussion.., maybe as a
2712 discussion Item, because it's something that's being done so more so under operations.
2713 But, we can bring it back as a discussion Item at a meeting, if that's what you prefer. But,
2714 I can meet with you individually to kinda go through it, getting the other suggestions you
2715 may have, that we can bring back to the group at large, or the team, the special events
2716 committee specifically, to maybe incorporate some the suggestions.

2717 **Chair Pro Tem Miller-Anderson:** But in terms of the items, the fees that you
2718 brought before us tonight, those...

2719 **Assistant to the City Manager Noel:** Right.

2720 **Chair Pro Tem Miller-Anderson:** ...are the only things that you're asking for us to
2721 approve so that you can insert it into the larger document that you have?

2722 **Assistant to the City Manager Noel:** Correct.

2723 **Chair Pro Tem Miller-Anderson:** So, we could possibly, at least give approval on
2724 that, and then you will at least be able to put that, along with the other...

2725 **Assistant to the City Manager Noel:** Yep.

2726 **Chair Pro Tem Miller-Anderson:** ...stuff that you have. And then you..., if, if the
2727 Board feels they need to see the rest of the stuff, then that, that would fine with me. But,
2728 if we're, we're only talking about these fees here, I, I mean...

2729 **Assistant to the City Manager Noel:** Yeah. Just the four.

2730 **Chair Pro Tem Miller-Anderson:** I'm fine with that. With approving this part
2731 tonight. If that other stuff is already in place, I mean, if it's been there forever and nobody
2732 ever knew or questioned it before, I would imagine that, that's something that can be
2733 brought back to us. And... If necessary. I mean, if it's not something we need to vote
2734 on, we needn't do that either.

2735 But, if that's all you're talking about tonight, I'm fine with that.

2736 **City Manager Evans:** Madam Chair, if I may?

2737 **Chairperson Lanier:** Yes, Mr. Evans.

2738 **City Manager Evans:** I would like for Staff to certainly bring back all the fees
2739 associated with the events, because we do..., if there is not a Resolution or a policy that
2740 was adopted by the Board that speaks to the fees, invariably, you're gonna be the ones
2741 that gets the calls about the fees, and so, we need to do a little bit more research and
2742 bring you back the complete Fee Schedule.

2743 Now, if the Board chooses to move forward with this, those are things that can be
2744 set aside separate and apart, but holistically, I think we need to find the document that
2745 actually speaks to all these fees. Because conceivably, you may want to have a
2746 discussion or modification to some of those fees, or provide additional flexibility or
2747 restrictions, and we don't wanna look at it, you know, part and parcel. I think we have to
2748 look at it holistically.

2749 So, that's something that we can, you know, Staff can research and find out, hey,
2750 there is nothing or there is something, and then provide some recommendations to the
2751 Board for consideration, probably at your, you know, maybe not your next meeting but
2752 the meeting following that meeting.

2753 **Chairperson Lanier:** Thank you, Mr. Evans. Are there any other questions for Staff
2754 for this Item? [Pause]. Madam Clerk.

2755 **Councilperson Lawson:** Ma'...

2756 **City Clerk Anthony:** Cou'... Council'...

2757 **Councilperson Lawson:** I apologize. Madam Char?

2758 **Chairperson Lanier:** Yes.

2759 **Councilperson Lawson:** So, we're gonna go ahead and vote this up or down or are we
2760 gonna instruct Staff to just bring this back?

2761 **Chairperson Lanier:** We're going to...

2762 **Councilperson Lawson:** Because if we...

2763 **Chairperson Lanier:** ...[inaudible]

2764 **Councilperson Lawson:** ...vote it up or do'...

2765 **Chairperson Lanier:** ...up or down.

2766 **Councilperson Lawson:** Okay. 'Cause I, I think a recommendation would be to just
2767 bring this back because, as of right now, I can't support this Item because I just don't
2768 wanna piecemeal it, comparable to what Mr. Evans just stated. So, I wouldn't want to
2769 vote it down to start it over, I'd rather just allow for them to bring it back at the next meeting,
2770 or the meeting after.

2771 **Chair Pro Tem Miller-Anderson:** Madam Chair?

2772 **Chairperson Lanier:** Councilman..., Councilwoman Miller-Anderson.

2773 **Chair Pro Tem Miller-Anderson:** Well, you know, after..., if Mr. Evans is saying
2774 that they can bring it back, I'm fine with waiting for it but, I mean, as of tonight, I'm, I'm...,
2775 I mean, that's not gonna change for me in terms of the, the fees that's there. But if the
2776 Board is comfortable with it coming back and it still fits within our timeline of trying to get
2777 this done, that's fine with me as well.

2778 **Chairperson Lanier:** Very good. Could we get...

2779 **Councilperson Botel:** Madam Chair?

2780 **Chairperson Lanier:** ...a motion to table this until the... What would that be? May?

2781 **City Manager Evans:** Your, your first meeting...

2782 **Unk.:** Postpone?

2783 **City Manager Evans:** Yeah. Yeah. Postpone until...

2784 **Councilperson Lawson:** Postpone and table.

2785 **City Manager Evans:** ...your first meeting...

2786 **Chairperson Lanier:** Okay.

2787 **City Manager Evans:** ...in May.

2788 **Chairperson Lanier:** Okay. Postpone until..., can I get a motion..., entertain a motion
2789 to postpone this Item until the first meeting in May?

2790 **Councilperson Botel:** I make a motion to postpone this Item until the first meeting in
2791 May.

2792 **Councilperson Lawson:** Second.

2793 **Chairperson Lanier:** Madam Clerk.

2794 **City Clerk Anthony:** Councilperson McCoy?

2795 **Councilperson McCoy:** Yes.

2796 **City Clerk Anthony:** Councilperson Botel?

2797 **Councilperson Botel:** Yes.

2798 **City Clerk Anthony:** Councilperson Lawson?

2799 **Councilperson Lawson:** Yes.

2800 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2801 **Chair Pro Tem Miller-Anderson:** Yes.

2802 **City Clerk Anthony:** Chair Lanier?

2803 **Chairperson Lanier:** Yes.

2804 **City Clerk Anthony:** Motion approved.

2805 **Chairperson Lanier:** Thank you, Ms. Noel.

2806 **9. Chairperson Lanier:** Madam Clerk, next Item.

2807 **City Clerk Anthony:** **RESOLUTION NUMBER 31-21 A RESOLUTION OF THE**
2808 **CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY,**
2809 **FLORIDA, AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE**
2810 **SERVICES TO TRANSFER \$464,284.82 FROM PROJECT 18004 - UNSAFE**
2811 **BUILDING DEMOLITION PROGRAM, TRANSFER \$225,000 FROM PROJECT 18091**
2812 **- NEIGHBORHOOD, SECTOR DISTRICT 1, AND TRANSFER \$134,580 FROM**
2813 **PROJECT 18099 - CITY WELCOME SIGNS FOR A TOTAL AMOUNT TRANSFERRED**
2814 **IN THE AMOUNT OF \$823,864.82 TO PROJECT 21010-MUNICIPAL FACILITIES;**
2815 **AUTHORIZING THE DIRECTOR OF FINANCE AND ADMINISTRATIVE SERVICES TO**
2816 **MAKE PAYMENT FOR SAME FROM PROJECT NUMBER 21010; AND PROVIDING**
2817 **AN EFFECTIVE DATE.**

2818 **ELIZABETH MCBRIDE, DEPUTY CITY MANAGER, 561-812-6590**

2819 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
2820 comment on this Item. The acceptance of public comment on this Item is now closed.
2821 And Madam Chair, Members of the Board, please be mindful of the time.

2822 **Chairperson Lanier:** Can I get a motion to approve Resolution 31-21?

2823 **Councilperson McCoy:** So moved.

2824 **Councilperson Botel:** Second.

2825 **Chairperson Lanier:** Thank you. Also, before we get started, Mr. Sherman, can we
2826 get a motion to extend our meeting for fifteen minutes?

2827 **Chair Pro Tem Miller-Anderson:** Well, we still have another It'..., couple Items left.
2828 And...

2829 **Councilperson Botel:** [Inaudible].

2830 **Chair Pro Tem Miller-Anderson:** Extend it...

2831 **Chairperson Lanier:** Thirty minutes.

2832 **Chair Pro Tem Miller-Anderson:** ...until we finish?

2833 **Chairperson Lanier:** Thirty minutes?

2834 **Chair Pro Tem Miller-Anderson:** Finish the Agenda?

2835 **Chairperson Lanier:** Huh?

2836 **Chair Pro Tem Miller-Anderson:** 'Til we finish the Agenda?

2837 **Chairperson Lanier:** [Ugh sound]

2838 **Councilperson Botel:** Until we finish.

2839 **Councilperson McCoy:** Move to...

2840 **Chairperson Lanier:** Alright.

2841 **Councilperson McCoy:** ...extend indefinitely.

2842 **Chairperson Lanier:** Fine.

2843 **Chair Pro Tem Miller-Anderson:** Second.

2844 **Chairperson Lanier:** Madam Chair. I'm sorry. Madam Clerk.

2845 **City Clerk Anthony:** Was that a mo'..., motion to...

2846 **Chairperson Lanier:** A motion to...

2847 **City Clerk Anthony:** ...move until...

2848 **Chairperson Lanier:** ...extend until we're finished.

2849 **City Clerk Anthony:** Okay. Thank you. Councilperson Botel?

2850 **Councilperson Botel:** Yes.

2851 **City Clerk Anthony:** Councilperson McCoy?

2852 **Councilperson McCoy:** Yes.

2853 **City Clerk Anthony:** Councilperson Lawson?

2854 **Councilperson Lawson:** Yes.

2855 **City Clerk Anthony:** Pro Tem Miller-Anderson?

2856 **Chair Pro Tem Miller-Anderson:** Yes.

2857 **City Clerk Anthony:** Chair Lanier?

2858 **Chairperson Lanier:** Yes.

2859 **City Clerk Anthony:** Motion approved.

2860 **Chairperson Lanier:** Mr. Sherman.

2861 **Finance and Administrative Services Director Sherman:** Yes. Good evening again.
2862 Randy Sherman, Finance Director.

2863 Yes. The Item you have before you is a transfer Resolution of some project
2864 balances. We have some balances coming from sector funds. So, thank you,
2865 Councilman McCoy. Thank you, Councilwoman Miller-Anderson for...

2866 **Chair Pro Tem Miller-Anderson:** Well... Yeah. I had a question...

2867 **Finance and Administrative Services Director Sherman:** ...sharing your sector
2868 funds.

2869 **Chair Pro Tem Miller-Anderson:** ...about that. I didn't get recognition for...

2870 **Finance and Administrative Services Director Sherman:** [Chuckle].

2871 **Chair Pro Tem Miller-Anderson:** ...using that but District 1 did but no 2. I thought
2872 you all changed your mind.

2873 **Chairperson Lanier:** [Chuckles]

2874 **Chair Pro Tem Miller-Anderson:** It's not written there. So, how..., where...,
 2875 where's the breakdown of... 'Cause it looks like it's all coming from 1.

2876 **Councilperson McCoy:** Well, you know, they're used to hittin' me up anyways.

2877 [Chuckles]

2878 **Chair Pro Tem Miller-Anderson:** [Stammer] I mean, it didn't...

2879 **Finance and Administrative Services Director Sherman:** That...

2880 **Chair Pro Tem Miller-Anderson:** ...even reference...

2881 **Finance and Administrative Services Director Sherman:** That, that...

2882 **Chair Pro Tem Miller-Anderson:** So I thought you all changed your mind.

2883 **Finance and Administrative Services Director Sherman:** That, that should say 2.

2884 **Chair Pro Tem Miller-Anderson:** I...

2885 **Finance and Administrative Services Director Sherman:** We should have sector 2 in
 2886 here.

2887 **Chair Pro Tem Miller-Anderson:** Yeah. [Inaudible]...

2888 **Finance and Administrative Services Director Sherman:** But again...

2889 **Chair Pro Tem Miller-Anderson:** ...for that.

2890 **Finance and Administrative Services Director Sherman:** ...you, you saw the
 2891 Reimagine Riviera Beach presentations from Mr. Freeman and Ms. Grimsley earlier this
 2892 evening. These dollars are to pay for the furniture, fixtures and equipment that'll be going
 2893 into 2129 Congress.

2894 **Councilperson McCoy:** So...

2895 **Finance and Administrative Services Director Sherman:** And I can answer any
 2896 questions.

2897 **Councilperson McCoy:** So, Madam Chair?

2898 **Chairperson Lanier:** Yes. You're recognized.

2899 **Councilperson McCoy:** I offer an amendment to include District 2 into...

2900 **Chair Pro Tem Miller-Anderson:** Aww.

2901 **Councilperson McCoy:** ...this Resolution.

2902 [Chuckles]

2903 **Chair Pro Tem Miller-Anderson:** But how much was it? Is it the seventy-five?

2904 **Finance and Administrative Services Director Sherman:** It was sev'..., the \$72,000.

2905 **Chair Pro Tem Miller-Anderson:** Seventy-two? Okay.

2906 **Finance and Administrative Services Director Sherman:** Yeah.

2907 **Chair Pro Tem Miller-Anderson:** Thank you so much, Mr. McCoy.

2908 **Chairperson Lanier:** There's a motion been made.

2909 **Chair Pro Tem Miller-Anderson:** I second that.

2910 **Chairperson Lanier:** Madam Clerk.

2911 **City Clerk Anthony:** Councilperson...

2912 **Councilperson McCoy:** [Inaudible]...

2913 **Chair Pro Tem Miller-Anderson:** Wait, wait, wait.

2914 **Councilperson McCoy:** So, so..., I'm sorry, Madam Chair. So, I was ready to offer the
2915 motion to include District 2, and then for approval as well. Is there anything more that we
2916 have to discuss?

2917 **Chairperson Lanier:** No, sir.

2918 **Councilperson McCoy:** So, I offer the motion to include District 2 for the stated amount
2919 by the Finance Director, and Resolution No. 31-21, for approval.

2920 **Chairperson Lanier:** You have a second for...

2921 **Chair Pro Tem Miller-Anderson:** Second. Yeah.

2922 **Chairperson Lanier:** ...[stammer] Miller-Anderson?

2923 **Chair Pro Tem Miller-Anderson:** Mhmm.

2924 **Chairperson Lanier:** Madam Clerk.

2925 **City Clerk Anthony:** Councilperson Lawson?

2926 **Councilperson Lawson:** Yes.

- 2927 **City Clerk Anthony:** Councilperson Botel?
- 2928 **Councilperson Botel:** Yes.
- 2929 **City Clerk Anthony:** Councilperson McCoy?
- 2930 **Councilperson McCoy:** Yes.
- 2931 **City Clerk Anthony:** Pro Tem Miller-Anderson?
- 2932 **Chair Pro Tem Miller-Anderson:** Yes.
- 2933 **City Clerk Anthony:** Chair Lanier?
- 2934 **Chairperson Lanier:** Yes.
- 2935 **City Clerk Anthony:** Motion approved.
- 2936 **Chairperson Lanier:** Thank you.
- 2937 **Finance and Administrative Services Director Sherman:** Thank you.
- 2938 **DISCUSSION AND DELIBERATION**
- 2939 **10. Chairperson Lanier:** Next Item, Madam Clerk.
- 2940 **City Clerk Anthony:** **DISCUSSION OF EARL PLEASANT AND MARGARET**
- 2941 **PLEASANT REQUEST TO RELEASE MORTGAGE AND RESTRICTIVE COVENANT.**
- 2942 **DEIRDRE JACOBS, ASSISTANT CITY MANAGER, 561-812-6590**
- 2943 **City Clerk Anthony:** Madam Chair, Members of the Board, we do not have public
- 2944 comment on this Item. The acceptance of public comment on this Item is now closed.
- 2945 **Chairperson Lanier:** Mr. Evans.
- 2946 **City Manager Evans:** Madam Chair, Members of the Board, if I can have Assistant
- 2947 City Manager, Ms. Deirdre Jacobs, present this Item.
- 2948 **Assistant City Manager Jacobs:** Good evening, Madam Chair, other Members of
- 2949 the Council, Mr. Evans and Mrs. Wynn. For the record, my name is Deirdre Jacobs. I'm
- 2950 the Assistant City Manager here with the City of Riviera Beach.
- 2951 This evening I'll be presenting to you an Item..., actually, it was a request from Mr.
- 2952 Earl Pleasant that the City consider releasing a mortgage, a promissory note and a
- 2953 restrictive covenant from a property that wherein the City granted him \$297,000 in order
- 2954 to construct a building, located at 2701 President Barack Obama Highway. The loan was
- 2955 actually an EDI grant that the City received from the Department of HUD. The transaction
- 2956 took place in February of 2011.

2957 However, there was a condition that [inaudible] occupancy was the date that would
2958 be triggered in order for the restrictive covenant to become effective. That date was July
2959 the 16th of 2012, so there is approximately fifteen months left in order for those security
2960 documents to be satisfied. Mr. Pleasant is asking if you would please consider releasing
2961 those security documents now so that he can go ahead and.., I believe he's about to sell
2962 the property. It's my understanding that, even if he does sell the property, it will continue
2963 to be used as a commercial property. And I believe there are no other conditions besides
2964 those, the use of the, the property to remain as a co'.., a commercial use.

2965 And Mr. Pleasant is here in the event that you have any questions. Staff is just
2966 asking if you would please give us direction as to how to move forward.

2967 **Councilperson Botel:** Madam Chair?

2968 **Chairperson Lanier:** Yes, Councilwoman Botel.

2969 **Councilperson Botel:** So, the mortgage has been satisfied and there's no.., there's
2970 nothing else owed to the City? It's just a matter of releasing the restrictive covenant?

2971 **Assistant City Manager Jacobs:** No, ma'am. The, the mortgage has not been
2972 satisfied.

2973 **Councilperson Botel:** Oh.

2974 **Assistant City Manager Jacobs:** There is a time period. What, what would trigger
2975 the satisfaction of the mortgage would be the ten-year requirement that won't mature until
2976 July of next year. So, he's about fifteen months out, in terms of the mortga'.., mortgage,
2977 excuse me, actually maturing. So, what you can do is, you can release the mortgage, but
2978 it's not technically satisfied. What you would do is release it, if you decided to do so.

2979 **Chairperson Lanier:** Any other questions?

2980 **Assistant City Manager Jacobs:** Mr. Pleasant is here as well if you would like to
2981 hear any comments from him with regards to what he intends to do with the property.

2982 **Chairperson Lanier:** Yes. You can provide that to us, Mr. Pleasant.

2983 **Mr. E. Pleasant:** Okay. My name is Earl Pleasant. I'm a citizen of Riviera Beach since
2984 1961. I graduated John F. Kennedy High School, I served in the military. I bought
2985 property on A.C. Evans in 1975. I'm a resident since 1975.

2986 This is my blessing ceremony at Pleasant Plaza, which was the, the first new retail
2987 construction in Century Center in more than twenty years. What didn't happen is, the
2988 reason I'm trying to, to sell the property. This is a letter, and Deirdre, would you read this
2989 letter for me, please?

2990 **Assistant City Manager Jacobs:** Sure.

2991 For the record, the letter reads: To who it may concern, I am Earl Pleasant, the
2992 proprietor of Pleasant Plaza, located at... For the past years, I have maintained the
2993 property, mainly at my expense. Although the units at the property have been
2994 successfully rented for the last year, there have been breaks in occupancy. There have
2995 also been substantial repair cost due to an improperly sealed roof, and [stammer] and
2996 inadequate HVAC units.

2997 During this period, I was able to maintain the property and incurring costs due to
2998 income from Earl Pleasant Tile, my primary source of income. So, when COVID-19
2999 caused my..., caused our economy and our communities to shut down, I was forced to
3000 shut down my tile business as well. As a tile contractor, I work in residential homes and
3001 businesses but social distancing and stay at home orders that become impossible.

3002 Even now, as the country and our community reopens, I have few opportunities for
3003 work, which greatly impacts my ability to cover costs and maintain the property. COVID-
3004 19 is an undeniable cause of concern for me and my business, however, it is not the only
3005 factor.

3006 Over the last few years, I have also had to deal with some underlying health issues
3007 that have contributed to my inability to work, primarily having a knee replacement and,
3008 most recently, having eye surgery, have spent time away from my tile business to
3009 recuperate.

3010 It is due to these factors, these major factors, that I request the option to sell the
3011 property, known as Pleasant Plaza. Although I have only fifteen months left on the
3012 contract, I believe now would be the best time for me to sell. I currently have a buyer who
3013 has shown great interest in purchasing the building. The potential buyer has an occupant
3014 in one of the units from the opening, and has been consistent in paying their rent.
3015 Therefore, I ask that you consider my quest to sell the property.

3016 Thank you for your time and attention to this matter.

3017 Sincerely, Earl L. Pleasant

3018 **Mr. E. Pleasant:** And I also [stammer] spoke with Mr. McCoy, and he had some, I
3019 believe he had some remedy. If he would state those remedies? If he...

3020 **Councilperson McCoy:** Madam Chair?

3021 **Chairperson Lanier:** Yes, Mr. McCoy.

3022 **Councilperson McCoy:** Thank you, Mr. Pleasant. Thank you for reaching out.

3023 There was a provision in the agreement that you provided to me that calls for an
3024 assignment. And I did bring it to the Manager and the Assistant Manager's attention
3025 yesterday about exercising the option of allowing you to assign your interest over. And, I
3026 believe Ms. Jacobs, your response was that the mortgage has been satisfied, but it hasn't
3027 been released. Correct?

3028 **Assistant City Manager Jacobs:** No. Actually, I went back and reread it this
3029 afternoon. The mortgage and.., the mortgage and the promissory note, as well as the
3030 restrictive covenant, they all call for the fi'.., July, July 16th date, in order for the property
3031 to be.., for any of those documents to be complexly satisfied.

3032 So, the only way to actually assist Mr. Pleasant with getting rid of any of those
3033 documents, would be for you to release those documents absent the fifteen months, or if
3034 he decided to sell the property, you could still release the mortgage and allow the res'..,
3035 restrictive covenant to remain on the property for the business to continue to stay there
3036 and operate [inaudible].

3037 **Councilperson McCoy:** Well, well... And I appreciate your analysis, but specifically,
3038 in his [inaudible] it provides him the right to do an assignment. So, whatever interest he
3039 has, he can go to whoever his seller is and assign it right over to him and that person
3040 assumes the same provisions that he would have normally had to meet, the mortgage
3041 and the restrictive covenant, and all of it. So that's why I offered Mr. Evans and Ms.
3042 Jacobs the options of doing the assignment.

3043 But, but here's what I wanna suggest at this point, Ms. Wynn, and I want your
3044 attention on this. Being that this is probably going to be a sale that you're gonna have to
3045 do a title.., title work on, it would seem to me, and Ms. Wynn, I want some direction from
3046 you, if this is gonna be something that you're trying to consummate a sale, I think,
3047 perhaps, going into negotiations and figuring out exactly what the title company will
3048 accept... Oh, I'm sorry. I forgot I got the realtor right next to me. I mean, if they want to
3049 stipulate.., if you can get a release from... I, I wanna make sure whoever this is on the
3050 end, whoever your buyer is, can get the exact language. Because I don't think we should
3051 take action before the title company says, 'Well, you got a release, but I want a
3052 satisfaction.'

3053 So, I wanna make sure that it works without us taking action first and if they into
3054 neogt'... Ms., Ms. Wynn, you're nodding your head, but I'm hoping that we can actually
3055 figure out exactly what the title company will accept to consummate the sale. As opposed
3056 to us taking action and you go to the title company and find out if they want it done a
3057 different way.

3058 That would be my recommendation, because that would really shortcut it
3059 altogether, in my opinion. If that, if that is [inaudible].

3060 **Chair Pro Tem Miller-Anderson:** Madam Chair?

3061 **Chairperson Lanier:** Yes.

3062 **Chair Pro Tem Miller-Anderson:** I just have a question. If this was similar to a
3063 form of a grant? When you get.., when you.., say when you have, like, a first-time
3064 homebuyer's grant, and you've maintained it for the ten years and then at.., it goes away,
3065 but if you try to get rid of it before then, it's prorated. Is that an option for the fifteen
3066 months for.., if the sale goes through, for them to pay us the fif'.., the fifteen months that's
3067 still on it?

3068 **City Attorney Wynn:** I mean, I guess you could...

3069 **Assistant City Manager Jacobs:** Actually...

3070 **City Attorney Wynn:** ...modify the restriction. It does not currently say that so it
3071 would cau'..., it would call for a modification of the restriction. Again, we, we come to you
3072 with this for..., we brought this to you so that we could seek direction. Because, we can't
3073 make that decision, only the Council can make that decision.

3074 So, whether it's your suggestion that we can go back and look into, which we had
3075 not thought of. I don't..., I mean, I know I had not, I don't know about Ms. Jacobs.

3076 **Assistant City Manager Jacobs:** Actually, we had thought of it, but we decided,
3077 because there are so many things that you can do to be creative, we wanted to just bring
3078 it to you for your discussion. But, you could prorate the dollar amount.

3079 **City Attorney Wynn:** We would..., yeah. And we would just have to amend the
3080 document. But also, we could do, as Mr. McCoy suggested, Mr. Pleasant can go to a title
3081 company to see, he could have his realtor do that, and see what would be required.
3082 Whether the new buyer would assume these restrictions for another year and a half, and
3083 then we would bring that back to you, and we'd assign that to the new buyer.

3084 So, all of your ideas we can look into, we just need direction.

3085 **Chairperson Lanier:** Let me say this. Ms. Jacobs, what is your suggestion or
3086 recommendation for this Item?

3087 **Assistant City Manager Jacobs:** [Pause]. Hmm.

3088 **Chairperson Lanier:** [Chuckle].

3089 **Unk.:** I don't think she...

3090 **Assistant City Manager Jacobs:** You know...

3091 **Chairperson Lanier:** I mean, [stammer] the reason I ask is that, when people bring
3092 Items here, either they have a, a feeling one way or other, about it. And I understand that
3093 you brought it to us to be able to have some discussion about it, and I can, I can respect
3094 that. I just wanted to get your take on us moving forward with this.

3095 **City Manager Evans:** Madam Chair...?

3096 **Chairperson Lanier:** Hold on a second, Mr. Evans.

3097 **Assistant City Manager Jacobs:** That's a tough one.

3098 **Chairperson Lanier:** [Chuckle].

3099 **Assistant City Manager Jacobs:** I, I wasn't in the mindset of trying to take the
3100 authority away from the Board.

3101 **Chairperson Lanier:** Right. Very good. Mr. Evans.

3102 **City Manager Evans:** To, to Mrs. Jacobs' point, we, we believe that it is the intent of
3103 the Board to look to try to resolve the issue to effectuate the sale. And so, I think based
3104 on the discussion, if in fact that's the position of the Board, that gives us direction that you
3105 want us to look at some remedies and then bring that back to you as to what is the most
3106 appropriate and expeditious way to resolve it. We just wanted to see, conceivably, was
3107 the Board willing to make the modifications to the agreement to allow for the transaction
3108 to occur.

3109 So now that if the legislative intent from the Board is there, then Staff can work
3110 together, with Mr. Pleasant, to find out what's the most appropriate way to facilitate the
3111 transaction and come back with some recommendations for you to consider.

3112 **Councilperson Botel:** Madam Chair?

3113 **Chairperson Lanier:** Yes.

3114 **Councilperson Botel:** Can I make a motion that we direct Staff to work with Mr.
3115 Pleasant to find a, an agreeable solution to this problem?

3116 **Councilperson McCoy:** Second.

3117 **Councilperson Botel:** Thank you.

3118 **Chairperson Lanier:** Okay. Madam Clerk.

3119 **City Clerk Anthony:** Councilperson McCoy?

3120 **Councilperson McCoy:** Yes.

3121 **City Clerk Anthony:** Councilperson Lawson?

3122 **Councilperson Lawson:** Yes.

3123 **City Clerk Anthony:** Councilperson Botel?

3124 **Councilperson Botel:** Yes.

3125 **City Clerk Anthony:** Pro Tem Miller-Anderson?

3126 **Chair Pro Tem Miller-Anderson:** Yes.

3127 **City Clerk Anthony:** Chair Lanier?

3128 **Chairperson Lanier:** Yes.

3129 **City Clerk Anthony:** Motion approved.

3130 **Chairperson Lanier:** Thank you.

3131 **Councilperson McCoy:** Ms. Wynn...

3132 **Mr. E. Pleasant:** Thank you, Council.

3133 **Councilperson McCoy:** Ms. Wynn, including the title. 'Cause I don't wanna...

3134 **City Attorney Wynn:** Yeah.

3135 **City Manager Evans:** Yeah.

3136 **Councilperson McCoy:** ...spin our wheels with coming...

3137 **City Attorney Wynn:** Right.

3138 **Councilperson McCoy:** ...back here and then...

3139 **City Manager Evans:** Yeah.

3140 **Councilperson McCoy:** ...you know, he hits a roadblock.

3141 **City Attorney Wynn:** We'll look at both..., the two suggestions that we received, and
3142 I guess if we come up with anything else, we'll look at all of that and bring it back to you.

3143 **Councilperson McCoy:** Thank you.

3144 **Chairperson Lanier:** Thank you.

3145 **Councilperson Lawson:** Madam Chair?

3146 **Assistant City Manager Jacobs:** So... Excuse me...

3147 **Councilperson Lawson:** Madam Chair?

3148 **Assistant City Manager Jacobs:** ...Madam Chair, I have a question. So...

3149 **Chairperson Lanier:** Yes.

3150 **Assistant City Manager Jacobs:** If we were to speak to Mr. Pleasant and his offer
3151 was to have the documents released, would that be acceptable?

3152 **Chairperson Lanier:** That's an, that's an option. Yes.

3153 **Assistant City Manager Jacobs:** Thank you.

3154 **Chairperson Lanier:** Thank you.

3155 **Councilperson Lawson:** Madam Chair?

3156 **Councilperson McCoy:** Yes, but... [Stammer] Madam Char?

3157 **Chairperson Lanier:** That, that is...

3158 **Councilperson Lawson:** Ma'...

3159 **Chairperson Lanier:** She asked..., because he wanted to have the, the, the, the...

3160 **Councilperson McCoy:** I understand.

3161 **Chairperson Lanier:** ...the item re'..., the item released. Now, we are..., we, we sat
3162 here and just agreed that we would bring back options. That could be one of the options.

3163 **Councilperson McCoy:** But I, I also wanna make sure that we're clear that the
3164 restrictive covenant is separate from the lease..., from the release. Correct, Ms. Jacobs?

3165 **Assistant City Manager Jacobs:** It can be.

3166 **Councilperson McCoy:** Well, can you bring us back options?

3167 **Assistant City Manager Jacobs:** Sure.

3168 **Councilperson McCoy:** 'Cause I don't wanna release the restrictive covenant,
3169 because if that's the case, then we gotta do it for all the other mortgages that's..., that the
3170 City currently holds.

3171 **Assistant City Manager Jacobs:** Madam Chair? Mr. McCoy, you are basically
3172 saying we..., that, that you would like for us to consider releasing the mortgage and the
3173 note, and the restrictive covenant remaining in place for the next fifteen months.

3174 **Councilperson McCoy:** Correct.

3175 **Assistant City Manager Jacobs:** Thank you.

3176 **Chairperson Lanier:** And we..., and that is an option.

3177 **Assistant City Manager Jacobs:** Yes, it is.

3178 **Chairperson Lanier:** Thank you.

3179 **Councilperson Lawson:** Madam Chair?

3180 **Chairperson Lanier:** Yes.

3181 **Councilperson Lawson:** Motion to extend meeting ten minutes.

3182 **Chairperson Lanier:** We've already done that, sir.

3183 [Chuckles]

3184 **Councilperson Lawson:** I missed that?

3185 [Chuckles]

3186 **Councilperson Lawson:** [Inaudible].

3187 **Chairperson Lanier:** Yeah. We've already done that, sir.

3188 **Councilperson Botel:** I think you voted...

3189 **Councilperson Lawson:** Thank you.

3190 **Councilperson Botel:** ...yes.

3191 **Chairperson Lanier:** Thank you so much.

3192 **Councilperson McCoy:** [Inaudible].

3193 **Chair Pro Tem Miller-Anderson:** [Inaudible].

3194 **Councilperson Lawson:** I voted on that?

3195 [Chuckles]

3196 **Councilperson Botel:** You voted on it.

3197 **Chairperson Lanier:** Thank you so much.

3198 **Councilperson Lawson:** Okay.

3199 [Inaudible comment]

3200 **Chairperson Lanier:** Next Item, Madam Clerk.

3201 **City Clerk Anthony:** He wasn't here.

3202 [Chuckles]

3203 **Councilperson Lawson:** I must've missed that.

3204 [Inaudible dais comment]

3205 **Councilperson Lawson:** [Chuckle].

3206 **11. Chairperson Lanier:** Next Item, Madam Clerk.

3207 **City Clerk Anthony:** DISCUSSION TO TRANSFORM THE LINDSEY DAVIS
3208 **COMMUNITY CENTER LOCATED AT 1550 WEST 28TH STREET INTO A**
3209 **COMMUNITY POLICE SUBSTATION.**

3210 **NATHAN OSGOOD, CHIEF OF POLICE, 561-845-4130**

3211 **City Manager Evans:** Madam Chair and Members of the Board, just to provide some
3212 clarity. We are not transfor'..., transforming the Lindsey [chuckle], the Lindsey Davis
3213 Center. We're transforming the YEP facility, not the entire recreational facility. So, just
3214 for clarity for those that are at home.

3215 If I can have Major Josh Lewis make the presentation with regards to the
3216 transformation that we're looking to contemplate in the YEP facility.

3217 Major Lewis.

3218 **Major Lewis:** Thank you, sir. Major Lewis, on behalf of Chief Osgood.

3219 The purpose of this...

3220 **Chairperson Lanier:** Mr... I'm sorry to, to interrupt you. Why is Mr. Osgood not
3221 presenting this?

3222 **City Manager Evans:** He had a, a medical appointment that could not be present.

3223 **Chairperson Lanier:** Thank you.

3224 **Major Lewis:** The purpose of this discussion is the establishment of a police
3225 substation at the Lindsey Davis Center. As the Manager said, it is not the entire building,
3226 it is simply the area vacated by the Youth Empowerment Center, that is now vacated.

3227 The benefits of having this is tremendous. For one, it complements the
3228 Department's community policing efforts, it gives us a location that we can engage with
3229 the community, it allows us to have roll call, meetings, engaging with citizens, and City
3230 meetings. The substation also would be in a strategically placed area where
3231 approximately one-third of all violent took place in 2020. During the pandemic, we actually
3232 played around with this and we had some roll calls at this location, and we received
3233 tremendous responses from the community.

3234 Have any questions?

3235 **Chairperson Lanier:** Um...

3236 **Councilperson McCoy:** No. That's real good. I don't have any questions. That
3237 sounds good.

3238 **Chairperson Lanier:** Mr. McCoy, are you in agreement with the substation
3239 [inaudible]...

3240 [Inaudible dais comment]

3241 **Councilperson McCoy:** Oh yeah. Absolutely. I, I want..., I want an office there too.

3242 [Chuckles]

3243 **Chairperson Lanier:** Oh really?

3244 **Unk.:** Yeah.

3245 **Major Lewis:** We have two, two floors.

3246 **City Manager Evans:** [Chuckle].

3247 [Inaudible dais comments]

3248 **Councilperson Botel:** Madam Chair?

3249 **Chairperson Lanier:** Yes, Ms. Botel.

3250 **Councilperson Botel:** I'd like to make a motion that we agree to transform that
3251 portion of the Lindsey Davis Community Center into a community police station...,
3252 substation.

3253 **Chairperson Lanier:** Do...

3254 **Chair Pro Tem Miller-Anderson:** Second.

3255 **Chairperson Lanier:** Alright. There's a second from Councilwoman Miller-
3256 Anderson. Are there any questions about this Item? [Pause]. None being heard. Madam
3257 Clerk.

3258 **City Clerk Anthony:** Councilperson Lawson?

3259 **Councilperson Lawson:** Yes.

3260 **City Clerk Anthony:** Councilperson McCoy?

3261 **Councilperson McCoy:** Yes.

3262 **City Clerk Anthony:** Councilperson Botel?

3263 **Councilperson Botel:** Yes.

3264 **City Clerk Anthony:** Chair Pro Tem Miller-Anderson?

3265 **Chair Pro Tem Miller-Anderson:** Yes. [Pause]. Yes.

3266 **City Clerk Anthony:** Chair Lanier?

3267 **Chairperson Lanier:** Yes.

3268 **City Clerk Anthony:** Motion approved.

3269 **Chairperson Lanier:** Thank you...

3270 **Major Lewis:** Thank you.

3271 **Chairperson Lanier:** ...sir.

3272 **Major Lewis:** Thank you. Thank you.

3273 **Chairperson Lanier:** Our next... There are no more Items on the Agenda. We will
3274 move into...

3275 **Chair Pro Tem Miller-Anderson:** No. No. The Council security.

3276 **Chairperson Lanier:** Oh yes. There's another Item. The last Item is in regards to
3277 Council security.

3278 Mr. Evans could you lead this discussion in regards to there was a memo that was
3279 sent in regards to how we would look at security for the Council, for this room, for this...,
3280 for the Council in general. Mr. McCoy wanted to add a caveat to this discussion to
3281 include... What was that, Mr. McCoy?

3282 **Councilperson McCoy:** Gidden Se'..., Gidden Security. But, I think I'm gonna push
3283 back. I just want their agreement.

3284 **Chairperson Lanier:** Alright. Very good. So, Mr. Evans, could you please give us
3285 some background about why we are having this discussion and what that means for the
3286 Council and the public?

3287 **City Manager Evans:** Madam Chair and Members of the Board, Staff has put in
3288 place some additional security measures to ensure that the elected officials, as well as
3289 the public, is safe when attending public meetings. We have increased our security
3290 presence, as well as law enforcement, and have put in some additional procedural
3291 elements that ensure better safety for those that are attending meetings here. And, all
3292 that in the backdrop of COVID-19 and making sure that we're compliant with social
3293 distance requirements, et. cetera.

3294 There is some thoughts with regards to enumerating some of these changes in a
3295 written policy, as well as looking at what other communities are doing and how they
3296 handle safety and security of all persons that would be attending the meeting.

3297 So, Staff would like the opportunity to have a more robust discussion with the
3298 Board, looking at public safety at, not just our City Council meetings, but at some of our
3299 City facilities. Florida statute does allow for us to go into what would be considered a
3300 shade session to talk about security elements whereby we have the privacy to have

3301 discussions about some safety procedures and protocols, and things that we would like
3302 to put in place, especially with some of our new facilities that will be coming online here
3303 very soon. We do wanna have the discussion with the Board as to access points, who
3304 has access, scantrons, what are.., what's the appropriate way to handle the security of
3305 our visitors to our community, and our residents, as they access some of our City facilities.

3306 So, that is kind of the backdrop of the entire conversation. We've done some things
3307 to modify the, the safety protocols but nothing that comes into policy. So Staff's
3308 recommendation would be to have a, a shade session with the Board to talk about
3309 security, holistically looking at all our different facilities and entry points into our
3310 community.

3311 And then, from that discussion, then bring back some policy recommendations for
3312 adoption and consideration by this Board.

3313 **Chairperson Lanier:** Are there any questions or comments from the Board in
3314 regards to this? I want us to move forward with this security issue. Not just for, for the,
3315 the Board itself, but for the public in general, coming into this building and any of the City
3316 facilities. We understand that people coming into this building have to be.., go through a
3317 metal detector, and that should be for everyone. So I want us to be able to have this
3318 conversation about, not only having the security for the public, but for Board Members as
3319 well.

3320 But, what I want to do is, I want to have this discussion so that we can look at some
3321 of the legal ramifications. There has to be a policy that we implement ourselves and how
3322 we're going to move forward, ensuring not only the security of the public, but of the Board
3323 Members themselves.

3324 **Councilperson McCoy:** Madam Chair?

3325 **Chairperson Lanier:** Mr. McCoy, yes.

3326 **Councilperson McCoy:** So, let me clarify. I think you misspoke because I know they're
3327 not gonna wanna hear this but let me go ahead and clear the record. There is no
3328 requirement, under state law, that you have to submit yourself to a security screening in
3329 order to enter into a public building. Doing so will be an unreasonable search. Unless a
3330 government agency or law enforcement has a reasonable suspicion or probable cause
3331 that a crime has taken place, you cannot require or force a person to submit to a security
3332 screening.

3333 **Chairperson Lanier:** Those are the issues that we will discuss at our...

3334 **Councilperson McCoy:** Well, you can discuss it, but I'm tell you right...

3335 **Chairperson Lanier:** And that's...

3336 **Councilperson McCoy:** ...now it's...

3337 **Chairperson Lanier:** And that's...

3338 **Councilperson McCoy:** ...the law.

3339 **Chairperson Lanier:** And that's what we will do, sri. We will discuss those issues.
3340 And, you have the opportunity at that time to be able to have your say, as you, as you do.

3341 **Councilperson McCoy:** I'm not.., it's already established in the Constitution.

3342 **Chairperson Lanier:** And, that is fine. And we will still have that discussion.

3343 Thank you.

3344 Mr. Evans, is there anything else about this issue?

3345 **City Manager Evans:** No, Madam Chair.

3346 **Chairperson Lanier:** Alright. Very good Thank you.

3347 **DISCUSSION BY CITY MANAGER**

3348 **Chairperson Lanier:** Any discussions by yourself, Mr. Evans?

3349 **City Manager Evans:** Yes, Madam Chair.

3350 Obviously, at this point, the Board and the community knows about the tragic loss
3351 of Mr. Terrance Holland, a phenomenal young man. Our heart is broken as an agency.
3352 Our employees are hurting. Our community is hurting, and that family is certainly hurting.
3353 And, having to be at the hospital with that family and have the conversations that we've
3354 had to have with them, has been undoubtedly the hardest thing that I've ever had to do
3355 as a professional.

3356 And, I can tell you that for our employees out there that experienced that, that went
3357 through that, and that family and those kids that this agency will not forsake that loss and
3358 will do everything in our power to support that family and our employees. And it's just
3359 been a, a challenging couple of.., couple of weeks for the agency and, and Staff. And
3360 there's not a day that doesn't go by that I don't think about it, and I know others in the
3361 agency don't, don't think about it.

3362 And so, we certainly.., our thoughts and prayers are with the family. He was a
3363 remarkable young man, and we were fortunate to have hi m as, not just an employee, but
3364 a friend of this agency, and a resident of this community.

3365 And, thank you, Mr. Mayor, for reading the Proclamation and doing the
3366 Proclamation for Mr. Holland and his family. And, we certainly look forward to seeing our
3367 community and that family as they go through the grieving process and being there to
3368 support them and our fellow co-workers.

3369 Because the challenging part is that the, the things that those employees were
3370 exposed to and, and what they went through, they're not programmed to be able to, to
3371 process that as Public Safety is accustomed to seeing those things. And so, I'm really
3372 concerned about those employees and, and we're trying to facilitate as much support and
3373 assistance as we can for them, and, and for the agency as we look to, to process this.

3374 And so, to the, to the family, know that' you're, you're loved one is, is loved and
3375 respected and admired by many people and I'm fortunate to have the opportunity to have
3376 worked alongside with him. And, certainly you know that we're always here to assist in
3377 any conceivable way.

3378 So, I just wanted to take that time to, to recognize the, the life and the legacy of a
3379 phenomenal human being and a [stammer] phenomenal young man, and he certainly will
3380 be missed by this agency and this community.

3381 Thank you, Madam Chair.

3382 **Chairperson Lanier:** Thank you, sir.

3383 **DISCUSSION BY CITY ATTORNEY**

3384 **Chairperson Lanier:** City Attorney.

3385 **City Attorney Wynn:** No comments, Madam Chair. Thank you.

3386 **CITY COUNCIL COMMITTEE REPORTS**

3387 **Chairperson Lanier:** We'll start with Councilwoman Botel.

3388 **Councilperson Botel:** I just have a couple of committee reports. The Tourism Task
3389 Force has continued to meet and we're almost at the end of our deliberations. We're
3390 preparing a report for Council, I think at the June meeting.

3391 On March 12th, Mr. Evans and I attended the Government Affairs Committee
3392 meeting, the Palm Beach North Chamber, and we did our report from the City of Riviera
3393 Beach. We talked about the capital improvements, Reimagine Riviera Beach goals, et.
3394 cetera.

3395 I also attended the Economic Development Committee meeting on March 25th. I
3396 don't wanna go into all the details, but I asked Mr. Evans to provide you all with the slides.

3397 Do you want me to do Council comments too?

3398 **Chairperson Lanier:** No, no. You can just go ahead and do your [stammer]
3399 committee reports.

3400 **Councilperson Botel:** Okay.

3401 **Chairperson Lanier:** Are there any other committee reports from the Council?
3402 [Pause]. Seeing none...

3403 **STATEMENTS BY THE MAYOR AND CITY COUNCIL**

3404 **Chairperson Lanier:** : We will start with the Mayor for his statements.

3405 **Mayor Felder:** Thank you, Madam Chair.

3406 **Chairperson Lanier:** Thank you.

3407 **Mayor Felder:** And again, just echoing the sentiments of Mr. Evans. My
3408 condolences to the Holland Family. We're here to support you and we're praying for you.

3409 April is Child Abuse and Neglect Prevention Month,. On February..., I mean, April
3410 9th we'll be..., I'll be out with Bridges of Riviera Beach placing pinwheels in front of City
3411 Hall to bring awareness to, to the..., bring awareness and prevention.

3412 We'll also be having a water tower art project community meeting to choose two
3413 women for the project. The meeting will be held on April 19, 2021 from 6:00 p.m. to 8:00
3414 p.m. The meeting will also be broadcasted on Channel 18 as well. I hope to see you
3415 there.

3416 Thank you, Madam Chair.

3417 **Chairperson Lanier:** Thank you, sir. Other Council statements, starting with
3418 Commissioner Miller-Anderson.

3419 **Chair Pro Tem Miller-Anderson:** Thank you.

3420 I just wanted to echo what everyone else has stated previously regarding Mr.
3421 Holland. Our thoughts and prayers go out to the family. Also, keeping Congressman
3422 Hastings' family in prayer as well due to his passing on yesterday.

3423 And the..., a question I had, I think a gentleman came up earlier to the podium
3424 about the 24th Street, with the flooding. I know we spoke some time ago about doing
3425 the..., prioritizing the streets. But, was that one that we would be looking at, in terms of
3426 priority? Even though it's causing some flood'..., major flooding?

3427 **City Manager Evans:** Yes, Madam Chair. The analysis will be looking at all the
3428 streets throughout the City and grading them based on their condition and their
3429 infrastructure, and the condition of the infrastructure that is associated with those
3430 roadways in our community.

3431 **Chair Pro Tem Miller-Anderson:** Now, is that the ro'..., is that the same street, and
3432 Ms. Wynn and Mr. Bailey, I think you all..., or maybe Lina is very familiar with the issue
3433 with the wall...

3434 **City Manager Evans:** Yes.

3435 **Chair Pro Tem Miller-Anderson:** ...that was put up there. Is that he same?

3436 **City Manager Evans:** That, that is the same street. Yes, ma'am.

3437 **Chair Pro Tem Miller-Anderson:** What's going on with that wall that was put up
3438 there, that [stammer]..., from my...

3439 **City Manager Evans:** So...

3440 **Chair Pro Tem Miller-Anderson:** ...understanding, shouldn't've been put there.

3441 **City Manager Evans:** So, right now, Staff is looking at a couple of options to have
3442 the discussion with the, the residents of the community. We did stop the, the project from
3443 continuing until we have subsequent conversations with the community. They
3444 communicated some of the thoughts and perspectives that they have, that they'd like to
3445 see occur at the end of that stretch of roadway. So, there will be a conversation with them
3446 and then we'll bring that back to the Board for some additional discussions, if it warrants
3447 that discussion with the Board.

3448 **Chair Pro Tem Miller-Anderson:** Okay. And then the situation regarding the trash
3449 pickup, I believe, on that same area. I don't know. Mayor and Mr. Bailey, from the email
3450 the, the young lady is constantly sending? I'm just trying to figure out, is that something
3451 that the City is supposed to be doing, or is that more of a community type maintenance
3452 of the cleaning of that area?

3453 **City Manager Evans:** I, I think that's more of a, a community-initiated activity, but
3454 they have asked for some support. And so, based on whatever the need is, we've helped
3455 other agencies and other persons in the community with providing them some basic
3456 necessities for community cleanups and, and things like that.

3457 But, I think the, the request was for some additional support to clean up the
3458 particular area.

3459 **Chair Pro Tem Miller-Anderson:** Okay. Alright. That's it.

3460 Thank you.

3461 **Chairperson Lanier:** Thank you, Councilman Miller-Anderson. Councilwoman
3462 Botel.

3463 **Councilperson Botel:** Yeah. I also wanna add my condolences to the family and
3464 friends of Mr. Holland. By, by all accounts, he was an outstanding young man. And as
3465 well to the family and friends of Congressman Hastings.

3466 I'm planning another Singer Island town hall meeting for May 20th at 6:00 o'clock
3467 at the Ambassador Center. I think we'll also do it in part virtual.

3468 I want to announce that we'll be graduating forty students from our Riviera Beach
3469 Palm Beach State College cohort in logistics and transportation. Well not, I should say,
3470 fourteen of those will graduate with a business specialist and logistics and transportation
3471 manager, CCC, and twenty-five more will graduate with a business specialist or logistics
3472 and transportation.

3473 And we'll be reaching out to various businesses in the community, to just Tropical
3474 and UPS, Chaney and those businesses who are really looking for trained people in the
3475 logistics field to, to help us find positions for these people who have been trained by the
3476 Palm Beach State College courses. So, if you're listening and you need skilled workers,
3477 please, please, please contact Sam Brown for more information. He's at
3478 stbron@rivierabeach.org. And I'll be looking for, for assistance in finding jobs for these
3479 folks.

3480 I think that's it for now.

3481 Thank you.

3482 **Chairperson Lanier:** Thank you.

3483 **Councilperson Botel:** Oh, oh. I was.., I'm sorry. Very sorry. I was asked to
3484 announce that there will be a COVID vaccine at New Macedonia. Hang on, let me find
3485 the text. I'm sorry. A COVID vaccine, April 10th, that's Saturday. It's the Johnson &
3486 Johnson, one shot, ages eighteen up. There's no appointment necessary.
3487 Preregistration is optional at 561-247-2713. And that's a New Macedonia, which is 748
3488 West 9th Street.

3489 Thank you.

3490 **Chairperson Lanier:** Thank you. Councilman McCoy.

3491 **Councilperson McCoy:** No, Madam Chair.

3492 **Chairperson Lanier:** Councilman Lawson.

3493 **Councilperson Lawson:** Thank you, Madam Chair.

3494 With it being Second Chace Month and Reentry Month, April 24th, we're gonna be
3495 hosting.., gonna be hosting a, an expunction festival where we'll be doing expungements,
3496 voter registration and it'll be right in front of City Hall. It'll be 9:00 a.m. to 3:00 p.m.

3497 And.., as well as echo the sentiments of my colleagues. I wanna offer my
3498 condolences and prayers to the family of the Hollands. And, to Congressman Hastings'
3499 family as well. And, these are great men and great leaders from this community, and they
3500 are gonna be missed.

3501 Thank you, Madam Chair.

3502 **Chairperson Lanier:** Thank you.

3503 Where's the..., that 4-24 event will be held here?

3504 **Councilperson Lawson:** Yes, ma'am. It's gonna be held at City, in the..., it'll be in the
3505 front of City Hall, in the parking lot. It'll be an outdoor festival. And it'll be...

3506 **Chairperson Lanier:** [Inaudible].

3507 **Councilperson Lawson:** ...and expunction workshop. We're gonna be expunging
3508 records of, of residents from the community, for drug offenses.

3509 **Councilperson McCoy:** Felonies?

3510 **Councilperson Lawson:** Mhmm.

3511 **Chairperson Lanier:** Thank you, sir. Ms. Miller-Anderson.

3512 **Chair Pro Tem Miller-Anderson:** I did just want..., I just wanted to mention, I know
3513 there's an event that's gonna be held here. I know the CRA is the one that kinda runs...,
3514 that do it, but I just wanted to make sure that we aren't getting any calls, that the COVID
3515 guidelines and everything is being enforced in terms of, you know, the spacing and all of
3516 that. Can you just kinda mention how that it is going to go, so that the public is not freaking
3517 out and...

3518 **City Manager Evans:** Yeah.

3519 **Chair Pro Tem Miller-Anderson:** ...blowing out phones up?

3520 **City Manager Evans:** Yes, Councilperson.

3521 We've had the, the opportunity..., we've got a, a couple events since we've phased
3522 into some of our reopening. Each particular event that is occurring in our community has
3523 to submit and get approved, a COVID plan. They have to get that plan approved by Public
3524 Safety, Fire Rescue, as well as Parks & Recreation. So there is guidance and direction
3525 that's being provided. They're also, in a lot of cases, having to reduce their capacity of
3526 the events. So, the event that is occurring this weekend has complied with the COVID
3527 guidelines, has submitted a COVID plan, and has been approved by all the appropriate
3528 parties. It is a event on CRA or City property, but it is a private event, that is a ticketed
3529 event, but they have complied with what the requests of Staff have been.

3530 Other events that you will also see happening, there's some other events that will
3531 be occurring, I believe Jeeps on the Island, as well as a triathlon as well, that will be
3532 occurring in our community. Both those events had to comply with COVID restrictions.
3533 And a lot of these events, realistically, are just doing the event to continue to have their,
3534 their staple events in the community, and start moving into some form of normalcy. But
3535 they are doing a lot of work and spending a lot of dollars as it relates to ensure the safety
3536 of all persons that are at the event.

3537 If you do feel uncomfortable or you have any questions, obviously, there's going
3538 to be event coordinators and Staff that's going to be onsite to assist and, and provide any
3539 clarity that persons may have. But, I think the event organizers have done a good job on
3540 making sure people are safe and masks are provided, and the like.

3541 So, they do have to submit an..., a, a..., they have to go through a pretty extensive
3542 process that's approved by Staff before they can even have the event, so it is compliant
3543 with... And I think some of them have reduced their capacity to at least fifty percent of
3544 what they've done. Even more, so maybe even seventy percent of what they've done in
3545 the past as it relates to their events.

3546 **Councilperson McCoy:** Madam Chair?

3547 **Chairperson Lanier:** Yes, sir.

3548 **Councilperson McCoy:** So, Mr. Evans, on those reduced capacity events, do we
3549 reduce our fee that we charge those folks? Because obviously, if you got a ticketed event,
3550 and this solely for the purposes of them being able to, you know, admit a certain number
3551 of people, have we adjusted the prices?

3552 **City Manager Evans:** We haven't adjusted the prices for events. And, and we
3553 actually looked into what other entities are doing. There isn't a situation where they're
3554 reducing prices, but one of the things we do wanna come back and have the discussion
3555 with the Board, is their opportunity to co-sponsor events, whereby, by co-sponsoring, you
3556 know, certain hard costs that the event organizers are used to absorbing, would be
3557 absorbed by the City.

3558 So those are some things that, you know, we would bring back in another
3559 discussion with the Board to try to lure and retain some of the events that we have here
3560 in the community. But there's no reduction in fees that have been offered to those event
3561 organizers.

3562 **Councilperson McCoy:** Follow up? And...

3563 **Chairperson Lanier:** Yes.

3564 **Councilperson McCoy:** ...and, and then, Mr. Evans, I don't know if you have the
3565 answer, but you remember we did the fencing in Park & Rec. Is that being offered a part
3566 of these packages and these deals that these folks are...

3567 **City Manager Evans:** I can't speak on specificity, but as it relates to the fencing that
3568 was acquired, but I know that the event that's occurring this weekend, there is some
3569 fencing that is being utilized in areas that are being sectioned off because I know I've had
3570 conversations with law enforcement as street closures and some of the things. So they're
3571 really confining the spaces that they'll be utilizing. But I don't know if they're utilizing the
3572 fences that we have, or if they got it from a private provider.

3573 **Councilperson McCoy:** Thank you.

3574 **Chairperson Lanier:** Thank you.

3575 With that being said, my comments include a clean'..., Great American Cleanup,
3576 April 17th, 8:00 a.m., 928 7th Street. This is a cleanup that I'm doing in conjunction with
3577 the [stammer] Riviera Beach CDC and CRA. And this is going to put some focus on the
3578 areas of 1st through 7th Streets in Riviera Beach, on that side of town where we want to
3579 be able to start doing new homes and getting first-time homebuyers involved in that area.

3580 The second item is, of course, you heard the Reentry Program, the Reentry Month
3581 is April 13th, here at the Marina. We have the Reentry Awareness Night. That will include
3582 a, a, a, a movie and a panel discussing our reentry for Riviera Beach.

3583 The third thing is that, as you all know, that since I've been sitting on this Board
3584 and before that, I have been very, very vocal about the traffic on 13th Street. And I'm sure
3585 you've heard this a hundred times, but we are still working on trying to make sur that
3586 these large, overlarge [stammer] trucks are not coming down 13th Street. We had a
3587 community meeting about two weeks ago in regards to this issue.

3588 There are about three or four options that the, the committee..., not the committee
3589 but the community came up with. They include everything from partial road closure to
3590 permanent road closure, to traffic circles, to signs to chicanes. And we're gonna have,
3591 next month, another community meeting in the community, actually, actually in the
3592 community, on the street to be able to get people in that neighborhood involved in making
3593 a decision about how we're going to traffic calm that area.

3594 And, of course, the fourth thing I want to speak about before I sign off, is the crime
3595 in Riviera Beach. I live in Federal Garden, and there have been a significant amount of
3596 shootings in this area in the past week or so. And, I want to be able for this community...,
3597 because I know that the police cannot do it by themselves, but what we have is a nerve-
3598 racking issue for everybody who lives in the City, and specifically, in my neighborhood. It
3599 has gotten out of control. And we need to be able to address the crime in this City. I
3600 don't know what we need to do, but we need to do something. This has gotten ridiculous.
3601 I am nerve-racked with Police, Fire, EMT down my street every single day.

3602 People who don't live, you know, who live maybe way out from the City, don't hear
3603 these sirens and these firetrucks and these EMTs every day, twice a day. It is nerve-
3604 racking. And something has to be done. And I want this community, I want the Police
3605 Department to be able to come up with [stammer] some solutions about what is happening
3606 in this City because we cannot get anybody to come and move here, we cannot get
3607 anybody to bring their children to school here, if we are having this continuous shootings
3608 and crime in the City. And I want, not just the Police, and not just more Police, but the
3609 community to get involved in how we're going to address this issue.

3610 And you will be hearing something from the Chief, and from the City Manager,
3611 about this issue because something has to be done. It is enough for me. It, it, it's been
3612 enough. And I want the community, and not just say more police and not just say the
3613 police should do it, this has to be a community issue. Period. There are more than one

3614 way to skin a cat. And we have to come up with some solutions in how we're going to
3615 address crime in this community, and in Riviera Beach.

3616

3617 **ADJOURNMENT**

3618 **Chairperson Lanier:** And with that being said, the meeting is adjourned.

3619 [Gavel]

3620 [End of video]

3621 **City Employees, Public Comment Speakers and Others**

3622 Director of the Reentry Center Orié Bullard Reentry Center Director Bullard

3623 Library Director Rodney Freeman Library Director Freeman

3624 Media Team Members Media Team

3625 Youth Empowerment Program Director Valerie Grimsley

3626 Youth Empowerment Program Director Grimsley

3627 Palm Beach County Youth Services Ike Powell Mr. I. Powell

3628 Paige Parker Ms. P. Parker

3629 Peter Hruda Mr. P. Hruda

3630 Lloyd Brown Mr. L. Brown

3631 Margaret Shepherd Ms. M. Shepherd

3632 Deputy City Manager Elizabeth McBride Deputy City Manager McBride

3633 Finance and Administrative Services Director Randy Sherman

3634 Finance and Administrative Services Director Sherman

3635 Delta Delta Lambda Alpha Phi Alpha Fraternity, Incorporated Dr. George Lockhart

3636 Dr. G. Lockhart

3637 Delta Delta Lambda Alpha Phi Alpha Fraternity, Incorporated Alfred Fields

3638 Mr. A. Fields

3639 Delta Delta Lambda Alpha Phi Alpha Fraternity, Incorporated Berkley Finley

3640 Mr. B. Finley

3641 Assistant to the City Manager Marsha Noel
3642 Assistant to the City Manager Noel
3643 Building Official Michael Grimm Building Official Grimm
3644 Parks & Recreation Director Richard Blankenship
3645 Parks & Recreation Director Blankenship
3646 Assistant City Manager Deirdre Jacobs Assistant City Manager Jacobs
3647 Earl Pleasant Mr. E. Pleasant
3648 Major Josh Lewis Major Lewis

3649

3650 **APPROVED:**

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3654 **RONNIE L. FELDER**
3655 **MAYOR**

SHIRLEY D. LANIER
CHAIRPERSON

3656 **ATTEST:**

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3660 **CLAUDENE L. ANTHONY**
3661 **CERTIFIED MUNICIPAL CLERK**
3662 **CITY CLERK**

KASHAMBA MILLER-ANDERSON
CHAIR PRO TEM

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TRADRICK MCCOY
COUNCILPERSON

JULIA A. BOTEL, Ed.D
COUNCILPERSON

DOUGLAS A. LAWSON
COUNCILPERSON

3678 MOTIONED BY: _____

3679

3680 SECONDED BY: _____

3681

3682 T. MCCOY _____

3683 K. MILLER-ANDERSON _____

3684 S. LANIER _____

3685 J. BOTEL _____

3686 D. LAWSON _____

3687

3688 DATE APPROVED: MAY 19, 2021