

1 Riviera Beach Special City Council Meeting  
2 Marina Event Center - 190 E. 13th Street  
3 Riviera Beach, Florida 33404  
4 April 28, 2021  
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8 APPEARANCES:

- 9 Mayor Ronnie L. Felder
- 10 Chair Shirley D. Lanier
- 11 Chair Pro-Tem KaShamba Miller-Anderson
- 12 Councilperson Julia A. Botel
- 13 Councilperson Douglas A. Lawson
- 14 Councilperson Tradrick McCoy
- 15 City Manager Jonathan Evans
- 16 City Attorney Dawn Wynn
- 17 Deputy City Clerk Tawanna Smith

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1 CHAIR LANIER: I will call the meeting to order, the  
2 Special City Council Meeting, April 28th, 2021.

3 Madam Clerk.

4 THE CLERK: Mayor Ronnie Felder.

5 MAYOR FELDER: Here.

6 THE CLERK: Chairperson Shirley Lanier.

7 CHAIR LANIER: Here.

8 THE CLERK: Chair Pro Tem KaShamba Miller-Anderson.

9 CHAIR PRO TEM MILLER-ANDERSON: Present.

10 THE CLERK: Councilperson Tradrick McCoy.

11 COUNCILPERSON McCOY: Here.

12 THE CLERK: Councilperson Douglas Lawson.

13 COUNCILPERSON LAWSON: Here.

14 THE CLERK: Councilperson Dr. Julia Botel.

15 COUNCILPERSON BOTEL: Here.

16 THE CLERK: City Manager Jonathan Evans.

17 CITY MANAGER: Present.

18 THE CLERK: Tawanna Smith, Deputy City Clerk is present.

19 Dawn Wynn, City Attorney.

20 CITY ATTORNEY: Present.

21 THE CLERK: You have a quorum.

22 CHAIR LANIER: Thank you.

23 We will have a moment of silence led by the Pledge of

24 Allegiance by Dr. Julia Botel.

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

1 CHAIR LANIER: As you review the agenda for this evening,  
2 are there any additions, deletions, substitutions from the Board  
3 or from City staff?

4 CITY MANAGER: None from staff, Madam Chair.

5 CHAIR LANIER: Can I get a motion to approve the agenda?

6 COUNCILPERSON BOTEL: I make a motion to approve the  
7 agenda.

8 CHAIR PRO TEM MILLER-ANDERSON: Second.

9 COUNCILPERSON LAWSON: Second.

10 CHAIR LANIER: Madam Clerk.

11 THE CLERK: Councilperson McCoy.

12 COUNCILPERSON McCOY: Yes.

13 THE CLERK: Councilperson Botel.

14 COUNCILPERSON BOTEL: Yes.

15 THE CLERK: Councilperson Lawson.

16 COUNCILPERSON LAWSON: Yes.

17 THE CLERK: Councilwoman Miller-Anderson.

18 CHAIR PRO TEM MILLER-ANDERSON: Yes.

19 THE CLERK: Chairperson Lanier.

20 CHAIR LANIER: Yes. And I forgot to ask each member of the  
21 Board or staff, are there any disclosures by you in regards to  
22 this item that's on the agenda?

23 COUNCILPERSON BOTEL: Not for me.

24 CHAIR LANIER: Okay. Please be reminded that the City  
25 Council has adopted "Rules of Decorum Public Conduct during

1 Official Meetings" which has been posted at the front desk. And  
2 in an effort to preserve order, if any of the rules are not  
3 adhered to, the Council Chair may have any disruptive speaker or  
4 attendee removed from the podium, from the meeting and/or the  
5 building, if necessary. Please govern yourselves accordingly.

6 Public comments shall begin at 7:30 p.m. unless there is no  
7 further business of the City Council, which in that event, it  
8 shall begin sooner. In addition, if any item is being  
9 considered at 7:30, then comments from the public shall begin  
10 immediately after the item has been completed.

11 Any person who would like to speak during public comments,  
12 please fill out a public comment card located at the front desk  
13 and give it to staff before the public comment sections is  
14 announced.

15 Madam Clerk, could you read the first resolution, please.

16 THE CLERK: Yes.

17 CHAIR PRO TEM MILLER-ANDERSON: It's the only resolution.

18 THE CLERK: Resolution number 43-21. A resolution of the  
19 City Council of the City of Riviera Beach, Palm Beach County  
20 Florida, awarding ITN 1015-21-1 to Kaufman Lynn Construction;  
21 authorizing the Mayor and City Manager to execute an interim  
22 agreement between Kaufman Lynn Construction and the City of  
23 Riviera Beach to provide the design, build, finance,  
24 pre-development services for fire rescue facilities in an amount  
25 not to exceed \$500,000; requiring a comprehensive development

1 agreement to be submitted to the City Council for approval; and  
2 providing an effective date.

3 We do have one public comment card on this item.

4 The acceptance of public comment cards are now closed.

5 COUNCILPERSON BOTEL: I make a motion that we adopt  
6 resolution number 43-21.

7 CHAIR PRO TEM MILLER-ANDERSON: Second.

8 CHAIR LANIER: Thank you, Madam Clerk. Public comments,  
9 please.

10 THE CLERK: Yes. Miss Doretta Paulk.

11 Just a second. I have to see if she's in the overflow  
12 room.

13 CHAIR LANIER: Okay. Well, we can hold it. Let us go  
14 ahead. We can come back to that.

15 THE CLERK: Okay.

16 CITY ATTORNEY: She's here.

17 MS. PAULK: I'm very sorry. I'm very sorry.

18 CHAIR LANIER: That's okay.

19 MS. PAULK: My name is Doretta Paulk, and I'm a citizen of  
20 Riviera Beach. And I wanted to speak out -- we are talking  
21 about the fire department, right?

22 CHAIR LANIER: Yes, ma'am.

23 MS. PAULK: Okay. I want to speak of our highly qualified  
24 fire department. I think that these women and men deserve a new  
25 fire department. To hear the revelations of these women and

1 men, using the bathroom behind a makeshift car maintenance is  
2 ludicrous. We -- our motto is the best place to live, work and  
3 play. Let's make it like this for our firemen and our fire  
4 women. These are the people that come to our defense when we  
5 definitely need them to.

6 So let's all be on board and vote for this, everyone be on  
7 board and vote for this. Because without them, if we have a  
8 tragedy, what will we do? These men and women should be  
9 commended. And let's take care of them as they should be taken  
10 care of.

11 Thank you very much.

12 CHAIR LANIER: Thank you. Mr. Evans, you want to present  
13 this item, please.

14 CITY MANAGER: Yes, Madam Chair.

15 This item before you is resolution 43-21. This is a  
16 resolution that allows for us to move forward in the phases as  
17 it relates to the ITN.

18 Staff has gone forward with a competitive solicitation  
19 process. Director Pemsel has more information that she will  
20 provide as part of this presentation. And you will have an  
21 opportunity to hear from the team, Kaufman Lynn's team, with  
22 regards to their submission. And then ultimately moving forward  
23 in the interim agreement. And then ultimately coming back  
24 before the Board for a long term agreement.

25 So at this time, if Ms. Pemsel can make a presentation.

1 MS. PEMSEL: Good evening, Chair Lanier, Mayor Felder, City  
2 Council, and City Administration.

3 I'm really pleased to be able to come to you tonight with  
4 this project. I can tell you that staff has been very excited  
5 about the opportunity to be able to even issue a solicitation  
6 for this project, and to be able to present to you tonight the  
7 firm that will discuss what they're offering the City in return.

8 For the record, my name is Althea Pemsel. I'm the Director  
9 of Procurement.

10 On December 20th, 2020, we presented a discussion item to  
11 the Council to talk about the ITN, Invitation to Negotiate, that  
12 we were going to issue for Fire Station 88, in particular fire  
13 rescue facilities overall. So we issued that on January the  
14 3rd, the ITN 1015-21-1 for design, build, finance for fire  
15 rescue facilities.

16 On January 26 we held a pre-proposal conference. We had  
17 roughly 40 persons in attendance and over 60 attendees online.  
18 And that's a conservative number because there could have been  
19 10 people in one room for the sign-up. So we could have had  
20 even more than 60.

21 We did outreach to business developers. These are people  
22 that have list serves through Construction Journal, Construct,  
23 Inc., and other professional organizations such as the NIGP, as  
24 well as the Southeast Florida Co-op and their supplier base.

25 In preparation for the solicitation to be returned on March

1 8th we held an evaluation committee training. We wanted  
2 Procurement to ensure that the committee understood that in  
3 reviewing solicitations of this magnitude, and any solicitation  
4 for that matter, that we are to understand what the criteria is  
5 and base our evaluations on the criteria that's in the proposals  
6 that we received.

7 We then talked about what it means to analyze them and to  
8 ensure if there is any questions or any additional information  
9 that the evaluation committee required to be able to move  
10 forward, that they would know what the mechanism was to be able  
11 to ask questions; and that if they were not comfortable any  
12 pieces of information that they required, it was my role to be  
13 able to ensure that that information was received so that they  
14 could make an adequate evaluation.

15 Some of the things we discussed was the evaluation  
16 criteria, the obtaining of the additional information, and the  
17 procurement process overall. And more importantly, the basis on  
18 which the scoring should be made.

19 The statistical data for this solicitation was that it  
20 reached out from -- it was placed on Demand Star, which is our  
21 bidding software. It reached 1,385 firms; and of that number,  
22 71 firms actually downloaded the solicitation packet; and  
23 resulting from two proposals being received.

24 The proposals were received from the P3 Group, Inc., and  
25 Kaufman Lynn Construction. The two proposals were received by



1 Procurement and then subsequently evaluated by the committee in  
2 a duly noticed meeting on March 31st, 2021.

3 At the evaluation meeting, again, we did a review of what  
4 the training was and instructions on how the evaluation was to  
5 take place. The results of the evaluation meeting is in your  
6 packet, the scores and the proposal and the solicitation.

7 Although the goal was to have all the firms present to the  
8 council, the P3 Group, Inc., withdrew its proposal from  
9 consideration on March 31st.

10 In keeping with the solicitation requirements this meeting  
11 is for presentation from the evaluated firm; along with the  
12 presentation from our financial advisor, PFM. And Mr. Bailey  
13 will bring up the rear with an update on Walgreens' site  
14 demolition.

15 Are there any questions?

16 CHAIR LANIER: Yes. I want to ask, did you say that  
17 somebody pulled out?

18 MS. PEMSEL: Yes. The P3 Group, Inc., withdrew.

19 CHAIR LANIER: So there were two firms?

20 MS. PEMSEL: There were two firms, yes.

21 CHAIR LANIER: So there was just one left at -- okay.

22 MS. PEMSEL: Yes. We evaluated both firms, and then one  
23 firm withdrew.

24 CHAIR LANIER: Okay. Are there any other questions from  
25 the Board for Ms. Pemsel?

1 Yes. Go ahead.

2 COUNCILPERSON McCOY: Me?

3 CHAIR LANIER: Yes.

4 COUNCILPERSON McCOY: Thank you, Madam Chair.

5 A couple questions. And, you know, I didn't hear in the  
6 order that you just gave Ms. Pemsel, I guess I have a question  
7 of what's being asked of us of the 500,000. I wanted to know  
8 where those dollars came from. So should I wait for that,  
9 Ms. Pemsel?

10 Are we going to hear from our finance director regarding  
11 that, Mr. Evans?

12 CITY MANAGER: Staff can address that particular matter.

13 As it relates to the resolution that staff is requesting  
14 you to move forward with this evening, incorporated in that is  
15 items that are required to move forward with the construction  
16 process. So it is monies that is set aside for site work,  
17 engineering, architectural, those types of things. And actually  
18 the P3 statute prescribes exactly what is to be incorporated in  
19 that particular interim agreement.

20 So it's merely the mechanisms or the things to allow for us  
21 to move forward with the pre-construction process to be able to  
22 then bring the longer term agreement back to the Board. So this  
23 is to start the process so we can move forward with the  
24 anticipated opening date of the station in October of 2022.

25 COUNCILPERSON McCOY: So, Mr. Evans, I'm asking what fund

1 does the dollars come from? Because it's not --

2 CITY MANAGER: We have actually had funds set aside for  
3 this particular project. Because we did discuss in the past the  
4 possibility of looking to fund the station in and of itself.  
5 And so we have approximately four million dollars that is set  
6 aside for this particular project, as seed money in the event  
7 that we were going to go forward with not utilizing the  
8 financing mechanism. And then we would look to appropriate  
9 additional monies in subsequent fiscal years to complete the  
10 project. But there is four million dollars that is set aside  
11 for this project.

12 COUNCILPERSON McCOY: Thank you.

13 CHAIR LANIER: Any other questions?

14 CHAIR PRO TEM MILLER-ANDERSON: Yes, Madam Chair.

15 CHAIR LANIER: You're recognized.

16 CHAIR PRO TEM MILLER-ANDERSON: I just had a question  
17 regarding the firm that withdrew. Did they provide a reason why  
18 they withdrew?

19 MS. PEMSEL: No, they did not. And upon inquiry, I did not  
20 receive a reason why they withdrew.

21 CHAIR PRO TEM MILLER-ANDERSON: All right. Thank you.

22 COUNCILPERSON LAWSON: Madam Chair.

23 CHAIR LANIER: You're recognized, Councilman Lawson.

24 COUNCILPERSON LAWSON: Thank you.

25 Ms. Pemsel, thank you for your work on this proposal.

1           You mentioned that there were 40 in attendance in person,  
2           so over 60 businesses online. Did you get any response or  
3           feedback as to why we only received two proposals total?

4           MS. PEMSEL: That's really hard for me to say. All I could  
5           say is that we did do the outreach, that we -- we reached out  
6           using our professional network. We reached out using bid --  
7           bidding services, Construction Journal and Construct, Inc. And  
8           we also used our list serve.

9           While I am surprised that we only received two proposals,  
10          given the participation that we had at both the in-person and  
11          the online meeting, there may be some rumblings, as it were,  
12          that prevented that from happening. But I know we did  
13          everything within our power to ensure the widest distribution  
14          and the widest advertisement was done.

15          It was advertised in the newspaper and also advertised in,  
16          again, other professional organizations.

17          COUNCILPERSON LAWSON: Okay. Well, what I would ask then  
18          is, we did do an adequate job with promoting and advertising the  
19          solicitation, but we have a couple billion dollars of  
20          development over the next few years, I want to see if you can  
21          reach out to the firms that actually attended, to inquire as to  
22          why they did not participate; and also get some feedback so that  
23          we can kind of be aggressive in our approach moving forward.

24          The proposals that I reviewed were adequate for me. I'm  
25          excited about the proposals that I've gone through page by page

1 by page. I'm excited to hear from the firms to move forward.  
2 But for future reference, if we can kind of get some additional  
3 insight from the other firms as to what was the hindrance behind  
4 why they didn't actually come to the table.

5 And second thing, I think if we get this project off the  
6 ground and move this forward the business sector will believe in  
7 our city and believe that we're really about moving forward.

8 So, thank you, Ms. Pemsel.

9 MS. PEMSEL: You're welcome.

10 COUNCILPERSON LAWSON: Thank you, Madam Chair.

11 CHAIR LANIER: Thank you.

12 Are there any other questions from the Board for  
13 Mrs. Pemsel?

14 Very well. Move on to the next presentation, please.

15 CITY MANAGER: Madam Chair, if I may.

16 CHAIR LANIER: Yes.

17 CITY MANAGER: With regards to a question that was posed to  
18 staff as it relates to the P3 group. We do have an e-mail that  
19 was sent dated April 1st. And, basically, to summarize the  
20 e-mail, that the P3 Group felt that the evaluation process was  
21 biased, unfair, and frankly at times disrespectful. As our  
22 corporate philosophy we do not participate in responses or  
23 solicitations where it is obvious that the process of scoring  
24 protocol published will not be followed.

25 So pursuant to the opportunity -- or, we only pursue

1 opportunities in communities that we feel need and welcome  
2 resources that we offer.

3 And so that is their submission or their response in  
4 regards to why they withdrew from the process.

5 COUNCILPERSON McCOY: Madam Chair.

6 CHAIR LANIER: You're recognized, sir.

7 COUNCILPERSON McCOY: So if I can have a moment to just  
8 kind of follow up.

9 Mr. Manager, those are some pretty strong allegations  
10 that's been suggested. Was there a protest filed?

11 CITY MANAGER: No, sir.

12 COUNCILPERSON McCOY: Okay. Did you -- I guess for  
13 Administration and for Procurement to take any action or even  
14 inquire further, is there anything within your discretion that  
15 you would have been able to see if there was any basis to those  
16 claims? Because, you know, I'm offended, right, that somebody  
17 would sit here and suggest that, absent of a protest.

18 And I'm asking you, Mr. Evans, is there any, I guess, any  
19 authority that you have to kind of follow up on that? Because I  
20 think that is very unfair to us as a city to suggest something  
21 like that in a record without doing a formal protest.

22 Because if that's true, we have a duty as members of this  
23 body, as well as Administration, to make sure that it is done  
24 properly. And I don't want to submit to ignoring that.

25 But if it's certainly something within your authority, I

1 would ask that you look into it because, you know, that doesn't  
2 make me feel comfortable being a member of this body who has a  
3 solemn oath to uphold the law and be fair in our processes.

4 So I'm a little bothered by those remarks that you made  
5 relative to the P3 Group.

6 CITY MANAGER: Yes, Councilperson, you're correct, that if  
7 they would have still continued in on the process, they would in  
8 essence have standings and as prescribed by the code in the  
9 protest process; then there would be a formal inquiry and an  
10 investigation as to those particular allegations.

11 So when they did withdraw out of the process they in fact  
12 eliminated themselves from standing. And so we did not go any  
13 further because they are not participating in the selection  
14 process.

15 The two entities -- ultimately staff discussed that three  
16 entities would be coming before the Board to make the  
17 presentation. So once two entities were evaluated, they were  
18 both going to get their opportunity such as today to make their  
19 presentations to the Board. And ultimately you as the policy  
20 makers would make the final determination as to who would be the  
21 entity that we would work with as it relates to this particular  
22 project.

23 Staff did ministerial duties and facilitated the evaluation  
24 process, but ultimately the decision resides with this Board.  
25 And they would have been provided the same opportunity that the

1 group today is provided, to share why they are a better company  
2 in essence to provide this, if they chose to stay in the  
3 process. But once they eliminated themselves from  
4 consideration, they do not have any more standing so we did not  
5 move any further in the inquiry.

6 COUNCILPERSON McCOY: Madam Chair, last follow up.

7 CHAIR LANIER: Yes. Go ahead.

8 COUNCILPERSON McCOY: I appreciate that, Mr. Evans, but,  
9 you know, I would almost like to not to hear that, because that  
10 just offends, you know, the people that we have working on that;  
11 and that was a voluminous solicitation. To suggest that -- you  
12 know, I don't think that we should even -- and I appreciate your  
13 openness but it didn't even dignify the energy that you gave it,  
14 if they didn't have the fortitude to follow up with a formal  
15 protest, but will literally attack the process and the people  
16 that work hard at it.

17 So, thank you, Madam Chair.

18 CHAIR LANIER: Thank you.

19 Are there any other questions in regards to Ms. Pemsel's  
20 presentation?

21 Hearing none, Mr. Evans.

22 CITY MANAGER: Madam Chair, if it is the pleasure of the  
23 Board, if you'd like to hear from the Kaufman Lynn group, their  
24 team is here to be able to provide any answers or responses in  
25 regards to the inquiry. But I really do think there's a lot of



1 value to hear some of the things specific to what this Board has  
2 communicated with regards to community participation and making  
3 sure that we create that wealth in our community and that the  
4 community actually participates in this particular project.

5 And so I think it would be exciting as well as, you know,  
6 informative to the members of the public, as well as the Board,  
7 to hear from the Kaufman Lynn group with regards to their vision  
8 for this particular project; and how they look to forge a  
9 long-standing relationship with Riviera Beach as we look at  
10 subsequent facilities.

11 CHAIR LANIER: Okay. Thank you.

12 MR. ZALKIN: Thank you.

13 My name is Jeff Zalkin, with Kaufman Lynn Construction.

14 Right before I start, I actually want to address something  
15 that I wasn't planning on, that wasn't a planned part. I want  
16 to commend actually the staff and the City, it's been a very  
17 transparent process. Even the evaluation, I encourage you -- I  
18 know it was recorded, it was virtual and we got to almost see it  
19 more open because of that, than typically. And I encourage you,  
20 if there is any doubt on whether it was -- staff was evaluating  
21 and what they were evaluating, you guys can -- you all can see  
22 that as well.

23 And so just -- I almost take offense because we were the  
24 other firm and it wasn't just an attack on you, it seems like it  
25 was an unsubstantiated attack on us as well.

1           So now we can put that aside and we're going to focus on  
2 the partnership. And, really, it's our honor to be here, Mayor,  
3 Council, City Manager, Chief, Director, residents. Because it  
4 really is a partnership. We heard it loud and clear that it was  
5 a partnership.

6           And it's not just about the building. It's about -- it's  
7 bigger than the building, but that happens to be the physical  
8 structure that it's centered around.

9           And I'm actually going to turn it over to begin with  
10 because this partnership wasn't created because of me and  
11 Kaufman Lynn. It actually was created because of Ann McNeill  
12 and MCO Construction, who talked about this way back when, when  
13 it was first discussed amongst your group.

14           First time anyone has ever said I'm too tall for the mic.  
15 So, you know, I'm going to take it.

16           So with that, I'm actually going to turn it over to our  
17 team leader, Ann McNeill.

18           MS. MCNEILL: Good evening.

19           Let's try that again. Good evening.

20           This is an exciting time.

21           My name is Ann McNeill, and I am the master builder,  
22 helping to build stronger and better lives and community. But  
23 I'm also born and raised in the beautiful City of Riviera Beach,  
24 Florida. Can I get a hand?

25           (Clapping.)

1           So I say that because it gives me great honor to stand here  
2 and propose a team approach to support the vision of the City.

3           And I pulled this from the site. It says one city, one  
4 vision, one smart business technology solution. The mission of  
5 the City is to provide the people of Riviera Beach with  
6 reliable, secure, sound business and technology solutions; that  
7 increases productivity, fosters education to our residents,  
8 employees, and businesses, while engaging directly with the  
9 community and aligning its strategic goals to the business goals  
10 and the vision of this great city.

11           And I wanted to open with that because what we're proposing  
12 tonight to you is exactly what your mission and vision suggests.  
13 And so our presentation is centered around that. We're going to  
14 demonstrate the effective community involvement, effective fire  
15 station facilities, effective financing for the City.

16           Next. Thank you.

17           Our team qualifications will be discussed, the community  
18 involvement, and the project details and the financing. Also  
19 with our timeline. And as a part of our qualifications for the  
20 team we have before us of course Mike Kaufman, you'll hear from  
21 him, and myself, Ann McNeill, and I'm the owner of MCO  
22 Construction. Our finance, you're going to hear from our  
23 finance team, Municipal Acquisitions; the design, CSA  
24 Architects. Also, along with Mr. Brown, you'll hear from that  
25 team. And part of the building team will be all three of our

1 firms, Kaufman, MCO and Mr. Brown.

2 The community outreach, which we will discuss that in  
3 detail, is -- will be myself, along with Mr. Brown; which we are  
4 creating an opportunity for many of the community organized  
5 organizations to be a part of that.

6 Again, Ann McNeill, first black female contractor in the  
7 State of Florida operating at the level that we do. We focus on  
8 billion dollar programs across the state. I am certified MBE  
9 construction manager specializing in public facilities. And I  
10 have actually been in this industry as a licensed general  
11 contractor, I actually hold personally two general contracting  
12 licenses, not one, but I personally hold two.

13 And I do own the business 100 percent by myself. So just  
14 in case there's any questions, if there's a husband or somebody  
15 behind me -- my husband is my boyfriend and he supports me 100  
16 percent, but I do own this business by myself. And I say that  
17 because there are some great things and people that come out of  
18 this great city. And this is my third time coming before the  
19 Council in the last 30 years looking to do business here. And  
20 so by the grace of God, you know, you will make your decision  
21 about what you want to do, but we will make this presentation  
22 and show you the best we have to offer.

23 Many years ago, for those of you that know Miss Matime  
24 (phonetic), that remember Miss Herring, I made a commitment to  
25 Miss Mary Herring that I was going to help -- that she and I

1 would do a program called For Pride, to increase the pride of  
2 the City by identifying individuals like myself and others who  
3 were born and raised with the City -- in the City and come back;  
4 and she died before we were able to do that. So I'm partnering  
5 with Dan Callaway and every Sunday at two p.m. we host a podcast  
6 called #I am Riviera Beach. And we've invited many individuals  
7 to come on that show, and I'm very excited about that.

8 So, next, please.

9 So with that I'll introduce -- I'll reintroduce Jeff, and  
10 he'll share about Kaufman Lynn.

11 Thank you.

12 MR. ZALKIN: So who is Kaufman Lynn? Well, Kaufman Lynn,  
13 we were a small business founded here in -- by Mike Kaufman, you  
14 know, here in Palm Beach County. And we've grown to be a much  
15 larger firm. So we are a success story of this area.

16 And we specialize in public agency work. So what you're  
17 trying to do is our area of expertise. For, you know,  
18 specifically fire station, we built nine fire stations; and  
19 probably more importantly, in terms of the facility, we have  
20 four currently in design right now, getting ready to go. So  
21 that means we really understand the latest and greatest and how  
22 they've evolved over times and how it's done locally. Because  
23 doing a fire station in South Florida is different than  
24 everywhere else, hurricanes, the requirements, it's just  
25 different, and we understand that.

1           Here's a sampling. You see several we built, several -- a  
2 couple on the bottom that are upcoming. We've done one-story,  
3 two-story, four or five-bay, almost every variation of a fire  
4 station and combination EOC, we've done it; and we've done it in  
5 conjunction with -- a lot of those, with our partner, Jess with  
6 CSA Architects.

7           MR. SOWARDS: Jeff, thank you for not having me follow  
8 directly after Anne. Anne, that was great.

9           Good evening. My name is Jess Sowards. I'm a principal  
10 with Currie Sowards Aguila Architects. My firm is a 52-year-old  
11 firm located in Delray Beach. And for the past 28 years we've  
12 been designing fire stations. And, actually, 29 fire stations  
13 within South Florida, that have been completed. And we  
14 currently have an ongoing contract with the Palm Beach County  
15 Fire Department, and we're currently evaluating all their county  
16 fire stations. You see them all dashed around, you know, by the  
17 ground here. And we're taking them through evaluations, we're  
18 designing a prototype for them, we're doing remodeling and we're  
19 also doing new facilities. So do we know fire stations? Yes,  
20 we know fire stations.

21           MR. BROWN: Good evening, Council, Chairperson, Pro Tem  
22 Miller-Anderson, City Manager, Mayor and Council. My name is  
23 Vincent Brown, proud owner of Brown Electrical Solutions.

24           Gosh, you got to give me a moment. I honestly can't even  
25 believe that I'm standing up here.

1           So many (inaudible) station that we're building right now.  
2           We're currently working on the apparatus bay, that's where the  
3           fire trucks drive in and up at. And this project we should be  
4           finished by the end of the year, is what we're planning on,  
5           without any hiccups.

6           Thank you very much.

7           MR. KLING: Good evening. I'm Jon Kling with Municipal  
8           Acquisitions.

9           First off, I just want to thank the Council for having us  
10          here in person. I operate in the public sector, and in any  
11          other year I would have made dozens of in-person presentations.  
12          This is my first time in person, and I just want to express my  
13          sincere appreciation for the opportunity to meet you all in  
14          person.

15          Municipal Acquisitions is a nationwide real estate  
16          developer and investor focused exclusively on public sector real  
17          estate opportunities. Although we have never invested in a fire  
18          station, 100 percent of our portfolio is mission critical  
19          essential purpose real estate (inaudible.)

20          MS. McNEILL: So our commitment here in making a  
21          difference, and Mr. Brown alluded to it a few minutes ago. If  
22          you can go to the next slide. We're focusing on the local  
23          outreach, basically looking at creating a pipeline. Like I  
24          said, I went to junior high, elementary school and all of that  
25          here, and graduated from Suncoast. And I'm very clear about the

1 need for us, if we can see it, we can be it. And so what we're  
2 looking to do on this project to start is to look at creating a  
3 pipeline, being mentors and proteges for junior high school,  
4 high school, and high school kids, partnering with a number of  
5 local organizations to make that happen.

6 Next slide, please.

7 Our commitment here is a 30 percent SBE commitment. The  
8 commitment for African-American firms is at 15 percent.

9 Next slide.

10 Now, being born and raised in Riviera Beach, I'm very clear  
11 about the commitment that the City has for local involvement in  
12 terms of identifying individuals who are in business right here  
13 in the City in terms of either certified or helping them get  
14 certified to be a part of this project, and that's a part of our  
15 commitment. So we're looking at making a hundred and fifty  
16 thousand dollar educational training investment whereby we're  
17 going to sponsor 20 students from the City to -- from John F.  
18 Kennedy, to be a part of our electrical program with Mr. Brown,  
19 and a part of -- another 20 students from the City that will be  
20 a part of our firefighter program.

21 Next slide, please.

22 And the project details. Thank you.

23 MR. SOWARDS: So just a little bit about some of the  
24 project details. We understand that this facility needs to be a  
25 first-class facility. It needs to be functional. It needs to



1 be built to last. And I know the Chief had talked to me in the  
2 pre-proposal meeting, a station that's going to last for the  
3 next 50 years through technology and materials. And we know  
4 that. We know how to do that with them.

5 The other thing we understand is the speed that we're  
6 under, under the gun to get this going. So we took the liberty  
7 of taking the plans that were created in the ITN proposal and  
8 we've already created this in our (inaudible) model. So we've  
9 taken those plans, we've got it ready to go; and that's how  
10 we're able to create these renderings.

11 So one of the things we wanted to do is we want to talk  
12 about the different looks. And for instance, if it wants to be  
13 like the Marina Events Center that we're in, a Florida  
14 vernacular, we can have the siding, we can have the brackets,  
15 the metal roofs, give it that Florida vernacular feel. Another  
16 option is it could be something more contemporary, with  
17 different materials, a flat roof and extended awnings. All of  
18 these are things that we can do to work together as we work with  
19 the Fire Chief and his department, stakeholders, to develop what  
20 this is, what the branding is for the City; that's what we will  
21 do and bring to the table.

22 I won't get into too many details with fire station design,  
23 fire rescue facilities, but basically one of the main things  
24 that we're looking at today are these zones. We got three major  
25 zones that we're looking at. And it's mainly to prevent cross

1 contamination of contaminant materials, especially today where  
2 secure and safe is so important.

3 The red zone -- next slide. The red zone is what we call  
4 the hot zone, and that's where contaminant materials come in  
5 from a site, from an incident, et cetera, and we don't want  
6 those crossing into the green zone, which is the living area.

7 And the yellow zone is that transition. Think about it as  
8 a -- like an air vestibule, or an air lock. So that's a  
9 transition zone to protect our firefighters from contaminants.

10 The other thing that we've learned over the last 30  
11 years -- 30 years ago they were doing bunk rooms that were one  
12 big bunk room, where everybody slept in one room. So actually  
13 our first station, we started the trend where we started doing  
14 individual bunk rooms. Then followed after that was we got rid  
15 of the gang bathrooms. So now we got individual bathrooms. And  
16 part of the reason for that transition was more and more women  
17 came into the force, came into the departments. So they needed  
18 that separation.

19 Some other things, other little details that we consider  
20 is -- that we found out through doing so many stations -- is  
21 what everybody deals with in every place, temperature control.  
22 So each individual dorm room could have their own A/C VRF system  
23 for temperature control because I'm too hot, I'm too cold, et  
24 cetera. We also have individual lighting controls. Sound  
25 insulation. Like, you know, my wife says I don't -- says I

1 snore. I know I don't. But she says I do. And this of course  
2 is security control, the, you know, card access, etc., and  
3 personal storage.

4 And having done so many stations, some retrofit stations,  
5 we've learned other things such as where the apparatus come in  
6 and out, there's a weakness there. And that's because some of  
7 these apparatus weighs as much as 86,000 pounds. So we've  
8 learned lessons over the time, details, how to construct a  
9 building. We've done this with Kaufman Lynn. We have that  
10 understanding of making these buildings last for the next 50  
11 years.

12 MR. KLING: Perfect. Let's go to the next slide.

13 So I mentioned earlier that the proposal that we have  
14 included in the ITN response is virtually identical to the  
15 financial structure that we used to construct the Broward  
16 College building in Miramar.

17 In this case, as in that case, we will enter into a land  
18 lease from the City of Riviera Beach, where Riviera Beach is  
19 leasing to us as landlord; we are the tenant.

20 We will cause the building of the facility under a design  
21 build agreement directly with Kaufman Lynn, where we're assuming  
22 financial responsibility for cost overruns, delays.

23 Basically, if there is not an emergency vehicle, an  
24 apparatus in the building providing public safety services, you  
25 will not be financially responsible, we will be.

1           So in every respect I think we intend to de-risk the  
2 transaction to the City as we did in the situation with Broward  
3 College.

4           I also want to say that we raise our money from large  
5 institutional investors, insurance companies, pension funds, and  
6 large family offices. We have already allocated the funds  
7 required to complete this investment at very attractive rates.  
8 The interest was very high among our investors. So I do want to  
9 report that we have further de-risked the transaction to you  
10 through successful allocation of funds.

11           And also, once we get a little bit further into the  
12 documentation phase we'll be able to lock in a cost of funds  
13 sufficient to cause the construction of the building. I think  
14 that's very important today; in a rising rate environment, it's  
15 quite challenging, you know, to project future costs when  
16 interest rates are escalating quite rapidly.

17           MR. ZALKIN: One thing before I go to the timeline of  
18 events I want to sort of bring out a point that may have -- Jon  
19 mentioned it a little earlier, but may have been a little  
20 missed. The Broward College project, that contract, that form  
21 agreement, the same basic agreement you're looking to do, went  
22 through lawyers for Broward College, went through lawyers for  
23 FIU, because they subleased the space so their Board had to  
24 bless it and lawyers had to bless it. Went to the State of  
25 Florida and the governor's office, and their lawyers had to look

1 at it and bless it. So in essence, we know you're going to have  
2 your lawyers look at it, but you've already gotten the benefit  
3 of four other lawyers vetting out the agreement before you even  
4 see the basis. So that we think is a real advantage for the  
5 timeline of events, because we know it can done because we know  
6 it got done and we know it did in the State of Florida for the  
7 State of Florida.

8 Now, the timeline of events, one of the big advantages of  
9 the P3 process is we have the ability to overlap all these  
10 avenues, to get the finance. While that interim is going, we're  
11 going to say -- and we understand it's at our own risk -- to  
12 say, Chief, can we get together with you and the stakeholders  
13 and review the plans. So we're already getting the drawings  
14 ready, so when that agreement is done, it's not okay to start  
15 the clock, it's okay get moving.

16 Same with the community benefits. We want to meet with  
17 you. We want to go through our ideas. We want your input so we  
18 can really custom tailor it. And we want to make that happen  
19 and not wait for that to happen.

20 So all these things overlap. And that's a real benefit,  
21 not only of getting it open in October as we showed you in a  
22 more detailed schedule in our proposal, but we showed you how it  
23 can happen is because we're able to do that. That's the real  
24 advantage of P3 for two assets, speed and costs.

25 And let me go over a little of the speed. Traditional

1 methods -- and this could be off a month here or a month there,  
2 you guys are the experts at sort of what you do. But we've done  
3 a lot of public sectors. So doing the financing yourself,  
4 lining it all up, you're probably looking at a four to six-month  
5 process to getting that. Then you go out for design, RFQ  
6 process. Typically, if all goes well, it's three and a half  
7 months, because you got to advertise it -- you know, all the  
8 things you did for the ITN -- advertise it, get the responses  
9 back, evaluate it, then get the approvals, then you have to go  
10 through the design and then go through the construction. So  
11 you're looking at probably a two to two-and-a-half month -- a  
12 year process under a traditional.

13 The P3, the big advantage of the reason why the State of  
14 Florida passed the bill to do it, was it really compresses that  
15 in speed and advantage.

16 And speed matters now, because not only does it meet your  
17 deadline of getting it open by the end of 2022, it's costs. I  
18 can tell you right now COVID did not make construction costs go  
19 down. It made it go up, and it's a lot. It's almost  
20 accelerating right now in terms of what we're seeing.

21 So you can count on, a year delay is going to be probably  
22 over five percent. So just taking round numbers, if that's a 12  
23 million dollar bucket, that's over half a million dollars. If  
24 that's a 30 million dollar bucket, that's over one and a half  
25 million dollars just doing the same thing but having it done

1 later.

2 And, Vincent, you and I were talking. Why don't you share  
3 the electrical side, what you're seeing -- and this is -- this  
4 is real world pricing.

5 MR. BROWN: Yeah, just in -- sorry. Good evening again.  
6 So just in copper prices and raw goods, copper has gone up about  
7 120 percent from August to April of this year.

8 So like I mentioned, right now we're doing Herring Estates,  
9 we're in negotiations with that contractor because while the raw  
10 goods are going up, it slows down the process. So even lumber  
11 has gone up tremendously. A sheet of plywood was \$14, now it's  
12 \$75. So the longer we wait, the higher the goods are going up.  
13 It's just a domino effect.

14 MR. ZALKIN: I remember, you know, not talking about this  
15 but a typical three-bay fire station years ago, three-bay, one  
16 story, nine thousand square feet, you know, was two and a half  
17 million dollars. Now it's six and a half million dollars.  
18 Construction costs. Not all-in costs. We're talking just  
19 construction costs.

20 So this is, we think, real advantage of what you're doing.  
21 And compliments to you for doing it, because you will save that  
22 and benefit from that.

23 Now, it is my honor to bring up Mike Kaufman, you know, CEO  
24 and founder of Kaufman Lynn, to give you our corporate and  
25 personal commitment.

1 MR. KAUFMAN: Thank you, Jeff.

2 Good evening, Mayor, Council members, community members,  
3 and Fire Chief and staff. It is truly an honor to be here  
4 tonight to speak to you. We greatly appreciate this  
5 opportunity.

6 We take it very seriously and bring all of our expertise,  
7 multifaceted as you've seen through design, finance,  
8 construction, even our subcontract specialty, here to bear and  
9 bring real value to the City. That is the proposition that  
10 we're proposing.

11 The process you've chosen to take is a smart process,  
12 especially during these times of abundant construction activity,  
13 supply chain problems and cost increases; getting the building  
14 in the ground as quickly as possible will save the taxpayers  
15 hundreds of thousands of dollars. It's a very smart process.

16 I come to you with a special affinity for fire stations.  
17 Kaufman Lynn, as you've heard, has built many of them. We've  
18 built fire training facilities, vehicle and apparatus  
19 maintenance facilities.

20 And the one common factor amongst all those projects,  
21 totalling up around 20 jobs, are our end users, our  
22 firefighters, our fire chief, what they need, what they must  
23 have to live, work and even play sometimes productively in the  
24 fire houses that we build.

25 My dad was a firefighter. The biggest thrill I had when I



1 was a little boy was going to the fire house and I had that  
2 luxury of climbing on the apparatus and occasionally putting my  
3 dad's helmet on, that weighed like 14 pounds and was tough to  
4 support. But I do have it very near and dear to my heart.

5 Kaufman Lynn, along with Municipal Acquisitions, Miss Ann,  
6 Mr. Brown, proposes to you a team that has established working  
7 relationships. I've been working with Ann for over 20 years.  
8 We've been working with Jon, Municipal Acquisitions, now going  
9 on 10 years. And successfully produced a very productive  
10 building for FIU and Broward College under this same exact  
11 format. And Jess and Currie Sowards and Kaufman Lynn have been  
12 working for 30 years together.

13 So there is no learning curve from our side of the table.  
14 We know each other. We know our strengths. We know where we  
15 need to support each other. We do it effortlessly and with  
16 kindness and love. That solves a lot of problems in a  
17 construction project. We eliminate all of that by being  
18 together. It's a really powerful team.

19 And we will ensure delivery. Kaufman Lynn is known for our  
20 ability to finish projects quickly; finish them very, very  
21 competitively priced. We stay in the market, we have to stay  
22 competitive.

23 And our quality is unsurpassed. We will provide you a  
24 building that does not leak, that does not have water intrusion;  
25 that all the plumbing -- and there's a lot of plumbing in these

1 fire stations -- work.

2 And if something is not functioning exactly the way it  
3 needs to, we will be there to fix it immediately; whether it's  
4 one year after the project is done, or within that first year  
5 warranty, or it's four years later. We take pride in our work.

6 We love our firefighters. Again, I got a special affinity  
7 for those brave men and women.

8 And we will provide you a very, very stand out building  
9 that will serve the community well for the next 50 years. We  
10 will do it in a way where your taxpayers save money. And we  
11 will do it in a way where we embrace and engage and bring the  
12 community together, rather than just build a building. We will  
13 do it with kindness. We will do it with passion. We will do it  
14 with love. And we will deliver you a project you will be very  
15 proud of.

16 Thank you so much for the opportunity.

17 CITY MANAGER: Madam Chair, if I may.

18 CHAIR LANIER: Yes. Go ahead.

19 CITY MANAGER: I would like for Chief Curd, if the Board  
20 doesn't have any additional questions for the team, to provide  
21 some remarks with regards to the project.

22 CHAIR LANIER: Okay.

23 CHIEF CURD: Good evening, Mayor, Council. John Curd, Fire  
24 Chief.

25 I'd like to thank you all for the opportunity to simply

1 hear what is being proposed. As you all know, we've been  
2 beating this drum for years and we've been kicking this can down  
3 the road even longer than that.

4 My staff is here in support of you all, and making sure  
5 that we let you know how appreciative we are that you all are  
6 even considering this endeavor. Had a conversation with a  
7 firefighter today and we were having some small talk at the  
8 training grounds, and we were talking about the stations and  
9 what we're doing, and they said, you know, Chief, you're working  
10 to build quite a legacy. And I really didn't see it that way,  
11 because I'm just here to tell you what we need. You all are the  
12 ones that are actually going to provide it. So it's actually  
13 this Council's legacy that we're going to be talking about.

14 And my men and women deserve this more than any other  
15 municipality in Palm Beach County. They work hard for this  
16 community. They are always giving and supporting this  
17 community.

18 And again, we can't thank you all enough for your  
19 consideration on moving forward on this project.

20 CHAIR LANIER: Thank you.

21 CITY MANAGER: Madam Chair.

22 CHAIR LANIER: Yes. Go ahead.

23 CITY MANAGER: Staff is ready to get to work.

24 CHAIR LANIER: All right. Very good.

25 Are there any questions from the Board in regards to the

1 presentation that was presented this evening?

2 COUNCILPERSON McCOY: Yeah. So do we have something from  
3 PFM I seen?

4 CITY MANAGER: Yes. PFM is online if the Board had any  
5 questions with regards to the funding mechanism and how that  
6 would work. But there is still additional information and  
7 details that has to be provided, so we can't give you a  
8 specific, what a lease payment would look like. But if there  
9 was any questions with regards to the concept that we're  
10 entertaining, they were on the line. But there is not  
11 specificity. We can could provide that. It will come in the  
12 final agreement that will come back before this Board.

13 COUNCILPERSON BOTEL: I just have a comment, Madam Chair.

14 CHAIR LANIER: Yes. Go ahead.

15 COUNCILPERSON BOTEL: Thank you.

16 I just want to say how pleased I am with tab number nine,  
17 which talks about the involvement of the students and the  
18 apprenticeships. And, you know, as an educator this is near and  
19 dear to my heart, and I thank you so much for including this  
20 component of this program.

21 It is a beautiful design as well. I do have one question.  
22 At what point will you decide which of the two presentations,  
23 which of the two designs that you're going to use, will that be  
24 driven by the community or is that something that --

25 MR. ZALKIN: We will work with you to develop the timeline

1 (inaudible) but it's your decision. You know, it's, it's not  
2 ours. It's with the fire chief, with the council, with you all  
3 and staff. It's for you to decide what kind of look you want  
4 for the community. So -- and just, even, you know, he mentioned  
5 earlier, we can modify, we can tweak it. It's modeled out, so  
6 it can be -- it doesn't have to be specifically A or B. The  
7 final one could be C which is exactly what you want.

8 COUNCILPERSON BOTEL: Thank you. Bravo.

9 CHAIR PRO TEM MILLER-ANDERSON: Madam Chair.

10 CHAIR LANIER: Yes, you're recognized.

11 CHAIR PRO TEM MILLER-ANDERSON: Well, I didn't have any  
12 questions. I think the presentation spoke for itself.

13 And I do appreciate you all following through and seeing it  
14 through the whole process and being able to be up here before us  
15 so that we can get to work in getting our fire station done.

16 And I know Chief Curd and the firefighters are ecstatic  
17 about the opportunity that will be coming before them very soon.

18 And, of course, you know, we look to do many more projects  
19 like this and, you know, hope the community understands that,  
20 you know, as a Board -- and I'm sure everybody can agree --  
21 we're really trying to, you know, make some changes and positive  
22 changes and things that people could be proud of in the City of  
23 Riviera Beach.

24 And speaking of being proud, I do want us to give a hand to  
25 Mr. and Mrs. Brown -- I know he has Mrs. Brown right here too,

1 and she's in his corner. And Ms. McNeill, because, you know, as  
2 they spoke earlier, you know, unfortunately a lot of our home  
3 grown businesses don't always benefit from some of the work that  
4 we have going on in the City.

5 And I can speak from experience, when my husband and I  
6 first started our construction company we had difficulties. I  
7 mean, it was a lot of trouble. And unfortunately, it was  
8 something that happened that didn't need to happen.

9 And I want to make sure that the public understands as far  
10 as I'm concerned, we're open for business. And I'm sure the  
11 Board agrees as well, we're open for business. And we want to  
12 always do things above board.

13 And, you know, being that we only had the two, then we got  
14 down to one, that is a concern for me. And I do appreciate  
15 Mr. Lawson trying to find out exactly why are people not coming  
16 and why are they not following through. Because we, we want to  
17 do business with everyone.

18 But I appreciate you all. And I just wanted to give kudos  
19 to our home grown. And so thank you all so much. And I look  
20 forward to seeing it.

21 CHAIR LANIER: Thank you.

22 I just also wanted to say that I'm really, really, really  
23 impressed with Mr. Brown and Mrs. McNeill being equity partners  
24 instead of subs for this project. This is something that very  
25 rarely happens. So I'm very impressed with the fact that this

1 was put together in such a way that everybody is considered to  
2 be equal partners in this project.

3 So we're looking forward to getting started with this  
4 project. We're looking forward to finishing this project and  
5 moving to bigger and better things for the City.

6 If there isn't any other questions, Madam Clerk, would you  
7 call the question.

8 COUNCILPERSON LAWSON: Madam Chair.

9 CHAIR LANIER: Sorry.

10 COUNCILPERSON LAWSON: Yes. Just a few more questions.

11 CHAIR LANIER: Yes. Go ahead.

12 COUNCILPERSON LAWSON: Thank you, Madam Chair.

13 Miss Ann McNeill. The -- you stated that earlier there was  
14 your third time coming before the Council. Have you been  
15 awarded any other projects before?

16 MS. McNEILL: No.

17 COUNCILPERSON LAWSON: Okay. So as a home grown resident,  
18 I want to commend you for coming back to the City multiple  
19 times. Thank you so much for believing in the City and  
20 believing in this Council and the staff that we have currently  
21 put in place. Because this team is looking to move forward with  
22 the opportunity of continuing to develop and grow our city.

23 And with the one proposal that's here on this table, we're  
24 ecstatic to be able to move forward with this vote. Because  
25 essentially this is what we believed in that we would bring to

1 the City.

2 The 30 percent SBE commitment, that's phenomenal. From day  
3 one we've talked about local, minority, women participation in  
4 our community; and we have all of that. You did that without  
5 even a disparity study being completed; a requirement that is  
6 done on the county level and the state level and national level.  
7 But being that we're still working on a disparity study, this  
8 was presented to us and you heard our cries. So that is  
9 phenomenal, the fact that this is a part of this participation.

10 Mr. Brown, thank you, for being a part of this City, for  
11 being a tax paying resident of the City, and for bringing this  
12 proposal.

13 So I am ecstatic, I am ready for us to move forward as a  
14 dias to getting this major accomplishment done.

15 Thank you, Madam Chair.

16 CHAIR LANIER: Thank you.

17 Madam Clerk.

18 THE CLERK: I think we have to hear from Mr. Terrence  
19 Bailey.

20 CITY MANAGER: Madam Chair, I can summarize that and --

21 CHAIR LANIER: Thank you.

22 CITY MANAGER: Not saying that, you know, his presentation  
23 will be long but --

24 COUNCILPERSON BOTEL: We're about ready to vote so maybe  
25 the less said, the better.



1 CHAIR LANIER: Yes. Go ahead, sir.

2 CITY MANAGER: We are moving forward with regards to the  
3 demolition of the Walgreens facility. That facility should be  
4 demolished in the next four weeks. Actually, apparatus is being  
5 deployed on site within the next coming days. So you'll start  
6 seeing some of the exterior demolition occur. So staff is  
7 moving forward with that process to get the site ready for the  
8 construction of the new Fire Station 88.

9 CHAIR LANIER: Thank you.

10 Are there any other questions before I call this question?

11 Thank you.

12 Madam Clerk.

13 THE CLERK: Councilperson McCoy.

14 COUNCILPERSON McCOY: Yes.

15 THE CLERK: Councilwoman Botel.

16 COUNCILPERSON BOTEL: Yes.

17 THE CLERK: Councilperson Lawson.

18 COUNCILPERSON LAWSON: Yes.

19 THE CLERK: Chair Pro Tem Miller-Anderson.

20 CHAIR PRO TEM MILLER-ANDERSON: Yes.

21 THE CLERK: Chairperson Lanier.

22 CHAIR LANIER: Yes.

23 THE CLERK: Thank you.

24 CHAIR LANIER: That motion is approved five to zero.

25 Our next item on the agenda is discussion by the City

1 Manager.

2 CITY MANAGER: Madam Chair, for the sake of everyone's  
3 time, I have no comments this evening.

4 CHAIR LANIER: Yes. Thank you.

5 Discussion by City Attorney.

6 CITY ATTORNEY: No comments, Madam Chair.

7 CHAIR LANIER: We'll start with Councilman Lawson.

8 COUNCILPERSON LAWSON: Thank you, Madam Chair.

9 Mr. Evans, for the funding process, when you come before  
10 the table and we talk about the funding, can you give a detailed  
11 synopsis of funding from the City, and then also using the  
12 organizations presented, just so that we could see the  
13 comparison in dollars, percentage we're paying, time frame, just  
14 so that we can make the best decision. Because we have a lot of  
15 other ventures we have to explore. So we want to make sure we  
16 have our funding diversified. Whether it's using this entity  
17 and then using some of the other funds that we have available,  
18 and our capital that we have available, to invest in to  
19 establishing, growing, developing more of our community.

20 CITY MANAGER: Madam Chair, if I may.

21 Yes, staff is going to bring a comprehensive report that's  
22 going to provide options for the Board; and then seek direction  
23 as how the Board wants to proceed, whether it's we go out for  
24 bonding, whether we utilize Municipal Acquisitions, or we look  
25 to fund it cash on hand or what have you. But you will have all

1 those options in a comprehensive analysis, with recommendations  
2 from staff and PFM.

3 COUNCILPERSON LAWSON: Follow up, Madam Chair.

4 CHAIR LANIER: Yes. Go ahead.

5 COUNCILPERSON LAWSON: If they can encompass the time  
6 frame, the interest rates on both sides, whether we cash pay  
7 versus cash payment some of the funds that we have; and then  
8 also increases to residents, fire assessments.

9 I know we'll be looking at water problems as well. So we  
10 want to look at the rate increase for the water rate as well.

11 So just having all those synopses of everything.

12 CITY MANAGER EVANS: That can be accomplished, no problem.

13 COUNCILPERSON LAWSON: Thank you.

14 Thank you, Madam Chair.

15 CHAIR LANIER: Thank you.

16 Before we go to the next person, Madam Clerk, public  
17 comments.

18 THE CLERK: Yes. 7:30.

19 CHAIR LANIER: Yeah, but we're not at the end of our  
20 comments, so we want to go ahead and do public comments now.

21 Okay?

22 THE CLERK: All right. You want to read it into the  
23 record, the disclaimer?

24 CHAIR LANIER: Yes. Please be reminded the City Council  
25 has adopted Rules of Decorum for Public Comment during Official

1 Meetings" which has been posted at the front desk. In an effort  
2 to preserve order, if any of the rules are not adhered to,  
3 Council Chair may have any disruptive speaker or attendee  
4 removed from the podium, from the meeting and/or the building,  
5 if necessary. Please govern yourselves accordingly.

6 Public comments shall begin at 7:30 p.m. unless there is no  
7 further business of the City Council, which in that event, it  
8 shall be sooner. In addition, if an item is being considered at  
9 7:30, the comments from the public shall begin immediately after  
10 the item has been concluded.

11 Any person who would like to speak during public comments,  
12 please fill out a public comment card located at the front desk  
13 and give it to the staff before the public comment section is  
14 announced.

15 THE CLERK: Thank you.

16 Miss Doretta Paulk. And after her will be Mr. Lloyd Brown.

17 That's it. Madam Chair.

18 CHAIR LANIER: Okay. Very good.

19 MS. PAULK: Well, good evening again.

20 Hearing the developers bring their proposal, it was  
21 phenomenal, wonderful. This is a win/win situation for all the  
22 citizens of Riviera Beach, our firefighters, and most of all our  
23 children. Where they're going to bring apprenticeship to our  
24 children, that's a win/win. And I thank you all so very much.

25 And I want to commend Chief Curd. He's done a very, very

1 outstanding job with our vaccinations. I had a friend who is  
2 now in a wheelchair and she's not doing too well. And they  
3 didn't have the facilities -- she's from Gaines -- could have  
4 gone to Gaines Park. But she needed to stay in her car and get  
5 the vaccinations. And he took the time out to understand the  
6 situation and said, yes, bring her to our facility. I want to  
7 commend you for doing that. And I thank you very much for doing  
8 that. Because she didn't have that offered to her at Gaines.  
9 They said that she had to go to Pompano.

10 But she is, she is a very kind person and I hate that she  
11 has that situation going on with her.

12 But thank you, thank you.

13 And I commend you all also making the facilities for the  
14 women, firefighter women, because they need their excess --  
15 their own quarters, sleeping, and (inaudible). They need that.  
16 And then the men, they can have theirs. But that's very good.  
17 That's coming up to the 21st Century. And I'm sure a lot of  
18 fire stations already have those amenities.

19 But I thank you very much. And I appreciate everything.

20 And I'm glad this is going forward. And I thank you,  
21 Mr. Evans, for all you do for the City. And all the Council.

22 And we all have to work together. When we all work  
23 together, we'll have more developers coming in. But we can't  
24 have this divisiveness.

25 And I just thank you all for all that you all do. Bye-bye.

1 Thank you.

2 CHAIR LANIER: Thank you.

3 MR. LLOYD BROWN: Hello. My name is Lloyd Brown. And I  
4 thank you because the Heat plays tonight and I'll be getting out  
5 of here early.

6 But, you know, I have a lot of things I want to talk about.  
7 I seen the signs over there by Monroe Heights, and they want  
8 participation from, you know, the public on whatever they're  
9 going to do over there with this canal. Well, anyway, see, I  
10 live there and like yesterday was for 67 years I lived in  
11 Riviera. Okay?

12 And they removed the canal down the street from me, like  
13 you were talking about making more space on Blue Heron Boulevard  
14 for this other thing. I see the signs out there.

15 Well, let me tell you. Now, Miss Lane, she has to get  
16 flood insurance, because when they removed the canal, my street  
17 now, if it rains really hard, the water comes all the way up to  
18 Willie's house. Because I got me one of them little boards and  
19 I went, you know, sliding around in it.

20 And what I'm trying to say, over there by Monroe Heights,  
21 where that canal is, if you close that canal in, okay, and it  
22 doesn't flood out, I won't come in here and bother you any more  
23 with any bad problems.

24 But, on the same hand, if it floods out where you all  
25 reside, if you let these people come in there and close that

1 canal, because if you close it, you have a lift station right  
2 there, and just like a septic tank, okay, the water level is  
3 rising, so now you got a lift station there, are you telling me  
4 when you close that canal off, that means it's gonna flood out  
5 more. So if that lift station is there, that mean that flood is  
6 gonna -- some of that water is gonna come out just like a septic  
7 tank.

8 And if this individual who want to build over there, don't  
9 want to accept the room he has, then don't let him build there.  
10 Because those people will have to get flood insurance.

11 Because I'm gonna tell you, you can talk to my friend Miss  
12 Lane right now, before they put -- closed that canal on my  
13 street, it going -- it was -- I don't know if you could name its  
14 avenue but comes from Silver Beach Road, right by the park, it  
15 used to be a canal there. And we never had a flood on my  
16 street. But as soon as they close that canal off, now if it  
17 rains really hard our avenue floods out.

18 Because I done pulled people through there. I done went  
19 there to get people who was stuck in there.

20 So if this individual -- that's the main thing I'm looking  
21 at. If this individual wants to build there, tell him to go  
22 somewhere else. Or, are you going to resign if it floods out?  
23 Because I won't come here and bother you no more if you don't.

24 So you all have a nice day. The game come on in -- there's  
25 going to be a change, I think, on these next elections,

1 honestly. People talk good about you and people talk bad. But  
2 I mean it's gonna be a change. I talk to the people.

3 CHAIR LANIER: Thank you, Mr. Brown.

4 UNIDENTIFIED AUDIENCE SPEAKER: (Inaudible)

5 CHAIR LANIER: Happy birthday, sir.

6 Is that public comment?

7 THE CLERK: That's it.

8 CHAIR LANIER: Councilman McCoy?

9 COUNCILPERSON McCOY: Nothing, Madam Chair.

10 CHAIR LANIER: Councilwoman Botel?

11 COUNCILPERSON BOTEL: Just to say thank you again.

12 And I appreciate the fact that prior to the meeting Chief  
13 Curd answered a lot of the questions that I had. So I  
14 appreciate his time and effort.

15 Thank you.

16 CHAIR LANIER: Thank you.

17 Councilwoman Miller-Anderson.

18 CHAIR PRO TEM MILLER-ANDERSON: I just wanted to say thank  
19 you to Mr. Evans and his team, because I know without all of  
20 them trying to put the pieces together we would not be sitting  
21 here talking about this at this time. And I think it would be  
22 very nice to see a new building in the City of Riviera Beach.

23 And you know, this Board, I appreciate you all a lot  
24 because, you know, we could say we were able to get a project  
25 done. So thank you so much, Board.



1 Thank you, residents.

2 CHAIR LANIER: Thank you.

3 I would just also like to piggyback off of that, saying  
4 that I thank Mr. Evans, Mrs. Pemsel and her staff, for bringing  
5 this to us and making sure that it was done correctly, that it  
6 done above board, that there was no foul play, that there was no  
7 hidden agenda, that this process was carried out fairly. It has  
8 been recorded. There are score sheets. And anyone who wants to  
9 view this process can view it. So I just wanted to make it  
10 clear that the process that got us to this point was a fair  
11 process. And we are happy to have the firm that you do have.

12 And with that being said, meeting is adjourned.

13 (End of recording.)

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CERTIFICATE

THE STATE OF FLORIDA, )  
COUNTY OF PALM BEACH. )

I, Claudia Price Witters, RPR, Registered Professional Reporter, do hereby certify that I was authorized to and did transcribe the foregoing proceedings from a digital recording, and that the foregoing is a true and correct transcription of said recording to the best of my ability.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of May 2021.



\_\_\_\_\_  
Claudia Price Witters, RPR

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