

1 Riviera Beach Community Redevelopment Agency Regular Meeting

2 City of Riviera Beach Council Chambers

3 2nd Floor, Municipal Complex

4 600 West Blue Heron Boulevard

5 Riviera Beach, Florida

6 Wednesday, October 28, 2015

7 5:33 p.m. to 7:42 p.m.

8
9 APPEARANCES:

10 Chair Dawn Pardo

11 Vice Chair Terence Davis

12 Commissioner Bruce Guyton

13 Commissioner KaShamba Miller-Anderson

14 Commissioner Cedrick Thomas

15 Attorney Michael Haygood

16 CRA Executive Director Tony Brown

17 CRA Administrative Director Darlene Hatcher

1 CHAIR PARDO: All right. Welcome, everyone, to the City of
2 Riviera Beach. Tonight we have our Community Redevelopment
3 Agency meeting.

4 Ms. Hatcher, roll call, please.

5 (Upon roll call by CRA Administrative Director Hatcher, the
6 following were present: Chair Dawn Pardo, Vice Chair Terence
7 Davis, Commissioner Bruce Guyton, Commissioner KaShamba
8 Miller-Anderson. Also present: Executive Director Tony Brown,
9 Attorney Michael Haygood.)

10 CHAIR PARDO: Okay. I'd like to invite everyone to stand
11 for a moment of silence, followed by the Pledge.

12 (Moment of silence, followed by the Pledge of Allegiance.)

13 CHAIR PARDO: Okay. Mr. Brown, do we have any additions,
14 deletions, or substitutions to the agenda?

15 EXECUTIVE DIRECTOR BROWN: No, Madam Chair.

16 CHAIR PARDO: Okay. Do we have any disclosures by the
17 commission or staff?

18 COMMISSIONER MILLER-ANDERSON: Yes.

19 CHAIR PARDO: All right. Ms. Miller-Anderson.

20 COMMISSIONER MILLER-ANDERSON: I'll be abstaining from 4
21 and 5. I'm a CM apprentice on the marina project with JD
22 Anderson Construction.

23 CHAIR PARDO: Okay. Anyone else?

24 Okay. Do we have a motion to adopt the agenda?

25 COMMISSIONER GUYTON: So moved.

1 CHAIR PARDO: Is there a second?

2 VICE CHAIR DAVIS: Second.

3 CHAIR PARDO: All right. Madam Clerk.

4 (Motion passed unanimously, with Commissioner Thomas absent for
5 the vote.)

6 CHAIR PARDO: Okay. Thank you.

7 Consent agenda. Any person who would like to speak on an
8 item, please fill out a blue public comment card located in the
9 back of the council chambers and give it to staff prior to the
10 beginning of the meeting.

11 Members of the public shall be given a total of three
12 minutes for all items listed on the consent agenda. Members of
13 the public will be given three minutes to speak on each regular
14 item. In no event will anyone be allowed to speak on an agenda
15 item after the resolution is read or item considered.

16 Do we have a motion --

17 COMMISSIONER MILLER-ANDERSON: Madam Chair.

18 CHAIR PARDO: Yes, ma'am.

19 COMMISSIONER MILLER-ANDERSON: I'm going to abstain from 4
20 and 5.

21 CHAIR PARDO: Okay. Do we have a motion to accept --

22 COMMISSIONER GUYTON: So moved.

23 CHAIR PARDO: Is there a second?

24 VICE CHAIR DAVIS: Second.

25 CHAIR PARDO: Okay. At this time we have one consent card,

1 item 3, Ms. Shepherd.

2 She's not --

3 COMMISSIONER MILLER-ANDERSON: She's coming.

4 MS. SHEPHERD: Good afternoon -- good evening. Margaret
5 Shepherd, Riviera Beach.

6 Is this number 3?

7 CHAIR PARDO: Yes.

8 MS. SHEPHERD: Thank you. Good evening to --

9 CHAIR PARDO: Good evening, ma'am.

10 MS. SHEPHERD: -- the chair and to our CEO and to
11 everybody.

12 I want to thank everyone for this particular item, the
13 McDonald (sic) Agency. When this agency came on board, it made
14 sure we got the best for our buck. I'm excited about the
15 McDonald Agency. I was there on that trolly the night it was a
16 shooting down in West Palm Beach. It was the McDonald Agency,
17 along with West Palm Beach, that interacted very quickly that
18 night. If you notice, it didn't just blow out; they stabilized
19 the situation, they made sure that it didn't just get blowed out
20 of proportion. We need this type of agency as we move on in our
21 endeavor to move this city forward.

22 Am I totally happy with the package? No, I'm not.

23 But I do think that I have a right to agree but yet
24 disagree that this particular agency came into our life when we
25 needed it.

1 I implore you all to govern yourselves accordingly, make
2 sure that not only the city is protected but make sure this
3 agency is protected, because I understand that they have nothing
4 but goodwill everywhere. If you just notice, you hear McDonald
5 Agency, McDonald, because they bring to us goodwill. I would
6 hope that this Board, which I know you will, will put our best
7 feet forward to make sure that this city shines. I thank you
8 all.

9 CHAIR PARDO: Thank you. Madam Clerk.

10 ADMINISTRATIVE DIRECTOR HATCHER: Commissioner Miller.

11 COMMISSIONER MILLER-ANDERSON: Yes.

12 VICE CHAIR DAVIS: We pulled --

13 ADMINISTRATIVE DIRECTOR HATCHER: Commissioner Guyton.

14 COMMISSIONER GUYTON: Yes. We didn't pull this item, did
15 we?

16 CHAIR PARDO: No, we didn't pull this item. Right, this is
17 the whole consent with the two items that Ms. Miller-Anderson is
18 abstaining from.

19 MR. HAYGOOD: So the motion is to approve the agenda.

20 CHAIR PARDO: Right.

21 COMMISSIONER MILLER-ANDERSON: With me abstaining from 4
22 and 5.

23 ADMINISTRATIVE DIRECTOR HATCHER: Vice Chair Davis.

24 VICE CHAIR DAVIS: Yes.

25 ADMINISTRATIVE DIRECTOR HATCHER: Chair Pardo.

1 CHAIR PARDO: Yes.

2 (Motion carries, with Commissioner Miller-Anderson abstaining
3 from items 4 and 5 and Commissioner Thomas absent for the vote.)

4 CHAIR PARDO: Okay. Thank you. That's the end of the
5 consent agenda.

6 Regular business, item 7 --

7 VICE CHAIR DAVIS: Madam Chair.

8 CHAIR PARDO: -- quarterly update, Clean and Safe.

9 Yes, sir.

10 VICE CHAIR DAVIS: I have a concern because I was under the
11 understanding that she pulled those items 4 and 5, not just
12 abstained; that motion was to both pull and abstain.

13 CHAIR PARDO: No, it was to abstain. She didn't ask to
14 pull them.

15 VICE CHAIR DAVIS: Because I wanted to discuss 5 -- number
16 4 -- not 4, but number 5, but I was under the understanding that
17 she was pulling that, not abstaining from it. But she stated to
18 pull, and then later came off to abstain, which was both.

19 CHAIR PARDO: No.

20 COMMISSIONER MILLER-ANDERSON: I can't pull it because I'm
21 not --

22 VICE CHAIR DAVIS: Well, I guess we can talk about item
23 number 5 under comments. I can wait until later.

24 CHAIR PARDO: Okay. Item 7, quarterly update, Clean and
25 Safe. Good evening, sir.

1 MR. McLEOD: Good evening, Chair. Rod McLeod, public
2 safety officer for the Riviera Beach CRA.

3 What I'm going to do tonight is give you an overview of the
4 Clean and Safe operation, basically what's taken place over our
5 first year, fiscal year 2015.

6 The Clean and Safe Department has put together tool kits to
7 better help us do our job. We've put surveillance cameras and
8 license plate readers in the city; SmartWater kits; we've
9 implemented a Neighborhood Watch; NextDoor social media network
10 program; home exterior motion sensor lights, where we have a
11 \$5,000 REAP grant that was awarded.

12 What's next on our program is home security systems, home
13 locks and dead bolts, uniform street addresses, and a robo call
14 system.

15 Our metrics are tracked so we know exactly what all of our
16 ambassadors are doing at any particular time. From the service
17 side, last year we transported over 30,000 passengers at the
18 marina on the shuttle. We pressure washed over 104 blocks,
19 including the Blue Heron bridge weekly. We collected over 8,000
20 pounds of trash. Processed 6,345 requests for information; this
21 was from visitors, both marina and Ocean Mall.

22 From the safety side, we distributed 257 SmartWater kits in
23 Riviera Beach Heights. We had 1,380 business contacts with our
24 local businesses. Handled 403 incidents. Handed out 258
25 brochures. And responded to 258 requests for services.

1 Here is a map of where we have cameras and license plate
2 readers. We purchased twelve cameras, two fixed license plate
3 readers, and two mobile license plate readers, for the CRA.

4 This is a map showing Riviera Beach Heights, where we
5 distributed the 257 SmartWater kits. 21 residents rejected
6 those kits. And we posted SmartWater/Neighborhood Watch signs
7 on all the entrances into Riviera Beach Heights.

8 I'm glad to say that larcenies and burglaries are down in
9 the city, in Riviera Beach Heights specifically, by about 29%.
10 And the most significant thing is that not one resident that has
11 SmartWater in their home has had a burglary.

12 Some of our safety initiatives: Again, we broke it down
13 into the purpose of the programs for both Neighborhood Watch and
14 Business Watch; the objectives for both of them. And we're
15 moving right ahead with these programs.

16 The goals: To have monthly meetings within Riviera Beach
17 Heights and Park Manor South, to have monthly meetings with our
18 businesses. And we're building both of those groups as we go.
19 We have Business Watch coordinators -- Neighborhood Watch
20 coordinators, excuse me, in both Park Manor and Riviera Beach
21 Heights.

22 And if there's any questions I can answer, I'll be glad to
23 do it.

24 CHAIR PARDO: All right. I have a question for you. Where
25 did you obtain the statistics for the larceny and burglary?

1 MR. McLEOD: I got them from the crime stats from the
2 police.

3 CHAIR PARDO: Okay. And by any chance do you know how many
4 shootings occurred in that area?

5 MR. McLEOD: In Riviera Beach Heights, if I remember, in
6 2015 there was one shooting in the CRA boundaries.

7 CHAIR PARDO: Okay. Well, we know now that there's been
8 more than that. There's been shootings on Avenue E; you know,
9 along Broadway. So maybe the next time, you know, you update
10 us, you could give us those statistics also.

11 MR. McLEOD: Yes. We plan on doing quarterly updates. The
12 next one, we'll spend more time in the actual crime statistics,
13 picking out the main key criteria.

14 CHAIR PARDO: Okay. And then my other question is, you
15 mentioned that you received 258 requests for service.

16 MR. McLEOD: Yes.

17 CHAIR PARDO: What kind of services are people requesting?

18 MR. McLEOD: That could be anything from "How do I get
19 here" to "I need a taxi. My car won't start," anything along
20 those lines.

21 CHAIR PARDO: Okay. So we're receiving those through the
22 ambassadors?

23 MR. McLEOD: Yes, through the ambassadors.

24 CHAIR PARDO: So they're not calling the CRA office?
25 They're approaching the ambassadors?

1 MR. McLEOD: This is on the street with the ambassadors.

2 CHAIR PARDO: Okay. Perfect.

3 MR. McLEOD: They track all this information with our
4 Eponics system on their iPhones.

5 CHAIR PARDO: Okay. That's great. Okay. Good.

6 Anyone else?

7 COMMISSIONER MILLER-ANDERSON: I have a question.

8 CHAIR PARDO: Yes.

9 COMMISSIONER MILLER-ANDERSON: With the cameras that are
10 up, are they being manned or are they just recording?

11 MR. McLEOD: These are cameras that are monitored by the
12 police department.

13 COMMISSIONER MILLER-ANDERSON: Okay. So they are part of
14 the system that they have all over the city?

15 MR. McLEOD: Yes, that's correct; they're tied into the
16 City's police network.

17 COMMISSIONER MILLER-ANDERSON: Okay. All right. Thank
18 you.

19 CHAIR PARDO: All right. Anyone else?

20 COMMISSIONER GUYTON: Yes, Madam Chair, very quickly.

21 Do we still have police officers assigned to the CRA?

22 CHAIR PARDO: Yes.

23 MR. McLEOD: No, we do not.

24 CHAIR PARDO: Through the City we do. You know, the police
25 are still patrolling.

1 COMMISSIONER GUYTON: Yeah, they're patrolling. But at one
2 time there was discussion about having officers specifically for
3 the CRA area.

4 CHAIR PARDO: Right. And that's when we got rid of them,
5 we brought Neimah on, and then we have the ambassadors.

6 MR. McLEOD: When I was brought on board a year and a half
7 ago, at that point the decision was made to eliminate the police
8 services. They brought myself on board; we brought on Neimah
9 Spence, who was part of that team, as my operations manager.

10 COMMISSIONER GUYTON: Okay.

11 CHAIR PARDO: All right. Anyone else?

12 COMMISSIONER GUYTON: Wait.

13 CHAIR PARDO: Go right ahead, sir.

14 COMMISSIONER GUYTON: Two more questions.

15 The ambassadors. You said that you can identify where they
16 are and what they're doing. How is that done?

17 MR. McLEOD: All of the ambassadors carry an iPhone that
18 has an app called Eponics. And on the Eponics it enables them
19 to track all the activity that they do: If they pick up trash,
20 if they answer a question for someone, if they call the police,
21 all of that data is tracked.

22 COMMISSIONER GUYTON: So you, wherever you are, can monitor
23 all of the ambassadors?

24 MR. McLEOD: No, we do not have a GPS track on the
25 ambassadors.

1 COMMISSIONER GUYTON: Okay. That was my question. How do
2 you know -- so they record what they're doing, and that's how
3 you --

4 MR. McLEOD: They physically record it on their phone.

5 COMMISSIONER GUYTON: Okay. I'm thinking that you can
6 monitor them from somewhere else.

7 MR. McLEOD: No, we have not turned on GPS tracking. We
8 assign them to specific zones and they patrol those zones.

9 COMMISSIONER GUYTON: Okay. Through those iPhones, are
10 they walkie-talkie capable? Or is there a way to communicate
11 with -- back at the office, or with you or --

12 MR. McLEOD: We have also radios that we use with our
13 ambassadors, that we can communicate. But with the iPhone they
14 can also call us or text us.

15 COMMISSIONER GUYTON: Okay. And the last comment. The
16 ambassador program is one that has been getting a lot of rave
17 reviews --

18 MR. McLEOD: Thank you.

19 COMMISSIONER GUYTON: -- because it's innovative. And it's
20 been done in other areas, but not too many in this particular
21 area. So I just want to congratulate you all for doing a good
22 job.

23 MR. McLEOD: Thank you very much.

24 CHAIR PARDO: Okay?

25 All right. Thank you, sir.

1 Okay. Moving on. Item 8, quarterly update, Neighborhood
2 Services.

3 EXECUTIVE DIRECTOR BROWN: Ms. Jenkins.

4 MS. JENKINS: Good evening. Annetta Jenkins, Director of
5 Neighborhood Services. And it is our pleasure and the entire
6 Neighborhood Services team is here to continue our quarterly
7 update on progress as promised in our neighborhoods.

8 We introduced to you back in May not only our Clean and
9 Safe tools but also our neighborhood investment tools. And just
10 to remind you, they include real estate development,
11 infrastructure improvements, and community services and
12 partnerships. And we'd just like to share with you a few of the
13 progress items that we have in each of those areas.

14 In real estate development we have been focused on vacant
15 lot improvements. For instance in Riviera Beach Heights which
16 has almost 500 parcels, about 200 of those parcels are vacant or
17 derelict; so one of our strategies is for new construction in
18 the Park Manor neighborhood. Construction will start on our
19 first homes in November of this year and we expect that within
20 the next twelve months we will have built five homes. We have
21 five approved buyers. And the total development cost for these
22 homes is 1.6 million dollars. The CRA very generously, you all
23 generously donated six parcels in the last year, which we're
24 using to build those five homes. The county grant funds, which
25 are about 1.1 million dollars, funds the primary cost of the

1 construction; and we have a line of credit provided by Comerica
2 Bank.

3 And in that rendering you see one of the sample floor plans
4 and one of the elevations of the homes to be built.

5 EXECUTIVE DIRECTOR BROWN: Just to clarify though, because
6 I think it's important for us to try to distinguish CRA and CDC.
7 So we have a line of credit means the Community Development
8 Corporation has a line of credit. I don't want the Board to
9 think that we borrowed money without their approval.

10 MS. JENKINS: I'm sorry. And the grant is to the CDC for
11 this project.

12 Continuing with our vacant lot improvements, the CRA has
13 converted six vacant lots in the Riviera Beach Heights
14 neighborhood into a community garden. And our goal for this
15 year is to harvest 3,000 pounds of vegetables and fruits. And
16 back in May we shared with you one of the harvest baskets of
17 some of the early items. We already have donor commitments that
18 exceed \$30,000 from partners like Tropical Shipping, Westgate
19 Sheet Metal, JB Chart, Incorporated, and Bimbo Bakeries, our
20 local businesses. And that rendering is an actual photograph;
21 and I think you will agree that it's absolutely gorgeous.

22 In our real estate development partnerships -- you'll hear
23 a little bit more about this later tonight -- is the opportunity
24 presented with Westbury II. And that is a potential partnership
25 between Riviera Beach CDC and the Cornerstone Group Partners,

1 which over the next few years will deliver nearly 200 units, of
2 course subject to the housing tax credit allocation.

3 In Phase II of the development, it will consist of 80
4 units, with a value of 19.1 million dollars; and the proposed
5 mix of units is 44 one-bedroom one-bath units, 28 two-bedroom
6 two-bath units, and 8 three-bedroom two-bath units. And the
7 rendering there is a typical project that is currently in the
8 developer's portfolio.

9 EXECUTIVE DIRECTOR BROWN: This is not the -- well, we're
10 going to talk about it later but this is not the rendering or
11 the type of product that is proposed to be designed in Riviera
12 Beach, correct?

13 MS. JENKINS: Right. It's just a typical elevation. And
14 that project actually exists in South Florida.

15 Yes, ma'am.

16 CHAIR PARDO: Okay. Yeah. So that looks like the project
17 that was brought to us two weeks ago, for the east side of
18 Broadway. I'm just saying that's what it looks like. All
19 right. Continue.

20 MS. JENKINS: An additional opportunity is presented with
21 Bougainvillea Court, which is near the Inlet Grove High School
22 on Avenue J, where the CDC has secured site control; and we are
23 projecting the development costs of approximately 6.7 million
24 dollars. And that site will allow a 28-unit development. This
25 will be a partnership between the CDC and JB Chart,

1 Incorporated. And it will be subject to CDBG/Ship/Home and NSP
2 funds for the subsidies support.

3 And that is an actual picture of two of the units that are
4 currently on the site.

5 In the area of infrastructure improvements, we've taken or
6 we will be taking an unbuilt right-of-way, a utility easement at
7 Avenue L, and transforming it into a linear park. And there is
8 a rendering, the second picture is a rendering of what the
9 linear park will look like. This will create a health trail but
10 more importantly it will provide safe passage for our children
11 who are attending the area elementary schools. To the south of
12 the linear park is West Riviera Elementary. And to the west of
13 the northernmost part of the linear park is Lincoln Elementary,
14 right off of 10th Street. We will also in this project improve
15 sewer service to at least 35 homes.

16 If you'll recall, earlier in the year you all approved an
17 allocation of dollars to allow the utility district to reline
18 the sewer pipe in that area. We expect this project to be
19 complete in February of 2016.

20 Continuing with our substantive infrastructure improvements
21 in Riviera Beach Heights, our sidewalk replacements. And at the
22 end of this project we would have installed or replaced nearly
23 9,000 linear feet of sidewalks, creating safer streets for our
24 children to walk. And we expect this also to be completed in
25 the winter of 2015, in the next few months.

1 And you see there a typical section in front of one of the
2 residences, where the sidewalks and the driveway apron is being
3 restored.

4 We will be working on gateway entrances and using various
5 traffic calming techniques to improve the gateways into the
6 Riviera Beach area. A few months ago you all approved the
7 acquisition of the northeast corner of Australian and MLK. And
8 the top picture is a picture of what the site currently looks
9 like. And you will be hearing exciting news about the
10 transformation of that corner very shortly. And the bottom
11 picture is a conceptual of what we're working towards. And you
12 see the site from the same angle and it shows how the eventual
13 signage and the lush landscaping will introduce visitors and the
14 trucks and businesses into that particular neighborhood. And we
15 think this will truly create a gateway entrance into Riviera
16 Beach Heights, with the intent to slow truck traffic heading
17 directly into the Port and make the area attractive for future
18 housing development and investment.

19 Moving on to our Community Services & Partners and our Home
20 Improvement Program. You have declared this area in certain
21 streets properties of distinction, and we are providing grants
22 to homes along the linear park and 7th Street; and the program
23 guidelines apply for up to \$20,000 in exterior improvements.
24 And so far we've made nine awards for a total of approximately
25 \$180,000. The next phase of this program will introduce an

1 investment of \$250,000 to assist residences in the area.

2 In our business district we have declared this particular
3 property a property of distinction; and if you were to drive by
4 411 Old Dixie Highway or if you've been in that area in the last
5 few weeks you'll notice that there is construction underway for
6 exterior improvements. The property is grant eligible. And you
7 all sitting as commissioners approved over \$79,000 last year for
8 exterior improvements that includes landscaping, signage; it
9 also includes a masonry wall and windows. And this project will
10 be completed in November of 2019. And those two pictures were
11 taken last week; and you see the workmen there installing some
12 of the windows and glass in the door, and the new signage, and
13 the piping for the irrigation in preparation for landscaping on
14 that corner.

15 EXECUTIVE DIRECTOR BROWN: Ms. Jenkins, I want to interject
16 on that picture. That, some may know, is where J.W. relocated
17 from MLK and Old Dixie when FDOT acquired property. Instead of
18 moving and taking the money to relocate, he acquired property
19 that was abandoned and boarded up. And if my numbers -- if my
20 memory serves me correctly, I think in acquiring the property
21 and making improvements -- I won't quote a number since I don't
22 have it, but he made a substantial investment; and you declared
23 that as a property of distinction, that entire area as an
24 opportunity to perhaps create neighborhood retail for that area
25 of Riviera Beach Heights. And so we were able to leverage an

1 investment of his, I want to say at least a million dollars if
2 I'm not mistaken.

3 MS. JENKINS: Yes, in acquisition and the owner's
4 investment in interior improvements and some of the exterior
5 improvements, at least a million dollars.

6 COMMISSIONER GUYTON: Madam Chair, if I may.

7 CHAIR PARDO: Yes, sir.

8 COMMISSIONER GUYTON: Also on that project -- and I
9 frequent that location often -- in the back he's put up a
10 masonry wall between the residents and his facility here, and it
11 looks nice. I was there last night and he was showing it to me.
12 So progress is being made there.

13 MS. JENKINS: And they're going to make additional
14 improvements on the back site to make that look very attractive.
15 And he's been in contact with the residents to be sensitive to
16 the fact that it abuts up to a residential area. So we think
17 it's moving along very nicely.

18 Moving on to our Community Services & Partners. One of our
19 significant partners is the Solid Waste Authority. And one of
20 our signature programs in the City, as well as the CRA, is the
21 partnership with Paint Your Heart Out Palm Beach County and
22 Rebuilding Together. And to date in the Riviera Beach Heights
23 and Park Manor neighborhood the CDC, and with CRA support, has
24 painted and repaired over 20 houses and attracted over 200
25 volunteers. And just for commercial, we will be completing

1 another four homes during the MLK festivities in cooperation
2 with City employees.

3 Another community service and partner is the Florida
4 Fishing Academy and our Community Boating Program. And I'll ask
5 my colleague, Latoya James, to speak about that.

6 MS. JAMES: Good evening.

7 CHAIR PARDO: Good evening.

8 MS. JAMES: Community Boating, you just voted on it earlier
9 today, to bring it back to the community. It's done a
10 phenomenal job of exceeding its tasks and its goals, its
11 targets. For the past year it assisted approximately 225
12 students within Riviera Beach. That exceeded the target of 140
13 that was set. Also for Riviera Beach students coming for single
14 sessions it exceeded the target by almost 200%.

15 I'm sorry.

16 MS. JENKINS: Thank you. Somehow our picture disappeared.
17 I think you got a fleeting glance of one of the kids and their
18 smiling face holding a fish.

19 With our community services and partners Healthy Food &
20 Healthy Living, the food bank, the CRA provides free rent,
21 utilities, taxes, and insurance. It serves 866 homeless persons
22 per month on average, and receives over 30,000 pounds of food
23 per month. And in the fiscal year 2015-16 the CRA has budgeted
24 support of \$6,000. And you see the shelving there stocked with
25 food.

1 And that is our quarterly update. And I'll answer any
2 questions.

3 CHAIR PARDO: I have a question for you. That
4 Bougainvillea Court, okay, can -- I guess I wasn't listening too
5 intently on it, but I did hear that it's some kind of joint
6 venture with JB Chart.

7 MS. JENKINS: Yes.

8 CHAIR PARDO: All right. So tell me about that, please.

9 MS. JENKINS: Well, the joint venture is still in
10 negotiation. The CDC has secured site control through a letter
11 of intent. What the nature of that partnership will be has to
12 be finally determined in terms of the responsibilities and
13 financial input, but the CDC is taking the lead on finishing the
14 development and rehabbing the four units.

15 (Commissioner Thomas is now on the dais.)

16 MS. JENKINS: And based on responses from community
17 development the site will allow 28 units, 28 townhomes.

18 CHAIR PARDO: Okay. So who owns it right now?

19 MS. JENKINS: JB Chart is the owner.

20 CHAIR PARDO: Okay. So we're not going to do any rehabbing
21 until we get control of it?

22 MS. JENKINS: That would be correct.

23 CHAIR PARDO: What's the deal with that?

24 EXECUTIVE DIRECTOR BROWN: Through the letter of intent the
25 CDC has site control. And the way it's structured, it's been

1 structured so that we can respond to a future notice of funds
2 availability that would come from the county to provide funding
3 for future construction.

4 What JB Chart did, and they built two buildings, four units
5 as a -- I guess as models, a demonstration project, for what was
6 to be a bigger project in the area; and I guess frankly just ran
7 out of money. And so the project has sat. They have maintained
8 it as rental units and have kept up and maintained the curb
9 appeal.

10 And so what is unique about the letter of intent that we
11 structured is that we in essence have site control, which is
12 task number one when the county comes out with this funding; and
13 if they provide an additional million dollars or two million
14 dollars to the CDC, we have a project that we can market and
15 build. So in essence we basically took control of a site that
16 has stalled and that provides an opportunity for us to continue.

17 MS. JENKINS: And this project will be home ownership.

18 CHAIR PARDO: Okay. I had mentioned this to Mr. Brown
19 earlier. You know, in the past I've asked for the minutes for
20 the CDC meetings, and I think I received them once and that's
21 it. Going forward I would like a copy of the minutes after the
22 meetings. And any other information you could provide on this
23 project, I would really like to see, please.

24 Anyone else?

25 Oh. And please let the record reflect that Commissioner

1 Thomas has joined us on the dais. He joined us about five
2 minutes ago.

3 Anyone else?

4 COMMISSIONER MILLER-ANDERSON: I just wanted to make a
5 quick comment --

6 CHAIR PARDO: Go ahead.

7 COMMISSIONER MILLER-ANDERSON: -- just, you know, thanking
8 Mr. Brown and Ms. Jenkins and staff for taking the tour on
9 Monday when we did go and take a look at all of those projects
10 that we just discussed; as well as coming to the Park Manor and
11 providing that information, so we appreciate that greatly.

12 MS. JENKINS: You're welcome.

13 CHAIR PARDO: All right. Mr. Davis.

14 VICE CHAIR DAVIS: I would like to, just to see those
15 minutes as well so we can kind of follow the direction of what's
16 going on, so we can have an update prior to things getting here,
17 so we can stay in tune with what's going on with the CDC, those
18 minutes as well. That will be all.

19 COMMISSIONER GUYTON: Madam Chair.

20 CHAIR PARDO: Yes, Mr. Guyton.

21 COMMISSIONER GUYTON: A couple of things. I would like to
22 commend our staff for their innovative approaches in introducing
23 programs that really impact our community, from the boating
24 program with kids to the new home ownership program, to the
25 ambassador program.

1 This CRA, without a doubt, is a trail blazer in this
2 industry.

3 Some know my first job was with the county, it was running
4 the Westgate CRA, the day-to-day operations.

5 This CRA is one that many are trying to emulate now. All
6 of these programs are impactful to our community. All of them
7 have proven to be a benefit. And I'd just like to commend the
8 staff that comes up with these programs and ideas and showing
9 that we as a city can step out and be a leader in the CRA
10 industry.

11 Lastly I'd like to commend the CDC. They are doing a lot
12 of innovative things. They got close to a million dollar grant
13 from the county, that goes directly to the CDC?

14 MS. JENKINS: Over a million, yes.

15 COMMISSIONER GUYTON: Over a million. You don't find too
16 many CDCs getting those type of grants from the county. We are
17 definitely trail blazers. The CDC is doing a very good job.

18 I think that those minutes need to be given to everyone.
19 But they are doing a good job, outstanding job; kudos to them.
20 But they cannot do it without the support of this Board. And --

21 CHAIR PARDO: And without funding.

22 COMMISSIONER GUYTON: And when I started as the VP when
23 that CDC was originally put together, it was because of this
24 Board that they took off like they did. So I thank this Board
25 as well, and the members that serve on the CDC.

1 CHAIR PARDO: All right. Mr. Thomas, do you have anything?

2 COMMISSIONER THOMAS: No.

3 CHAIR PARDO: Great. Mr. Haygood?

4 MR. HAYGOOD: For the record this is not a CRA project,
5 it's a CDC project. And I want to make sure you all understand
6 that we are not -- the CRA is not funding this project. This is
7 a project outside our CRA area; and we can only spend money on
8 projects within the CRA.

9 VICE CHAIR DAVIS: But the CDC can?

10 MR. HAYGOOD: The CDC can.

11 CHAIR PARDO: Yeah. Okay. Well, I think we're all aware
12 of that.

13 All right. Thank you, Ms. Jenkins.

14 We're going to move on. Item 9. Status report on Healthy
15 Food Healthy Living.

16 EXECUTIVE DIRECTOR BROWN: You heard part of the report.
17 We're very grateful that the Board is allowing us to provide
18 support to Healthy Food Healthy Living through a conduit grant
19 through the Riviera Beach CDC. And we wanted to report sort of
20 what we would call our community development report card.

21 Just by background, we developed this program back in 2013,
22 and maybe 2012. This was a program of the City, and it was
23 funded by the City. And when the City was going through its
24 budget crisis it eliminated funding for this program as they
25 were paying rent for this program at Spanish Courts. Then the

1 Board felt that the program was impactful, felt that we needed
2 to maintain it. And as you approved the redevelopment plan we
3 were able to relocate them to a property that we rehabbed for
4 that purpose. At the time the organization did not have its
5 nonprofit status, and so what we did, we created the conduit
6 grant through the Riviera Beach CDC to provide the funding. And
7 the \$6,000 grant that Ms. Jenkins mentioned primarily covers
8 occupancy costs.

9 I want to thank Ms. Miller-Anderson for this past weekend,
10 and her staff this week, for alleviating some of the tension.
11 In part of helping the organization build its capacity we had
12 outlined a plan for them to achieve 501(c)(3) status, to make
13 sure they have board members and minutes and financial records.
14 And long story short, when we look at the fact that it is a
15 volunteer organization, that many of the compliance requirements
16 were somewhat cumbersome and onerous, and that obviously created
17 much of the tension.

18 So I forwarded to you an e-mail that largely resolved the
19 compliance issues that really deals with their functionality as
20 an organization. Instead of expecting monthly quarterly reports
21 we are going to have them and they've agreed to provide an
22 annual tax return. The annual tax return is a requirement to
23 maintain their 501(c)(3). There is no need for them to provide
24 us a financial report because as I understand significantly most
25 of the funding comes through the fact that you provide free rent

1 and cover the occupancy expense. What we have discovered --
2 discovered is not a good word. But to cover the entire
3 occupancy expense would be about \$7,200. The \$6,000 pays for
4 water, utilities, insurance, taxes. It pays pretty much for
5 everything except extermination and janitorial. And they have
6 asked if we would consider increasing the pass-through grant
7 from 6,000 to 7,200; and they asked that the \$1200 be direct to
8 them. With your concurrence I would recommend that we give
9 consideration to increasing it to 7,200. But because it's
10 occupancy expense I do think though that we should pay the bills
11 directly. So that would be the only modification to the
12 request. But I presented it to see if this is still the service
13 you want us to provide through the CDC, or directly; and if this
14 is a service that we should continue to provide in that
15 facility.

16 CHAIR PARDO: All right. We have two public comment cards
17 and then we'll go to discussion. All right. Margaret Shepherd,
18 and then Jim Gibbs.

19 MS. SHEPHERD: Margaret Shepherd, once again, to this great
20 Board.

21 I've been knowing Mrs. Watson ever since I was a little
22 girl. And I'll say it again, a little girl. I grew up with her
23 family, know her mother, her father-in-law, everybody. We grew
24 up on 22nd and Tamarind. So I'm well aware of Willye Watson.
25 Miss Willye, we used to call her.

1 And I was kind of troubled when I heard this but I'm glad,
2 Mr. Brown, you're clearing it up really nice. I've been over
3 there volunteering. It's not a lot of volunteering over there.
4 And I think we don't need to make this --

5 CHAIR PARDO: All right. Hold on. Hold on a second.

6 Gentlemen, if you want to have a discussion, please go
7 outside the chambers.

8 Thank you.

9 MS. SHEPHERD: And I don't think we should make this a
10 stressful situation on either end. As Mr. Brown indicated, I
11 think that it's not a lot of volunteers or people come, they
12 just come. And I see you're coming up with a solution. And I
13 think Ms. Watson need to be happy over there, because she's
14 giving away clothes, nice clothes, nice things, and we as a
15 community was binding together to help her. I don't think we
16 would be in this situation.

17 And I understand you guys are running a structural event
18 over there but, Mr. Brown, I'm really inclined with you -- and
19 Ms. Jenkins has been around her a long time too, business, she
20 does business, she likes business and structure.

21 And I want to go back and say I think with all honesty with
22 her serving the community, if you want to say social services, I
23 want to say social services over there that she provide. A lot
24 of people, not one or two people come over there. Truck loads
25 of people come over there that need that food.

1 So out of respect for this great Board and this great City
2 I would hope that we just lean toward a little bit toward giving
3 her some type of compensation and leeway where she can endeavor
4 to take care of the people. If I saw them slushing around and
5 not doing -- no, no, no, don't do that. But they are working.
6 And yes I did use my car a lot of times to pick up a lot of
7 things. I mean it's a lot of work, going way down where she has
8 to go, and then go way north. It's a lot of work. And I thank
9 you all, Mrs. Jenkins, and to all of you for trying to make this
10 a structured entity that the City, our residents, and other
11 residents, can benefit from this entity. Thank you.

12 CHAIR PARDO: Thank you, ma'am. Jim Gibbs.

13 MR. GIBBS: Those were nice comments by Ms. Shepherd. I
14 appreciate them.

15 I have two reasons I wanted to come up --

16 CHAIR PARDO: All right. State your name for the record,
17 please.

18 MR. GIBBS: Jim Gibbs. We have Willye Watson, the long
19 time executive director -- I don't know if you can see her
20 behind the post -- and one of our full time volunteers.

21 I came for two reasons. One, to thank the CRA for all that
22 they do for us. It's really a great service and a wonderful
23 facility. Latoya has been a great help in administrative
24 matters. And I particularly want to thank the Board as a whole.
25 You guys have been very, very supportive, along with the mayor,

1 and we appreciate that. And KaShamba this weekend, with Tina
2 White, helped us with some budgetary requests. So we want to
3 thank everybody for continued support that you provide.

4 The other issue is that our -- the demand on us is growing.
5 Like in August we had 1700 people. We're way past 800 people a
6 month. And we could probably service more, with more capacity
7 or more facilities or more whatever you want to call it. So
8 we're kind of maxed out.

9 We have a wish list that I wanted to give you.

10 CHAIR PARDO: No, no, no. Sir, you need to stay behind the
11 podium.

12 MR. GIBBS: All right. Thank you.

13 I know that you have some discretionary funds, and we would
14 very much like to request any effort that you could make
15 individually on our behalf. We particularly need some help with
16 the refrigeration, the freezers; they are outdated. There's
17 only one new freezer to speak of, and so we're really struggling
18 to maintain the food that we get on a daily basis and that we
19 give out.

20 We are open six days a week, from 9:00 to 6:00. Willye
21 Watson is a volunteer. We don't have any paid staff. Willye
22 Watson works there, if you can believe it or not at her age,
23 from nine to six, six days a week. So it's a lot of service.

24 So we do need some refrigeration, and we need some
25 shelving. On that wish list those are the two main items that

1 we particularly need help with. Because so much capacity is
2 coming in that we really don't have space that's on the floor
3 and so forth.

4 But at any rate, thank you again for all that you do for
5 us, and we certainly appreciate it.

6 If you have any questions --

7 CHAIR PARDO: Yeah, I have a question for you.

8 So what percentage of your customers are Riviera Beach
9 residents?

10 MR. GIBBS: I think the majority, for sure. I don't want
11 to say vast majority. We think of ourselves as an area food
12 bank. We don't look at jurisdictions.

13 CHAIR PARDO: Yeah, I'm just curious.

14 MR. GIBBS: I think the majority. And they're families,
15 they're working families. They are families and people work.
16 This is to supplement whatever income that they have, you know,
17 to survive.

18 CHAIR PARDO: Well, personally, I think you guys are doing
19 a great job. And with all of this new -- I guess we don't call
20 it low income -- sustainable housing that we're looking to put
21 into the city, I'm sure there's going to be more requests on the
22 Food Bank.

23 MR. GIBBS: There was a New York Times article today that
24 was very interesting on food assistance; where if you have a
25 jurisdiction where 13% of the people are on food assistance, at

1 poverty level; and if they get food, just food assistance, that
2 poverty level drops to 10%, so it's really an overall.

3 CHAIR PARDO: Sure. Thank you.

4 Anything from the Board?

5 COMMISSIONER GUYTON: Yes. Madam Chair. One thing that
6 was not pointed out and I want to clarify or get a better
7 understanding. When there was the discussion about revising the
8 documents that come to us, in that e-mail that Mr. Brown
9 referred to it, was indicated that they will continue to provide
10 monthly documentation of whom they serve through the food
11 distribution program. And I think that's very important. I
12 don't have a problem with the arrangement made, but when we're
13 using public funds we have to be accountable for those funds.
14 And if they continue to provide documentation of whom they are
15 serving, that would give me the comfort level that I need in
16 order to continue to support it.

17 But Miss Willye Watson has been doing this as far as I can
18 remember, and I don't know where she gets the energy from but
19 I'm glad she does.

20 And our community has over 20% of the people living under
21 the poverty line and this is a needed service in our community.
22 But with public funds we also need some record of who is being
23 served so...

24 MR. GIBBS: Mr. Guyton, I believe, we do keep a record of
25 every person that comes to pick up food. That's a daily record.

1 And we have been and will continue to submit a monthly report to
2 the CRA of that.

3 COMMISSIONER GUYTON: Do you also keep a record of the city
4 in which they live? Or do you just keep --

5 MR. GIBBS: No. We would certainly consider that. I don't
6 want to make a commitment without speaking to Ms. Watson. But I
7 don't think that that would be an undue burden to have a person
8 write down their locality.

9 COMMISSIONER GUYTON: And for me that wouldn't be a deal
10 breaker, I mean people are in need and -- but I would be curious
11 to know --

12 MR. GIBBS: Oh but it would give you guys a comfort level
13 to see where --

14 COMMISSIONER GUYTON: Absolutely.

15 MR. GIBBS: Because, you know, we appeal for assistance
16 from other jurisdictions as well. So I think that would be very
17 informative if you knew that.

18 CHAIR PARDO: Perfect. Okay. Thank you, Mr. Gibbs.

19 VICE CHAIR DAVIS: Madam Chair.

20 CHAIR PARDO: Yes, sir. Mr. Davis.

21 VICE CHAIR DAVIS: I see on this wish list he mentions a
22 large dumpster. Do you not have a dumpster, Mr. Gibbs, over
23 there?

24 CHAIR PARDO: They just received one.

25 MR. GIBBS: The CRA helped us acquire a small dumpster, so

1 that need has been met for the time being. We're going to have
2 it picked up once a week. We don't know if that will be
3 sufficient or not but, yes, just recently, within the last week.

4 VICE CHAIR DAVIS: Thank you.

5 Mr. Brown, you mentioned some additional funds for
6 janitorial services, is that what it was?

7 EXECUTIVE DIRECTOR BROWN: Yeah, it would be my
8 recommendation to the Board that you consider allowing us to
9 increase the grant from \$6,000 to 7,200 as a pass through to the
10 Riviera Beach CDC. In order to maintain budget neutral we would
11 do an offset to the CRA occupancy budget in order to cover that
12 additional cost.

13 VICE CHAIR DAVIS: And so you would hire a company to do
14 the cleaning or we would have staff do the cleaning?

15 EXECUTIVE DIRECTOR BROWN: We would work with Healthy Food
16 Healthy Living to try to secure a janitorial service that is
17 reasonable.

18 And then in the past we did pay for exterminating service,
19 Nozzle Nolan, and so whether they want to continue to go with
20 them or someone else, we would secure the service.

21 VICE CHAIR DAVIS: Would that be enough? Or would they
22 need a little bit more than that? Janitorial services, I mean
23 you look at monthly, 12-month period.

24 COMMISSIONER MILLER-ANDERSON: It's not that big. It's not
25 that big of a place.

1 CHAIR PARDO: Janitorial should be daily.

2 VICE CHAIR DAVIS: I mean somebody cleaning floors,
3 cleaning bathrooms -- I've done some janitorial work. It's
4 not -- it's a lot of work.

5 EXECUTIVE DIRECTOR BROWN: And, Ms. James, you might just
6 get to the mic and speak to this.

7 I think the amount was done in negotiations and discussions
8 with Healthy Food Healthy Living. If you want to --

9 VICE CHAIR DAVIS: I just want to hear what all that
10 entails.

11 EXECUTIVE DIRECTOR BROWN: 1200 was the amount that was
12 requested. I think Miss James and Miss White met and they felt
13 that this was the need.

14 MS. JAMES: That was the request this morning, the 1200.

15 VICE CHAIR DAVIS: So what type of service would this --
16 would that be any floor cleaning, anything like that or --

17 MS. JAMES: Just general janitorial service. They did
18 mention maybe reaching out to J.A.Y.'s Ministries, maybe that's
19 something that J.A.Y.'s Ministries can provide for a reasonable
20 amount.

21 CHAIR PARDO: That would be perfect.

22 VICE CHAIR DAVIS: My thing is even with those facilities,
23 you have food and things in there, there need to be a specific
24 amount of monies to at least do the floor maybe once every three
25 months.

1 EXECUTIVE DIRECTOR BROWN: You want to just say up to 1500
2 and then --

3 VICE CHAIR DAVIS: Yeah, I mean the floor needs to be
4 cleaned. You got food over there. I mean you're not going to
5 have a restaurant that doesn't do floors. So if you're going to
6 have a food bank there needs to be some floor cleaning over
7 there as well.

8 EXECUTIVE DIRECTOR BROWN: It is CRA property, so the money
9 is going to maintain the investment.

10 VICE CHAIR DAVIS: It shouldn't be that much more, but at
11 least take that into consideration.

12 CHAIR PARDO: Okay. I have to make a comment. So if we're
13 going to consider more, I have a problem with mopping the floors
14 once every three months? In a place where you're dealing with
15 food?

16 VICE CHAIR DAVIS: I didn't say mop.

17 CHAIR PARDO: You know what I mean? That should be done on
18 a daily basis. You know, think about how you live at home,
19 don't you mop your kitchen floor every day?

20 So, Mr. Brown, you know, what's right is right.

21 EXECUTIVE DIRECTOR BROWN: This was the amount requested.

22 CHAIR PARDO: Okay. That's fine.

23 MR. GIBBS: We do, we do clean daily.

24 CHAIR PARDO: Okay. All right. That's fine. Yeah.

25 All right. Mr. Davis, you had something?

1 VICE CHAIR DAVIS: Well, they clean daily but there's some
2 heavy commercial equipment, they can go in and do some deep
3 cleaning of those floors, if you have grease, stuff like that,
4 that you can't normally mop or normally pick up, that's the type
5 of floor cleaning I was suggesting. That's all.

6 CHAIR PARDO: All right. Anyone else?

7 COMMISSIONER MILLER-ANDERSON: I'd just like to thank
8 Mr. Gibbs, Ms. Watson, and Julio, for coming out tonight. We
9 did -- me and Mr. Brown did go over there on Saturday, and it
10 was not a very good meeting to be very honest with you, but I'm
11 glad we were able to work through that and get some things
12 settled and we're on the right track at this point.

13 I'm okay with it being the 1200, paying it, keeping it as
14 you do with the 6,000 and not paying it directly to them.

15 I'm not really clear, if I could just get a better
16 understanding from Mr. Davis about the 1500, to do something
17 additional? What was it?

18 VICE CHAIR DAVIS: Madam Chair.

19 CHAIR PARDO: Go ahead.

20 VICE CHAIR DAVIS: Just like them floors, you know, you
21 have to mop them daily; but every now and then you need to get
22 that machine -- you know, you seen them in some of the school
23 cafeterias --

24 COMMISSIONER MILLER-ANDERSON: Right.

25 VICE CHAIR DAVIS: -- and they're going to do some deep

1 cleaning of those floors. You may have some grease and some
2 things that -- from the storage; you might have mold in the
3 building; but those things drop on the floor daily and because
4 of the health hazard if you don't go in every now and then and
5 just do a deep cleaning of those floors...

6 COMMISSIONER MILLER-ANDERSON: Mr. Brown, with the 1200 we
7 were looking to do what? What services would be included for
8 the 1200?

9 EXECUTIVE DIRECTOR BROWN: Based on 1200 and what we spent
10 last year on exterminating services, my guess is the
11 exterminating services are going to be about \$600, and so that's
12 leaving only about 600 for cleaning. And it was mentioned that
13 J.A.Y. Ministries had a program that provides that service. The
14 question is, is \$600 enough. And to Mr. Davis's point, if you
15 didn't think it was -- and it is a food bank, it needs to be --
16 maintain a sterile environment. And this grant, your grant, I
17 believe -- I have not seen financial information but I believe
18 that even though this is a pass through grant and it may not
19 necessarily show on their books it is a substantial amount of
20 support that you provide both direct -- well, actually it's a
21 big in-kind support because they basically have free occupancy
22 with which to operate.

23 COMMISSIONER MILLER-ANDERSON: Right. Can we look at
24 getting specific services and research how much stuff is going
25 to cost before we just say -- make up a number?

1 EXECUTIVE DIRECTOR BROWN: Okay.

2 COMMISSIONER MILLER-ANDERSON: So that we're not, you know,
3 saying -- and then in a month later we're going to come back and
4 say it's not enough? So let's just find out what the services
5 are that we're going to provide, get provided, and find out what
6 the rates are.

7 And then the other thing is -- I mean like I said, I'm
8 absolutely okay with it. I've been over there before. I know
9 the great work that they're doing over there. But I certainly
10 would like to make sure that we are serving our Riviera Beach
11 residents, especially since your other jurisdictions were
12 reached out to and I'm assuming you haven't had much luck with
13 them assisting. So I want to make sure that our Riviera Beach
14 residents are benefiting from this. And I would like to see for
15 us to have an update like about every three months or so. Okay?

16 COMMISSIONER THOMAS: Madam Chair.

17 CHAIR PARDO: Yes, Mr. Thomas.

18 COMMISSIONER THOMAS: A couple of questions that I have.
19 First, I'm not very pleased to see that we've set our budget and
20 now we're coming back and we're doing it this way. This should
21 have been taken care of at our budget, through our budget
22 process.

23 Do they need more money? Obviously they do, and I support
24 that. But it gives the impression that this is the way we do
25 business. If this is going to be something that we do every

1 year and we've been supporting them then they need to be a part
2 of the budget process and this should come back for a budget
3 amendment and we should do it properly so that people don't
4 think that we operate in a manner that's not conducive to what
5 our policies say.

6 But since it appears that we're going to do it this way --
7 and I do support the increase in the grant, I just would like to
8 know -- I heard Mr. Gibbs say that the CRA assisted with getting
9 a dumpster? That's true?

10 EXECUTIVE DIRECTOR BROWN: What I understand is part of the
11 \$6,000 that we provide, I believe we contacted Waste Management
12 and -- do you want to explain the what, the how?

13 MS. JAMES: They previously had two garbage cans that were
14 picked up twice a week. Those were swapped out for a dumpster
15 approximately six weeks or eight weeks ago, a small two-yard
16 dumpster.

17 COMMISSIONER THOMAS: And how is that being funded?

18 MS. JAMES: From the \$6,000.

19 COMMISSIONER THOMAS: Okay. And this is an annual
20 allotment, I'm assuming -- and I don't really like to do that,
21 so let me -- so this is an annual budgetary amount?

22 MS. JAMES: As far as I know, yes, 6,000.

23 EXECUTIVE DIRECTOR BROWN: And, Mr. Thomas, I'm sorry, I
24 should have given this when we first started the presentation.
25 We're passing down the dais the budget for Healthy Food Healthy

1 Living. So you're aptly correct, when you approved the CRA
2 budget this was a schedule for the CDC support and this shows
3 how the \$6,000 is broken down.

4 COMMISSIONER THOMAS: Okay. All right. I didn't have that
5 before. I do have it now.

6 Okay. All right. Okay. So I don't see landscaping and
7 extermination on there but obviously somebody does that. Who
8 actually does that?

9 EXECUTIVE DIRECTOR BROWN: I think it's pretty much a
10 xeriscape lot. It's not much grass. But is there any grass
11 cutting?

12 CHAIR PARDO: It's all cement.

13 EXECUTIVE DIRECTOR BROWN: It was a parking lot.

14 MR. GIBBS: Well, there is a strip around the outside of
15 the street, and the ambassadors provide that service.

16 COMMISSIONER THOMAS: Okay. So I want to know what the
17 real cost of us having this is. What is the real cost? Because
18 it's obviously more than 6,000.

19 EXECUTIVE DIRECTOR BROWN: Well, the foregone rent. So if
20 you say the rent is based on the appraisal we did, we valued the
21 in-kind contribution of the rent donation or the forgone rent at
22 \$12,000 a year. And then these are real dollars, and we
23 provided to you the schedule of what we paid last year, to show
24 that 6,000 is a real expense in terms of paying for electricity,
25 water, and now garbage colleges. Garbage collection is the new

1 item, correct, this year? In the past it was extermination? We
2 always paid for garbage collection?

3 MS. JAMES: Yes.

4 EXECUTIVE DIRECTOR BROWN: And insurance, if something
5 happens obviously we want to make sure that the property
6 maintains insurance.

7 So real cost we would estimate would be 18,000. If I was
8 on Healthy Food Healthy -- if I was on their board I would
9 obviously suggest that we would have a replacement allowance.
10 They do have refrigeration that from time to time breaks. The
11 extermination and the cleaning service is what they requested.
12 But what we were hoping, and providing in this information, it
13 isn't for us to be all, it gives them an important base to go
14 out and ask for match funding.

15 COMMISSIONER THOMAS: Do they get any more funding from any
16 other sources?

17 EXECUTIVE DIRECTOR BROWN: That would be a question for
18 Mr. Gibbs.

19 MR. GIBBS: Well, is it all right if I come up?

20 Yes, we receive one other grant from Quantum, and it's
21 going to be renewed this year.

22 COMMISSIONER THOMAS: And what is that in the amount of?

23 MR. GIBBS: It's seventy-five hundred dollars.

24 COMMISSIONER THOMAS: And what does that go to do? What do
25 you do with that?

1 MR. GIBBS: Well, we're -- we have vehicle maintenance,
2 gas; we have to pick up food every day from all over the area.
3 We go out and collect the food. You know, we have to go get it.
4 And the refrigeration costs. These are old refrigerators and
5 freezers. They have to be maintained. And there's some minor
6 office equipment, copying. It's mostly expenses in travel and
7 collection of the food.

8 COMMISSIONER THOMAS: Thank you. Thank you.

9 You know, I would say that -- I'm going to say this again,
10 I don't mind the increase. I really don't think that this is an
11 adequate budget for what's going on there. But I'd really
12 rather see it done during our budget process. And if we are
13 going to increase it, I'd rather see us do it as a budget
14 amendment.

15 When they have budget shortfalls -- so take for instance if
16 they were picking up garbage collection, that should have been
17 paid for in their water bill, correct?

18 MS. JAMES: No, it's commercial so it's paid for
19 separately.

20 COMMISSIONER THOMAS: Okay. So who was picking up the cost
21 of that before?

22 MS. JAMES: We were. It was a part of their \$6,000 grant.

23 COMMISSIONER THOMAS: But they had two of the regular
24 toters and now they have a dumpster, that's going to be
25 increasingly more.

1 MS. JAMES: No. If they just continue with the one pick-up
2 per week with the dumpster the cost is not going to go up. They
3 switched from two pick-ups to one pick-up with a dumpster.

4 COMMISSIONER THOMAS: Okay. So if you're having food that
5 may spoil, it's going to sit there for an additional six days,
6 that's going to increase the issue with whatever rodents and --

7 MS. JAMES: Right. We've had that discussion with them,
8 and they wanted to stick with the one pick-up per week. We had
9 that discussion earlier today.

10 COMMISSIONER THOMAS: Okay. So someone may be saying that
11 because they're trying to fit with inside of their budget. What
12 I'm asking is, if you're saying I'm going to pay for
13 exterminating services we're going to create another
14 exterminating problem if the food is not being picked up but
15 once a week. That's an issue.

16 What I would suggest is that -- I mean I hear that
17 Ms. Miller-Anderson has been kind of dealing with it, it is in
18 her district. You know, I would suggest that why don't we go
19 and try to, you know, rework this again so we're not
20 piecemealing it, and maybe come back with something that's going
21 to be a little bit more sustainable so that we're not running
22 into issues. That's just what I suggest. But if you feel that
23 we should go this way, then fine. But I think we should go back
24 and work it, let Ms. Miller-Anderson be the point person, and
25 then do a budget amendment for whatever we're going to do.

1 That's all for me.

2 CHAIR PARDO: And I agree. You know, Ms. Miller-Anderson
3 can be the point person to work with you, Mr. Brown.

4 You know, there are a lot of hungry people in this
5 community. And I just want to make sure -- and I think the
6 consensus up here is the same -- we just want to make sure that
7 the food bank is able to operate properly. If they're operating
8 six days a week and the majority of the people are our people --
9 and we all know they're our people -- we need to --

10 COMMISSIONER MILLER-ANDERSON: Madam Chair.

11 CHAIR PARDO: All right. Let me finish, please.

12 We need to help them.

13 And I would also suggest to you and Ms. Miller-Anderson,
14 have a discussion with Waste Management; and I'm sure they would
15 be able -- you know, they would be amenable to donating their
16 services twice a week to pick the -- to pick the spoiled trash
17 up. You know, you just have to reach out to them and ask them.

18 All right. Go ahead, Ms. Miller-Anderson. Continue.

19 COMMISSIONER MILLER-ANDERSON: Mr. Brown, on the detail
20 printout here it shows Nozzle Nolan. Are they already getting
21 the exterminating services? And that wasn't included in the
22 6,000 that we already have?

23 MS. JAMES: They were receiving the exterminating services.
24 Last year we did exceed -- I think the cost exceeded and the CDC
25 I believe ended up picking up the extra cost. But with the

1 budget being as tight as it is, it was at \$6,000, that's why we
2 need the increase in order to help pick up those services.

3 COMMISSIONER MILLER-ANDERSON: Okay. So you're already
4 doing it but it went past 6,000 but the CDC picked it up. Okay.

5 CHAIR PARDO: Okay. So I guess the consensus -- tell me if
6 we're good -- all right. Work something more amenable to
7 everyone.

8 EXECUTIVE DIRECTOR BROWN: We'll sit collaboratively
9 with --

10 CHAIR PARDO: A realistic budget.

11 COMMISSIONER THOMAS: Yeah, I'm saying don't go getting
12 crazy now.

13 CHAIR PARDO: Right. No, no, not at all. I don't think
14 any of us -- right. But just bring something back that's
15 realistic.

16 COMMISSIONER THOMAS: Something that's reasonable and it's
17 going to help the -- you can't keep doing it off of a shoe
18 string budget.

19 EXECUTIVE DIRECTOR BROWN: And again I want to thank
20 Ms. Miller and her office, particularly Miss White, for getting
21 people focused on the service and responsibility so we can have
22 a happy medium. So thank you.

23 CHAIR PARDO: Okay. Thank you. Item 10.

24 (Resolution read by Mr. Haygood.)

25 CHAIR PARDO: Is there a motion?

1 COMMISSIONER GUYTON: So moved.

2 CHAIR PARDO: Is there a second?

3 COMMISSIONER THOMAS: Second.

4 CHAIR PARDO: Okay. Mr. Brown.

5 EXECUTIVE DIRECTOR BROWN: Let me speak, maybe before we go
6 to the presentation -- I'm sure this project has a lot of
7 questions. And maybe -- I'm not sure if the presentation will
8 be helpful but maybe we can go to the presentation to help
9 answer questions.

10 What we're asking the Board to consider is a grant that
11 would be paid contingent upon the project securing an allocation
12 of low income housing tax credits for an amount of 19 million
13 dollars.

14 As Mr. Thomas and Mr. Guyton know from the conference we
15 attended a month ago on affordable housing, low income housing
16 tax credits, that is a wonderful tool to increase the quality
17 supply of affordable housing for residents of -- that
18 demonstrate that they have low to moderate income.

19 The program, the tax credits, are administered at the state
20 level. It is highly competitive. You almost need to have a
21 perfect score in order to win; it is just that competitive. And
22 one of the threshold requirements is a demonstration of a
23 public/private partnership. And the way that the regs are
24 written is that if the local body provides funding for the
25 project it meets the threshold test. If you don't, it's my

1 understanding if you don't have it you don't pass. And so we're
2 not asking the Board to approve the project. The site plan was
3 an early illustration and the developer is completely aware that
4 with our new formed base codes that the preliminary site plan
5 that they provided does not comply, and they have indicated that
6 it will comply. They were with us on Monday when we toured the
7 Park Manor neighborhood. We told them that as the project
8 transcends toward the west end of the neighborhood it needs to
9 be soft, it needs to blend.

10 The CRA plan calls for whether or not Avenue E -- Avenue E
11 presently stops at this site. And though the plan, the CRA
12 plan, called for Avenue E to extend through the project, the
13 conversations that we had with the developer, to be continued
14 with the office of Community Development, is whether or not in
15 all likely the road may not go through it but what they could do
16 is provide access for emergency vehicles or access for its
17 residents as a more, I hate to use the word gated, but closed in
18 community. But all these considerations, I would say that the
19 developer has shown a very openness. The application is due as
20 I understand in a week or 10 days and so time is of the essence.
21 And that they know -- and I believe representatives of the
22 developer is here to speak to the project.

23 It is not the buyer that acquired the property I believe
24 six months ago. This is a new buyer. They have a contract to
25 purchase. That contract to purchase meets the requirement for

1 site control. There were significant lien issues on the
2 property that this developer knows that between they, the new
3 buyer and the seller, has to be resolved; and in whatever
4 fashion that the City expects that to be resolved, it will be.

5 So today I'm here to tell you that the site plan we put for
6 the illustration came close to the plan but the conversation
7 that we've had with the developer who was on the bus, it will
8 comply with the CRA plan and it will comply with our zoning.
9 Period.

10 COMMISSIONER THOMAS: Madam Chair.

11 CHAIR PARDO: Hold on a second. Okay. So who's doing the
12 presentation?

13 EXECUTIVE DIRECTOR BROWN: Do we need to do one?

14 CHAIR PARDO: Absolutely.

15 EXECUTIVE DIRECTOR BROWN: Okay. With that introduction --

16 CHAIR PARDO: Mr. Thomas.

17 COMMISSIONER THOMAS: Yes, I have a couple of things.
18 First, I just heard about this last night, due to a phone call.
19 However, I have a couple of questions. The first question is:
20 If this is all contingent upon everything working out right, why
21 are we just not issuing a letter saying that we're in support of
22 the project if all of these things meet? Based on just getting
23 back and forth from airport to airport, before getting here
24 tonight, trying to research some of these things -- and I guess
25 this is a question for you, Mr. Haygood -- if we go through this

1 presentation and accept this, knowing that this does not meet
2 our code, does this put us in any type of exposure since -- for
3 doing that?

4 MR. HAYGOOD: No. I don't think so. First of all, the
5 City is going to have to approve the project. So everyone knows
6 that this is not binding on the City as far as approval of the
7 project itself.

8 And to answer your other question, I think the grant letter
9 itself -- it should be attached.

10 EXECUTIVE DIRECTOR BROWN: It's Exhibit A. It's the last
11 item.

12 MR. HAYGOOD: It says it's contingent upon -- the 75,000
13 is contingent upon them actually getting approval and an award
14 of the tax credits.

15 COMMISSIONER THOMAS: I get it. I understand. But I'm
16 saying why wouldn't we be able to just say we'll give them our
17 initial support on this, versus saying that we're going to
18 accept something that's not accurate?

19 MR. HAYGOOD: I don't think the letter says it's going to
20 accept it. What it says is that you are going to grant them
21 \$75,000 as a local match to -- actually to comply with the
22 regulations. So I don't think it's binding you as far as later
23 approving the project --

24 COMMISSIONER THOMAS: I don't mind being binded. I'm okay
25 with supporting that. What I'm trying to figure out is, is

1 there a problem with the site plan not being correct? And if it
2 is, why are we not saying we support the project, go ahead, try
3 to get your tax credits or whatever, and then submit the actual
4 site plan with it? Why is it that we can't just say okay if
5 this Board supports it, we support it, here's the letter, we'll
6 give you the 75,000 once it gets done, instead of having two
7 different agencies bump heads over --

8 EXECUTIVE DIRECTOR BROWN: Mr. Thomas --

9 CHAIR PARDO: Can we have the attorney do it first?

10 COMMISSIONER THOMAS: Yeah. Give me another five seconds
11 to bring this home. Instead of having two agencies bump heads
12 over ideologies of it. If our main focus is saying hey we want
13 to get something done there, we want to support it, then let's
14 support it. Versus saying hey this body is not going to support
15 it in this, therefore this body will, and we have two different
16 bureaucracies with the same board, you know, making a decision
17 and it calls for some chaos.

18 I'm trying to figure out a way that we can approve
19 supporting them if this Board chose to do so without having an
20 issue on our other side.

21 MR. HAYGOOD: The only thing -- I think it's quite clear
22 that there's not a, quote, bumping of the heads because the
23 City, you're not -- you can't bind the City in this exercise of
24 its police powers as far as granting the actual building
25 permits.

1 What I would suggest, though, if that is an issue, the
2 letter currently reads, it says the grant terms of \$75,000 will
3 be paid upon the award of tax credits. I suppose we could add
4 subject to approval of all governmental entity regulations.

5 COMMISSIONER THOMAS: Okay. Has there been any type of
6 conversation with CDEC on the City's side?

7 EXECUTIVE DIRECTOR BROWN: Yes. And that's what I was
8 going to speak to. There are other form letters that are
9 required to be signed with this package. That is not the CRA's
10 authority but the City's. And so to the extent that the City is
11 not comfortable with the site plan, they will not sign the form
12 letter, if I'm not mistaken. Looking at the developer to nod
13 head yes or no. So -- and in conversations with Ms. McKinney,
14 the initial concept, she knows it does not comply. And the
15 conversation -- they finally had a conversation with Community
16 Development, I believe today, yesterday, to get some guidance.
17 And it's my understanding they have assured them that they will
18 modify the site plan to ensure and demonstrate that it will
19 comply. But that is for Ms. Jones to make the determination if
20 it's acceptable.

21 COMMISSIONER THOMAS: Okay. Is -- are those issues clear?
22 Are those issues clear?

23 EXECUTIVE DIRECTOR BROWN: Absolutely.

24 COMMISSIONER THOMAS: So the City is clear on its issue,
25 whatever that is, is that clear? Because I don't want to do

1 this tonight and then tomorrow it's an issue on the City's side.

2 EXECUTIVE DIRECTOR BROWN: I want to say that we're clear
3 on what our responsibility is, and it's just strictly funding;
4 and I'm here to tell you that we've given consultation to the
5 developer to say what we would like to see it do to be
6 consistent with the CRA plan, period.

7 COMMISSIONER THOMAS: I got it. I'm concerned about the
8 relationship between the CRA staff and the City staff. Has any
9 conversation been met, have the concerns been addressed?

10 EXECUTIVE DIRECTOR BROWN: And I'm saying, yes, we've had
11 the conversation; and that I'm saying respectfully to my
12 partners at the City, you're right, I delivered the message to
13 the developer as strongly as it was given to me that the project
14 needs to comply with existing zoning, period.

15 And if the changes that have been made don't, then I guess
16 the City won't sign the letter.

17 COMMISSIONER THOMAS: And the letter is needed in order to
18 get the -- listen. Okay --

19 EXECUTIVE DIRECTOR BROWN: City staff has different levels
20 of authority than what we have. Because this was a funding
21 commitment is why I brought it to you. It wasn't a rah, rah
22 support. Because it's a funding commitment and it exceeds my
23 authority, I am bringing the contingent liability to you for
24 approval.

25 I don't know if we -- do we have a sample letter of what

1 the other form letters are in this presentation?

2 MS. JENKINS: Not in the presentation.

3 EXECUTIVE DIRECTOR BROWN: Okay. So -- but there are other
4 form letters that I think has all the legal wiggle room for the
5 City to say that yes as long as this project complies with our
6 rules and regulations -- we have seen it -- and I don't want to
7 paraphrase it, but I guess there's representatives here. So,
8 Mr. Thomas, I'm speaking to process, as to process, and it was
9 appropriate conversation, it was the issue of process came up
10 two weeks ago even with our own code. You know, we the City and
11 the CRA, yes, we have to do a better job of presenting a team
12 approach when developers are coming to us for projects in the
13 CRA. So we will and I'll commit to this Board that we will do
14 better in that regard.

15 Now as it relates to the developer's issue is that I've
16 conveyed the concerns of the City, I've heard their response,
17 and I think it will be very responsive, and it is the City's
18 determination to feel that they will comply and to be
19 comfortable with it.

20 CHAIR PARDO: All right. So what kind of presentation do
21 you have? Is it really just going over what we just had the
22 discussion about, about the letter and the \$75,000 grant?
23 Right? We're not going to see any site plans, any plans?

24 MS. JENKINS: There's no site plan.

25 CHAIR PARDO: Okay. So really it's just, it's a letter --

1 MS. JENKINS: It's about the grant, and to give a little
2 background.

3 CHAIR PARDO: Okay. Mr. Guyton.

4 COMMISSIONER GUYTON: Very quickly. My understanding is
5 tonight we're not approving a site plan; we are not approving a
6 project; we are approving a concept, that's it. The concept of
7 affordable housing. They still have to go through the approval
8 process should they get their funding; wherein the City, the
9 CRA, everybody weigh in and say you're not in compliance here,
10 you're not in compliance there, you get that right, you get this
11 right. That's not what we're doing tonight. We're just saying
12 the concept. We're not approving their project, we're not
13 approving the site plan. So I don't want to get bogged down in
14 trying to determine the nuances of something that still has to
15 go through an approval process. It hasn't been through that
16 process yet.

17 So tonight do we approve the concept? I approve the
18 concept.

19 Does that mean I'm going to vote for it when it goes
20 through the approval process? I don't know. If it's not
21 complying with the code, I'm not voting for it.

22 So, you know, this is not at the point where we decide
23 whether we like the project or not. Just the concept. So I
24 would hope that we focus on the concept and not the nuances
25 about --

1 COMMISSIONER THOMAS: That's not what I understand we're
2 doing. As a matter of fact, I thought we was approving a
3 \$75,000 grant. That's different than a concept to me.

4 CHAIR PARDO: That's exactly what we're doing, a \$75,000
5 grant.

6 COMMISSIONER GUYTON: So that they can go and apply.

7 CHAIR PARDO: Right.

8 COMMISSIONER GUYTON: Because that is one of the conditions
9 for them to apply.

10 CHAIR PARDO: Correct. That's all it is.

11 COMMISSIONER GUYTON: But that still isn't saying that we
12 approve the project. We're saying that we're going to try to
13 help get you get some additional funding.

14 CHAIR PARDO: Period.

15 COMMISSIONER GUYTON: If you go and apply, this is what you
16 need us to do; you get those funds, then you come back to us and
17 give us the details of what you want to do. That's when we
18 start getting into the details of what the plan is and all that
19 other stuff.

20 One last thing I'd like to say, too, Madam Chair, at some
21 point I would like to take a look at our codes to see if we can
22 restrict the amount of a certain concept in any particular area.
23 I don't want all of Broadway to be affordable homes.

24 CHAIR PARDO: Agreed.

25 Okay. So, Ms. Jenkins, do you want to do a very short

1 presentation? We're halfway through or three-quarters through
2 it already.

3 MS. JENKINS: Thank you, Mr. Brown, for that introduction
4 for Westbury at Riviera Beach. It is, Phase I and II, a project
5 that we have found to be consistent with the goals and
6 objectives of the adopted CRA plan.

7 The plan has to be submitted to the City, and it will
8 comply with the zoning code. And I have up there an aerial of
9 where the project site is between 34th and 33rd Street on
10 Broadway.

11 A little bit about the developer background. Our
12 Cornerstone Partners is the largest affordable housing developer
13 in South Florida and one of the largest developers in the state.
14 They have a 1.4 billion dollar portfolio, with over 15,000
15 units.

16 And the picture there is a rendering of their Renaissance
17 project on Military Trail in West Palm Beach.

18 This would be a partnership with the CDC to ensure
19 community benefits. And in Phases I and II there will be nearly
20 200 units. And there I have a listing of the community benefits
21 roles that the CDC would play in this project.

22 The economic impact is substantial. This project is
23 proposed to create 100 plus jobs during construction and seven
24 full-time jobs post construction. The program would require
25 construction training experience for local residents working

1 with subs.

2 The total development cost for the two phases is close to
3 45 million dollars.

4 The current property tax on this property is \$50,871. The
5 estimated property tax with the project at build out is
6 \$312,000, which is a six-fold increase in property taxes.

7 It would dismantle a 132 unit trailer park, replace it with
8 188 units, a 42% increase in quality affordable work force
9 housing units.

10 The next steps in this process if you approve the grant is
11 that the developer would submit the housing tax credit
12 application next week on November 5th. They would know if
13 they've received tax credits in May of 2016 and be invited into
14 underwriting. They would work with City staff to submit a
15 responsive site plan package. They would work with the
16 community to shape the project. They would be prepared to close
17 no later than July 2017, with project completion slated between
18 July and December of 2018.

19 And on the City's side, the City would provide verification
20 letters for application; and their verification of things like
21 water, sewer, roads, and that there is a site plan process in
22 place. And they would assist the developer with the necessary
23 site plan process and provide planning and zoning review.

24 And the developer representatives and their attorney is
25 here in the audience if you have any questions for staff or the

1 Cornerstone Group.

2 CHAIR PARDO: Thank you. We're going to public comment.
3 Fane Lozman, and then Margaret Shepherd.

4 MR. LOZMAN: Fane Lozman. Singer Island. For somebody who
5 is Singer Island's largest landowner I still don't have an
6 address on my properties or any of the Renegade properties.

7 If you drive up Broadway from Blue Heron to Lake Park it is
8 a dump; all up and down the road are empty lots, for sale signs,
9 abandoned looking buildings, a trailer park that looks like a
10 nuclear bomb went off there. I mean it's embarrassing for US 1.

11 You have this company, Cornerstone -- who's not some
12 fly-by-night guy, one and a half billion dollar portfolio, is
13 willing to come in here and make a 45 million dollar investment
14 to take a nuclear war zone there and make it into a wonderful
15 community. We should say thank you for choosing our city to put
16 a 45 million dollar investment. We are going to bend over
17 backwards to invite you in here to make your dream come true.
18 We are going to go out of our way to make it happen for you. If
19 we have to have a special meeting, if we have to have a
20 workshop, whatever we want, we want to first thank you for
21 coming to our city and believing in this garbage dump over there
22 and building a 45 million dollar project.

23 I mean the welcoming you give investors who come in with 45
24 million bucks, it's like, you know, like here man -- you know,
25 Mary McKinney says you don't meet the thing, so forget about it.

1 You ever hear of variance? Didn't you just give Amrit a
2 variance on the beach to build some big tower. The beach is in
3 good shape. You know, if that building gets built it doesn't
4 matter. This is the cornerstone for an area that looks like a
5 war zone.

6 I mean the attitude of this Board should be thank you; you
7 know, maybe we'll give you a key to the city for bringing in 45
8 million dollars. You need a letter for 75 grand and you're
9 bringing in 45 million? Where can we sign it? We'll sign it
10 tonight. I mean you guys got to get your reality on track, that
11 this is a great thing this company is doing. It's going to add
12 value to the tax rolls, it's going to put housing in for people
13 who lived in trailers that can't live there any more; for
14 seniors. I mean, my God, roll out the red carpet for these
15 guys. Tell Mary McKinney to take a hike, that you as a board
16 want affordable housing in this area that had housing that's now
17 been demolished and we're not going to treat this company like a
18 piece of garbage. You have the wrong attitude towards what
19 they're trying to do here tonight.

20 CHAIR PARDO: Okay. Thank you.

21 Margaret Shepherd, and then Steve Craig.

22 Seriously? Come on.

23 MS. SHEPHERD: Margaret Shepherd.

24 I was so glad, Mr. Guyton and Mr. Thomas, that you kind of
25 opened up the gateway to the mind and make us understand what is

1 really going on. I did have a couple questions, but I'm glad
2 that the presentation went up, because I was wondering like when
3 they had the project I think over where Family Dollar was at,
4 the only question was asked is this a, I guess -- the code for
5 the City, I think that was the only question that was asked.
6 And I think that's what you all are asking tonight, is this the
7 code that goes into our city. Is that what we're saying,
8 Mr. Brown?

9 EXECUTIVE DIRECTOR BROWN: That whatever project is
10 finalized, that it must meet the City's current zoning for that
11 area.

12 MS. SHEPHERD: Must. Okay. And I really, I really see
13 this particular project, I really think this is an excellent
14 project. I know it has not got to Planning and Zoning and I'm
15 really waiting until it gets there to dig more into it, because
16 I like where this particular project is going. I don't think it
17 really will bother anybody. But then when it goes out we'll see
18 with them packing into the chamber. But I think that we need to
19 when we bring this to the City try to decode it a little bit.
20 Maybe you guys understand what's going on. But sitting out here
21 and listening to it last night I had to come to the chamber and
22 really hear correct. So I did hear it today. I really hope
23 that this particular entity come into the city. I do hope it
24 look like the pictures that I saw.

25 And I think it's saying something about senior citizens

1 or --

2 CHAIR PARDO: Yes. 88 senior units.

3 MS. SHEPHERD: Yeah. Now that's what really caught my eye.
4 It sounds pretty nice.

5 So I hope it's consistent with what I read so far and what
6 I've seen so far. And I think this will make an excellent
7 project into the city. Still waiting for planning and zoning
8 though.

9 Thank you.

10 CHAIR PARDO: Thank you, Ms. Shepherd.

11 Steven Craig.

12 MR. CRAIG: Steven Craig. I live at 1091 Pine Point on
13 Singer Island.

14 I would like to thank the Board and all the staff for
15 working on submerged lands over there.

16 Anyway, I'm the one that introduced them to the City of
17 Riviera Beach. I'm an attorney. I've worked with them for a
18 period of time. I find my main job is to help them find sites
19 throughout the state. So I wanted to entice them to come to
20 Riviera Beach.

21 I know that they build quality products. I know that they
22 keep their products forever, they maintain their products, and
23 they have great management.

24 So I wanted to get a quality project here in Riviera Beach,
25 and I was trying to help the City kick off this area for

1 redevelopment. The residential that will go there will also
2 bring commercial; because if you don't have residences you can't
3 build commercial because nobody is going to be there to shop.

4 So I think this will be a good thing for the shops that are
5 there now and for other people; once they see the quality
6 development that Cornerstone will do there it will induce other
7 people to come and develop either residential or commercial. So
8 I just wanted to let you know I'm fully supportive of this, and
9 thank you.

10 CHAIR PARDO: Thank you, Mr. Craig.

11 Okay. So we have a motion and a second to approve the
12 letter and the 75 -- well, a letter stating that we will give a
13 \$75,000 grant. Are there any more comments from the Board?

14 VICE CHAIR DAVIS: Madam Chair.

15 CHAIR PARDO: Mr. Davis.

16 VICE CHAIR DAVIS: Has Cornerstone done any other projects
17 in Riviera Beach?

18 CHAIR PARDO: Yes.

19 VICE CHAIR DAVIS: Can you list them all?

20 CHAIR PARDO: They did Marsh Harbor.

21 VICE CHAIR DAVIS: Oh. That wasn't in the presentation,
22 was it?

23 CHAIR PARDO: No.

24 VICE CHAIR DAVIS: Oh. They did Marsh Harbor?

25 CHAIR PARDO: Yes.

1 VICE CHAIR DAVIS: Oh.

2 CHAIR PARDO: Okay. So who is here from Cornerstone who
3 would like to speak?

4 MR. RICHARDS: Madam Chair, Wayne Richards. Good
5 afternoon, Vice Chair, Board.

6 With us are Merrill Wolfe to my right, and Bill Castlebaum.

7 Ms. Wolfe, would you go over Indian Trace and Renaissance,
8 please?

9 CHAIR PARDO: No, no. We're talking about Riviera Beach.
10 Renaissance isn't Riviera.

11 MR. RICHARDS: Indian Trace.

12 CHAIR PARDO: Okay. And Marsh Harbor was also part of the
13 Cornerstone.

14 MR. RICHARDS: You are correct. This project must, by law
15 and by -- it must be owned by the developer for 30 or more
16 years. So they own 61 communities that they've owned for up to
17 31 years. They have never sold any of their communities. Marsh
18 Harbor was a for sale community, which is very different than
19 this.

20 CHAIR PARDO: Okay. Fine. So you heard the question. So
21 have you --

22 MR. RICHARDS: They did develop Marsh Harbor and Sonoma
23 Bay. Indian Trace is a community that they developed here in
24 Riviera Beach. It is phenomenal. And it's similar to this in
25 that they must keep it for at least 30 years. I just wanted to

1 differentiate the two types of communities.

2 CHAIR PARDO: That's fine. Okay.

3 VICE CHAIR DAVIS: I don't want to waste a lot of time, but
4 my issue is -- not that I'm against or for it -- the fact that
5 I'm just finding out about this issue. I haven't had ample
6 amount of time to research the past history, what this project
7 is about. I appreciate that you've come into the city. Thank
8 you so much. But I just wish I had more time to be prepared to
9 make a very sound decision on supporting this project. I mean I
10 don't know how the Board feels about it but I would like to
11 maybe consider -- because you have a deadline of when?

12 November --

13 MR. RICHARDS: November 5th. Mr. Davis, this may be a year
14 and a half long project. We're simply trying to get to the
15 application stage. And our application is due by November 5th.
16 But we're going to be here for probably at least a year and a
17 half going through the approval processes, going through site
18 plan. This is the start of a long term data relationship.

19 VICE CHAIR DAVIS: Yeah, but the issue is, let's say we
20 support this tonight. Two things are going to happen. You're
21 going to go and apply and hopefully in your case you get an
22 award and you come back and go through a series of discussions
23 over the next 16 to 18 months; or you don't get an award, and
24 then -- I don't know what happens next. But my question is, why
25 has it just come before us?

1 CHAIR PARDO: I think that's a question for staff.

2 VICE CHAIR DAVIS: Yes.

3 EXECUTIVE DIRECTOR BROWN: I think this is very timely. We
4 had our first introduction six weeks ago. There was an effort
5 to do it at your last meeting but it was not ready; I hadn't
6 completed my due diligence.

7 And so I think that in all things considered -- I say six
8 weeks ago. I probably met the development team about two months
9 ago. We got a formal request about four weeks ago, and your
10 staff did its due diligence. And I think we worked in record
11 time. Not only in bringing this to you, but in working with the
12 Park Manor Neighborhood Association, we drove them by the
13 project, and to solicit -- it was at the request --

14 COMMISSIONER THOMAS: But the Board didn't know.

15 CHAIR PARDO: But with all due respect -- right. Exactly.

16 EXECUTIVE DIRECTOR BROWN: It was the request -- the Park
17 Manor Neighborhood Association asked to tour CRA projects in the
18 CRA. We invited the district commissioner on the bus. And so
19 it wasn't to be disrespectful, to slight this Board. We
20 responded to the community association, the neighborhood
21 association for the neighborhood. And not only this site, the
22 marina and everything else within and around Park Manor.

23 CHAIR PARDO: Well, I would suggest that you -- you really
24 need to do a better job with communicating. There's a lot going
25 on and, you know, there were some projects that were spoken

1 about tonight that most of us were in the dark about.

2 Go ahead, sir. I apologize.

3 VICE CHAIR DAVIS: Thank you. That's just my
4 understanding. I mean the minute that this conversation came up
5 there should have been a meeting with myself and other Board
6 members -- of which I've always consistently tried to support
7 being very transparent with all of us. Being at large, my
8 district -- it just happened to be the entire city. I share a
9 district with everyone. This conversation should have come up,
10 it should have been brought to my attention as well as to
11 everyone else. So that way I could have started six weeks ago
12 doing my own due diligence, so when it does come before me this
13 is not a -- this is either a two-minute conversation or one-hour
14 conversation. But now we're having to go through all these --
15 I'm not going to waste a lot of time asking a series of
16 questions, but I would ask the Board at this time, because I'm
17 not going to ask all the questions, because I can ask this
18 behind closed doors with staff -- but one of the things I would
19 want to consider the Board to do is maybe bring this before a
20 special meeting next Wednesday, doing it before or after the
21 council meeting, to do this. Because right now I'm not
22 comfortable making a decision on something I know nothing about.
23 I know absolutely nothing about this project other than just
24 now. I mean I don't know nothing about it.

25 CHAIR PARDO: All right. Well, hold on a second. So we

1 can't bring it back next Wednesday because we don't have a
2 council meeting. There are council people who are travelling.

3 And I'll tell you I'm going to support it because it's only
4 we're giving them a letter of -- basically it's a letter of
5 support and saying if you can move forward with all of the
6 hurdles -- and there are a lot of hurdles -- and you're
7 successful with getting the tax credits, then you will get the
8 \$75,000. So --

9 MR. RICHARDS: After we spend time with you and go through
10 the site plan process.

11 CHAIR PARDO: Right. Like I said, you have a lot of
12 hurdles. So right now it's saying okay either you're in favor
13 of giving them the \$75,000 grant -- but they're not getting it
14 tonight. They will receive it if --

15 VICE CHAIR DAVIS: Pending award.

16 CHAIR PARDO: -- there are -- right, if they get the award.

17 COMMISSIONER THOMAS: Madam Chair.

18 CHAIR PARDO: Mr. Thomas.

19 COMMISSIONER THOMAS: Okay. So let's make sure that we, we
20 explain this. If they have 45 million dollars, the 75,000 is
21 not the main issue. That's just showing community support. I
22 got that. They don't -- the money is not the issue.

23 What I'm saying is, I heard about this for the first time
24 last night, over the phone. I don't know what the buildings
25 look like. I don't -- and the response is, well, Park Manor

1 neighborhood went through it and the district commissioner was
2 on the bus. None of us make a decision by themselves. So,
3 great, she was first to go through it. But if this has been
4 known about in this city for two months, it's absolutely
5 ridiculous that we hear about it -- or some of us hear about it
6 one day before we're asked to make a decision on it. I've been
7 here long enough to understand what's going on, and I'm checking
8 through it, so it's not an issue.

9 Get the letter, which I think is going to still be a
10 problem a little later. But, fine, get the letter. We can do
11 that.

12 But the process is not being handled right. So it's no
13 one's up here's fault. If something came to this city two
14 months ago it should have gotten to this Board a lot sooner so
15 that we could do our own due diligence.

16 It's not on the developer. Obviously no one is questioning
17 your credentials. We have communities that are well kept, that
18 are doing what they -- I more than support that.

19 We just need to know what's going on. And that's on staff.
20 I'll deal with that part later.

21 So I'm fine with what we're doing here right now tonight.

22 COMMISSIONER MILLER-ANDERSON: Madam Chair.

23 CHAIR PARDO: Yes.

24 COMMISSIONER MILLER-ANDERSON: I do want to clarify I was
25 not aware of this for the past two months. I just found out

1 about this Saturday when I met with Mr. Brown. So I just found
2 out about it. The tour was -- I think that had been scheduled
3 maybe for about a week or so, but I was not privy to what the
4 tour was going to entail other than touring my district. So
5 that is how I got on the bus, because I am a member of Park
6 Manor and I am the district commissioner for that area. But I
7 was not privy to what we were going to see when we toured it.
8 And like I said, this project here, as well as the other one by
9 Island Cove, I toured that with Mr. Brown on Saturday. So, no,
10 I was not aware for two months.

11 Thank you.

12 CHAIR PARDO: Okay. So we have a motion and a second.
13 Madam Clerk.

14 (Motion passed unanimously.)

15 CHAIR PARDO: Thank you. We have public comment cards.
16 Fane Lozman, and then Margaret Shepherd.

17 MR. LOZMAN: Fane Lozman. I keep saying Singer Island.
18 People say, what do you mean, Singer Island? Five different
19 properties Renegade has over there but we don't have an address
20 for one property. Ms. Pardo, you're in charge of Singer Island.
21 Instead of Ms. Pardo seeing that we get an address she's been
22 going behind our backs, the submerged owners there,
23 surreptitiously sending letters trying to take away development
24 rights for the property, and putting the City at great financial
25 peril, because if at some point in time there's nothing you can

1 do with that property then the City is going to be involved in a
2 taking. And there are a lot of other property owners who are
3 not happy with you, Ms. Pardo. I don't own every property on
4 Singer Island. I own a number of them. But, you know, going
5 behind the backs -- you've looked at the e-mail trail -- you
6 know, in her e-mail she says don't tell anybody this. Well, in
7 case you don't realize, Ms. Pardo, e-mails are public documents,
8 anybody can pull an e-mail and look at it. So going behind
9 property owners' backs, who pay your salary versus their taxes,
10 isn't going to cut it.

11 Now some guy over here says, oh, thank you for dealing with
12 the submerged lands. I got news for you, sir. Those submerged
13 lands have invested fill right from the state. They were sold
14 back in 1924 so dirt could be dumped in there and houses built.

15 Ms. Pardo's house is built on that same submerged lands.

16 COMMISSIONER THOMAS: Madam Chair, he should be addressing
17 the Board.

18 CHAIR PARDO: Exactly.

19 MR. LOZMAN: No, I can address a member of the public's
20 concern about what the submerged lands were for.

21 A TIF deed from the State of Florida was sold in 1924 from
22 the Blue Heron bridge up to McArthur Park, and about half of
23 that property was filled in with dirt from the intracoastal
24 waterway and houses were built on it. Mary McKinney lives in a
25 house that was filled in. Dawn Pardo lives in a house that was

1 filled in. The rest of the land never got around to being
2 filled in.

3 But now as we come forward we have some problems for the
4 21st century, and one of them is high tides. At high tides when
5 the moon is high and rising tides water comes up on the sidewalk
6 and up onto AlA. There is going to have to be a buffer built to
7 protect that road; just like there's sea walls built on the
8 beach to protect the foundations of the condominiums. One of
9 the ideas is to fill in a couple hundred feet of dirt and build
10 a seawall, which will both insulate the road and allow private
11 homes to be built on the west side of Ocean Drive. And that's
12 something that state officials recognize is going to be
13 important because the public, the private owners of those lands
14 will pay to fill in the dirt and build the seawall. The
15 alternative, it would be a state requirement to fill in the
16 dirt. The state has already said the lands can be filled in.
17 But there's nothing the City or state can do to stop that from
18 being done. It comes down to how much land the Army Corps wants
19 to allow to be filled in. And the Army Corps has an obligation
20 to protect a road that gives access to all those condominiums.

21 So at the end of the day, Ms. Pardo, something's going to
22 happen, those roads are going to be filled in, a buffer's going
23 to be filled in, and there's going to be floating homes or
24 anybody that wants to put a vessel can anchor one there right
25 now. You can anchor vessels in state waters. So your idea to

1 try to take away private property rights, Ms. Pardo, that's not
2 going to happen in your lifetime.

3 CHAIR PARDO: Was that a threat? Hmm.

4 Ms. Shepherd.

5 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

6 There was an article in the Palm Beach Post maybe about a
7 month and a half ago, maybe two, and it featured somebody by the
8 name of Darlene Hatcher. And I stood there and I said I know a
9 Darlene Hatcher, I know a Darlene Hatcher. It just didn't
10 resonate until I sat down and I read this article. And it
11 talked about Jupiter. And in that this young lady started
12 talking about her community. And I thought, Darlene Hatcher, I
13 want to commend her on sticking with Lime Creek, because back in
14 the day that was a very rough area. And Darlene has been there
15 speaking about her community.

16 And it wasn't a little, little article. Palm Beach Post
17 never give you anything that big unless it is a credibility to
18 the article. So I want to thank Darlene for representing us as
19 well as her community.

20 I was kind of upset last week about the grass on 7th Street
21 and I think it's G Avenue. Mr. Brown, they came out and they
22 cut that grass very nice. My granddaughter Joelle had a dog
23 going through and a snake came out of that grass and she called
24 me, so scared. But I want to say that that is, that is the CRA
25 piece of land and it's a very beautiful piece of land, well

1 critiqued, and I just thank you for that.

2 Even down a little further I called Prince Alexander and I
3 asked him please come out and cut that grass over there. And
4 Prince did come out; and on the other side of the street where
5 there is an abandoned building, they critiqued it.

6 And what really bothered me for a long time, I didn't see
7 the ambassadors. I don't know what happened. But looked like
8 they kind of didn't come in that area. I used to see them on
9 8th Street, and for a while I didn't. But all of a sudden I
10 start seeing them back. So I want to say thank you, Mr. Brown,
11 for that. It just eased my conscience a little bit.

12 And once again I want to thank Ms. Jenkins for just laying
13 in with us for the Healthy Food Healthy Choice (sic). I know
14 it's a business issue that needs to be addressed. But once
15 again I want to thank Mrs. Anderson for jumping on board.

16 And, Ms. Anderson, my car don't bump around Silver Beach
17 Road. I thank you. I know you guys have been working on this,
18 Silver Beach Road, for a long time. And every time I go down I
19 say thank you, Mrs. Anderson.

20 And don't let it rain. I heard somebody say when it rain
21 it doesn't -- whatever. But I'm telling you when it rained you
22 better take your shoes off and wade through that water. So I
23 don't know where they live at. But I know where at a point of
24 time I lived at, it was always an issue with the pipes.

25 Thank you all.

1 CHAIR PARDO: Okay. Thank you, Ms. Shepherd.

2 All right. Mr. Brown, do you have anything?

3 EXECUTIVE DIRECTOR BROWN: I want to thank Ms. Shepherd for
4 recognizing Darlene Hatcher. I probably should have brought the
5 article in and shared it. Darlene is a community leader in
6 Jupiter in her own right; and I would like to remind her that
7 I've taught her everything she knows. But she doesn't accept
8 that.

9 CHAIR PARDO: I think we've known Darlene longer than you.

10 EXECUTIVE DIRECTOR BROWN: Oh, well. Well, I tried to take
11 credit. But I'm still waiting on my signed autograph from Ernie
12 Els though.

13 This past week your CRA received a significant honor. And
14 it's actually the second such honor that we received from the
15 Florida Redevelopment Association in four years. Four years ago
16 the Ocean Mall project was recognized as the best of the best
17 among redevelopment agencies in the state of Florida as an
18 adaptive re-use project. As you know, the annual report is a
19 statutory requirement, and each year FRA, the Florida
20 Redevelopment Association, outlines a variety of categories that
21 they recognize redevelopment agencies across the state for being
22 the best. And we submitted this past year our annual report.
23 As you all have just talked about, you know that you have a
24 community that is very active, that is very hands-on, and so we
25 submitted last year's annual report and we shared with our

1 colleagues that this report is a reflection of who we are and
2 what we're doing; and that it was also mailed to every household
3 in Riviera Beach, because this has been a community that if they
4 do not like what we do on City owned land, that they will do a
5 petition, they will do a charter amendment, and they will thwart
6 development. They did so at Ocean Mall and they did so at the
7 marina. And so we presented our annual report to say that we
8 are working hard to be transparent, to articulate your vision,
9 your policies for the redevelopment area, so the community knows
10 that we are working in an open and transparent process.

11 And so we were recognized as having provided the best
12 annual report. Even our new county administrator commented on
13 the annual report and the information it provided. So we'd like
14 to show the presentation that was provided to all of the
15 redevelopment agencies across the state in recognizing your
16 annual report and the activities that we did last year to
17 highlight what a CRA does, and meeting the statutory requirement
18 of not just complying with the law to document annual activities
19 but to do so in a way that is shared with the public. So here
20 it is.

21 (Video shown.)

22 So we want to thank you for allocating the resources for us
23 to do the publication. This was a product that was designed by
24 the O'Donnell Agency and the design team. Darlene was our
25 project team leader in completing the award application

1 information. But, as you can see, the project is a culmination
2 of all of the work and activity, the CRA staff, and a
3 culmination of your vision as to what you've directed us to do
4 for your city. So it was exciting and indeed an honor to be
5 recognized among our peers as one of the best.

6 That's all I have, Madam Chair, for executive director
7 updates.

8 CHAIR PARDO: Thank you.

9 Mr. Haygood.

10 MR. HAYGOOD: I have nothing.

11 CHAIR PARDO: Okay. Ms. Miller-Anderson.

12 COMMISSIONER MILLER-ANDERSON: Again, I think I stated
13 earlier I appreciated the tour which was just this past Monday.

14 I did have a question, Mr. Brown, or maybe Ms. Jenkins,
15 regarding the community garden. I know when we passed by there
16 there were only three areas that had plants growing in it. Have
17 you all taken up the others? It just seemed kind of empty out
18 there.

19 MS. JENKINS: Commissioner, they are going through the next
20 cycle. If we had been able to get off the bus you would see the
21 seedlings that have been planted. Volunteers throughout the
22 month of October have been out there putting in seedlings that
23 the cooperative extension grew for us in their greenhouse. So
24 you'll start to see the shoots come up. And there are a variety
25 of vegetables and herbs and even fruits out there. And you'll

1 see them very shortly.

2 COMMISSIONER MILLER-ANDERSON: Okay. And that's it for me.
3 Thank you.

4 CHAIR PARDO: Okay. Thank you.

5 Mr. Guyton.

6 COMMISSIONER GUYTON: Thank you, Madam Chair.

7 Let me commend staff for a job well done, annual reports.
8 The CRA and the council and our community are trail blazers, and
9 I think that we need to be proud that we're out there
10 accomplishing what we are. And our residents need to know that
11 against others, Riviera Beach is standing out.

12 So there will be naysayers always complaining, but Riviera
13 Beach is doing a lot of things that other communities are not
14 doing. So I definitely commend the staff for their work on many
15 of these issues. Because Riviera Beach is on the move.

16 Also the recreation department made history. Three of the
17 football teams are going to the Treasure Coast companionship
18 tomorrow -- let me read this here -- tomorrow, October 29th, at
19 six to eight p.m., the City of Riviera Beach Recreation and
20 Parks Department will be hosting a pep rally to support our
21 youth at Wells Recreation and Community Center. It will be held
22 at the Wells Recreation Center. The actual games is on
23 Saturday, in Jupiter, Abacoa. And there are three teams playing
24 from Riviera Beach; and they will be playing against Jenson
25 Beach and Ft. Pierce. The Junior Peewee League game starts at

1 ten a.m. The Junior Midgets game starts at two p.m. And the
2 unlimited games time starts at four p.m. So tomorrow there is a
3 pep rally from six to eight.

4 This is making history to my -- I've been told that this
5 has never been done in Riviera Beach. And should they win here,
6 maybe Mr. Thomas know better than I, I think they advance to
7 another level. I don't know if that's the state level yet. But
8 they are on the move, and even the Recreation Department is
9 blazing trails out there. So congratulations.

10 Those who can make it, please come out and support the
11 football teams from Riviera Beach.

12 Thank you, Madam Chair.

13 CHAIR PARDO: Okay. Thank you.

14 Mr. Thomas.

15 COMMISSIONER THOMAS: Yes. Very quickly, as I've just been
16 reminded by my assistant, the Know Your Rights symposium, the
17 Ferguson firm along with the City is sponsoring that. That's
18 going do be Saturday, on Halloween, from ten a.m. to twelve
19 p.m., at Suncoast High School. You can RSVP at 561-840-1846 or
20 you can contact at the Ferguson firm dot net for more questions.

21 I also would like to remind everybody that we're now taking
22 calls for the turkeys. Of course you know we do a list of
23 people; I think it's the first 75 people that we guarantee the
24 turkey, no line, no waiting, you just show up, and we'll send
25 you a ticket in the mail. So call 561-845-3443 and Ms. Gentry

1 will get you squared away for that. We're also still taking
2 donations to help with the cost of getting those turkeys. You
3 can call that same number; if you want to donate, you can make
4 checks payable to the City of Riviera Beach. You can drop those
5 off at the office; in the memo put the Turkey Give-away. So
6 we'll take any of those donations. Anybody who wants to
7 purchase turkeys and donate them to the actual event as well,
8 we'll take those as well. That event is going be the 24th,
9 Tuesday, the 24th of November, two days before Thanksgiving, for
10 our 7th Annual on that. So anybody that wants to be a part of
11 that, we definitely would appreciate that.

12 Very quickly, I just happened to be coming from a
13 conference today; and at the conference I had on my jacket and
14 it had the City's emblem on it, and a young lady walked up and
15 she just started talking, and she just was so enthused and
16 overjoyed about the movement in Riviera Beach, particularly the
17 CRA area and the marina area she's heard so much about. And I
18 said, well, you know, where exactly are you from? She said, I'm
19 from San Francisco. I said California? She said yes. I said
20 well, how did you hear about what's going on? She basically
21 said that the awards that the CRA has been given, people have
22 been looking into it. And to be honest with you, you know, I
23 was happy about the awards and I was glad that staff was doing
24 it, but it really brought it home when somebody you don't know,
25 from 3,000 miles away almost, you know, give you kudos based off

1 of a jacket that they seen. So it was very refreshing to hear
2 that.

3 So I do want to take my hat off to the CRA team and, you
4 know, the CRA Board as well because, you know, we support those
5 efforts and we all are in it, so this entire Board as well as
6 the CRA team, the CDC, you know, we understand everybody is
7 working hard, you know, sometimes doubling up duties trying to
8 make this thing go, and you're doing a phenomenal job so I want
9 to take my hat off to you as well.

10 I do want to individually congratulate Ms. Hatcher on the
11 things that you're doing in your community. That's always good.
12 I'm pretty sure that you are gaining some experience from being
13 here, and taking it back there, but that's okay. We're in the
14 same county -- I'm not going to necessarily say you got it from
15 Mr. Brown, since you were here when Mr. Brown got here. No,
16 just joking. But congratulations on that, that's always an
17 honor.

18 So that's all for me, Madam Chair.

19 CHAIR PARDO: Thank you very much.

20 Mr. Davis.

21 VICE CHAIR DAVIS: Thank you. I just want to talk about
22 this Saturday the Riviera Beach Police Department and the school
23 resource officers will be hosting -- I'll be working with them
24 hosting the 1st Annual Trunk or Treat event at the City
25 municipal complex, at the police station, this Saturday, October

1 31st, from 5:30 to 8:30. There will be fun, food and games, a
2 fun healthy trick-or-treating event. So, don't forget, this
3 Saturday from 5:30 to 8:30.

4 And, once again, to reiterate, Mr. Attorney Ferguson, from
5 Ferguson Law Firm, is having his symposium aiming toward helping
6 you become more informed citizens. Session 1, Navigating Police
7 Encounters, this Saturday at Suncoast High School, at 10:00 to
8 12:00. So please come out to that event and be supportive and
9 know your rights and learn more about the process as we move
10 forward in the 21st century.

11 That will be all.

12 CHAIR PARDO: Okay. Thank you. I'd like to remind the
13 residents who are in need of toys and books for their children
14 at Christmas, you have until November 24th to come into the
15 council office and fill out an application. Please make sure
16 you bring proof of residency, either a driver's license or your
17 water bill.

18 And then for the community, the toy drive will be held on
19 December 3rd, from six until ten p.m., at Johnny Longboats over
20 on Singer Island. And we ask that you bring unwrapped toys and
21 books for the children. This is the 11th Annual Christmas in
22 Paradise Mingle and Jingle. And we've been very successful
23 through the years, and I hope that the success continues,
24 because we do have children in this community who without the
25 toy drive would receive nothing for Christmas. And, you know,

1 this toy drive is all about making sure that every child smiles
2 on Christmas morning.

3 So that's all I have.

4 With that, Mr. Brown, you had one more item?

5 EXECUTIVE DIRECTOR BROWN: Yes. I should have mentioned.
6 It appears that we may not meet in November. We had one
7 important item that we were going to schedule as a workshop. As
8 you know, Viking has promised to give us their proposal for
9 everything by the end of October. And I think instead of --
10 since there isn't a date, because of the holiday, Veterans Day,
11 and other business travel, there isn't a date that we can get
12 all of you here at the same day, so I think what we'll do is use
13 the time that you've indicated that you are available for us to
14 have some one-on-ones and share Viking's proposal, get your
15 direction, and then we will have the workshop at our first
16 meeting in December.

17 COMMISSIONER THOMAS: Madam Chair.

18 CHAIR PARDO: Yes, sir.

19 COMMISSIONER THOMAS: Is that going to hold up any payment,
20 any bills getting paid?

21 EXECUTIVE DIRECTOR BROWN: I think the only one is
22 Mr. Haygood. When we don't meet, you give us the authority to
23 ratify invoices; but you gave it for all vendors except your
24 attorney.

25 COMMISSIONER THOMAS: Well, we want to make sure our

1 attorney gets paid too.

2 ADMINISTRATIVE DIRECTOR HATCHER: Motion?

3 COMMISSIONER GUYTON: So moved.

4 COMMISSIONER THOMAS: I hadn't made the motion yet but --
5 as long as it doesn't go over your signing authority, I move
6 that we go ahead and pay --

7 EXECUTIVE DIRECTOR BROWN: He'll probably give me two
8 bills.

9 COMMISSIONER THOMAS: No, it's not going to be Christmas in
10 November. But I move that we make sure that our attorney gets
11 paid in the month of November even though we don't meet.

12 COMMISSIONER GUYTON: Second.

13 CHAIR PARDO: Okay. Madam Clerk.

14 (Motion passed unanimously.)

15 CHAIR PARDO: Anyone else? Do you have anything else?

16 EXECUTIVE DIRECTOR BROWN: I'm done, Madam Chair.

17 CHAIR PARDO: All right. With that, no more business, we
18 are adjourned. Thank you, everyone, for staying with us
19 tonight.

20 (Proceedings concluded at 7:42 p.m.)
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25

C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Claudia Price Witters, Registered Professional Reporter,
certify that I was authorized to and did report the foregoing
proceedings at the time and place herein stated, and that the
foregoing is a true and correct transcription of my stenotype
notes taken during said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd
day of November, 2015.



CLAUDIA PRICE WITTERS
Registered Professional Reporter