

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, September 9, 2015

7 7:02 p.m. to 9:07 p.m.

8  
9 APPEARANCES:

10 Chair Dawn Pardo

11 Vice Chair Terence Davis

12 Commissioner Bruce Guyton

13 Commissioner KaShamba Miller

14 Commissioner Cedrick Thomas

15 Attorney Michael Haygood

16 CRA Executive Director Tony Brown

17 CRA Administrative Director Darlene Hatcher

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1 meeting you said something about the CRA boundary, moving it  
2 back to 1st Street. I've been living at that address for 32  
3 years, and I thought the boundaries started at 1st Street. And  
4 I just found out that the boundary don't start until it gets to  
5 6th Street. Well, now, if you include 1st Street in that  
6 boundary, what about our tax money that we've been paying all  
7 the time? Is that going to make them people pay more tax and  
8 make me pay more tax? That's what I would like somebody to  
9 explain to me. Thank you.

10 CHAIR PARDO: Thank you. Mr. Brown, will you explain it,  
11 please?

12 EXECUTIVE DIRECTOR BROWN: Mr. Matthews, your question is  
13 will the expansion of the boundaries result in you paying more  
14 tax. The answer to that is no. It will not result in you  
15 paying any more tax.

16 The CRA boundaries do go to 1st Street but it's only one  
17 block west. So the proposed boundaries as you see the  
18 presentation would propose to take it further west. But your  
19 tax bill would not change.

20 CHAIR PARDO: All right. Bessie Brown.

21 MS. BESSIE BROWN: Bessie Brown. I'm -- about the  
22 expansion. I didn't understand -- I couldn't read the diagram  
23 on the expansion. What is the expansion? Where is it really  
24 expanding and all that? And I've been in quite a few of these  
25 meetings and I would really appreciate if the CRA would give us

1 information that we could really read so we'll know what is  
2 actually being expanded. Because it's already from 6th through  
3 10th, so what is exactly being expanded at this time? I really  
4 want an answer to that tonight.

5 CHAIR PARDO: We're going to have a presentation.

6 MS. BESSIE BROWN: And also -- huh?

7 CHAIR PARDO: There's going to be a presentation.

8 MS. BESSIE BROWN: Well, we should have been -- we should  
9 have spoken after the presentation then. Then we could have  
10 asked the right questions; you know, I'm going to have things to  
11 say.

12 But basically they had a meeting, they're asking for an  
13 expansion; they never came back to the people, we don't even  
14 know the results or anything; but you're asking to put this  
15 property, the rest of the city, into the expansion. You know,  
16 and we have a lot of -- everybody says I'm working for the  
17 citizens, and all of that, but if you're really speaking for the  
18 citizens there is a process for an ordinance, on reading one and  
19 two, first and second reading. Then the citizens can come and  
20 speak for themselves. And if you come back to the public and  
21 the citizens and let them know what you're trying to do, you  
22 know, and they can understand it better -- because I experienced  
23 that in the Park Manor; and we never finished our presentation,  
24 and then we still don't even know what the results are.

25 So basically I think that you, the CRA -- Mr. Brown should

1 give better information to the public; and at least should come  
2 back to them, because all this stuff that's in this package and  
3 then you can't even read the diagram, you don't even know which  
4 streets are actually being expanded. And I'd really like to  
5 know that tonight.

6 CHAIR PARDO: Okay. Thank you.

7 All right. Mr. Brown, who's doing the presentation?

8 EXECUTIVE DIRECTOR BROWN: Mr. Evans is doing the  
9 presentation.

10 But to Ms. Brown's concern or question that -- in the  
11 backup packet is a document called Finding of Necessity for the  
12 Riviera Beach Heights Neighborhood; and four pages in it  
13 delineates where the proposed boundaries would expand, so this  
14 information was included in the backup material.

15 MR. HAYGOOD: And also for the record, this is a  
16 recommendation from the CRA to the City to expand the  
17 boundaries. An ordinance will have to be passed by the City  
18 Council, and there will be two readings for that ordinance at  
19 that time.

20 CHAIR PARDO: All right. Mr. Evans.

21 MR. EVANS: Scott Evans, Planning and Development Director.

22 I'll just also add that that process will take us into 2016  
23 and it will also include additional neighborhood meetings to  
24 discuss what items they'd like incorporated into the plan. So  
25 it's about a six to seven month process. So the City Council

1 will review it several times before it's adopted.

2 COMMISSIONER THOMAS: Madam Chair.

3 CHAIR PARDO: Go ahead.

4 COMMISSIONER THOMAS: I just want to make sure that  
5 everybody is aware that I asked for this to be brought back. So  
6 this wasn't Mr. Brown doing something on his own. I asked that  
7 it be brought back to this Board to start the process for this  
8 area.

9 And of course it's not something that's going to happen  
10 overnight, but I did want the talks to start, you know, in  
11 reference to it. So I wanted to put that on the record.

12 CHAIR PARDO: Okay. Thank you.

13 MR. EVANS: The Treasure Coast Regional Planning Council  
14 was hired by the Board to prepare a study of potential expansion  
15 areas throughout the city. And at our last Board meeting the  
16 CRA Board voted to move forward with the expansion area for  
17 Singer Island. And now we are proposing tonight to begin --  
18 rather to add to the process the expansion area for Riviera  
19 Beach Heights.

20 So Marcela Cambler from Treasure Coast Regional Planning  
21 Council has a presentation overview which highlights the Riviera  
22 Beach Heights expansion area and the finding of necessity that's  
23 required in accordance with state statutes, for the CRA Board to  
24 proceed with this and to make a recommendation to the governing  
25 body, which is City Council.

1 Marcela.

2 MS. CAMBLOR: Thank you. Good evening, Commissioners.

3 CHAIR PARDO: Good evening.

4 MS. CAMBLOR: So, as your staff --

5 CHAIR PARDO: State your name for the record, please.

6 Thank you.

7 MS. CAMBLOR: Marcela Camblor, with the Treasure Coast  
8 Regional Planning Council.

9 As your staff stated, what we have in front of you today is  
10 a draft report of the finding of necessity, which was created  
11 through conducting quite intensive analysis and combining that  
12 with sort of on-site research and community input.

13 As your staff also mentioned, this report was initially  
14 commissioned on July of 2014. And I clarify this simply to make  
15 the point that the finding of necessity requires that we do an  
16 analysis, a financial analysis of, you know, assessed values of  
17 five years prior; and so the five years prior to when this study  
18 was commissioned is the period of 2009 to 2013, which is the  
19 values you're going to be seeing today.

20 The council went ahead and analyzed a ten-year period  
21 because it just so happens that that five-year period between  
22 2009 and 2013 coincided with very rocky times in the market; and  
23 we just wanted to make sure that we had numbers that were  
24 representative of what had been happening in these areas over a  
25 longer period of time, so we chose a ten-year period, which is

1 what the industry normally looks at. But, again, just to  
2 clarify, the statutes only require that we look back five years.

3 So what you're seeing on the screen is an aerial photograph  
4 of the city. And in red is the current boundary of the CRA.  
5 And this study was commissioned to analyze four potential areas  
6 and whether they should be incorporated into the CRA or not.

7 The area that we are going to be focusing on today is one  
8 of those four areas, it's the Riviera Beach Heights area, which  
9 is -- let me zoom in just a little bit further. It's just south  
10 of the current existing boundary, all the way to the city  
11 limits. It's just south -- this is 1st -- West 1st Street here.  
12 Old Dixie right here. This is Australian. And I believe this  
13 is Avenue O, so just west by where the canal is, west of Avenue  
14 O. So it's this area, this neighborhood, that we will be  
15 talking about tonight.

16 COMMISSIONER THOMAS: Can you go back? I'm sorry.

17 MS. CAMBLOR: Yes. Sure.

18 COMMISSIONER THOMAS: The yellow line, the solid yellow  
19 line --

20 MS. CAMBLOR: The dotted?

21 COMMISSIONER THOMAS: No, the solid yellow line. See it  
22 right there?

23 Okay. So you have one going down Old Dixie is a solid  
24 yellow line, and if you go up, you got a solid -- that means the  
25 one that's not connected --

1 MS. CAMBLOR: The solid red?

2 COMMISSIONER THOMAS: No, no, no. See, it's a yellow line.

3 VICE CHAIR DAVIS: The smaller yellow line.

4 COMMISSIONER THOMAS: Right. So go up, take your cursor  
5 up --

6 MS. CAMBLOR: Oh. No, this is the aerial photograph that  
7 shows center lines of roads.

8 COMMISSIONER THOMAS: Right. But that's a solid yellow  
9 line.

10 MS. CAMBLOR: Yeah, right, absolutely.

11 COMMISSIONER THOMAS: Because I did complete grade school,  
12 you know, so I'm pretty good at recognizing dots and -- dotted  
13 and solid.

14 No. All joking aside --

15 MS. CAMBLOR: The center line from the property appraiser,  
16 yes.

17 COMMISSIONER THOMAS: Right. All joking aside. But it is  
18 a solid line.

19 MS. CAMBLOR: Yes, you're right.

20 COMMISSIONER THOMAS: All joking aside. Is that  
21 representing 13th Street there? Or what road is that?

22 MS. CAMBLOR: It's Martin Luther King right here. This  
23 is -- so this is 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9 and  
24 10.

25 COMMISSIONER THOMAS: Okay. So this right here is the



1 school?

2 MS. CAMBLOR: This?

3 COMMISSIONER THOMAS: Right. That's the school.

4 MS. CAMBLOR: And that's already within your CRA  
5 boundaries. So this essentially extends your CRA boundary to  
6 incorporate the neighborhood down to the city limits right here.

7 COMMISSIONER THOMAS: Or actually just to the --

8 MS. CAMBLOR: To the FP --

9 COMMISSIONER THOMAS: FP&L? Not quite going to the  
10 cemetery. I got you.

11 MS. CAMBLOR: Yeah.

12 COMMISSIONER THOMAS: So I just want to make sure that the,  
13 okay, the broken yellow line to the left of the screen up there,  
14 all the way to the north -- no, see that's the solid yellow  
15 line. Now I want to talk about the broken yellow line. Right  
16 there.

17 MS. CAMBLOR: This one?

18 COMMISSIONER THOMAS: Right, yes.

19 MS. CAMBLOR: Yes.

20 COMMISSIONER THOMAS: What is that?

21 MS. CAMBLOR: That's 10th.

22 COMMISSIONER THOMAS: Okay. So identify me the --

23 MS. CAMBLOR: No, you're right, that's MLK.

24 COMMISSIONER THOMAS: See, that's what I'm trying to figure  
25 out.

1 MS. CAMBLOR: You know what? This is wrong.

2 COMMISSIONER THOMAS: Right.

3 MS. CAMBLOR: Nope, this is wrong. It's up to here. This  
4 should be up to here, right? It's squared off.

5 COMMISSIONER THOMAS: This right here --

6 MR. HAYGOOD: That is correct.

7 MS. CAMBLOR: This is correct. I'm sorry. It's this  
8 general location on the map is wrong. It squares it off right  
9 here.

10 COMMISSIONER THOMAS: Okay. So can we get to the one  
11 that's correct?

12 MS. CAMBLOR: Yeah, this is correct.

13 COMMISSIONER THOMAS: So this area right here, this is the  
14 cemetery?

15 MS. CAMBLOR: Yes.

16 COMMISSIONER THOMAS: Okay.

17 MS. CAMBLOR: That's 10th. Avenue O.

18 COMMISSIONER THOMAS: So where is Lincoln Elementary?

19 COMMISSIONER MILLER: Behind there. Should be.

20 COMMISSIONER THOMAS: If this is Australian right here --

21 MS. CAMBLOR: Yeah.

22 COMMISSIONER THOMAS: -- then Lincoln needs to be somewhere  
23 around here or here.

24 COMMISSIONER MILLER: Right there.

25 MS. CAMBLOR: It's further north, yeah, right.

1 COMMISSIONER THOMAS: So is this going to cut off straight  
2 down 10th Street over to Avenue O, which won't have the school  
3 inside of the boundary?

4 MS. CAMBLOR: Correct.

5 COMMISSIONER THOMAS: And we're going to that first -- or  
6 is it that third block? Are we going to the -- what is the  
7 street that has the light on it? The street -- so if this is  
8 MLK -- no. This is MLK? No, that's not MLK. This has got to  
9 be MLK. If this is MLK, if you're heading west on MLK, what is  
10 the first light you come to? Is that O? The first red light  
11 that you come to, you're headed west of Australian?

12 MR. EVANS: It's Avenue P. Right there.

13 COMMISSIONER THOMAS: It's Avenue P?

14 MR. EVANS: Yeah.

15 COMMISSIONER THOMAS: So the boundary is going to go to P  
16 and not O?

17 MR. EVANS: Right.

18 COMMISSIONER THOMAS: Okay. All right. I just want to  
19 make sure that everybody is understanding where we are.

20 So it's actually going -- is this that light? Is the  
21 boundary that light?

22 COMMISSIONER GUYTON: The red light.

23 COMMISSIONER THOMAS: The red light?

24 COMMISSIONER MILLER: I don't think so.

25 MR. EVANS: I'm not sure.

1 COMMISSIONER MILLER: That's the street.

2 COMMISSIONER THOMAS: Right. Avenue P. We got that.

3 But is the broken line to the west, is that -- what avenue  
4 is that?

5 COMMISSIONER MILLER: That's not the traffic light.

6 COMMISSIONER THOMAS: See the map is a little not  
7 proportionate.

8 MS. CAMBLOR: Yeah, this is -- are you asking about this  
9 one right here?

10 COMMISSIONER THOMAS: Yes. Right.

11 MS. CAMBLOR: Well, this is the back end of the canal.  
12 It's Avenue P right here.

13 COMMISSIONER THOMAS: So this is the canal?

14 MS. CAMBLOR: Right. There's a -- you can see it on -- let  
15 me show you this. Hold on. Let me show you just --

16 COMMISSIONER THOMAS: Okay. One of these maps are not in  
17 proportion properly.

18 MS. CAMBLOR: So I just removed it for the purpose of being  
19 able to see that.

20 So it's really to the east of the canal because there's no  
21 developable property on the other side of this road right here,  
22 which is P. So the limit is I guess the canal right there.

23 COMMISSIONER THOMAS: The canal. Okay. So is our Dan  
24 Calloway Center inside of this?

25 The canal is further --

1 MS. CAMBLOR: It's right here. It's that line.

2 COMMISSIONER THOMAS: Okay. Now where is Dan Calloway in  
3 proportion to that? Because how I'm thinking about it, Dan  
4 Calloway is east of the canal.

5 MR. EVANS: So Dan Calloway is not included in the  
6 expansion area.

7 COMMISSIONER THOMAS: Okay. But I want to know the  
8 boundaries so that I know them off my head. I want to see where  
9 that is so I know.

10 MS. CAMBLOR: Dan Calloway --

11 COMMISSIONER THOMAS: I'm using Dan Calloway as a place.

12 MS. CAMBLOR: -- is up here, right? It's not in the area.  
13 It's not included.

14 COMMISSIONER MILLER: It's to the left of Lincoln.

15 COMMISSIONER THOMAS: Yeah, it's to the left of Lincoln.

16 COMMISSIONER MILLER: She's going north.

17 CHAIR PARDO: So is Stonybrook in there?

18 COMMISSIONER THOMAS: No. Stonybrook is past the canal,  
19 it's further west of the canal.

20 Let me just ask this: All of this is not considered  
21 Riviera Beach Heights. So why did we stop the boundary right  
22 there?

23 MR. EVANS: It's the natural break point for the  
24 neighborhood. So you may elect to call that a different -- but  
25 if you look at it, it's surrounded by institutional uses, with

1 the park and the school, and then the industrial on the other  
2 side of the canal. So the natural boundary of the neighborhood  
3 is what we're proposing to expand the boundary to.

4 COMMISSIONER THOMAS: Okay. Okay. So it's going to go up  
5 to 10th, all the way to the canal, which will go behind -- what  
6 is that, the Head Start there? Or up to the Head Start?

7 MR. EVANS: Yes.

8 COMMISSIONER THOMAS: And the dead end right there on 10th?

9 MR. EVANS: But not including Head Start, right.

10 COMMISSIONER THOMAS: And then it's going to come back out  
11 to MLK, which is this solid yellow line, and it's going to go  
12 all the way down to the canal?

13 MR. EVANS: Yes, sir.

14 COMMISSIONER THOMAS: Okay. Now it's two different canals;  
15 it's one canal that's right there before you cross the tracks,  
16 and it's another canal on the -- so on the north side of the  
17 road you pass the little dirt piling place; so you have Dan  
18 Calloway, you have the parking lot there; then you have like,  
19 you know, where they have the dirt piles; and then you have a  
20 canal right there. I forget what that's called. It's a canal  
21 right there on that side. Do you follow what I'm saying?

22 MR. EVANS: Mmhhh.

23 COMMISSIONER THOMAS: If you go down 8th Street you have  
24 one canal that's before you cross the tracks, so it's on the  
25 east side of Tropical right there.

1           Okay. Then on the north side of the street you have  
2 another canal that runs from about 8th Street to -- well,  
3 actually it runs all the way down to Blue Heron, but 13th Street  
4 cuts it off. So is that section in it?

5           MR. EVANS: It's the canal that's right adjacent to Avenue  
6 P. So that -- everything -- the first canal is not in it, no.

7           COMMISSIONER THOMAS: Okay. So just so I'm not the only  
8 one confused. Right. Yeah. Well, you know, the map would be  
9 helpful if you could turn that back on.

10          MS. CAMBLOR: Sorry.

11          COMMISSIONER THOMAS: Is this another map?

12          MS. CAMBLOR: This is Google Earth, in case we wanted to  
13 just double check the names. This is Avenue P. I'm sorry it's  
14 coming out so dark. I don't know why. Avenue P. And that's  
15 the canal that is right east of Avenue P, and so that is the  
16 westernmost boundary.

17          COMMISSIONER THOMAS: Go east. No, I'm sorry, go west. I  
18 said east. Go west. Keep going west.

19          Okay. It's another canal just north -- is that Stonybrook  
20 right there? Is this Stonybrook? We're way too far west.  
21 Where is Stonybrook?

22          MR. EVANS: Right there.

23          COMMISSIONER THOMAS: This is Stonybrook? Okay. So the  
24 canal should be right about here. Go up. Right about --

25          MS. CAMBLOR: There's a canal right here.

1 COMMISSIONER THOMAS: Right there. That's it.

2 So is it stopping right here on the north? Where is the  
3 north, the northwest boundary going to stop?

4 MS. CAMBLOR: Okay. So to make things a little more or  
5 less confusing, there are two areas -- remember I mentioned  
6 initially that we were looking at four areas: Park Manor and  
7 Monroe --

8 MR. EVANS: Federal Gardens.

9 MS. CAMBLOR: Federal -- well, this is Federal Gardens  
10 here. But we were looking at a couple areas north of Blue Heron  
11 Boulevard area. We were looking at an area in Singer Island.  
12 And we were looking at two areas that are not adjacent per se  
13 but are adjacent to the current CRA boundaries within this  
14 district: One is the Riviera Beach Heights area; and the other  
15 one is this area, which is the Federal Gardens neighborhood.

16 The area in between, which was mostly industrial, that was  
17 not included.

18 So if you bear with me -- now that I understand where -- I  
19 think I understand where --

20 COMMISSIONER THOMAS: It's okay. Take your time. It's  
21 just live TV, that's all.

22 MS. CAMBLOR: Okay. So let's look at this map now. This  
23 is the map that showed the four areas that we were considering:  
24 The area on Singer Island, the area on Riviera Beach Heights,  
25 and the Federal Gardens area. So I'm thinking that the other



1 neighborhood area that you may be mentioning that is west of the  
2 second canal, that's included -- that was included in the study.  
3 Let's call this area one, area two, area three, area four.  
4 That's another area.

5 COMMISSIONER THOMAS: Okay. So I'm looking at really  
6 area --

7 MS. CAMBLOR: You're looking at the purple now.

8 COMMISSIONER THOMAS: Okay. Right. So I would like to  
9 have the total boundaries of the purple.

10 MS. CAMBLOR: Okay. So the boundaries of the purple are  
11 down to the easement, the FP&L easement right here; to the canal  
12 that is adjacent to Avenue P; up to 10th Street, right here.

13 COMMISSIONER THOMAS: So this is 10th Street, and the line  
14 is just going to stop at the imaginary canal --

15 MS. CAMBLOR: Canal.

16 COMMISSIONER THOMAS: -- line that goes across --

17 MS. CAMBLOR: Yes, mmhmm.

18 COMMISSIONER THOMAS: -- because the canal on that side  
19 doesn't cross MLK?

20 MS. CAMBLOR: And because this was industrial property too,  
21 it wasn't part of the neighborhood fabric. There were a number  
22 of uses within this donut hole, if you will, that were not part  
23 of the neighborhood fabric; were not identified as either vacant  
24 or needing improvement in roadways or investment of the sort  
25 that the CRA was seeking.

1 COMMISSIONER THOMAS: Okay. I guess just so I understand,  
2 is the little County building right there, is that inside of it?

3 MR. EVANS: No, it's not inside.

4 COMMISSIONER THOMAS: So we cut around the building and go  
5 back down to --

6 MR. EVANS: No, it goes right along the eastern property  
7 boundary of the County building.

8 COMMISSIONER MILLER: You said County building?

9 COMMISSIONER THOMAS: Yeah. You know the County building  
10 that sits right there? I think it's 1440. You know where Head  
11 Start is?

12 COMMISSIONER MILLER: Oh, okay.

13 COMMISSIONER THOMAS: That building right there.

14 Now, is there any reason why we didn't add our community  
15 center in there, our recreation facility, in this particular --

16 CHAIR PARDO: It's not blighted.

17 MR. EVANS: Because there's no proposed redevelopment for  
18 that. It's already built out, a finished park.

19 COMMISSIONER THOMAS: No, I don't know if you've been to  
20 the gymnasium lately, it could definitely use some upgrades or a  
21 bulldozer. So that's what I'm trying to figure out, is there  
22 any reason why we didn't, you know, add that in there?

23 MS. CAMBLOR: Are you talking about a publicly owned  
24 property?

25 MR. EVANS: Yes.

1 MS. CAMBLOR: What I can say -- I think, you know, part of  
2 what this workshop will reveal too is whether this area should  
3 be incorporated and whether it needs to be either expanded or  
4 shrunk.

5 What I can tell you is that anything that you add in that  
6 would be under publicly owned wouldn't change the fiscal  
7 analysis that we've done because those are not, you know,  
8 contributing to the -- so it wouldn't change the overall  
9 numbers. But it's up to you to decide --

10 COMMISSIONER THOMAS: I understand that. But it does by  
11 law allow you to --

12 MS. CAMBLOR: Absolutely.

13 COMMISSIONER THOMAS: -- utilize funds in that area. So  
14 that is basically pretty much where I'm going.

15 MS. CAMBLOR: Yes. Yep.

16 COMMISSIONER THOMAS: So what process do we do to move that  
17 line to add that park?

18 MS. CAMBLOR: I don't want to speak instead of your  
19 attorney but you would have to just give your staff direction  
20 that that's what you want to do.

21 MR. HAYGOOD: Yeah, because you are recommending in this --  
22 I would say at this point in time you would recommend to staff  
23 that it be added. And then when it goes to -- well, you would  
24 approve it with the additional whatever areas you wanted. And  
25 then when it went to City Council it would be actually shown.

1 COMMISSIONER THOMAS: Okay.

2 COMMISSIONER GUYTON: I've got a question. But would that  
3 require another finding?

4 MS. CAMBLOR: No, simply because if there is any  
5 modification we would modify that in the report. But it  
6 wouldn't change the whole five-year looking back at assessed  
7 values because, again, it's municipally owned so this is not a  
8 tax contributing property so it wouldn't affect the numbers at  
9 all.

10 COMMISSIONER THOMAS: I would like to see that park added  
11 in.

12 COMMISSIONER GUYTON: I wasn't speaking of the numbers. I  
13 was speaking of finding it either slum or blight.

14 MS. CAMBLOR: Well, at this point you exceed the number of  
15 conditions that you need to meet in order to qualify, so adding  
16 would just, you know, give more reasons to do it. I don't think  
17 that it would add any into slum because again you have a certain  
18 amount of criteria. And blight, if it's a little more, you  
19 know, it just won't --

20 MR. HAYGOOD: And the courts, if this was reviewed, the  
21 courts would look at the totality of it. So they wouldn't look  
22 at one piece and say, oh, well, you know, for instance, the  
23 Ritz -- not the Ritz but the condo on Singer Island, shouldn't  
24 have been in there because it wasn't slum --

25 CHAIR PARDO: The Ritz.

1 MR. HAYGOOD: -- they're going to look at the entire.

2 COMMISSIONER THOMAS: Okay. Well, I would like to see that  
3 added.

4 CHAIR PARDO: Okay. Well, hold on a second. So we're  
5 talking about adding the Calloway Park into it, right?

6 COMMISSIONER THOMAS: Yes, I'd like to see that added.

7 CHAIR PARDO: Okay. Well, I'm on the record, I am totally  
8 against that. You know, it's a City park and we put a lot of  
9 money into the City's budget for these parks and it should be  
10 the City's responsibility to take care of the park, not the  
11 CRA's. And, you know, I think we all need to remember that the  
12 CRA is no longer getting the TIF from FPL so we're going to be  
13 hard-pressed to do a lot of projects like we were planning on  
14 doing when we had the TIF. So, no, you know --

15 COMMISSIONER THOMAS: Okay. That's fine. But I want it  
16 in --

17 CHAIR PARDO: That's fine.

18 COMMISSIONER THOMAS: -- so we need to put it to the Board  
19 to decide if it goes in.

20 CHAIR PARDO: Right, the Board will decide. But that's the  
21 City. You know, I thought this was all about the neighborhoods.

22 COMMISSIONER THOMAS: Well, that park is a part of the  
23 neighborhood.

24 CHAIR PARDO: I don't look at it that way.

25 COMMISSIONER MILLER: Madam Chair.

1 CHAIR PARDO: Yes.

2 COMMISSIONER MILLER: Before she goes.

3 CHAIR PARDO: Yes, ma'am.

4 COMMISSIONER MILLER: While we're on this map, I just have  
5 a question about the blue-greenish color. We combined the  
6 Monroe Heights and Park Manor together?

7 MS. CAMBLOR: We held two separate meetings, one for Park  
8 Manor and one for Monroe Heights. But the boundary I guess is  
9 that line. But we held two separate meetings.

10 COMMISSIONER MILLER: That's not the dividing line, is it?

11 COMMISSIONER GUYTON: What is that dividing line --

12 MR. EVANS: That was the original study area, what we  
13 proposed; and the Board requested that we expand it all the way  
14 beyond Avenue S, all the way to T.

15 COMMISSIONER GUYTON: Well, we're inquiring about Old  
16 Dixie, west of Old Dixie, and a portion of Silver Beach, a  
17 sliver on Silver Beach side is District 1. And it looks like  
18 you all have included portions of District 1 and portions of  
19 District 2 together.

20 COMMISSIONER MILLER: Which is two different neighborhoods  
21 and two different studies, I'm sure.

22 MS. CAMBLOR: The studies, yes, the studies are separate;  
23 but Scott is right, your staff is right, when we first came to  
24 the neighborhood this was the westernmost boundary for the  
25 proposed area.

1 COMMISSIONER GUYTON: No, no, we understand that. We're  
2 talking about the --

3 MS. CAMBLOR: This line?

4 COMMISSIONER GUYTON: -- eastern portion --

5 MS. CAMBLOR: Right.

6 COMMISSIONER GUYTON: -- is part of District 2 --

7 MS. CAMBLOR: Right.

8 COMMISSIONER GUYTON: -- and my district is separate from  
9 her district. So there's no color delineation that separates  
10 the districts? That's the inquiry.

11 MS. CAMBLOR: There is no color delineation to separate the  
12 districts. That said, just as is being discussed now, whether  
13 the line should be modified or not, you know, all or a portion  
14 of this you could decide to incorporate. It doesn't mean  
15 that --

16 COMMISSIONER GUYTON: We understand that. But it would be  
17 helpful if you distinguish the districts.

18 COMMISSIONER THOMAS: The yellow part is still District 3  
19 and the purple part is District 3. They're doing a study.

20 MS. CAMBLOR: The districts on the top are --

21 CHAIR PARDO: But tonight we're not talking about the  
22 districts. We're only focusing on Riviera Beach Heights. So  
23 when Monroe Heights comes back to us they'll have a color, as  
24 will the Park Manor neighborhood.

25 COMMISSIONER MILLER: But will they be separate?

1 MS. CAMBLOR: We can separate them.

2 CHAIR PARDO: Right. Because they're separate districts.

3 COMMISSIONER GUYTON: They're separate districts, so  
4 separate them, please.

5 MS. CAMBLOR: Mmhmm. We did separate them for the meetings  
6 with the public. We can separate them for this process too.

7 COMMISSIONER THOMAS: When do we need to decide whether we  
8 need to put the park in or not?

9 CHAIR PARDO: When do you think, Marcela?

10 MS. CAMBLOR: To decide whether you --

11 CHAIR PARDO: Want to expand what you're showing us.

12 MR. HAYGOOD: I would suggest that you do it this evening.

13 CHAIR PARDO: Okay. So let's continue with the  
14 presentation.

15 MS. CAMBLOR: Okay. So my apologies. I deleted this line  
16 so we could see the canal, but the westernmost boundaries along  
17 Avenue P and the canal for this area of -- or, you know, for the  
18 purpose of this study designated as Riviera Beach Heights study  
19 area.

20 So part of the process was to conduct initial observations.  
21 It was roughly 140 acres. There were a lot of great  
22 improvements in the neighborhood yet there were some areas where  
23 there were inadequate sidewalks visually apparently. There were  
24 some deteriorating or inadequate roadways. Quite a significant  
25 amount of vacant or under utilized land. And again the



1 perception that there was some neighborhood stagnation in the  
2 area.

3 We conducted a meeting in March with the community. We  
4 polled the residents. 70% of those residents polled felt that  
5 there was nothing to do for leisure in the area. 88% of them  
6 had some degree of safety concern. 97% believe that the  
7 children lacked activities in the neighborhood. But there was  
8 an overall support to use CRA funds if available to improve  
9 buildings and overall infrastructure in the area and overall  
10 community support to expand the CRA boundaries to include this  
11 area, the study area of Riviera Beach Heights.

12 So then we moved with this information into a more in-depth  
13 analysis. And, yes, the area is in fact 141 acres, it's about  
14 2.2% of the city area. It does have inadequate sidewalks.  
15 There are areas of the road that are deteriorating. There's  
16 vacant or under developed parcels.

17 And one of the things that we noted upon looking at the  
18 records, your police records, is that this area, even though  
19 it's 2% of the total city area, it has about 5% of the  
20 population of the city, yet about 10% of the crime that occurred  
21 in the last year that we had data for, which was 2013, had  
22 occurred within this area.

23 CHAIR PARDO: Hold on. I have a question. So how come you  
24 only had 2013 crime data?

25 MS. CAMBLOR: Well, we just looked at the last year, and

1 that's what we got from your police department. I think that if  
2 we had asked for previous years we could have --

3 CHAIR PARDO: So they didn't have 2014?

4 MS. CAMBLOR: In 2014 we didn't have the entire year.

5 Remember, we started -- I mean all the analysis, the data was  
6 conducted during the year and it was not concluded. I'm sure  
7 they have it now.

8 CHAIR PARDO: I'm just curious. That's fine.

9 MS. CAMBLOR: It would be easy to update this data when we  
10 come back with any of these areas to the Board sitting as the  
11 Commission, the City Commission. I'm sure by now your police  
12 department has all of this data; and it would be good to know  
13 for all of the areas too.

14 CHAIR PARDO: Sure. Okay. Thanks.

15 MS. CAMBLOR: What was interesting is that when we looked  
16 at assessed values, assessed property values in that five-year  
17 period between 2009 to 2013, values had declined an average of  
18 17 1/2% every single year during that five-year period.

19 COMMISSIONER THOMAS: Is that aggregate or is that overall?

20 MS. CAMBLOR: Every year. An average. You'll see the  
21 numbers in detail right now.

22 We looked at the ten-year period, so to see if that was  
23 just a result of, you know, the market during those five years.  
24 And during the ten-year period the average was 4 1/2% annually.  
25 So over a ten-year period that's how much assessed values

1 declined in the year, which has to probably do with that  
2 perception of stagnation that we were seeing.

3         Meanwhile, the average assessed value in the City overall  
4 during that same ten-year period increased by about 5 1/2%,  
5 5.4%.

6         COMMISSIONER THOMAS: How much of that is from the island?

7         MS. CAMBLOR: How much of that is from what? I'm sorry.

8         COMMISSIONER THOMAS: Of that 5.3%, how much of that  
9 captures the island?

10         MS. CAMBLOR: It's all included in there. I mean it all  
11 averages out.

12         But if you recall during the last presentation that portion  
13 of the island that we were looking at was lagging behind the  
14 percentage of the City. So while there are areas of the island  
15 that are significantly over performing this average, there was  
16 still an area in the island that was lagging.

17         COMMISSIONER THOMAS: Well, what I'm saying is if you're  
18 saying over the past ten years that it's steadily been  
19 decreasing in assessed value, then I mean the 5.38% has to come  
20 from somewhere, it obviously didn't come from that --

21         MS. CAMBLOR: It's coming from some areas in your city that  
22 are obviously performing much better.

23         COMMISSIONER THOMAS: But we don't know what areas those  
24 are?

25         MS. CAMBLOR: It's -- you know, I would suggest that

1 whether you do a CRA boundary expansion or not, it's always  
2 great information to have. I mean you know where you need to  
3 act as a city when you see these numbers, when you see what's  
4 going on. When you look ten years, this is not just a whim of  
5 the market. This is -- there's something that's happening in  
6 that area that is either making it go up or not allowing it to  
7 go up, or it's making it go down; and, you know, it's additional  
8 information that would help you make sort of more informed  
9 decisions overall.

10 So, you know, the property appraiser has all this  
11 information. It's very tedious to do it, but you have access to  
12 all of it.

13 COMMISSIONER THOMAS: So you don't know? So you don't know  
14 which area it is that --

15 MS. CAMBLOR: The area of the island and your commercial  
16 areas. Your commercial areas for the most part, because those  
17 are not homesteaded properties, those usually increase a lot  
18 more. Wherever you have redevelopment -- you have had  
19 redevelopment along Broadway, and those properties have  
20 increased in value. You know, along the Publix area, all that  
21 beach development as well, so -- along Blue Heron you have had  
22 significant, you know, industrial and commercial properties,  
23 those have gone up too. The Port has brought that average up.

24 MR. HAYGOOD: For the record, most of the time residential  
25 areas do not provide any TIF because of the issues with

1 homestead exemption and also with Save Our Homes, you know,  
2 which prevents the property appraiser from increasing your  
3 values more than a certain percentage. So usually the  
4 residential areas, especially single families, do not increase  
5 significantly to your TIF base.

6 CHAIR PARDO: Right. But here a big portion of the TIF is  
7 coming from two condominiums: You're getting it from the Ritz  
8 Carlton, and you're getting it from Marina Grande. Just inside  
9 the CRA. And outside the CRA, over on Singer Island, all of the  
10 condos -- we've had several new condos that sell in excess of  
11 two million dollars an apartment. The condos have been doing  
12 well, as have the residential homes on the west side of A1A.  
13 Just FYI. Okay.

14 MS. CAMBLOR: Thank you.

15 So in order to either establish or expand a CRA you need to  
16 conduct a finding of necessity to determine that the area that  
17 you are considering meets certain conditions of slum and/or  
18 blight. We did not find conditions of slum in Riviera Beach  
19 Heights. And let me mention that this is not slum, what we  
20 imagine a slum is; it's as is defined in the Florida Statutes.  
21 And we did find a few conditions of blight in the Riviera Beach  
22 Heights study area, again as defined in the Florida Statutes.

23 Now what does the statute say makes or qualifies an area to  
24 be defined as having blight? That two or more of fourteen  
25 different conditions that they list very clearly are present in

1 the area. Two of more of those factors, those fourteen factors  
2 are present. As I mentioned, we identified four; so if  
3 expanding the boundary identified another one you'd still have  
4 the two that are required and a couple more.

5 And those have to do with, number one, the incidence of  
6 crime in the area that is higher than in the remainder of the  
7 county or the municipality, so this is higher than the rest of  
8 the city. The predominance of defective or inadequate street  
9 layout or parking facilities; this includes sidewalks, roadways,  
10 bridges, public transportation facilities, anything that has to  
11 do with your transportation network. Residential and commercial  
12 vacancy rates higher in the area than in the remainder of the  
13 county or the municipality. And aggregate assessed values of  
14 real property for ad valorem purposes failing to show  
15 appreciable increase over the past five years, which is the  
16 numbers that we were just mentioning.

17 So let me go over each one of these. As I mentioned, this  
18 area based on your police records show that for the year of  
19 2013, with about 5% of the population, there was 10.1% of the  
20 crime in the city in this area.

21 This is not required by the statutes but we looked at the  
22 census tract and rate of families below the poverty level. The  
23 census tract which coincides with this area is shown in blue.  
24 In red you see the average for the City. And in green here you  
25 see --

1 COMMISSIONER THOMAS: It might just be me, but it's kind  
2 of --

3 MS. CAMBLOR: This one is blurry. I don't know why it's  
4 coming a little blurry.

5 But in essence it shows that at about 47% this census tract  
6 area has more families below the poverty level than the City as  
7 a whole, again on average.

8 COMMISSIONER THOMAS: How did you get that information?

9 MS. CAMBLOR: From census information.

10 COMMISSIONER THOMAS: Just checking.

11 MS. CAMBLOR: Same thing, from census information, rate of  
12 unemployment for all people 16 and older. The blue shows the  
13 census tract, the green shows the City as a whole, and the cyan  
14 shows the County.

15 COMMISSIONER THOMAS: What is that?

16 MS. CAMBLOR: 17%.

17 EXECUTIVE DIRECTOR BROWN: Mr. Thomas, members of the  
18 Board, this is a particularly important slide. A lot of times  
19 if we're going for grant funds, federal programs will have a  
20 priority for areas that are considered to be higher economically  
21 distressed; and it's typically defined by the percentage of  
22 population that lives below poverty. And if that number is 30%  
23 or higher then it puts you into that higher distressed category  
24 and moves you into a priority range. The same thing with the  
25 rate of unemployment; typically if it's two and a half times

1 higher than the national average they too consider that to be a  
2 condition of higher economic distress. So I point that out to  
3 show that the importance of being able to get grant money from  
4 the federal government and other things for this neighborhood  
5 plays well because of these demographics.

6 MS. CAMBLOR: So moving on to physical conditions that the  
7 finding of necessity identified. Some of this predominance of  
8 defective or inadequate street layout, while there are many  
9 streets that are in great shape and many that have curb and  
10 gutter, there are also areas where some of the pavement is  
11 starting to crumble, some of the sidewalks are missing or  
12 interrupted or overgrown.

13 I'm just adding a couple of images. The report has a  
14 significant amount of images for each one of these. And this is  
15 a visual photographic survey that was conducted to demonstrate  
16 that.

17 And a significant number of vacant parcels or under  
18 utilized parcels, whether it's vacant lots or houses that are  
19 vacant and boarded up or not utilized. Again, these are  
20 probably higher than you have in other areas of the City or in  
21 other areas of the County.

22 And then finally the one that raised the eyebrows when we  
23 first started, this issue of aggregate assessed values of real  
24 property for ad valorem purposes that did not show appreciable  
25 increase in the last five years. Just to see the numbers, in



1 2009 this area of Riviera Beach Heights the cumulative assessed  
2 values was about 53 1/2 million dollars. By the end of 2013  
3 there had been a loss of about, almost 31 million dollars.

4 COMMISSIONER THOMAS: That's absolutely ridiculous. That  
5 is ridiculous. 30 million dollars in lost value.

6 CHAIR PARDO: All right. Continue.

7 MS. CAMBLOR: And so, again, in percentage, when you look  
8 at the percentage that was lost every year, that average is  
9 about 17 1/5% annually.

10 Now, again, we did go back ten years because even though  
11 the statutes require that you look five years we wanted to make  
12 sure that that was not just a market condition, and we wanted to  
13 see what had happened in the ten-year period from 2004 to 2013.  
14 So at that point, starting at about 38, almost 39 million  
15 dollars, down to 21, the loss was at 17 million dollars and  
16 about 4.2% annually. And keep in mind the same period, ten-year  
17 period, the City almost consistently through the ups and downs  
18 of the market maintained a 5.3, almost 5.4 positive average.

19 So what does that mean? You know, when we look at the next  
20 30 years, let's assume that nothing changes and in the next 30  
21 years those conditions that are possibly responsible for some of  
22 these property values diminishing in this area do not change.  
23 Well, over 30 years what that would mean is that if you continue  
24 to decrease at the same rate that you did in the past ten years  
25 there would be an additional 15 million dollar decrease at the

1 end of 30 years.

2 COMMISSIONER THOMAS: Excuse me. Madam Chair.

3 CHAIR PARDO: Yes, sir.

4 COMMISSIONER THOMAS: I need to just ask this question just  
5 so I understand. So say the average home in this area is valued  
6 at, I don't know, 40,000. Well, we should probably know what  
7 it's valued at. Do we know what the average home is valued at?

8 MS. CAMBLOR: We have sheets that have the value for every  
9 single home over the last ten years.

10 COMMISSIONER THOMAS: I want to just get an average just  
11 for my question. What do you think that they're averaging?

12 MS. CAMBLOR: It's probably a little higher but, yes --

13 COMMISSIONER THOMAS: Higher than 40,000?

14 MS. CAMBLOR: Yeah, about 45. Not much. Yeah. Average.

15 COMMISSIONER THOMAS: So if we get a homestead exemption,  
16 if you apply for a homestead exemption and you get it, that  
17 takes away 25,000, correct?

18 MR. HAYGOOD: Not if you're a senior.

19 COMMISSIONER THOMAS: If you're not a senior.

20 MR. HAYGOOD: Senior is a little bit more.

21 COMMISSIONER THOMAS: So if you're a senior, how much?

22 Because it's a lot of seniors that live in that area. So what  
23 is that exemption?

24 MR. HAYGOOD: I think it's 40, isn't it?

25 MS. CAMBLOR: It may be going up to 50,000 but it's 40,000

1 now.

2 COMMISSIONER THOMAS: Okay. Good point. So if the house  
3 is valued at 45 and they get a tax exemption up to 50, at what  
4 number does the tax -- are they paying the taxes?

5 MS. CAMBLOR: They're not.

6 COMMISSIONER THOMAS: I just want to make sure that we  
7 understand it.

8 MS. CAMBLOR: If it's valued over -- if it's not -- if it's  
9 homesteaded, it's not a rental, it's homesteaded -- because  
10 there is, you know, also a high percentage of those homes that  
11 are rentals, so those don't count. So if it is homesteaded and  
12 it's not a senior citizen that gets that additional discount,  
13 anything over the 25,000 would --

14 MR. HAYGOOD: Be taxed.

15 MS. CAMBLOR: -- pay tax.

16 COMMISSIONER THOMAS: But you are saying that there's  
17 several homes there --

18 MS. CAMBLOR: Yeah, just as there are senior residents, you  
19 have rentals. And rentals are not homesteaded, they're not  
20 bound by this. Rentals pay for every dollar, yeah.

21 COMMISSIONER THOMAS: Okay. All right.

22 MS. CAMBLOR: So if all the conditions are addressed that  
23 for whatever reason are making this area perform or under  
24 perform relative to the rest of the City, and let's say we could  
25 get it near what the City is performing in the average as a

1 whole -- remember the City on average was performing at 5.38%.  
2 But if we could get it to this very aggressive change of  
3 direction, again, looking at -- this is just a general math  
4 exercise, but looking at that assessed value based on your  
5 current millage rate and on the property values, over a 30-year  
6 period, we're looking 30 years down the road, looking at that  
7 percentage, the assessed values in that area could go up by 67,  
8 about 67 million dollars; which would mean a net increase in tax  
9 revenue.

10 If this is not in the CRA, this is cumulative over a  
11 seven-year period, of about 70 million dollars to expend  
12 citywide in projects, infrastructure throughout the City. But  
13 if it did come into the City, whatever that increase is, if it  
14 is into the CRA, because, you know, the equation changes and you  
15 get additional contributions and more millage rate if it's in  
16 the CRA; not more taxes, but taxes that would otherwise have  
17 gone to the County for them to do projects elsewhere outside of  
18 the City; then that amount of about 100 million dollars would  
19 stay within the CRA?

20 COMMISSIONER THOMAS: How are you coming up with those  
21 numbers? And I'm not challenging your numbers, I'm just trying  
22 to understand them. If you're basically saying that -- or based  
23 on Mr. Haygood, he's saying, hey, listen, you know, single  
24 family homes or residential doesn't really bring it, the  
25 additional boundaries, we're not really adding in any businesses

1 into it, how are we going to be able to capture that particular  
2 number?

3 MS. CAMBLOR: What's interesting is that what the homestead  
4 does, is it doesn't allow your property values to increase  
5 beyond a certain percentage. Which is 3%?

6 MR. HAYGOOD: I think it's Save our Homes. I thought it  
7 was 2%. But I may be wrong.

8 MS. CAMBLOR: Okay. And so regardless of homestead  
9 exemption there is a percentage that that still could go up.  
10 Chances are it probably won't be 5%. But in the 3% range  
11 everything could continue to go up. And we have the chart for  
12 the 3% range as well. And that's only if those units are  
13 homesteaded. For all those others that are non-homesteaded --

14 COMMISSIONER THOMAS: When you say Save our Homes, are you  
15 saying that this is a law, Save our Homes, that don't allow your  
16 homes to get appraised at its highest value?

17 MR. HAYGOOD: Correct.

18 MS. CAMBLOR: Exactly. If it's homesteaded.

19 COMMISSIONER THOMAS: What? I mean but that -- so if you  
20 homestead your home, you are basically capping the value that it  
21 can be assessed at?

22 MS. CAMBLOR: Yes. But, but, that said, that doesn't mean  
23 that if you hire your realtor to sell your house you have to  
24 sell at your assessed value.

25 People for the most part see this as a great benefit

1 because your market value could be up here and your assessed  
2 value for tax purposes --

3 MR. HAYGOOD: Correct.

4 MS. CAMBLOR: -- keeps you here. And that essentially  
5 protects the people from the heights of the market, like we had  
6 in that period of 2003 to 2009 where property was going through  
7 the roof; if you didn't have that cap many people would be  
8 kicked out of their homes because their taxes would just go up,  
9 you know, paralleling the market.

10 But a capped assessed value is not a capped market value.

11 VICE CHAIR DAVIS: Madam Chair. So this is only pending  
12 that the CRA boundaries are expanded in that area, correct?

13 MS. CAMBLOR: Well, an increase is dependent on addressing  
14 the issues that are making this area under perform --

15 VICE CHAIR DAVIS: No, I'm talking about the cap. That cap  
16 is already in existence?

17 MR. HAYGOOD: Yes, yes, that is a law.

18 MS. CAMBLOR: Yeah, that's not -- that has nothing -- with  
19 or without CRA --

20 VICE CHAIR DAVIS: What is the positives and the negatives  
21 of expanding those boundaries, and the impact it's going to have  
22 on that cap versus the City, versus the CRA? Where is that  
23 money going to fall?

24 MS. CAMBLOR: Okay. So in order for areas that are  
25 distressed to turn around you have to invest in them. And where

1 do you get the funds to invest in this area? Do you get them  
2 from the city's side or you can get them from the CRA side. If  
3 you get them from the city side it's areas like areas that are  
4 over performing, under performing, everyone is going to  
5 contribute, you decide on the budget, you decide how much can go  
6 to this area. And the taxes you collect for this area are at  
7 whatever your millage rate is.

8 VICE CHAIR DAVIS: What percentage is captured if it  
9 becomes CRA? Is there a percentage that is captured?

10 MS. CAMBLOR: I'm not sure I understand. Percentage of  
11 what?

12 VICE CHAIR DAVIS: What impact would the County --

13 MS. CAMBLOR: Well, yeah, if it goes in the CRA your  
14 millage rate essentially changes, because now -- you stop at the  
15 lowest historical values that this area has ever had, which is  
16 now.

17 VICE CHAIR DAVIS: Correct.

18 MS. CAMBLOR: Anything that you do that makes those values  
19 increase, from that point up then the millage rate that the City  
20 gets stays to be spent -- stays within the CRA; and the millage  
21 rate that the County would get for that area, which is about an  
22 additional four point some percent, that also comes in. And  
23 there's a couple of other districts that contribute. But it  
24 goes up to about 13 points, 13 mill, as opposed to the 8.925 or  
25 5.2 that you get right now.

1           And what's interesting is the funds get generated within  
2 the CRA and get spent within the CRA; so some would say it's a  
3 little more equitable, you know, it gets generated where you  
4 need it.

5           VICE CHAIR DAVIS: Thank you. I'm glad you said that.

6           Well, I guess, what impact would that have on the City?  
7 Now I understand that the revenue coming from the CRA goes back  
8 into the CRA --

9           MS. CAMBLOR: You know, it goes back into the CRA. The CRA  
10 is the City.

11          VICE CHAIR DAVIS: But on the City's side, you know, what  
12 are some of the things I need to look out for this happening?

13          MS. CAMBLOR: Yeah. I -- you know, I am a firm believer in  
14 the CRA as a tool. And I said it last time, and then I thought  
15 you were joking with me; as I thought you were joking with me on  
16 the yellow --

17          VICE CHAIR DAVIS: No, I'm serious.

18          MS. CAMBLOR: No. Commissioner Thomas. But it is a tool  
19 that was put out there --

20          VICE CHAIR DAVIS: That was me.

21          MS. CAMBLOR: -- to allow cities to use it, to take more  
22 advantage of programs that otherwise as a city you can't tap  
23 into; to get the counties to contribute a little more money than  
24 they otherwise would; to get you at a level where you're kind of  
25 set and ready to go. And when you're set, you should not have a



1 CRA anymore; which is why it has, you know, its life term. And  
2 so that's why, you know, we keep saying that it is a tool.

3 There are cities -- you have been to Fort Pierce -- that  
4 have the perfect marriage between CRA and city and, you know,  
5 they don't see it as either or. There are projects that the CRA  
6 does, that the city maintains; there are projects that the city  
7 does that the CRA maintains. You know, they work together,  
8 because at the end of the day you're designating an area where  
9 you're going to get more money and more resources for a certain  
10 period of time.

11 VICE CHAIR DAVIS: Yes. But I'm not here to lobby one way  
12 or the other but --

13 MS. CAMBLOR: No, no, I'm just saying if you do it right --

14 VICE CHAIR DAVIS: -- the purpose is to understand where we  
15 are as a CRA. Until we determine and stay focused on that, none  
16 of this stuff matters. Because I've asked the question, trying  
17 to find out, and I have yet to get the answer. If I was on the  
18 city's side what would be some advantages I need to look out  
19 for? And these questions need to be hashed out now before they  
20 come back for the first read on the city's side. So we need to  
21 have these discussions now, with all due respect.

22 EXECUTIVE DIRECTOR BROWN: May I --

23 VICE CHAIR DAVIS: Mr. Brown, please.

24 EXECUTIVE DIRECTOR BROWN: Let's say that this neighborhood  
25 was in the CRA boundaries in its inception. The one benefit

1 that the City would have had is that instead of having a  
2 declining trend in revenues the base revenues would have stayed  
3 the same in the year that it was established. So in this case  
4 the City, instead of having a declining revenue trend, it would  
5 have stayed steady; and the negative trend would have been  
6 offset by any growth or whatever growth that had occurred in the  
7 CRA. So that's the one benefit to the City, is that it's going  
8 to freeze its revenues at its current level.

9 VICE CHAIR DAVIS: Correct.

10 EXECUTIVE DIRECTOR BROWN: Because it's in a neighborhood  
11 that's had a ten-year downward trend. So that's the financial  
12 benefit.

13 The other benefit is that it provides an additional tool,  
14 the City still gets the revenues from the base rate. As I  
15 shared in the slide, even if it goes up it will be 5% of the  
16 growth. What the neighborhoods get is an additional tool from  
17 the CRA to address issues of crime, to put money into programs,  
18 to allow CRA staff to work with other community partners in the  
19 neighborhood to improve and better the neighborhood.

20 VICE CHAIR DAVIS: Thank you. I'm glad you explained that.

21 What I'm waiting to see addressed in this slide is housing.  
22 You know, in that area housing is going to be the most important  
23 part. If we're focusing on programs, just be strictly housing  
24 to address the status of it, because you know as it does expire  
25 over time, until we do that we need to focus on putting together

1 programs for those things, whether it's infrastructure, roofing,  
2 anything as far as addressing the housing, high quality housing.  
3 That's the only way that -- I mean me, personally, based on my  
4 research, that's the main purpose of CRAs is to focus on the  
5 housing and change the whole culture; and as they spur private  
6 development like we've already been doing on the Broadway  
7 corridor. But in this area I have yet to really see this being  
8 addressed.

9 COMMISSIONER THOMAS: We can't do it until it gets in.

10 VICE CHAIR DAVIS: No, but the question is I have yet to  
11 see this in the discussion, in the study.

12 We're trying to define what is slum based on income and  
13 things of that sort. But I mean if you walk that neighborhood  
14 I'm pretty sure that you can tell what's slum, what's not,  
15 across the City.

16 But my question has yet to get answered, if I was on the  
17 City's side what would be one thing I should be concerned on  
18 before we make that decision later. Or should I -- you know,  
19 I'm asking her because she's doing the study.

20 CHAIR PARDO: Mr. Haygood, do you want to answer that?

21 MR. HAYGOOD: Well, I don't know that I can answer it  
22 but --

23 CHAIR PARDO: Sure you can.

24 MR. HAYGOOD: -- based upon my experience in other CRAs --

25 VICE CHAIR DAVIS: No disrespect to you.

1 MS. CAMBLOR: Oh, no. Absolutely.

2 MR. HAYGOOD: -- specifically West Palm Beach, the  
3 northwest area which everyone knows was included in the CRA  
4 area, and there was an acknowledgement by the commissioners that  
5 the downtown area where most of your tax revenue was coming  
6 from, your tax assessment, was going to subsidize the  
7 improvements to this area.

8 So typically cities -- and I can't talk for the City  
9 Finance Department but typically they are less reluctant to  
10 allow residential areas, especially single family home  
11 residential areas, to go into the CRAs because they aren't  
12 really losing any potential revenue stream. The potential  
13 revenue stream is so small compared to the benefits that you  
14 would achieve from the CRA, it doesn't really affect them.

15 So if you put this area, for instance, based on her  
16 numbers, in the CRA area, there's not going to be a significant  
17 loss in the revenue to the city. And I think typically -- now  
18 if you go to take an industrial area --

19 VICE CHAIR DAVIS: Okay.

20 MR. HAYGOOD: -- where you get more assessments, then  
21 there's going to be concern that it's going to hurt the taxes.

22 VICE CHAIR DAVIS: That's all I asked for. I really  
23 appreciate it. Thank you.

24 CHAIR PARDO: Okay. Marcela.

25 MS. CAMBLOR: Thank you.

1           And just to add to that, if you recall why -- there was a  
2 question why all the industrial area was not put in, was  
3 precisely because the CRA is there to have programs to help the  
4 community that didn't seem to be a need and that would have  
5 affected the City's revenue.

6           So with that I conclude to say that the finding of  
7 necessity did determine that this area of Riviera Beach Heights  
8 meets the statutory requirements of blight and would benefit by  
9 being incorporated into the CRA; and recommends that the City of  
10 Riviera Beach amend its boundaries and expand them to include  
11 the Riviera Beach Heights study area.

12           CHAIR PARDO:   Okay.   Thank you.

13           Mr. Brown, do you have anything to add to that?   And then  
14 tell us what the next step would be.

15           EXECUTIVE DIRECTOR BROWN:   Well, only if there is a  
16 proposed amendment in the boundary change, as Mr. Thomas had  
17 suggested, we might put that on the floor; and then that way the  
18 maps can be amended; and if the resolution passed, then it would  
19 be forwarded to the City for your review.

20           COMMISSIONER THOMAS:   Would we do that in --

21           CHAIR PARDO:   A motion.

22           COMMISSIONER THOMAS:   So moved.

23           COMMISSIONER GUYTON:   Second.

24           COMMISSIONER THOMAS:   So moved to add that Dan Calloway  
25 Park in it.

1 CHAIR PARDO: Is there a second?

2 COMMISSIONER GUYTON: I'll second it.

3 MR. HAYGOOD: Just for clarification, when you say the  
4 park, you mean going west along that existing line?

5 CHAIR PARDO: Putting the park in.

6 COMMISSIONER THOMAS: To be honest with you, I would like  
7 to go and add the entire park into it, the entire park. I want  
8 the park, Dan Calloway Park.

9 MR. HAYGOOD: As I understand it -- we were corrected --  
10 there's a motion already on the floor to approve the resolution.  
11 So your motion would probably be --

12 COMMISSIONER THOMAS: Amended.

13 CHAIR PARDO: Right. He's amending it to add the park to  
14 it. All right.

15 Well, you know what, Bruce, Mr. Guyton, you made the motion  
16 so --

17 COMMISSIONER THOMAS: No, I made the motion.

18 CHAIR PARDO: No, he made the original motion.

19 COMMISSIONER THOMAS: Okay.

20 CHAIR PARDO: So would you like to amend your original  
21 motion?

22 COMMISSIONER GUYTON: I'll amend my original motion to  
23 include the park, Dan Calloway Park.

24 CHAIR PARDO: Okay. And Mr. Thomas, your second stands?

25 COMMISSIONER THOMAS: Absolutely.

1 CHAIR PARDO: Any other comments?

2 Madam Clerk.

3 (Motion carries, with Commissioner Miller absent for the vote  
4 and Chair Pardo dissenting.)

5 CHAIR PARDO: Okay. Thank you. That is -- where are we  
6 now?

7 Okay. Item 7. Discussion, Marina Event Center naming  
8 rights. Mr. Brown.

9 EXECUTIVE DIRECTOR BROWN: A member of my staff is going to  
10 make the presentation. But we're looking for direction from the  
11 Board. As the Event Center is under construction there are  
12 opportunities to name various rooms, certain sections of the  
13 Event Center, and even to determine if you would want to direct  
14 us to try to have a fund raising effort around certain naming  
15 rights. And Mark Blomeke of our staff will do the presentation,  
16 seek your direction.

17 MR. BLOMEKE: Thank you. Good evening, Commissioners.

18 Staff is seeking your guidance in regards to the summary  
19 that Mr. Brown just provided as it pertains to our brand new  
20 event center. As you know, the new project, which part of it  
21 comprises the new Riviera Beach Marina Event Center, and is  
22 named as such in the construction documents and associated  
23 advertising collateral, does not have a name per se like the old  
24 event center which was known as Newcomb Hall. However, within  
25 the new building the banquet hall that's contained on the first