

1 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2 Regular Meeting

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5
6 - - -7 Marina Village Event Center
8 190 East 13th Street
9 Riviera Beach, Florida
10 Wednesday, May 12, 2021
11 6:21 p.m. - 7:40 p.m.12 - - -
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19 IN ATTENDANCE:

20
21 Chair Shirley Lanier
22 Vice Chair KaShamba Miller-Anderson
23 Commissioner Julia Botel (via phone)
24 Commissioner Douglas Lawson
25 Executive Director Jonathan Evans
General Counsel Michael Haygood
Senior Project Assistant/CRA Clerk Tamara Seguin

1 BE IT REMEMBERED that the following Riviera
2 Beach Community Redevelopment Agency Meeting was had at
3 the Marina Village Event Center, on Wednesday, May 12,
4 2021, beginning at 6:21 p.m., with attendees as
5 hereinabove noted, to wit:

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7 (Reporter's note: The audio of the meeting
8 began with recitation of the Pledge of Allegiance.)

9 - - -

10 CHAIR LANIER: Do we have any additions,
11 deletions or substitutions for this agenda Board,
12 staff?

13 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
14 Madam Chair, we do have an addition for legal services
15 that are provided. It is in the amount \$5,114.50 for
16 legal services for Michael Haygood, and the invoice is
17 dated 4-26. And so we've asked for this item to be
18 placed with item one that is on your agenda for this
19 evening.

20 CHAIR LANIER: Are there any other deletions
21 or substitutions or additions for this agenda?

22 VICE CHAIR MILLER-ANDERSON: No.

23 CHAIR LANIER: All right, very good. Can we
24 get a -- any disclosures? There's about four or five
25 items on this agenda this evening. Are there any

1 disclosures by Commission or staff in regards to these
2 items?

3 VICE CHAIR MILLER-ANDERSON: None.

4 CHAIR LANIER: Thank you. Can I get a motion
5 to approve the agenda?

6 VICE CHAIR MILLER-ANDERSON: So moved.

7 COMMISSIONER BOTEL: So moved. Second.

8 CHAIR LANIER: Madam Clerk.

9 THE CLERK: Commissioner Botel.

10 COMMISSIONER BOTEL: Yes.

11 THE CLERK: Commissioner Lawson.

12 COMMISSIONER LAWSON: Yes.

13 THE CLERK: Vice Chair Miller-Anderson.

14 VICE CHAIR MILLER-ANDERSON: Yes.

15 THE CLERK: Chair Lanier.

16 CHAIR LANIER: Yes.

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

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

1 the agenda.

2 Does anyone want to pull an item from the
3 consent agenda? Hearing none, motion to approve the
4 consent agenda.

5 VICE CHAIR MILLER-ANDERSON: Motion to
6 approve the consent agenda.

7 COMMISSIONER LAWSON: Second.

8 COMMISSIONER BOTEL: Second.

9 CHAIR LANIER: Madam Clerk.

10 THE CLERK: Commissioner Botel.

11 COMMISSIONER BOTEL: Yes.

12 THE CLERK: Commissioner Lawson.

13 COMMISSIONER LAWSON: Yes.

14 THE CLERK: Vice Chair Miller-Anderson.

15 VICE CHAIR MILLER-ANDERSON: Yes.

16 THE CLERK: Chair Lanier.

17 CHAIR LANIER: Yes.

18 THE CLERK: That motion carries.

19 CHAIR LANIER: Our regular business for this
20 evening, Madam Clerk.

21 THE CLERK: Item number two, request for
22 Board comments on site plan application submitted for
23 47 West 14th Street.

24 CHAIR LANIER: Is there a presentation,
25 Mr. Evans?

1 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
2 Madam Chair, there is a presentation. I'm asking for
3 Scott, the Planning Director for the CRA, to make this
4 presentation.

5 CHAIR LANIER: Very good. Thank you.
6 Go ahead, sir.

7 MR. SCOTT EVANS: Good evening, Madam Chair
8 and members of the Board.

9 The agency is requesting that the Board of
10 Commissioners review this proposed new project, which
11 is located on 47 14th Street, to provide comments to
12 the City Council. And applications for new development
13 within the Community Redevelopment area are required to
14 be reviewed by both the Planning & Zoning Board and the
15 CRA Board. The comments made by those Boards are
16 provided to the City Council as part of consideration
17 for final approval -- or for final consideration for
18 new development applications when they're submitted to
19 the Development Services Department.

20 And the City Development Services Department
21 has received this site plan, and it's for a proposed 25
22 bed detox facility. The proposed facility will have an
23 average stay of between seven to 45 days, per their
24 submitted information, and the project is located
25 within the Avenue E neighborhood in the CRA.

1 The CRA Plan provides the following
2 recommendations for the area. As buildings are
3 replaced and lots infilled, the buildings should be
4 mixed use, offering an array of uses needed to help the
5 neighborhood thrive. Types of uses should be single
6 family and multifamily residential, retail and office.
7 A proper mix of these uses can create a synergy in the
8 area. Residential provides homes for workers,
9 commercial provides jobs, and retail has customers, and
10 the area then becomes sustainable and thrives.

11 Additionally, the downtown area is intended
12 to promote economic development, create the right mix
13 of uses to enhance walkability, promote development of
14 the neighborhood and improve the real and perceived
15 safety and towards achieving sustainability.

16 The CRA recommends that the CRA Board provide
17 the following comments to the City Council. And the
18 recommendation is that -- the finding is that locating
19 a detox facility within the neighborhood will not be
20 complementary to the mix of desired uses within the
21 Avenue E corridor and surrounding neighborhoods, and
22 recommends that the City Council not approve the
23 project, deeming that the location of a 25 bed detox
24 facility will have significant impacts to the local
25 residential and commercial mix of uses in the

1 surrounding area.

2 Staff also recommends that the CRA Board
3 consider holding a neighborhood public meeting to
4 review the project with the local community and to
5 receive their feedback before the City Council sits to
6 make their final determination.

7 CHAIR LANIER: Thank you. Is that all for
8 the presentation?

9 MR. SCOTT EVANS: Yes, Madam Chair.

10 CHAIR LANIER: Are there any comments from
11 the Board in regards to this item that is on the
12 agenda?

13 VICE CHAIR MILLER-ANDERSON: Yes.

14 CHAIR LANIER: Yes, go ahead.

15 VICE CHAIR MILLER-ANDERSON: So you're asking
16 for us tonight to just say whether or not we want to
17 move forward with having the public meeting and --

18 MR. SCOTT EVANS: Yes.

19 Madam Chair?

20 CHAIR LANIER: Yes, go ahead.

21 MR. SCOTT EVANS: Okay. Yes, so tonight
22 we're -- the CRA Board is required to provide the
23 comments to the City Council in advance of City Council
24 hearing the item. So tonight we're asking for you to
25 provide comments, and we've made some recommendations

1 on what we think the comments can be. But whatever
2 comments are approved tonight by the Board will then be
3 transmitted to the Council.

4 But we're also recommending that we schedule
5 a future neighborhood meeting so we can get information
6 from the residents of the local area, which then could
7 also help inform the City Council before they meet to
8 make their determination.

9 VICE CHAIR MILLER-ANDERSON: All right, so we
10 have to tell the City Council what it is that we think
11 about this? I mean this sounds a little crazy, but I
12 understand the process.

13 So I mean I would love to hear what the
14 public has to say about it. You know, I mean me giving
15 my opinions about it is one thing, but to hear from the
16 public is another. So are we not able to go ahead and
17 do the public meeting and have that information when we
18 provide the City Council their comments, or at least
19 for us to have our comments to kind of see what the
20 public wants?

21 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
22 Madam Chair. One of the things that the Board can
23 decide to do is just tell staff to move forward working
24 with the proposed developer to facilitate a community
25 meeting. And then also, as it goes through the

1 Planning & Zoning Board, you can hear that conversation
2 as well and then take that information and then come to
3 whatever your opinion is.

4 But pursuant to the CRA Plan, we have to
5 bring the project to the CRA Board so the CRA Board can
6 direct staff that, hey, we want to hear what the
7 community has to say, and that's our comments with
8 regards to this project. And then based on all the
9 information, then you can make a determination or a
10 finding related to this project.

11 VICE CHAIR MILLER-ANDERSON: Okay. Well,
12 that's my comments. I would like to hear what the
13 public and hear from the Planning and Zoning before I
14 make any kind of decision. That's just my comment to
15 the City Council.

16 CHAIR LANIER: Any other Board comments in
17 regards to this?

18 COMMISSIONER BOTEL: Madam Chair.

19 CHAIR LANIER: Yes, go ahead.

20 COMMISSIONER BOTEL: For want of too much to
21 say tonight, I highly concur with my colleague's
22 remarks, and I agree that we should pass that along to
23 City Council. Thanks.

24 CHAIR LANIER: Thank you.

25 MR. SCOTT EVANS: Madam Chair.

1 CHAIR LANIER: Yes, go ahead.

2 MR. SCOTT EVANS: I just forgot to point out
3 that the applicant is here, and I believe he submitted
4 a public comment card and would like to speak to the
5 Board.

6 CHAIR LANIER: Okay, very well. Once we have
7 our comments, then we'll call for public comments.

8 And I feel the same way. Last night we had a
9 traffic calming meeting in the neighborhood, and
10 although there were about six options that we started
11 with in terms of the traffic calming, I wanted to make
12 sure that I did not arbitrarily make a decision about
13 what should happen for that particular street.

14 So having a public community meeting with the
15 people who actually live in that area is what I would
16 like to hear from, who I would like to hear from before
17 I can even make any type of decision, because I can say
18 one thing, but the community and the people who live
19 there might want something else. So I certainly want
20 to be able to understand what the residents want for
21 that neighborhood and for their neighbors.

22 So that's my -- to move forward with having a
23 community neighborhood meeting for those residents, to
24 ask their opinion and ask their comments about what
25 should go in their neighborhood.

1 Yes, Councilman Lawson.

2 COMMISSIONER LAWSON: Thank you, Madam Chair.

3 Madam Chair, the applicant that is here that is going
4 to speak, can we give him the leverage to have open
5 dialogue and discussion versus giving a public comment
6 in the event that we have questions so that he can kind
7 of speak to the Board and we can ask questions of him
8 so that when we do go to public discussions, we can
9 also have that information to give to our constituents
10 and our residents in the community?

11 CHAIR LANIER: I don't see a problem with
12 that.

13 COMMISSIONER LAWSON: Thank you, Madam Chair.

14 CHAIR LANIER: But we still got -- he still
15 has three minutes.

16 Go ahead, sir.

17 MR. ROGATINSKY: Thank you. Good evening,
18 everybody. My name is -- I'll keep it short. My name
19 is Sam Rogatinsky. I'm here to talk about the medical
20 detox project that I've been working on --

21 CHAIR LANIER: Excuse me, sir. Hold on a
22 second.

23 Three minutes. It hasn't moved.

24 THE CLERK: Walter has that.

25 CHAIR LANIER: Thank you. Go ahead.

1 MR. ROGATINSKY: -- working on since 2016. I
2 met with Jeff Gagnon, your former Acting Planning and
3 Zoning Director, many times between 2016 up to a few
4 weeks before he left his position. And in fact, he
5 suggested that I find property in the downtown core if
6 I had any intention of getting any type of medical
7 detox facility approved, or for that matter, any
8 medical facility with the short-term overnight stays.

9 So I went about my way trying to find
10 property in the downtown core. And between 2017 and
11 2019 I was able to put together a 100 by 100 foot
12 parcel of land. This might sound easy, but it was
13 quite a task. In order to get the two lots together, I
14 had to buy a lot near a Viking property, and only then
15 was I able to trade Viking for a piece of land that
16 they needed. So they got three lots together and I got
17 two lots together.

18 So based on my discussion with Jeff and other
19 staff members from Planning and Zoning staff over the
20 last -- since 2016. They agreed that I would get an
21 approval for the use of a medical detox, which they
22 gave me in October of 2019, and it's attached in the
23 package that you guys have.

24 That's when I hired an architect, an
25 engineer, a landscape architect and a photometric

1 specialist and a traffic study company and surveyors,
2 et cetera. And even though it's a small piece of land,
3 I had no choice because it was a -- they just wanted me
4 to do it. And I don't think it's going to have any
5 traffic impact, but regardless, I did that.

6 A lot went between that time. There was a
7 lot of going back and forth with other things, but here
8 we are after all that, after they gave me a zoning
9 verification letter, and now the CRA does not want to
10 approve the project.

11 So let's talk about the uses that are clearly
12 permitted in the code. If you look at 31.536, they
13 talk about what you can do in downtown core, and that's
14 why I bought these properties: Multifamily,
15 professional office, drive-throughs, retail
16 establishments, hospitals -- I'll repeat that again --
17 hospitals, marine related businesses, retail office or
18 commercial, showrooms, day cares, hotels, motels,
19 nursing or convalescent homes and adult living
20 facilities -- and let me repeat that again -- nursing
21 or convalescent homes and adult living facilities,
22 churches, civic open space, community gardens.

23 So I understand that the CRA Board does not
24 like the use of a medical detox because it will not be
25 complementary to the mix of desired uses. But if I

1 would come here and I would tell you today that I would
2 like to have an assisted living facility for the
3 elderly, what would that answer be? If I wanted a
4 nursing home or a hospice, what would that answer be?
5 What if I wanted a boutique hospital for plastic
6 surgery where people are going to stay for short-term
7 overnight stays? What if I wanted a surgery center for
8 minor surgeries?

9 Would it be okay to have an overnight center
10 for sleep apnea? If I wanted to put a homeless shelter
11 there that provides a place to sleep until a homeless
12 person can get his life on track, would that be okay?
13 Would the Board be okay with a mental health facility
14 for people with autism, short-term, long-term?

15 The bottom line is if you allow similar uses
16 that are actually more intense than a boutique small
17 medical detox, then it's clearly discrimination.

18 CHAIR LANIER: Thank you. Let me say this,
19 and I'm going to give my colleagues an opportunity to
20 speak. You said that you had hired all of these
21 people. Did you ever have a community meeting in the
22 neighborhood with the residents?

23 MR. ROGATINSKY: No, I didn't have a
24 community meeting.

25 CHAIR LANIER: Okay, so let me --

1 MR. ROGATINSKY: I don't know how I would
2 organize that. Believe me, I've been around Rivera
3 Beach for a while --

4 CHAIR LANIER: Let me tell you something.
5 You don't have to convince us. You have to convince
6 the neighbors and the people who live in that
7 neighborhood. That is who you're going to have to
8 convince, because they have the final say as to what
9 goes in their neighborhood and who is around them.

10 So, you know, I don't have a problem with you
11 coming up here and talking about, you know, what you
12 want to have, but it is not us that you have to
13 convince. You're going to have to put together
14 community meetings to ask the people where that
15 facility is going to go and the people who are in and
16 around that facility, you have to ask them what they
17 want, because they are going to live there.

18 MR. ROGATINSKY: Yes, I hear you. I
19 completely hear you.

20 CHAIR LANIER: Colleagues, do you have any
21 comments?

22 VICE CHAIR MILLER-ANDERSON: Yes.

23 CHAIR LANIER: Thank you.

24 VICE CHAIR MILLER-ANDERSON: I'm actually one
25 of the people that live in the area, so that would, you

1 know, certainly be something I'd like to see happen so
2 that everyone has some sort of input. I understand
3 your point about, you know, all of the other examples
4 that you could possibly have, and of course, no one
5 wants to discriminate because of the type of service
6 that you would be providing.

7 But I want to make sure that it fits in, one,
8 with what we're trying to do with that Broadway
9 corridor and the E Avenue corridor, and also to make
10 sure that the residents in that area are comfortable
11 with having that type of service in their backyard.
12 And so for me, I definitely want to see community
13 meetings take place, and I will go from there. Thank
14 you.

15 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
16 Chair.

17 CHAIR LANIER: Thank you.

18 Go ahead, Mr. Evans.

19 EXECUTIVE DIRECTOR JONATHAN EVANS: I do want
20 to clarify for the record, this Board has not provided
21 any opinion or perspective with regards to this
22 project.

23 CHAIR LANIER: No.

24 EXECUTIVE DIRECTOR JONATHAN EVANS: It is
25 staff that has provided you a perspective from the CRA

1 Plan. The only thing that this Board has agreed upon,
2 based on the comments we've heard, is that community
3 meetings need to be held. So I just want to clarify
4 that for the record.

5 CHAIR LANIER: Yes, thank you.

6 Commissioner Lawson.

7 COMMISSIONER LAWSON: Thank you, Madam Chair.

8 I would be in agreement with the colleagues,
9 my colleagues, to go forward with community meeting,
10 and then also having open dialogue and discussion to
11 see what can be done, because I appreciate you wanting
12 to bring business to our community, first and foremost,
13 and I understand my colleagues' concerns about the type
14 of businesses that have been coming to our corridor.

15 So to this point, colleagues, what I also
16 want us to do is to make sure that we're addressing the
17 zoning of our downtown district, our corridors, to
18 identify exactly the type of businesses that we want to
19 attract, and then in addition to that, having
20 conversations with the community and also this business
21 to see what options and alternatives may also work in
22 place, because I'm not someone that's just inclined to
23 say yes or no. I'm somebody inclined to say, okay,
24 well, what solutions can we come up with, what other
25 options can we do?

1 Maybe this facility may not work here, but
2 then what other locations could we work with to kind of
3 partner with you to get certain things done, because
4 I'm appreciative of you bringing this. But first and
5 foremost, as my Chair did state, that this is going to
6 be the decision and the discussion of our residents,
7 and they are the ones that are going to make the final,
8 ultimate decision for us.

9 VICE CHAIR MILLER-ANDERSON: And Madam Chair.

10 CHAIR LANIER: Yes, go ahead.

11 VICE CHAIR MILLER-ANDERSON: The Park Manor
12 Neighborhood Association, which is in that area, they
13 do have a meeting, I think it's next Thursday. You may
14 want to e-mail me and provide me your information, and
15 you might be able to speak to them. I can see if you
16 can get on their agenda, and you could at least be at
17 one of the meetings, just with that neighborhood
18 association, but of course, have, you know, a couple
19 more, whereas not everybody attends that meeting. But
20 that would be a great start, because they're very
21 involved in what comes into their neighborhood. So --

22 MR. ROGATINSKY: Makes sense.

23 VICE CHAIR MILLER-ANDERSON: -- feel free to
24 provide me with your -- or I can get your information
25 from your card and then I can e-mail you the

1 information.

2 MR. ROGATINSKY: Yes, I'll send you an
3 e-mail.

4 VICE CHAIR MILLER-ANDERSON: Okay, thanks.

5 CHAIR LANIER: Thank you.

6 Councilwoman Botel.

7 COMMISSIONER BOTEL: Yes. I'm sorry, I did
8 not raise my hand.

9 CHAIR LANIER: All right, very good. Thank
10 you so much. Is that it for that presentation? So we
11 want you to move forward with the community meetings
12 and to be able to bring us back information about what
13 residents are talking about, and also as Commissioner
14 Lawson said, that having an open dialogue about what
15 can happen in that particular area.

16 COMMISSIONER BOTEL: Did you need us to vote
17 on that issue?

18 EXECUTIVE DIRECTOR JONATHAN EVANS: No, Madam
19 Chair. If there's just consent from the Board to
20 proceed forward with meetings with the community, as
21 well as getting feedback from the Planning and Zoning
22 Board, we can move forward accordingly.

23 COMMISSIONER BOTEL: Yes. Okay, thank you.

24 MR. ROGATINSKY: I have one question. Sorry,
25 one quick question. So what do I -- like the zoning

1 verification letter that I got in 2019, what does it
2 mean?

3 CHAIR LANIER: Okay, you need to speak to
4 staff about that, sir. You need to speak with staff
5 about that. Thank you.

6 MR. ROGATINSKY: I did.

7 CHAIR LANIER: Yes. Well, you need to speak
8 with them again.

9 Is there any other issues in regards to this
10 item?

11 EXECUTIVE DIRECTOR JONATHAN EVANS: No, Madam
12 Chair.

13 CHAIR LANIER: All right, very good. Next
14 item, Madam Clerk.

15 THE CLERK: Item number three, a resolution
16 of the Board of Commissioners of the Riviera Beach
17 Community Redevelopment Agency approving an agreement
18 with Dev-Land Demolition & Site, Incorporated to
19 demolish the agency owned property located at 2600
20 Broadway for an amount not to exceed \$181,547,
21 authorizing the Chairperson and Executive Director to
22 execute and attest the demolition agreement, providing
23 an effective date and other purposes.

24 The acceptance of public comment cards is now
25 closed.

1 CHAIR LANIER: Can I get a motion to approve
2 this?

3 VICE CHAIR MILLER-ANDERSON: So moved.

4 COMMISSIONER LAWSON: Second.

5 CHAIR LANIER: Very good. Mr. Evans.

6 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
7 Chair and members of the Board, I'd like for the
8 Planning Director, Mr. Scott Evans, to present this
9 item.

10 CHAIR LANIER: Very good. Go ahead, sir.

11 MR. SCOTT EVANS: Thank you, Madam Chair,
12 members of the CRA Board.

13 This item is requesting your approval for
14 Dev-Land Demolition & Site, Incorporated to demolish
15 the building which is located at 2600 Broadway and can
16 be seen in the top right on the screen above.

17 The continuing services contracts for
18 demolition services was approved by the City Council by
19 Resolution 113-20, and that allows the City to move
20 forward with redevelopment or renovation of related
21 construction projects.

22 City staff invited all of the contractors who
23 were approved under that City resolution -- that's
24 three different continuing services contractors -- to
25 bid on three projects, and one was the Walgreens site,

1 the City library and then this site. And staff
2 received one proposal for the proposed 2600 site, which
3 was from Dev-Land & Demolition, and they have a
4 continuing services contract with the City. So the CRA
5 proposes to contract with them under that procurement
6 for a price not to exceed \$181,547 to demolish the
7 property.

8 And this will prepare the CRA property for
9 future development. The demolition timeline would be
10 that we will commence the interior removal of any
11 asbestos materials in July, August, and then the
12 building itself would be demolished following the work
13 on the Walgreens site and City library, which would be
14 in September.

15 The property is also recommended, in a future
16 agenda item, to receive a landscape package. And
17 that's similar to the opposite corner, which is
18 directly across the street, and that's shown in the
19 lower left on the screen. The landscape package
20 includes sod and irrigation and then a few trees, which
21 will help beautify the site. The entire site would
22 have sod and irrigation, and because this is a
23 significant intersection, we're proposing to put in
24 that landscaping with irrigation so that it continues
25 to look good while we put the project out, hopefully

1 for redevelopment.

2 And the future redevelopment concept has been
3 developed by REG Architects to try and help show the
4 CRA Board the future development potential for this
5 site. This concept would activate the street and have
6 a hidden parking garage. And it's envisioned that the
7 project would be a future public-private partnership
8 that could really help establish a new level of
9 development in the Broadway corridor.

10 And so we asked REG Architects, Mr. Rick
11 Gonzalez, to come up with a creative concept that would
12 really help try and create a new vision for Broadway, a
13 new type of project that would not only bring much
14 needed tax revenue to the area, but would also help
15 give the Board an idea of what might come next on this
16 site. And I would like to invite Mr. Rick Gonzalez up.
17 He has a very brief presentation of what that concept
18 might look like.

19 The CRA proposes to develop this as a
20 public-private development opportunity in the future,
21 so we would propose to bring an intent to negotiate to
22 redevelop the property back to this Board. And part of
23 what we're asking for your direction tonight following
24 Mr. Rick Gonzalez's presentation is just direction on
25 whether or not you would like us to begin working on

1 that so we could bring that back to you as quickly as
2 possible at a future Board meeting.

3 MR. GONZALEZ: Thank you, Scott.

4 And good evening, Commissioners and City
5 Manager and staff. Rick Gonzalez again, REG
6 Architects.

7 We've been looking at this site for quite a
8 while. We did try to do a feasibility study for saving
9 the existing building, which determined that it was not
10 feasible. And so with working with Scott, looking at
11 the possibilities for a mixed use project on that site
12 of an eight-story building, the intent of the project
13 would be to create, continue to create the downtown of
14 Rivera Beach together with the other projects that the
15 City is now looking at up and down the Broadway
16 corridor.

17 This is a conceptual idea of the building.
18 It would have a two-story base on the bottom, which
19 would have commercial uses and lobbies for the
20 building, and that space would hide or conceal the
21 parking garage on the back side. And then you'd have a
22 six-story building above that with apartments, and then
23 on the rooftop, an amenities deck. We have the most
24 beautiful waterfront in south Florida, and the views of
25 the Peanut Island and the Intracoastal and the ocean

1 are quite significant from this site.

2 These are the conceptual floor plans. This
3 is the idea. The parking would be accessible from the
4 east and from the north. On the back of the building
5 the purplish color spaces would be commercial two-story
6 spaces. The lobby on the corner, with an entry plaza,
7 a significant plaza. You'll see a lot of these type of
8 buildings are being built now in Boynton Beach, West
9 Palm Beach and other cities to the south that have
10 downtowns.

11 The upper floors would be -- your typical
12 floor would have about 12 units, pretty good sized
13 units, times six would be 72 units on the south and on
14 the west side overlooking the city and overlooking the
15 Intracoastal. And then here's the rendering just
16 depicting one of the possibilities, a modern design
17 with a nice flare layer to it.

18 And hopefully, as Scott mentioned, there will
19 be interest in doing a P3 at this site, you know, to
20 bring some residential, a partnership within the
21 public, within the CRA and a private developer.
22 There's a huge need for housing right now, and so mid
23 level housing too is critical to address, and I think
24 this property would be a great example of that
25 opportunity.

1 And so if you have any questions, I'm here to
2 answer any questions.

3 COMMISSIONER LAWSON: Madam Chair.

4 COMMISSIONER BOTEL: Madam Chair.

5 CHAIR LANIER: Councilman Lawson, and then
6 you, Ms. Botel.

7 COMMISSIONER BOTEL: Thank you.

8 COMMISSIONER LAWSON: Thank you, Madam Chair.

9 Mr. Evans, Mr. Scott Evans, Mr. Jonathan
10 Evans, thank you. This is exactly what we've been
11 asking for in regards to providing development in our
12 community, activating our CRA District and our downtown
13 corridor, and this project would absolutely spur
14 development. We've been saying that we have to be a
15 catalyst and invest into our community first and
16 foremost. This is beautiful.

17 MR. GONZALEZ: Thank you.

18 COMMISSIONER LAWSON: Thank you for the
19 rendering. This is something that would really
20 activate that corner. It fits within our densities
21 because I believe the public -- the land usage and also
22 the public parking would allow for us to go up to the
23 density of the eight stories so we would not have to go
24 outside of our zoning. It addresses the housing
25 crisis --

1 MR. GONZALEZ: Yes.

2 COMMISSIONER LAWSON: -- that we have in our
3 community, and it addresses some of the lack of retail
4 that we have --

5 MR. GONZALEZ: Yes.

6 COMMISSIONER LAWSON: -- with possibly some
7 type of sit-down, eat-in restaurant, with the features
8 that are needed right there. Also, that would spur
9 some of the development in some of the surrounding
10 facilities and buildings that are in that area. And we
11 also own the property across the street, which is the
12 current pawn shop and the landscaping that we did.

13 Colleagues, with this type of project, I
14 would actually want us to take more of an aggressive
15 approach, not waiting for any time or process, but
16 moving forward with the discussions of community
17 charrettes, coming back with the IT end so we can have
18 discussions and negotiations with outside vendors and
19 allowing for somebody to come in and to build this
20 project with the City's support, because this is
21 exactly what the CRA needs.

22 We had meetings -- I've actually had meetings
23 with a few -- with an individual that's developed
24 communities throughout the country, the former owner of
25 a hedge fund. And he told me something that really

1 kind of activated and gave me some interest into how do
2 we develop. We have to make that investment ourselves.
3 We have to move forward and create a hub in our
4 community that's going to attract additional business,
5 attract additional opportunities to come back to our
6 community. But we have to be the one that makes that
7 initial attempt, because nobody is going to make that
8 investment except the people of Riviera Beach.

9 So thank you so much, Mr. Evans, both
10 Mr. Evans. Beautiful, beautiful concept.

11 MR. GONZALEZ: Thank you.

12 COMMISSIONER LAWSON: Thank you.

13 MR. GONZALEZ: Thank you, Mr. Lawson.

14 COMMISSIONER LAWSON: Thank you.

15 CHAIR LANIER: Thank you so much.

16 Commissioner Botel.

17 COMMISSIONER BOTEL: Thank you.

18 You know, I pass that spot multiple, multiple
19 times a week, and it seems like every time I pass it, I
20 harken back to Ronald Regan's speech in 1987 about the
21 Brandenburg -- at the Brandenburg Gate about the wall.
22 You know, I say: Mr. Evans, tear down that wall. Only
23 I substitute the CRA building.

24 So I'm very excited about the fact that that
25 thing is finally going to be demolished. I think the

1 design for the new space is beautiful, but I have a
2 question. Why are we limiting our vision to eight
3 stories? Have we thought about going higher? Is that
4 only because that's how it's currently zoned? Are we
5 taking into consideration the potential future zoning
6 for Broadway and Blue Heron corridors, and can we think
7 about potentially going to a place where you could
8 actually see the ocean from perhaps a rooftop
9 restaurant?

10 MR. GONZALEZ: Oh, you will.

11 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
12 Chair, if I may.

13 CHAIR LANIER: Yes, go ahead, sir.

14 EXECUTIVE DIRECTOR JONATHAN EVANS: The
15 existing zoning does allow for that particular height.
16 As you know, this Board authorized us to move forward
17 with looking at the densities and intensities within
18 the Blue Heron, Broadway corridor, so conceivably there
19 will be an opportunity for the Board to provide some
20 additional guidance on the densities and intensities
21 that the Board would like to see in that area based on
22 the research that's provided by the Regional Planning
23 entity.

24 So there is the possibility for greater
25 densities. We just wanted to have a visual or

1 conceptual rendering as to what can happen today on
2 that particular site. And so if we do move forward
3 with any type of mechanisms, whether it's an ITN or a
4 request for proposals or what have you, by the time we
5 move through some of the zoning processes that we need
6 to go through as an entity, you would have probably
7 already authorized greater densities and intensities
8 within that particular area, so you could see a
9 situation where there would be an opportunity for a
10 larger facility on that particular site.

11 COMMISSIONER BOTEL: Thank you very much.
12 I'm happy to hear that.

13 CHAIR LANIER: Very good. Any comments or
14 questions for this presentation?

15 COMMISSIONER LAWSON: Madam Chair.

16 CHAIR LANIER: Yes, go ahead.

17 COMMISSIONER LAWSON: Possibly just one other
18 vision or idea is to look at this building and possibly
19 visit that idea of having CRA facilities on one of the
20 floors, maybe adding a floor, if we do increase the
21 densities and intensities, and having our offices moved
22 back into our CRA District and into this location, this
23 building, because this site may be a perfect location
24 to implement some housing, retail, and then also a
25 floor for our CRA facilities, which would be very

1 attractive right in the CRA, in the heart of the CRA
2 District. So that's another idea as well, colleagues.

3 Thank you, sir.

4 MR. GONZALEZ: Thank you.

5 CHAIR LANIER: Yes, thank you.

6 Any other questions in regards to this item?

7 Thank you, sir.

8 MR. GONZALEZ: Thank you, Madam Chair.

9 CHAIR LANIER: Very good. Do we have public
10 comments for that item?

11 THE CLERK: There's no public comments, Madam
12 Chair.

13 CHAIR LANIER: Next item.

14 THE CLERK: We need a vote on the item.

15 CHAIR LANIER: Oh, I'm sorry.

16 COMMISSIONER BOTEL: Are we voting?

17 CHAIR LANIER: Yes. I'm sorry. Can I get a
18 motion to approve this item?

19 COMMISSIONER BOTEL: So moved.

20 COMMISSIONER LAWSON: Second.

21 VICE CHAIR MILLER-ANDERSON: We already did
22 that.

23 THE CLERK: It's already been seconded and
24 moved.

25 CHAIR LANIER: All right.

1 COMMISSIONER BOTEL: Yes, I think we --

2 VICE CHAIR MILLER-ANDERSON: We just need to
3 vote.

4 CHAIR LANIER: Yes, I got it, yes.
5 Go ahead, Madam Clerk.

6 THE CLERK: Commissioner Botel.

7 COMMISSIONER BOTEL: Yes.

8 THE CLERK: Commissioner Lawson.

9 COMMISSIONER LAWSON: Yes.

10 THE CLERK: Vice Chair Miller-Anderson.

11 VICE CHAIR MILLER-ANDERSON: Yes.

12 THE CLERK: Chair Lanier.

13 CHAIR LANIER: Yes.

14 THE CLERK: That motion carries.

15 CHAIR LANIER: Thank you. Next item.

16 THE CLERK: Item number four, a resolution of
17 the Board of Commissioners of the Riviera Beach
18 Community Redevelopment Agency approving an agreement
19 with Chris Wayne & Associates, Incorporated for
20 \$87,728, with a ten percent contingency, to provide
21 landscaping and irrigation services for the 2600
22 Broadway landscape installation project, providing an
23 effective date.

24 The acceptance of public comment cards is now
25 closed.

1 CHAIR LANIER: Thank you. Motion --

2 VICE CHAIR MILLER-ANDERSON: Motion to
3 approve the agreement with Chris Wayne & Associates for
4 \$87,728, with a ten percent contingency.

5 COMMISSIONER BOTEL: I second that motion.

6 CHAIR LANIER: Very good. Presentation?

7 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
8 Chair and members of the Board, I will ask for our
9 Planning and Development Director, Mr. Scott Evans, to
10 make this presentation.

11 CHAIR LANIER: Yes, go ahead, sir.

12 MR. SCOTT EVANS: Thank you, Madam Chair and
13 members of the Board.

14 This item was briefly referenced in the
15 previous item. Following the demolition of that
16 building site, that's a fairly -- it's an almost one
17 acre site, and it's located right on our busiest
18 corridor, so we're proposing to install a landscape
19 package on that site.

20 It's a large site, and the landscaping that
21 we are proposing is limited, but it's enough to
22 beautify the property. And it also includes irrigation
23 and some lighting for the landscaping. And we
24 published a bid in the Palm Beach Post and DemandStar,
25 and we received three bids for this landscaping

1 project.

2 And so tonight the lowest bid before you is
3 from Chris Wayne & Associates. It was published under
4 ITB 2021-01. And this project will beautify the
5 corner. The landscape package, which the CRA Board
6 approved on the opposite corner, about the same size,
7 would go on this corner.

8 So that would consist of a variety of shrubs,
9 a future development sign, three mature royal palms
10 with uplighting, and then we've just put some smaller
11 trees along the sides, and then sod. So it's a
12 landscape package to make the corner look good, similar
13 to the other corner. Most of the site would remain
14 just irrigated sod. And the irrigation, of course,
15 will ensure that it's green, even during the summer
16 months.

17 CHAIR LANIER: Very good. Questions?

18 VICE CHAIR MILLER-ANDERSON: Madam Chair.

19 COMMISSIONER LAWSON: Madam Chair.

20 CHAIR LANIER: Yes, go ahead, Commissioner
21 Miller-Anderson.

22 VICE CHAIR MILLER-ANDERSON: This amount, did
23 we have like an in-house bid? Is this amount typical
24 for what we're looking for?

25 MR. SCOTT EVANS: Yes. We received three

1 bids, and this was publically put out, and the bids
2 were 87,000, 135,000 and then 89,000.

3 VICE CHAIR MILLER-ANDERSON: But I'm saying
4 is this a -- if we were to have an average amount for
5 each item, was it within the average amount for each
6 item?

7 MR. SCOTT EVANS: Yes. And we compared it to
8 the project across the street which was previously done
9 also, and these costs were in line with those.

10 VICE CHAIR MILLER-ANDERSON: All right, thank
11 you.

12 CHAIR LANIER: Commissioner Lawson.

13 COMMISSIONER LAWSON: Thank you, Madam Chair.

14 Mr. Scott Evans, the project, 87,728, there
15 were three bids on this project, correct?

16 MR. SCOTT EVANS: Yes, sir.

17 EXECUTIVE DIRECTOR JONATHAN EVANS: Okay.
18 Colleagues, I wouldn't be in support of actually this
19 landscaping based upon the conversations we just had
20 about the demolition and potentially the site
21 development. Doing landscaping and irrigation is just
22 going to continue to delay our process of development,
23 and I think we should be moving forward with ITN
24 discussions.

25 I don't want to throw good money after the

1 bad money that was spent. We know that this
2 investment, as of right now, has not paid dividends
3 because our intent was to move our CRA facilities there
4 and to renovate the building. But with that facility
5 not meeting the standards of being able to be
6 renovated, we have to now spend another 181,000 plus
7 change in order to go ahead and demolish it.

8 So with the same discussion, I don't want to
9 spend 100,000 on landscaping, trees and irrigation on a
10 site that I want to see developed over the next six
11 months to a year. I want us to be aggressive with the
12 ITN. I want us to tear the building down, but I do
13 also believe that we should move quickly and rapidly
14 with trying to bring something to that site versus
15 putting trees and sprinklers and grass there.

16 Simply just a site plan or a sign saying
17 Project Coming Soon, a sign that says We're Open for
18 Business, Developers Come would be sufficient for this
19 location versus actually spending 100k on grass and
20 irrigation. So I would not be in support of this. I'd
21 rather we just demo the site. If we have to fence it,
22 put up a small basic sign, we can. But let's be
23 aggressive with actually building it back.

24 Thank you, Madam Chair.

25 CHAIR LANIER: Thank you, sir.

1 Any other comments in regards to this item?

2 COMMISSIONER BOTEL: Madam Chair.

3 CHAIR LANIER: Yes, go ahead.

4 COMMISSIONER BOTEL: I'm sorry. How long
5 would you anticipate it would take for a -- I guess a
6 couple things have to fall into place. Number one, we
7 have to change our zoning to give us more density and
8 intensity on that corner. Number two, we have to put
9 out some kind of a request for proposals for some sort
10 of petri project to build on that site. Can you give
11 me any estimate on how long it would take?

12 I mean I tend to agree that if we beautify
13 that site, my fear would be that it will sit there
14 looking so beautiful for years and years and we won't
15 do anything with it. I'd like to see us move as
16 quickly as possible to get something built there that
17 will last and be beautiful and be big. And so I guess
18 my question is how long do you think it will take from
19 the time it gets demolished to the time we can actually
20 see shovels in the ground on a new building?

21 MR. SCOTT EVANS: Madam Chair.

22 CHAIR LANIER: Yes, go ahead.

23 MR. SCOTT EVANS: So if we move very
24 aggressively to bring the ITN or RFP back to the CRA
25 Board to put this property out, then from that time on

1 it would take approximately -- so it's one month from
2 now to get that document ready for Board approval, then
3 that would be required to be put on the street for it
4 to attract development for about 90 days. And then so
5 that's four months.

6 The next month would be for the evaluation of
7 the proposals that are received, so that's six, I
8 think. And then following that, then we would bring it
9 to the CRA Board for approval. Once we have that, we
10 would expeditiously negotiate with that selected
11 developer. That would take approximately another two
12 to three months before it would make it back to the CRA
13 Board for approval. So that's approximately nine to
14 ten months. Once that has happened and approved, then
15 they have to develop their detailed site plans for
16 submittal to the City.

17 So I know it seems like a long process, but
18 that's why I went through the various different steps.
19 So it's approximately, you know, about 14 to 16 months
20 before the City Council could approve that project, and
21 then it could start.

22 VICE CHAIR MILLER-ANDERSON: Madam Chair.

23 CHAIR LANIER: Yes, go ahead.

24 VICE CHAIR MILLER-ANDERSON: I mean I
25 understand what -- like I'll use the standing terms of

1 not wanting it to sit, but I don't want it to sit with
2 just, you know, dirt. And I just think that would give
3 us the opposite of what we're trying to do. But if we
4 all understand that we want to see something happen at
5 that corner, I think we can still do it at the same
6 time as keeping this area very nice and attractive
7 looking. I mean the contract is for a year, correct,
8 on this contract?

9 MR. SCOTT EVANS: This -- Madam Chair?

10 CHAIR LANIER: Yes, go ahead.

11 MR. SCOTT EVANS: It includes maintenance.
12 So they would install the landscaping immediately after
13 the demolition, and then they would maintain it. That
14 price includes maintenance for one year.

15 VICE CHAIR MILLER-ANDERSON: Right. So which
16 is where we're about at anyway with this whole process
17 of trying to get someone to come to that area.

18 I'm going to support it with the fact that we
19 don't want it to sit there. I mean it has sat there
20 for a number of years as it is looking the way it is,
21 and we've had so many complaints about it. And so I
22 think utilizing this contract for the year, with the
23 understanding we still need to continue with putting
24 the ITD or RFP, whatever we're going to put out on the
25 street so that we can continue to move the process

1 along.

2 I don't even think it's realistic to think
3 we're going to do this in six months. So I mean
4 as much as we want to rapidly do this, things -- you
5 know, there's some things we just can't cut corners on.
6 So I'm going to support it, just so that it is not
7 looking horrible, as it has for a while, and with the
8 hopes that we, as a Board, continue to move forward
9 with trying to get something there on the corner.

10 And I do like the design and the idea and the
11 concept that we're talking about doing for that area.
12 But you know, we just need to do it. I mean we say a
13 lot of stuff, but you know, we just need to make sure
14 that we follow through and make it happen. Thank you.

15 CHAIR LANIER: Thank you.

16 COMMISSIONER BOTEL: Madam Chair.

17 CHAIR LANIER: Yes, go ahead.

18 COMMISSIONER BOTEL: So when -- just refresh
19 my memory. You might have said it, and I'm not clear.
20 When will the demolition be done? When can we count --
21 and is there a timeline for that? Is there a penalty
22 that will be imposed if they don't get it done? When
23 are we going to get it done, the demolition?

24 MR. SCOTT EVANS: In speaking with Dev-Land,
25 they said that they could complete the demolition in

1 September. And so we would do --

2 COMMISSIONER BOTEL: September.

3 MR. SCOTT EVANS: In August we would -- yes,
4 and the reason they're doing it in September is because
5 right now they're completing the Walgreens site, and
6 then they'll go on to the City library, and then this
7 project would be next.

8 COMMISSIONER BOTEL: Okay, follow-up, please,
9 if I could.

10 CHAIR LANIER: Yes, go ahead.

11 COMMISSIONER BOTEL: You just said the
12 Walgreens site, and it makes me think. I have passed
13 there a number of times, and I see all the junk
14 outside. What's the story with that? When are they
15 going to do the Walgreens site? It seems like it's
16 taking us forever to get these things taken down.

17 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
18 Chair, if I may?

19 CHAIR LANIER: Yes, go ahead, sir.

20 EXECUTIVE DIRECTOR JONATHAN EVANS: One of
21 the challenging parts related to the demos are the
22 disconnection of utilities and the entities that have
23 to be informed as it relates to the utilities.

24 The Walgreens site conceivably should be --
25 you should start seeing demolition of the exterior,

1 because they've already done the interior demo. And
2 that facility took a little bit longer because what
3 happened is when Walgreens left, they left everything
4 in there, the shelves and all that. So there had to be
5 internal demo that occurred. So that demolition should
6 be commencing probably in the next, you know, five to
7 seven days, you should see some bulldozers on that site
8 tearing that facility down, and then after they work
9 through that, move through subsequent processes.

10 Scott, and correct me if I'm wrong, when we
11 did go out for a solicitation and requested quotations
12 from those vendors that went through our continuing
13 services agreement, there was only one contractor that
14 provided a demo quote for this particular facility.

15 MR. SCOTT EVANS: Yes. And I will also just
16 add, Madam Chair, if I may?

17 CHAIR LANIER: Yes, go ahead.

18 MR. SCOTT EVANS: The site is very -- it
19 basically sits very close to the roadway. And so in
20 advance of the Building Department giving a permit for
21 demolition of this particular project, there's going to
22 have to be very careful safety considerations and very
23 specific plans for how they're going to demolish it.
24 So that will take some time also to get that permit
25 because of the complexity of this, whereas you look at

1 a site like Walgreens, they have all the parking lot
2 surrounding it. So there is quite a bit of time needed
3 to get that permit.

4 CHAIR LANIER: Well, and I agree with my
5 colleague, well, both of them or all three of them, but
6 the fact that, as Miller-Anderson has stated, you know,
7 some things you cannot cut corners on. And if you're
8 going to demolish these buildings, and you know, you
9 have, you know, roads that are so close to the
10 buildings, you have homes around some of these
11 buildings, you want to be able to be as cautious as you
12 can in terms of doing that.

13 But I also do understand the urgency of
14 moving forward to get something done, but I also do not
15 want that site to be a gaping eyesore until we do
16 something with it. And I know that, you know, you
17 basically said we're looking at 14, 16 months to be
18 able to move, to actually put something on that site,
19 and I understand that. Of course, we're talking about
20 building a, you know, six, seven, eight-story building,
21 and you can't cut corners.

22 So these things do take time. And I think
23 that a lot of times we want to really just move
24 forward, we really want to just get this done, and it's
25 because everything that we've done and we're doing, we

1 want to have it done, you know, yesterday. But when it
2 comes to buildings and when it comes to making sure
3 that the structures are safe, we need to make sure that
4 we do everything that we can in our power to ensure
5 safety of not just the building itself and people
6 (inaudible), but when you're trying to demolish it, and
7 the homes and the people who are around it.

8 So I do understand the process. I know that
9 it is a process, and I know that sometimes we get very
10 anxious in terms of moving forward, but we do have to
11 err on the side of caution in terms of safety for these
12 buildings.

13 COMMISSIONER LAWSON: Madam Chair.

14 CHAIR LANIER: Yes, go ahead.

15 COMMISSIONER LAWSON: Thank you, Madam Chair.

16 I guess, colleagues, my concern is not being
17 concerned with the safety and security, it's the
18 fiduciary responsibility I have to the taxpayers. I
19 don't want to spend \$100,000 on grass, lights,
20 irrigation on a parcel that has literally been
21 dilapidating and sitting there for the last ten years.
22 You talk about eyesores, it's been an eyesore. I look
23 at that building every day because I've been across the
24 street in one of my businesses for the last eight
25 years, and even before that --

1 CHAIR LANIER: Mr. Lawson, let me ask you,
2 what would you suggest that we do?

3 COMMISSIONER LAWSON: Sorry, Madam Chair, if
4 I can complete my comments, I can get to that.

5 CHAIR LANIER: No, no, I want you to finish
6 your comments, but I'm just -- I want you to add that
7 in there, what you think we should do, because --

8 COMMISSIONER LAWSON: Madam Chair, if you
9 could not preface my comments, allow for me to make my
10 own comments. Madam Chair, please. I don't interrupt
11 you.

12 CHAIR LANIER: Listen, I understand. I just
13 want you to answer that question.

14 COMMISSIONER LAWSON: Madam Chair, I don't
15 have to answer any of your questions. I'm answering
16 the questions of the residents --

17 CHAIR LANIER: I asked you a simple
18 question --

19 COMMISSIONER LAWSON: Madam Chair, can I
20 continue the --

21 CHAIR LANIER: -- what would you like to have
22 happen at that site?

23 COMMISSIONER LAWSON: Madam Chair, if any
24 colleague jumped in and interrupted someone --

25 CHAIR LANIER: Listen, sir, I'm just

1 asking --

2 COMMISSIONER LAWSON: -- you would have a
3 conniption. So please let me continue my conversation.
4 So the discussion allows for me to finish my
5 comments --

6 VICE CHAIR MILLER-ANDERSON: Point of order,
7 please. Point of order; point of order.

8 CHAIR LANIER: Yes, thank you.

9 COMMISSIONER LAWSON: So as continuing my
10 comments, my concern is not going to be to allow for us
11 to spend 100,000 after a change order on grass and
12 irrigation. I want to see this building and facility
13 move forward. You said 14 months for us to negotiate
14 and agree on an ITN. I would love for us to cut that
15 process down.

16 Moving forward on the City side, we were able
17 to quickly execute a contract for our fire station.
18 That project, we should have shovels in the ground,
19 hopefully less than a year. So if you're telling us
20 that it's going to be four months before we can even do
21 the demo, I don't want to agree on a \$100,000 cost that
22 will not actually start till September.

23 Because even if it takes 14 months, that
24 literally only leaves us ten months of having a fence
25 around that facility to protect the residents, to

1 protect the homes and to make sure that we can actually
2 move forward and hold our feet to the fire to allow for
3 us to move forward.

4 So by all means, I just want to make sure
5 that we make the record clear that no one is assuming
6 that we're cutting corners. No one is saying that
7 we're not going to consider the safety of the
8 residents. What I'm saying is I don't want to waste
9 money on a project again that's literally something
10 that we need to be moving forward with development.

11 So to answer your question, Madam Chair, what
12 I'd like to see done is us being responsible with the
13 taxpayers' dollars, number one; number two, actually
14 doing a project that's going to make sense for that
15 corner; putting a fence around that project and
16 immediately issuing an ITN, because our current zoning
17 allows for that exact image to be built on that corner
18 immediately. Thank you.

19 CHAIR LANIER: Thank you, sir. And I was
20 asking a simple question in regards to what could be an
21 alternative. I was not trying to engage you in any
22 type of disagreement.

23 I agree with the fact that we should be
24 moving forward as aggressively as possible. I agree
25 with the fact that once we do get the building

1 demolished, we don't want to see a gaping hole and it
2 to be a -- it's unsightly as it is now. It will be
3 even more so unsightly with no building and no grass
4 and dirt and a fence around it.

5 So I was hoping that we could come to a happy
6 medium in terms of how we would progress with this. We
7 want to move aggressively with it. We don't want to be
8 able to be in a position where we just leave it as a
9 gaping eyesore, but we also want to be able to make
10 sure that the taxpayers' dollars are being spent
11 correctly.

12 And I understand the amount of it that is
13 asked to do this, but it is a huge piece of property,
14 and it has to be maintained, and I agree with the fact
15 that we should move forward with making sure that if
16 we're going to do this, we do this right.

17 Are there any other questions? Yes, go
18 ahead.

19 COMMISSIONER BOTEL: Yes, I'm sorry, thank
20 you.

21 I have a question. I'm wondering if a
22 potential developer could be given incentives to
23 perform the teardown and build a new building rather
24 than the City paying to tear it down, landscape,
25 maintain it, et cetera, while waiting for developers to

1 build on it? I'm just thinking ahead to maybe if we
2 put the horse -- maybe we're putting the horse before
3 the cart. I'm not sure if I've said that right.

4 But is there a possibility for us to
5 investigate whether we could find a partner developer
6 who would want to do the teardown and landscaping and
7 maintenance while he or she develops the plans for the
8 property? And that just occurred to me. I haven't
9 thought about it, but that might be something we should
10 consider.

11 And by the way, I am not in -- let me say it
12 this way. I am supportive of putting something nice
13 there. I would vote -- I intend right now to vote yes
14 on this and put some decent landscaping there.
15 However, I do want to see us move aggressively forward.
16 And if we can do that and not cost the City anything
17 because the developer is bearing the burden of the
18 demolition and the landscaping, that would be the best
19 of both worlds.

20 And I don't want to see that building built
21 there. Again, I reiterate my original comments, which
22 were let's push forward with this redesign of our
23 zoning so that we can have something tall and beautiful
24 there. Let's look at Lake Park, our little neighbor to
25 the north, with their 18 story, beautiful, very, very

1 grand in terms of the amount of taxes it will generate
2 for the City, let's look to them and say, hey, if they
3 can do it, why can't we do it? I think a beautiful
4 tall building there would be in our best interest.

5 And let me go back to my original question to
6 this comment, which is: Could we potentially look for
7 a developer to bear the burden of demolition,
8 landscaping and maintenance while he or she goes
9 through the process of the planning and zoning and all
10 of the stuff that has to get done that takes many, many
11 months?

12 CHAIR LANIER: Mr. Evans.

13 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
14 Chair, if I may.

15 CHAIR LANIER: Yes, go ahead.

16 EXECUTIVE DIRECTOR JONATHAN EVANS: You
17 certainly can have a discussion with a developer, and
18 they can possibly negotiate some type of an agreement
19 that's incorporated in their development agreement that
20 effectively tears down that facility.

21 But you know, there is a situation whereby
22 you can see the costs added to some other concessions
23 that the developer would look for. And then as -- if
24 the Board was to say, you know, engage the development
25 community now, you still have a situation where that

1 building will sit there until we get into a
2 conversation with a developer and then work out the
3 nuances of that.

4 So if it's the Board's pleasure, we can
5 certainly move in whichever direction, but if you want
6 to see the building torn down, obviously we have some
7 time until September. There may be a situation whereby
8 the Board provides authorization to proceed forward and
9 we move forward with the demolition, but concurrently
10 we're working on some of the documents that the Board
11 is requesting us to do as it relates to a development
12 on that site.

13 And then at some point there may be a
14 situation where, if we get far enough in the process,
15 that we can pump the brakes and say, okay, in lieu of
16 moving forward with that demolition, because the site
17 is going to stay like that until September, that the
18 Board can have another bite of the apple to say, okay,
19 we need to proceed forward accordingly, but the
20 contractor is mobilizing resources and being able to
21 jump to that next job once it's complete.

22 But we do have a little bit of time. Having
23 not spoken to the contractor, I don't know if there
24 would be any issue with regards to that. I think
25 probably not, but it is, you know, whatever the

1 pleasure of the Board is.

2 But there still is that -- the reason that we
3 tore down the Walgreens, it just takes some
4 complication out of the negotiations and discussions
5 related to the development of Fire Station 88. That's
6 why we decided to demo the structure ourself versus
7 having a situation where we're now negotiating with the
8 developer and they're looking to find a contractor to
9 come in there and demo the work. We wanted to provide
10 them a clean site to go vertical as quick as possible.

11 COMMISSIONER BOTEL: Okay, thank you.

12 CHAIR LANIER: I see. Is there any other
13 questions, Chair Botel? Or I'm sorry --

14 COMMISSIONER BOTEL: No, don't do that to me.

15 CHAIR LANIER: -- Commissioner Botel.

16 COMMISSIONER BOTEL: No, I think that --
17 actually, I'm sorry to take the time, but just
18 quickly --

19 CHAIR LANIER: No, go ahead.

20 COMMISSIONER BOTEL: What's going to happen
21 with the property across the street that we, you know,
22 at one point were looking to put a fountain there? Are
23 we considering doing some kind of a project with a
24 developer for that site as well?

25 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam

1 Chair, if I may?

2 CHAIR LANIER: Yes, go ahead.

3 EXECUTIVE DIRECTOR JONATHAN EVANS: Certainly
4 that particular site across the street has some
5 development potential. Once the lease agreement with
6 the existing tenants expires, there is some
7 opportunities for some discussion with regards to what
8 the long-term plan is for that site. So that will be
9 coming back before you all for some discussion here in
10 the very near future.

11 COMMISSIONER BOTEL: Thank you.

12 CHAIR LANIER: All right, very good.

13 COMMISSIONER LAWSON: Madam Chair.

14 CHAIR LANIER: Yes, go ahead, sir.

15 COMMISSIONER LAWSON: Thank you, Madam Chair.

16 I actually absolutely love Councilwoman
17 Botel's idea of asking for or working with incentives
18 from the developers. The only concern I see with even
19 delaying or having that discussion with the demolition
20 is that with the market moving in the way and the rate
21 that it is, and the reason that this contractor is not
22 going to be able to get to this project till September
23 is because work is just saturated in the community
24 throughout Palm Beach County, throughout the state, so
25 if we try to delay that demolition, he may not even be

1 able to do it in September if we go back and tell him
2 that we want to wait or that we're not going to move
3 forward.

4 I do believe that demoing the site is
5 something that we should move forward with the City or
6 as preparing the ITN, incorporate the cost of demo,
7 incorporating some of the cost of landscaping. If this
8 does move forward, then we can ask the developers to
9 come back and to assist the City with covering that
10 cost when we actually negotiate the partnership and
11 relationship that we're working on.

12 So that can be negotiated within the ITN in
13 details, but I love trying to pass some of that cost
14 over to the developers to assist with some incentives
15 that we can give, whether it's going to be the land
16 usage, whether it's going to be tax breaks, whatever
17 benefits we're going to give within this P3. So we can
18 work that out.

19 But I really do want us to move forward with
20 demoing the project, which we voted on. And now with
21 the landscaping, I would not be in support of the
22 landscaping, but coming up with an alternative solution
23 that may be more cost effective for the short period of
24 time that we would like to see that property demoed.

25 Thank you, Madam Chair.

1 CHAIR LANIER: All right, thank you, sir.

2 Are there any other questions in regards to
3 this item? All right, very good.

4 Madam Clerk.

5 THE CLERK: Commissioner Botel.

6 COMMISSIONER BOTEL: Yes.

7 THE CLERK: Commissioner Lawson.

8 COMMISSIONER LAWSON: (Inaudible) -- no.

9 Sorry.

10 THE CLERK: Vice Chair Miller-Anderson.

11 VICE CHAIR MILLER-ANDERSON: Are you going to
12 be (inaudible).

13 COMMISSIONER LAWSON: For clarity, no.

14 THE CLERK: Vice Chair Miller-Anderson.

15 VICE CHAIR MILLER-ANDERSON: Yes.

16 THE CLERK: Chair Lanier.

17 CHAIR LANIER: Yes.

18 THE CLERK: That motion carries, with
19 Commissioner Lawson dissenting.

20 CHAIR LANIER: Very good. Next item, please.

21 THE CLERK: Item number five, a resolution of
22 the Board of Commissioners of the Riviera Beach
23 Community Redevelopment Agency authorizing the use of
24 the results from the City of Riviera Beach procurement
25 process to select a pool of consultants to provide

1 public-private partnership advisory services,
2 authorizing staff to solicit proposals from the pool of
3 P3 consultants to provide P3 services for Marina Phase
4 II and negotiate a contract for such services for the
5 Board of Commissioners' consideration, providing an
6 effective date and other purposes.

7 The acceptance of public comment cards is now
8 closed.

9 CHAIR LANIER: Presentation, Mr. Evans?

10 VICE CHAIR MILLER-ANDERSON: I move that we
11 approve the authorization of --

12 COMMISSIONER LAWSON: Second.

13 VICE CHAIR MILLER-ANDERSON: Thank you.

14 COMMISSIONER BOTEL: Second.

15 CHAIR LANIER: All right, very good. Thank
16 you. I'm sorry. Presentation, Mr. Evans.

17 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
18 Chair and members of the Board, I'd like for Mr. Scott
19 Evans, our Planning and Development Director for the
20 CRA, to make this presentation.

21 CHAIR LANIER: All right, go ahead,
22 Mr. Evans.

23 MR. SCOTT EVANS: Good evening, Madam Chair
24 and members of the Board.

25 The agency's requesting approval of this

1 resolution, which will utilize the City of Riviera
2 Beach's procurement process in selection of advisers.
3 The firms are Avison Young, Jones and LaSalle, and
4 Lambert Advisory, to provide a range of public-private
5 partnership advisory services.

6 On April 21 the City Council approved the
7 selection and execution of agreements for
8 public-private partnership consulting which would allow
9 the City to move forward with redevelopment and related
10 construction projects. And the services provided under
11 the agreement are not limited to, but include a full
12 range of public-private partnership services: Market
13 space analysis, programming, feasibility, financial
14 analysis, RFP development and lease negotiations.

15 And this action would approve three of the
16 four firms that the City Council approved. The three
17 that I mentioned, it does not include PFM, since PFM
18 previously worked for the CRA and had separated. So it
19 includes three of the four firms that were selected for
20 the pool by the City Council.

21 The firms were evaluated, then ranked based
22 on the criteria in the RFQ, and the proposal to approve
23 these four -- or rather the three firms came from the
24 City action which was approved in April.

25 Following consideration of this item by the

1 Board, we also wanted to quickly bring back to you a
2 scope of -- a detailed scope of services, including a
3 schedule with one of these firms. And so tonight we
4 are also asking for some Board feedback or comments,
5 because one of the first scope of services that we'd
6 like to initiate with one of these firms is for Marina
7 Phase II advisory.

8 In review of that project, we were looking
9 for expert advice for the CRA Board to negotiate for
10 the redevelopment of the Phase II elements, advising
11 the CRA to make sound financial management, policy,
12 personnel, investment and banking decisions related to
13 a negotiated development agreement.

14 And we have a list of potential things that
15 we'd like to include in the scope that we bring back to
16 the Board, and these include accounting, financial
17 reporting, government and developer compliance, public
18 and private lending and underwriting requirements,
19 negotiating a multifaceted real estate venture
20 agreement, investment, risk and monetization analysis,
21 financial management systems, accountability standards
22 and assessing the capabilities of the proposed
23 businesses and the developers, reviewing their past
24 projects, financial capacity, and their ability to
25 deliver the elements as negotiated and approved by the

1 CRA Board. Additional scope to contain items.

2 We would like to bring this back to the Board
3 very quickly, so we wanted to mention the various items
4 that we're looking to include in that detailed scope to
5 solicit some additional feedback from this Board in
6 advance of us bringing this forward at a future
7 meeting.

8 And tonight we're proposing recommendation --
9 CRA is recommending approval of the resolution, which
10 will approve a pool of three firms for the CRA, and
11 then we're also looking for that additional feedback on
12 those items. Thank you, Madam Chair.

13 CHAIR LANIER: Very good, thank you.

14 Any questions from the Board in regards to
15 this presentation?

16 COMMISSIONER LAWSON: Madam Chair.

17 CHAIR LANIER: Yes, go ahead.

18 COMMISSIONER LAWSON: Thank you, Madam Chair.

19 Mr. Evans, these organizations, do they also
20 assist with or have the know-how of doing RFPs, ITNs
21 and the process of preparing those for us or assisting
22 with reviewing the ITNs and the RFPs that we may put
23 out for the P3?

24 MR. SCOTT EVANS: Yes. As part of the
25 services they could provide the City and CRA is to help

1 us with future ITN and RFPs.

2 COMMISSIONER LAWSON: Okay, so if we do allow
3 for us to go forward with securing these firms as
4 advisers, we could also possibly instruct them to
5 immediately assist with putting together an ITN or an
6 RFP for the City for that project on the corner of Blue
7 Heron and Broadway, 26 Blue Heron?

8 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes --

9 CHAIR LANIER: Mr. Evans.

10 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
11 Madam Chair, we can certainly do that. And that's the
12 intent, to have -- you know, part of the discussion,
13 separate and apart from Phase II at the Marina Village,
14 is to work with us on what's the most appropriate
15 solicitation mechanism and what needs to be in the ITN
16 or request for proposal to garner good response from
17 the business community. So absolutely that's the
18 intent on the City side as well as the CRA side.

19 COMMISSIONER LAWSON: Thank you, Madam Chair.

20 CHAIR LANIER: Yes, thank you.

21 Any other questions in regards to this item?
22 Very good.

23 Hearing none, Madam Clerk.

24 THE CLERK: Commissioner Botel.

25 COMMISSIONER BOTEL: Yes.

1 THE CLERK: Commissioner Lawson.

2 COMMISSIONER LAWSON: Yes.

3 THE CLERK: Vice Chair Miller-Anderson.

4 VICE CHAIR MILLER-ANDERSON: Yes.

5 THE CLERK: Chair Lanier.

6 CHAIR LANIER: Yes.

7 THE CLERK: That motion carries.

8 CHAIR LANIER: Thank you.

9 That is the end of our agenda, and we are
10 five minutes from public comment. I will read the
11 statement.

12 Please be reminded the CRA Board of
13 Commissioners has adopted rules of decorum governing
14 public conduct during official meetings, which has been
15 posted at the front desk. In an effort to preserve
16 order, if any of the rules are not adhered to, the
17 Commission Chair may have any disruptive speaker or
18 attendee removed from the podium, from the meeting
19 and/or the building, if necessary. Please govern
20 yourselves accordingly.

21 Public comments shall begin at 7:30 unless
22 there is no further business of the CRA Board, which in
23 that event, it shall begin sooner. In addition, if any
24 item is being considered at 7:30, then comments from
25 the public shall begin immediately after the item has

1 been concluded.

2 Any persons who would like to speak during
3 public comment, please fill out a public comment card
4 located at the front desk and give it to the staff
5 before the public comment section is announced.

6 Are there any public comments, Madam Clerk?

7 THE CLERK: We do have public comment, Madam
8 Chair.

9 CHAIR LANIER: Yes, go ahead.

10 THE CLERK: Bishop Thomas Masters.

11 BISHOP MASTERS: Honor to the Chair, honor to
12 the Mayor in his absence, and to our City Council
13 people.

14 I want to make a moral appeal, a popular
15 appeal that the City and others enjoin all of us,
16 because we are very excited that we have an opportunity
17 to vote one of our own, the next American Idol.

18 Here is a text I received from a family
19 member: What is pivotal is this Sunday. This is the
20 pivotal Sunday to vote. Five people in the race.
21 After Sunday, there will be three finalists, so we've
22 got to keep Willie Spence alive now that he can become
23 one of the three finalists. And if he gets in that
24 three, we know he's going to be number one. So text to
25 text number two -- and then however you do it, the word

1 to, and this is the number: 21523. I want to say it
2 two more times: 21523; 21523.

3 You cannot vote until Sunday, and you cannot
4 vote until the show starts. Your vote must be in
5 before the last commercial. So it's not even till the
6 end of the show. It's only up until the last
7 commercial. And vote as many times as you can. Some
8 say 30, so say 10 one way, whatever that means, but
9 just vote.

10 Bishop Granger and I have partnered, along
11 with others, as relates to COVID-19 vaccination. I
12 believe it's this simple. You have a choice: Vaccine
13 or ventilator. People that choose to have the vaccine,
14 we know three things. They will not end up on the
15 ventilator or the hospital, they will not get as sick
16 as others, and they will not end up in the grave.
17 That's what the vaccine is supposed to do.

18 The President, the CDC have just dropped the
19 age to 12 years of age for the Pfizer, and that's going
20 to be at Mount Calvary Saturday, May the 15th, from
21 9 a.m. to the 3 p.m. Twelve years old on up this
22 Saturday. You must come by appointment, however,
23 drive-ups will be accepted. The number that you call,
24 Bishop Granger says, is 848-8812.

25 And I will be also partnering with some

1 medical professionals on that same day with Moderna.

2 We will be at the Port at 2 to 4:00 p.m., at the Port.

3 We will also be, Madam Chair, in your community at the

4 Marsh Harbor --

5 CHAIR LANIER: Yes.

6 BISHOP MASTERS: -- community at 10:30 to

7 1:00.

8 CHAIR LANIER: Very good. Thank you.

9 BISHOP MASTERS: We're trying to get it
10 everywhere.

11 CHAIR LANIER: Yes.

12 BISHOP MASTERS: Thank you, Madam Chair.

13 CHAIR LANIER: Thank you so much.

14 That is public comment? Is that it?

15 THE CLERK: Yes, Madam Chair, that's the end
16 of public comment.

17 CHAIR LANIER: All right, very good.

18 Discussion by the Executive Director.

19 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
20 Madam Chair, just a couple of quick items for the
21 public's knowledge. To date we have vaccinated over
22 7,000 persons in our community, so certainly we are --

23 CHAIR LANIER: Round of applause, people.

24 EXECUTIVE DIRECTOR JONATHAN EVANS: -- proud
25 about that. And for those folks that are still

1 interested in receiving the vaccine, we have our pod
2 open from 3 to 7 in the evening. Walk-ups are welcome,
3 so you can just show up any time between 3 and 7 and
4 staff will get you in. And then we also have some
5 availability on Friday from 9 to noon, so if persons
6 wanted to walk up, we have more than enough capacity to
7 assist in facilitating that.

8 So it's just continuing encouraging and
9 urging folks to get vaccinated. If you have any
10 questions or comments or concerns with regards to that,
11 please do not hesitate to contact the City and we can
12 point you in the right direction. But you can just
13 show up, and we'll get you in and get you out in
14 probably 30 to 45 minutes.

15 So that concludes my comments, Madam Chair.

16 CHAIR LANIER: Thank you, sir.

17 Discussion by General Counsel.

18 MR. HAYGOOD: Very quickly, Madam Chair. We
19 had a closing scheduled for the Miami Subs building
20 that was supposed to close back in April. There was a
21 problem with title. We're now scheduled to close May
22 24th.

23 VICE CHAIR MILLER-ANDERSON: Madam Chair.

24 CHAIR LANIER: Go ahead.

25 VICE CHAIR MILLER-ANDERSON: So what are the

1 plans to -- what are we planning on doing with that
2 building once we get it? It really looks bad.

3 EXECUTIVE DIRECTOR JONATHAN EVANS: That's
4 another building that we're going to look to demo. But
5 we are looking to have some discussions with the Board
6 similar to what we had on the other properties as
7 what's the mechanism to go out to the private sector to
8 see if there's interest. And then we're also looking
9 at some additional property acquisition that may square
10 off that entire block as well.

11 VICE CHAIR MILLER-ANDERSON: All right, thank
12 you.

13 CHAIR LANIER: Very good. We will start with
14 Council comments from Commissioner Lawson.

15 COMMISSIONER LAWSON: Thank you, Madam Chair.
16 Colleagues, as one of our speakers spoke,
17 Bishop Thomas Masters, in saluting and honoring our
18 native son, Willie Spence, what I wanted to present is
19 us hosting, as a City, a watch party for Mr. Spence and
20 to give him the support necessary.

21 Doing it here at the Marina I think would be
22 a great push for us. We could organize with American
23 Idol to showcase our city, to get behind him in support
24 of Mr. Spence, the next American Idol, as the City of
25 Riviera Beach and inviting the residents to come out,

1 showing it virtually. It will be on TV, but also
2 having the event aired virtually, having the event done
3 where we can actually make it a community event,
4 possibly bringing entertainment out, doing something
5 before the show starts and then watching it in the
6 pavilion on the park.

7 I would love for us to kind of get behind
8 this event and instruct staff to put this event
9 together. I've had a brief conversation with
10 Mr. Evans, but I wanted to discuss and get the support
11 from my colleagues so this could be a City initiative
12 and that we could really get behind voting this young
13 man into the next American Idol.

14 I think that the representation of the City
15 of Riviera Beach showcased online, and his family
16 either participating in the events or even just kind of
17 knowing that we're all behind him. And during this
18 time of marketing it, for the finale, we could use some
19 of the marketing material to showcase this event as an
20 initiative to get people to vote this coming Sunday,
21 because, of course, if we're going to host it at the
22 finale, which is the following week, he needs to get
23 there.

24 So really advertising and letting them know.
25 Get out and vote this week for Willie Spence, and then

1 hosting something here at the Marina in the pavilion
2 that will allow for us to all watch it together.

3 COMMISSIONER BOTEL: Madam Chair.

4 COMMISSIONER LAWSON: Those are my comments,
5 Madam Chair.

6 CHAIR LANIER: Yes --

7 COMMISSIONER BOTEL: I just wanted to let you
8 know that my office has already been working with the
9 American Idol producers and the families of Mr. Spence
10 to plan an event, so perhaps you might want to speak
11 with my legislative aide about that before you do
12 anything further. We've already been in touch with the
13 producers of American Idol, we've already lined up the
14 family members. And so, you know, I just didn't want
15 to have us duplicate efforts.

16 COMMISSIONER LAWSON: Absolutely, yes. I
17 would love for -- sorry, Madam Chair.

18 CHAIR LANIER: No, let us go ahead and let
19 her give her comments, and then you can comment on it.

20 COMMISSIONER LAWSON: Yes, ma'am.

21 CHAIR LANIER: Go ahead and finish your
22 comments up.

23 COMMISSIONER BOTEL: Yes, just given the fact
24 that I don't know when I'm going to be back in action,
25 my Town Hall is going to be delayed for another week.

1 I won't be able to have it on -- unless something
2 miraculous happens and I'm back out of the house. So
3 my Town Hall will be delayed. It won't happen on the
4 20th. I'm going to push it back a week.

5 Also, the garden, if there are families who
6 want to purchase mini gardens for their kids or
7 whatever, they should contact J. B. Dixson at
8 jbdixson@me.com for information about how to purchase
9 mini gardens.

10 I'm trying to think if there's anything else.
11 I think there are about 10 or 20, I think 20 beds --
12 maybe 19; 19 beds have already been built by the
13 volunteers, and they're scheduled to be installed this
14 Saturday. So it's really looking beautiful. I regret
15 that I wasn't able to be there myself over the weekend,
16 for obvious reasons. But our volunteers really put in
17 hard days work and they are to be commended for the
18 efforts they put in.

19 And that's it. Thank you.

20 CHAIR LANIER: Thank you so much.

21 You can go ahead and respond to her.

22 COMMISSIONER LAWSON: Oh, okay.

23 Well, thank you, Councilwoman Botel, and we
24 look forward to a speedy recovery and seeing you back
25 here soon. So our prayers are with you, first and

1 foremost.

2 COMMISSIONER BOTEL: Thank you.

3 COMMISSIONER LAWSON: Also Ms. Tara, also
4 Ms. Webb as well, we've had -- I've had a few
5 conversations with her, so as she said, let's just see
6 if staff can speak with the legislative aide, Sammy,
7 Mr. Brown, and also just make sure that we work out
8 good logistics to hosting a great event that can be
9 showcased here in the city and a partnership with
10 possibly American Idol, because that would be a great
11 benefit and impact to showcase the City of Riviera
12 Beach and hosting this together.

13 So whatever discussions have been had with
14 Mr. Brown and also with Ms. Webb, the Director, let's
15 just make sure we all work in unison to get it done
16 properly and effectively.

17 Thank you, Madam Chair.

18 CHAIR LANIER: All right, very good. Thank
19 you.

20 VICE CHAIR MILLER-ANDERSON: I have a
21 question regarding that.

22 CHAIR LANIER: Yes, go ahead.

23 VICE CHAIR MILLER-ANDERSON: So what is it
24 that we're asking staff, or what about a budget or -- I
25 mean is that what we're talking about, or what are we

1 needing? I mean if Mr. Brown is working on it, was
2 that something that needed to come to us, or it was
3 being handled through Dr. Botel's office?

4 You want to come up?

5 CHAIR LANIER: Sammy.

6 MR. BROWN: All right, good afternoon.

7 Not necessarily. It won't be coming back to
8 you guys because it's actually in conjunction with
9 American Idol. The producers were trying to figure out
10 what's possible that they can do in terms of maybe a
11 big event or a drive-through, a drive-by celebration
12 planned through the family, and the City would just be,
13 so to speak -- like Dr. Botel would possibly offer the
14 Marina Event space for the event to take place or
15 whatever those arrangements would look like.

16 VICE CHAIR MILLER-ANDERSON: Okay.

17 CHAIR LANIER: So the producers are handling
18 most of it?

19 MR. BROWN: Right, they're kind of
20 spearheading the entire thing.

21 CHAIR LANIER: Excellent. That's very good.

22 MR. BROWN: So it wouldn't be any cost that
23 we'd incur, with the exception of using the Marina
24 Event space, and that can be done through Dr. Botel
25 making a reservation.

1 CHAIR LANIER: All right, excellent. Very
2 good.

3 MR. BROWN: All right.

4 CHAIR LANIER: Thank you so much, Sammy.

5 MR. BROWN: No problem.

6 CHAIR LANIER: Your comments, Commissioner.

7 VICE CHAIR MILLER-ANDERSON: I actually don't
8 have any. Thank you so much.

9 CHAIR LANIER: What?

10 VICE CHAIR MILLER-ANDERSON: No, not tonight.
11 We're moving right along here.

12 CHAIR LANIER: Yes, very good. And we will
13 wrap this up.

14 One comment. I just wanted to thank the
15 community of Federal Gardens for coming out yesterday
16 for our traffic calming. It was a very, very nice
17 event. We got a lot of people involved in the
18 community to be able to say what would happen in their
19 neighborhood. So I really appreciate that. And we're
20 going to have more outside activities in the
21 neighborhoods, because it just went so very well.

22 And that, folks, is our show, and we are
23 adjourned.

24 (Whereupon, at 7:40 p.m., the proceedings
25 were concluded.)

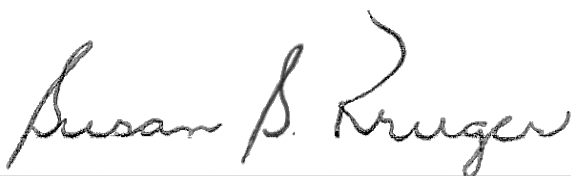
C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Susan S. Kruger, do hereby certify that
I was authorized to and did report the foregoing
proceedings at the time herein stated, and that the
foregoing pages comprise a true and correct
transcription of my stenotype notes taken during the
proceedings.

The certification of this transcript does
not apply to any reproduction of the same by any means
unless under the control and/or direction of the
certifying reporter.

IN WITNESS WHEREOF, I have hereunto set my
hand this 24th day of May, 2021.



Susan S. Kruger

1 ADJOURNMENT

2 The CRA Regular Board Meeting was
3 adjourned at 7:40 p.m. The minutes were approved by
4 the Board of Commissioners on _____.

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7 _____
8 Shirley Lanier, Chairperson

9 _____
10 Jonathan Evans, City Manager
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