



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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September 8, 2021

Honorable Mayor, Ronnie Felder
Honorable Chairwoman, Shirley Lanier
Honorable Chair Pro tem, KaShamba Miller-Anderson
Honorable CRA Commissioner, Julie A. Botel, Ed. D.
Honorable CRA Commissioner, Douglas Lawson
Honorable CRA Commissioner, Tradrick McCoy

Dear Honorable Mayor, Chairwoman, and CRA Commissioners,

Subject: Tentative Annual CRA Operating and Capital Budget for Fiscal Year 2021-2022

Introduction

The premise of this memorandum is to communicate the official budget of the Riviera Beach Community Redevelopment Agency (CRA). The focus of the CRA has been and is on economic development and redevelopment within the CRA boundaries. Our FY 2021-2022 Budget is designed to move major projects and strategic priorities forward in a way that leverages our resources to attract private and other public investment. This budget is also focused on a more holistic approach to redevelopment, ensuring that our neighborhoods and existing assets are not lagging. Staff will continue to pursue initiatives to beautify the area and make it more attractive to residents and visitors. Staff will increase efforts to support affordable and workforce housing efforts as well as challenge gentrification movement toward our main corridors. This budget also strives to increase efficiencies in operations and encourage more collaboration with city departments and initiatives.

FY 2021-2022 Budget

Revenue:

The taxable value of all property in the community redevelopment area, pursuant to the Palm Beach County Property Appraiser as of July 24, 2021, is \$903,981,285, an increase of 3.7% over last year. This results in a net tax increment finance (TIF) revenue of \$9,695,565 or a 4.3% increase in net TIF revenues to the Agency. The millage rate for both the county and the city remains the

same from 2020, .00478150, and .008452, respectively. For the same period, other revenues have increased by 49.3%, primarily because of an increase in revenue from Marina Village rentals.

These other revenues consist of:

- Miscellaneous bank account interest
- Marina Village Event Center rentals
- Marina Village – Rafiki Tiki
- Marina Village kiosk rentals
- Cash America lease
- Other revenues

Expenditures:

Major areas of expenditure include the following:

- Redevelopment Projects and Programs – Proposed expenses are 1.1% over FY 2021 or \$15,000. This considers the new business and development incentive reserve amount and a set-aside of \$148,000 for Blue Lagoon Incubator Project reserve.
- Housing and Neighborhood Stabilization – This budget proposal is 1.9% less than the current year, signifying a slight reduction in expenses for neighborhood programs.
- Clean and Safe Program – This budget line item is projected to fall by a slight amount, 0.4%, with savings in the overall administration.
- Operations/Administration – Operations and administrations project a larger increase of 6.4%, related to staffing expenses for salary adjustments and the cost of fringe benefits.
- Debt Service – This category is fairly even, with a slight increase of 0.7%.
- Continuing 2020 Approved Redevelopment Programs – This is a carryover category that balances the budget.
- Enterprise Operations – Marina Village – Expenses are trending downward with increased efficiencies.

Debt service for FY 2021–2022 includes the following obligations: Wachovia Note, Ocean Mall Note, BB&T (Now Truist Bank) 2020A Bond, and the BB&T (Now Truist Bank) 2020B Bond. We have adequate funds on hand to make scheduled principal and interest payments.

Operations and Administration is showing an overall decrease of 7.6%, from a high of \$1,519,275 to \$1,300,000, primarily because of the office lease expense and moving expense elimination.

Staffing

Personnel FTEs have reduced by 1.0 FTE, from 33.5 FTEs to 32.5 FTEs, resulting in the shifting of some duties and the elimination of a net one position. There has been a minor change in a few position titles and responsibilities, notably Administrative Assistant to CRA Clerk/Executive Administrative Assistant and Marketing/Events Coordinator.

Redevelopment/Economic Development Project Descriptions

New and continuing projects include the following: the Avenue “E” Streetscape Project, a major re-imagination and total transformation to provide a long-range, multi-step approach to improve the travel experience, increase and improve landscaping, provide for a bike lane and medians, and show a visual of mixed-use development on the corridor. This process included robust community input. We are now moving toward implementing the vision. The Commercial Grant Program Phases IV and V will continue our efforts to improve the commercial curb appeal of local businesses, including façade improvements, landscaping, parking lot improvements, and the addition of safety elements. The budget includes a carryover of \$250,000, and \$150,000, for newly identified grantees. The Signage Grant Program is designed to provide commercial properties with financial assistance (grants) in order to improve the existing signage along our major right-of-way in the CRA. We have set aside \$100,000 for Round I of this program. The Wayfinding Signage Program is a way to reinforce municipal identity and brand in the mind of residents and visitors, as well as provide necessary information to those traveling within the city. We have projected \$120,000 for this effort to be designated for the creation and installation of several wayfinding signs in the City and CRA District. Blue Heron and Broadway Block Redevelopment Project is part of a concentrated effort to beautify and redevelop the main thoroughfare of the city, and the CRA will be redeveloping the entire block from Blue Heron to 27th Street on Broadway. The redevelopment strategy will consist of two phases:

- Phase I: Decorative paver sidewalks, lush landscaping, irrigation system, raised signage, mural wall, and fountain.
- Phase II: Decorative walkway, fencing, echo garden, tree installation, parking lot lights, and decorative bollards.

Thursday Tastes of Riviera Beach Food Truck Series is a new initiative wherein we would like to create a space at the Riviera Beach Marina Village to attract businesses, residents, and visitors to come see what the beautiful city of Riviera Beach has to offer. The event is a project of the City of Riviera Beach and Riviera Beach CRA with the mission of bringing people and activities to the Riviera Beach Marina Village. We would like to utilize the parking lot at Spanish Courts as a food truck event site for the third Thursday of every month for the “Thursday Tastes of Riviera Beach” Food Truck series.

Housing and Economic Development Program Descriptions

Our Agency continues to provide resources and programs for our neighborhoods while working on the overall economic development initiative. We are focused on issues of vacant and derelict lots, homes with delayed maintenance, infill development, neighborhood beautification, capacity building, entrepreneurship, and community-building activities.

Major initiatives include the following:

- Community Garden—includes garden managers’ stipends, programs (including Sow and Grow, Youth Gardening Program, Senior Citizens Garden Club, and Singer Island Garden Club), supplies, utilities, and maintenance.
- Neighborhood Outreach—support of neighborhood outreach, marketing, capacity building, and training.

- Smart Home Program—assistance for 125 homes: SmartWater™, motion lights, house numbers, and RING™ service.
- Community Economic Development—entrepreneurial and emerging small-business support, including the Business Certification Program, Small Business Marketing Initiative, youth entrepreneurship, and career training.
- Housing Initiatives, including Riviera Beach Renaissance—we will assist 10–15 first-time homeowners through Riviera Beach Renaissance, 10–12 rehabilitations/beautifications with general contractors and the Re-entry Program under Neighborhood RECLAIM, 7–10 paint and sod homes, property acquisition, and development for Renaissance homeownership programs, including the 11th Street Townhome Project. We will also debut our development and down payment assistance program for first-time homeowners, to include up to \$35,000 for development/acquisition and closing cost assistance.
- CDC Support Services—support for staffing, office services, Riviera Beach Homebuyers Club, economic development programs, housing programs, community outreach, affordable housing policy and development, and project management of agency housing programs and community garden programs.

Clean and Safe Program

For FY 2022, the Clean & Safe Operations will be entering our eighth year of operation for this award-winning program. The program has been well received by businesses and residents of the city. The Clean & Safe Operation will continue Ambassador Operations at Ocean Walk, along the Broadway Corridor (11th St. to Silver Beach Road), Blue Heron Corridor (President Barack Obama Hwy east to North Ocean Avenue), 13th Street Corridor (the Marina Village west to President Barack Obama Hwy), Avenue E Corridor (11th to Blue Heron Blvd), and Riviera Beach Heights (6th and 10th streets between President Barack Obama Hwy to Australian). Also, our expanded areas cover east to west from Lakeshore Drive to Broadway, as well as north to south from Silver Beach Highway to East 22nd Street and the Marina Village.

Our Clean and Safe Operations will continue with two components: The Neighborhood Operations Portfolio and the Marina Village Operations Portfolio.

The overall Clean and Safe budget is projecting a slight decrease of 3.4%.

Marina Village Enterprise

The CRA's Marina Village Enterprise project consists of over 15 acres of city- and CRA-controlled property on the Intracoastal Waterway. *The CRA's Marina Village Enterprise* is responsible for the operation of Bicentennial Park, the Marina Event Center, and Marina Uplands. The overall budget is \$731,933. Our overall Marina Event Center proposed budget is \$683,901. Our general Marina Village expenses are projected to be \$649,905.

There is a total of twenty-one (21) planned events, with a production budget of \$206,400. We are coordinating several of them with the city's Parks and Recreation Department and other city departments.

Capital Projects Budget

We have a healthy capital projects pipeline, with projections looking ahead for five years. Major projects include the following:

- Blue Lagoon P3 Construction Project will be another part of our Emerging Micro Business Incubator program to cultivate local and/or minority businesses in Riviera Beach. This opportunity space will give two businesses a space to operate.
- 2600 Broadway
- Utility Burial Project
- CRA Renaissance Housing Program
- Avenue E Street and Redevelopment project's goal is to totally transform our secondary artery that leads to our Marina and downtown development district. Currently, Avenue E is riddled with compounded challenges, which has made the roadway difficult to travel on and an impediment to the redevelopment efforts. The underground utilities are close to a century old and need to be replaced, there is no defined boundaries between the residential and commercial segments, the pedestrian walking spaces are not clearly defined, and the perception of safety is almost nonexistent. The Agency has listened to citizens' concerns and has begun the strategic collaboration phase with the city's Planning and Development Department to bring this vision to life.
- Property Acquisition and Demo of the Miami Subs
- Marina Village Event Center Buildout – Partial
- 2601 Block Redevelopment
- Station 86: Community Room