

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, March 9, 2016

7 5:36 p.m. to 7:15 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 Operations Manager and Public Information Officer Darlene

18 Hatcher

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

4 Madam Clerk, roll call, please.

5 (Upon roll call by CRA Operations Manager and Public Information
6 Officer Darlene Hatcher, the following were present: Chair Dawn
7 Pardo, Commissioner Bruce Guyton, Commissioner KaShamba
8 Miller-Anderson, Commissioner Cedrick Thomas. Also present:
9 Executive Director Tony Brown, Attorney Michael Haygood.)

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

12 And let the record reflect that Councilman Davis has walked
13 into the chambers.

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

15 CHAIR PARDO: All right. Mr. Brown, do we have any
16 additions, deletions, or substitutions to the agenda?

17 EXECUTIVE DIRECTOR BROWN: No, Madam Chair.

18 CHAIR PARDO: Thank you.

19 Do we have any disclosures by staff or by the commission?

20 VICE-CHAIR DAVIS: Madam Chair.

21 CHAIR PARDO: Sir.

22 VICE-CHAIR DAVIS: I had a conversation with Viking
23 yesterday in regards to an item.

24 COMMISSIONER GUYTON: Madam Chair.

25 CHAIR PARDO: Sir.

1 COMMISSIONER GUYTON: Yes. I also had a discussion with
2 Viking regarding one of these items.

3 CHAIR PARDO: Okay. So can you guys tell us regarding
4 which item? I think we need to just get it on the record.

5 VICE-CHAIR DAVIS: Number 6.

6 COMMISSIONER GUYTON: The land swap.

7 VICE-CHAIR DAVIS: Number 6.

8 CHAIR PARDO: All right. Number 6 for Mr. Davis and...

9 COMMISSIONER THOMAS: And Thomas.

10 CHAIR PARDO: Okay. Going for that manly vote.

11 Do we have a motion to adopt the agenda?

12 COMMISSIONER GUYTON: So moved.

13 COMMISSIONER THOMAS: Second.

14 CHAIR PARDO: Madam Clerk.

15 (Motion passed unanimously.)

16 CHAIR PARDO: Any person who would like to speak on an
17 agenda item please fill out a blue public comment card located
18 in the back of the chambers and give it to staff prior to the
19 beginning of the meeting.

20 Members of the public shall be given a total of three
21 minutes for all listed items on consent. Members of the public
22 will be given three minutes to speak on each regular agenda
23 item. In no event will anyone be allowed to speak on an agenda
24 item after the resolution is read or item considered.

25 Do we have a motion to accept consent?

1 COMMISSIONER MILLER-ANDERSON: Madam Chair.

2 CHAIR PARDO: Ma'am.

3 COMMISSIONER MILLER-ANDERSON: Pull 3, 4, and 5.

4 CHAIR PARDO: You're pulling 3, 4, and 5. Okay. Anyone
5 else? Anyone? All right.

6 Madam Clerk.

7 THE CLERK: I didn't get a motion.

8 CHAIR PARDO: All right. So is there a motion to accept
9 the consent with 3, 4, and 5 pulled?

10 VICE-CHAIR DAVIS: I move.

11 COMMISSIONER MILLER-ANDERSON: Second.

12 (Motion passed unanimously.)

13 CHAIR PARDO: Thank you. All right. We have public
14 comment cards for 3, 4, and 5.

15 So, Mr. Lozman, please come up and make your comments. You
16 have three minutes on -- for the total of three items.

17 MR. LOZMAN: Fane Lozman. For the record, myself and
18 another lady filed a lawsuit three weeks ago against Palm Beach
19 County. It is illegal to give just three minutes to talk about
20 the total consent agenda items. The way the law reads is that
21 you have to allow the public to talk three minutes on each item.
22 And what you're doing is you're burying items that should not be
23 on consent, putting it on here. So I'm gonna put you on notice
24 right now, Ms. Pardo, O'Boyle Law Firm who sued the county over
25 this very thing, if you do not let us talk about three minutes

1 you're going to be named in the lawsuit for violating the
2 Sunshine law, just like the County was. And we'll pull it up
3 online now. You do not take these items and bury them on
4 consent because you don't want public comment, and that's what
5 you're doing.

6 You know, liberty and justice for all. You sit there and
7 sing the Pledge of Allegiance. This is not the dictatorship of
8 Pardo.

9 COMMISSIONER GUYTON: Madam Chair, what item is he speaking
10 on?

11 MR. LOZMAN: I'm speaking about consent agenda. And you
12 need to shut up when I'm talking.

13 CHAIR PARDO: Sir, you're done. You're done.

14 Officer, please remove him from the chambers.

15 MR. LOZMAN: I have the floor when I'm making my comments.
16 I don't need you to interrupt me.

17 POLICE OFFICER: Mr. Lozman. Please, sir. Now you're
18 disrespecting --

19 MR. LOZMAN: I didn't disrespect -- they keep interrupting
20 me. I have the floor.

21 CHAIR PARDO: No, you're done.

22 POLICE OFFICER: Mr. Lozman, please leave.

23 CHAIR PARDO: You're done. No, you're not going to
24 constantly disrespect people. You're done.

25 POLICE OFFICER: Let me explain something. If I have to

1 continue to tell you to leave I will do what needs to be done.
2 So please leave the chambers as asked or there will be other
3 consequences.

4 MR. LOZMAN: I want to talk to your supervisor.

5 POLICE OFFICER: You're more than welcome to call him.

6 MR. LOZMAN: Well, who is it?

7 POLICE OFFICER: Whoever's working.

8 MR. LOZMAN: Who is it? I don't need to be treated like a
9 piece of garbage.

10 CHAIR PARDO: Okay. Item 3.

11 (Resolution read by Mr. Haygood.)

12 CHAIR PARDO: Is there a motion?

13 COMMISSIONER GUYTON: So moved.

14 VICE-CHAIR DAVIS: Second.

15 CHAIR PARDO: Okay. Mr. Brown.

16 EXECUTIVE DIRECTOR BROWN: Madam Chair, members of the
17 Board, items 3, 4, and 5 are all interrelated. What these items
18 do, they deal with modifications in the language that indicate
19 who is responsible for common area maintenance expense.
20 Historically or on the onset of the CRA taking responsibilities
21 for the marina uplands it was intended to be what we call a
22 triple net lease, which meant that the CRA as the master tenant
23 had the responsibilities of paying taxes, common area
24 maintenance expense, and other items. And as we reported during
25 the budget process, when we assumed responsibilities for the

1 marina it was our anticipation that the increase in CRA revenues
2 that were expected to go from 6 million to probably close to 12
3 million as a result of the Florida Power & Light revenues would
4 inure to the CRA; that instead, as we've reported, went to the
5 City and the County. And during the budget process you directed
6 the City and the CRA to work through a process where the
7 alternative to the City taking back the marina would result in
8 other machinations that would allow the City to cover the cost
9 of the marina expense pending private development.

10 And so the issue of who pays common area maintenance
11 expense is in four items, four legal items: The interlocal
12 funding agreement, which set apart the funding that was required
13 from the City and the Utility District to cover the cost of
14 infrastructure. The uplands ground lease is the master lease
15 agreement that gave the CRA the right to manage the marina
16 enterprise and to recruit businesses through subleases. And so
17 common area maintenance expense, CAM expense, were outlined in
18 that document. The marina facility lease represents the lease
19 that the trailers are operating; and so that also included an
20 area or a legal document in which CAM expenses were outlined.
21 And then the fourth legal document was the Event Center facility
22 lease.

23 So for fiscal year 2016, as you directed, and we're working
24 closely with City staff to make sure that the amount of funding
25 for this year doesn't exceed the total of 3 million, but in

1 relation to the common area maintenance expense, that the
2 dollars resulting in covering the common area maintenance
3 expense are highlighted. And then in the course of change
4 orders that you've approved, certain documents include the
5 change orders that the City has agreed to cover largely as the
6 result of unforeseen conditions that either related to
7 infrastructure and in the interlocal funding agreement Avenue C
8 and the cost associated with the delays in relocating the marina
9 operation as well as covering some costs that was convenient to
10 be paid by the CRA versus the City for the marina docks. You
11 can see that one time expense is in the marina facility lease
12 for 237,000.

13 So item number 3 reflects the uplands, the interlocal
14 funding agreement. Item number 4 would be the uplands ground
15 lease. And so the fiscal impact of those costs are highlighted
16 in the slide presented.

17 CHAIR PARDO: Okay. Miss Miller.

18 COMMISSIONER MILLER-ANDERSON: Okay. As you were speaking
19 I was just checking my e-mail; and I have a concern that
20 Ms. Jones just sent an e-mail at 5:30, having a litany of
21 concerns, from Randy Sherman as well, in terms of the agreements
22 that we have here. So have you all spoken to each other?
23 Because there's about 25 issues here in this e-mail. And so I
24 just don't like the fact that, one, I'm receiving an e-mail at
25 5:30 indicating that there's some concerns with what's on the

1 consent agenda, and here we are trying to make the decision; and
2 on the other side, our other half -- side is having an issue
3 with some of the things that we're getting ready to vote on.

4 MR. HAYGOOD: As far as the documents are concerned, these
5 documents have been circulated since October of last year. We
6 sent them constantly to the City staff, we met with City staff
7 on these items and told them of the necessity to have these done
8 as soon as possible.

9 As you know, the marina is going to be turned over to the
10 CRA, I think it's scheduled for sometime in April. At that
11 point in time we need to enter into contracts for maintenance
12 and to maintain the CAM expenses we'll cover. We cannot enter
13 into contracts without there being funding available. So that
14 was why it is so urgent to get this done.

15 Why, as many times as we've met with the City staff on
16 this, it hasn't been done, I can't tell you. We have constantly
17 asked for feedback. We have responded to issues that were
18 raised by the City. And here we are.

19 And we also asked, in an attempt, even though this has been
20 dragging on, in an attempt to get this done, the resolution
21 actually says that it will be approved -- if you approve it it
22 will be subject to changes. And we realize that there's some
23 issues -- I don't know why they haven't been resolved. I don't
24 know why they haven't been raised at this point in time. But we
25 tried to make it broad enough so before it came back to you as

1 the City council we could resolve it. If you don't approve this
2 at this time you won't see this again until April; that's the
3 next time the CRA will meet.

4 By that time the --

5 COMMISSIONER MILLER-ANDERSON: And what would be the down
6 side to that?

7 MR. HAYGOOD: We can't enter into any contract -- your
8 maintenance is going -- whatever maintenance is going on at the
9 marina will cease because the CRA does not have the money and we
10 can't enter into contracts unless there are funding sources.

11 COMMISSIONER MILLER-ANDERSON: But there seems to be some
12 confusion or lack of communication because --

13 MR. HAYGOOD: Well, there certainly wasn't a lack of
14 communication.

15 COMMISSIONER MILLER-ANDERSON: Well, a lack of
16 understanding maybe, somewhere.

17 MR. HAYGOOD: You know, I don't want to get into a hissy
18 fit --

19 COMMISSIONER MILLER-ANDERSON: Right. But I'm just saying
20 it's not --

21 MR. HAYGOOD: You can drag somebody to the water but you
22 can't make them drink.

23 COMMISSIONER MILLER-ANDERSON: Well, somebody needs to
24 drink because we can't sit up here and make a decision when we
25 don't have complete information to make a decision.

1 CHAIR PARDO: The City attorney is here.

2 COMMISSIONER MILLER-ANDERSON: Okay.

3 CHAIR PARDO: Pam. Ms. Ryan, you --

4 EXECUTIVE DIRECTOR BROWN: And as Ms. Ryan comes forward,
5 you know, I think the resolution is being asked for the Chair
6 and legal to have the authority to approve the final document,
7 it goes to the City in substantive form. On at least one
8 document we've heard from City Attorney Ryan, and we think those
9 changes can be worked through so we have no issues. But the
10 e-mail that you're referencing, I do not have.

11 MR. HAYGOOD: Nor I.

12 EXECUTIVE DIRECTOR BROWN: Nor have we received.

13 COMMISSIONER MILLER-ANDERSON: This was sent to you; you're
14 on here too.

15 MS. RYAN: Okay. If I can just --

16 COMMISSIONER MILLER-ANDERSON: Go ahead. Yeah.

17 CHAIR PARDO: Go ahead.

18 MS. RYAN: Pam Ryan. I reviewed most of the documents in
19 the last few days. The funding agreement is legally sufficient
20 and we have no problems with that. I think the -- and the first
21 amendment to the marina uplands lease I redrafted, so that one
22 is fine. It's the marina ops, operations agreement that the
23 City has a lot of significant issues with. Apparently -- and
24 you'll see in that e-mail -- I just saw the e-mail again --
25 there's just -- there was a lot of miscommunication. Apparently

1 Randy Sherman's comments did not reach the CRA nor did they
2 reach me. I redrafted most of the agreements yesterday. But
3 my -- but City staff has issues with the bulk of the marina
4 operations lease and would ask that if the Board approved it
5 tonight that you would do it subject to our changes. And it
6 doesn't matter because it still has to come on the City's side.
7 You will see on your agenda tomorrow two of the agreements that
8 were approved by the CRA two weeks ago. Those are going --
9 there are a couple of issues that we have and we will ask you to
10 entertain a couple of changes on those documents as well. So
11 we're not as concerned, but we think it's important that you
12 realize that there are some open issues. Because we don't want
13 when it comes on the City's side for you to say you never raised
14 any issues and it was on the CRA's consent agenda; and that's
15 why I felt it important to come to this portion of it.

16 So we have no objection to you approving it as long as you
17 understand there will be changes when it comes on the City side.
18 And that's in particular on the marina operations agreement.

19 COMMISSIONER GUYTON: Madam Chair.

20 CHAIR PARDO: Hold on a second.

21 So when was the last time you guys met with the CRA staff
22 on this? Because quite honestly it is a disservice to the five
23 of us sitting up here to have Randy Sherman send this e-mail to
24 you all without sending it to Council. Right? At 2:44 this
25 afternoon, and then we get this e-mail -- well, it was forwarded

1 to us from Ed League, all right, about his issues. All right?
2 And then with his, you know, opinions in here -- which that
3 e-mail is something that Ms. Jones is going to have to deal
4 with. But, you know, don't you think it's a disservice to send
5 something out the afternoon of this commission meeting? You
6 know? Instead of -- I remember -- you know, come on, I called a
7 meeting with you guys a month ago.

8 MS. RYAN: Right.

9 CHAIR PARDO: Okay. And I thought -- at that meeting we
10 had all the attorneys there. We had staff there. You know,
11 what, it was three fours, four hours; when we all walked out we
12 thought, okay, this is it. All right? Everyone has their
13 tasks, we're going to get everything together.

14 And now at -- you know, here we are, you know, two hours
15 before the meeting, now all of a sudden Randy Sherman has all of
16 these issues? It's a disservice. So why waste my time --

17 MS. RYAN: I think the City would say that we have issues,
18 and Mr. Brown doesn't always agree with our issues, and so we
19 feel that the only way that --

20 CHAIR PARDO: Some of these issues I thought we had worked
21 out.

22 EXECUTIVE DIRECTOR BROWN: We had.

23 CHAIR PARDO: And now all of a sudden they're coming back
24 up.

25 MS. RYAN: We did not discuss at our meeting the marina

1 operations agreement. The funding agreement, we discussed the
2 two -- and I will warn you now that the agreement that you
3 approved last week, two weeks ago, on the reimbursement, we
4 never agreed to the language. So that's why you're going to see
5 two different versions on the agenda for tomorrow.

6 CHAIR PARDO: Okay. And then there's something in here in
7 the memo about the Ocean Mall. Which version? The City's
8 version or Cedrick's version? What is that?

9 MS. RYAN: I don't know what that is.

10 CHAIR PARDO: I mean -- so you're going to send us this --

11 COMMISSIONER GUYTON: Cedrick?

12 CHAIR PARDO: Well, it's in the memo.

13 COMMISSIONER GUYTON: Oh. I didn't even see that.

14 CHAIR PARDO: So, you know, tell me.

15 MS. RYAN: Cedrick. I don't know what that is.

16 CHAIR PARDO: I don't know what it is either.

17 Okay. So anyway -- hold on a second. I heard Mr. Guyton.

18 COMMISSIONER GUYTON: Thank you, Madam Chair.

19 One thing that I think is being lost in all of this, we
20 have City staff and CRA staff but the Board serves on both, and
21 if these things are not done, maintenance is not done, it makes
22 us look bad. I don't care how you cut, slice and dice it, it's
23 us, the policymakers here.

24 One thing that I tried to encourage during budget time was
25 to ensure that whatever operations we had approved, they need to

1 be funded. Then we start scrabbling about, well, the money
2 landed over here so the City starts spending it up on this side.
3 And that was something that we could have prevented.

4 I am still of the position that whatever we had approved,
5 to include the operations lease, we need to fund it. All these
6 issues that the City is coming up with, they can lay them on the
7 table, the decision is still ours, ours. And my position is
8 everything that we had approved on the CRA side needs to be
9 funded, period.

10 Now I'm not sure what these issues are with the City and
11 other things, but we all are one. I'm not going to have anybody
12 making me look bad when we've already approved all of this; and
13 now there's this effort to kind of pull back now. No, no, no,
14 no, no. That's doing our residents, that's doing staff, that's
15 doing this Board a disservice. It was already there, we already
16 approved it. It needs to be funded, period.

17 I'm not sure the issues that the City has. They can be
18 addressed. As long as they're addressed in the arena of we're
19 going to fund this. But if you'd like to have some type of
20 agreements or whatever it is, I'm okay with that.

21 My issue is, this is a lot to do about nothing. We need to
22 fund what we approved.

23 We have an award winning, not only CRA, our City has been
24 receiving awards. We need to keep all these programs in place.
25 I don't think we should add anything. But to suggest that

1 somehow maybe we need to start cutting back when we actually
2 have the funds, we just need to allocate them to the CRA to fund
3 these things that we've already approved, that's all we need to
4 do.

5 So I'm not for these last minute issues to prohibit us
6 moving forward; and ensuring that that marina is maintained,
7 period. So I'm ready to move forward on this issue. And
8 whatever the issues are, as long as they're not taking funding
9 away or cutting back programs, I'm okay with it.

10 VICE-CHAIR DAVIS: Madam Chair.

11 CHAIR PARDO: Wait. Are you done, sir?

12 COMMISSIONER GUYTON: I'm done now.

13 CHAIR PARDO: All right. Go ahead.

14 VICE-CHAIR DAVIS: I've always had concerns about this.
15 But I do understand this document is asking us to move this
16 decision to the City, if I'm correct? The City has to make
17 final authorization, correct?

18 MR. HAYGOOD: Yes, sir.

19 VICE-CHAIR DAVIS: I am truly concerned to hear the
20 short-term and long-term impact on our city's budget. No matter
21 where the money is coming from we need to hear the impact. We
22 can make that decision at the City's meeting. Randy Sherman can
23 share his concerns then. I've always shared concerns. But
24 this -- we don't need to waste a lot of time on this item.
25 Let's just move this item to the City's meeting so the City

1 staff can make their position and their decision to this Board;
2 and we can make a final say-so based on our long-term and our
3 short-term impact, and then we make the final decision. All
4 right?

5 MR. HAYGOOD: That was the intent of the resolution.

6 Now the only other thing I'll say is, I haven't seen
7 Mr. Sherman's memo or the issues raised. I don't think they're
8 business issues. Now I may be wrong. I think the City has
9 agreed that they're going to pay, for instance, an operations
10 lease; they have agreed that they're going to pay -- everyone's
11 reached an agreement how much is going to be paid. As far as
12 the rest of the documents, I think there's been agreement on
13 what money is going to be paid.

14 I assure you that we made every attempt to get this
15 resolved so that it wouldn't come to you like this.

16 VICE-CHAIR DAVIS: Okay. I understand that. But I just
17 want to focus on -- I just want to follow the process. The
18 process is CRA is asking for one thing now; when we get to the
19 City, staff is going to state their position; then we make a
20 final decision based, after we hear everything from the City's
21 side. Correct?

22 MR. HAYGOOD: Yes, sir.

23 VICE-CHAIR DAVIS: That's it.

24 MR. HAYGOOD: And the item before you now, I don't think
25 there's any disagreement. Again, it --

1 VICE-CHAIR DAVIS: Well, I don't really care. At this time
2 listen to what Mr. Brown is asking for us to do, I'm going to
3 take that into heart. Then when I get on the City's side I'm
4 going to need to hear what Ms. Jones, Pam Ryan, and Randy
5 Sherman have to say; and then I'll make a final decision at that
6 time along with the rest of the Board members.

7 CHAIR PARDO: Anyone else?

8 COMMISSIONER MILLER-ANDERSON: Yes.

9 CHAIR PARDO: Go ahead, ma'am.

10 COMMISSIONER MILLER-ANDERSON: Are we tabling these items
11 or what are we doing?

12 COMMISSIONER GUYTON: Move forward.

13 VICE-CHAIR DAVIS: Basically what I'm stating now is this
14 is not a final decision. This right now, Mr. Brown is stating
15 his recommendation. At the next City Council meeting Randy
16 Sherman is going to state his recommendation, his concerns.
17 Then we can make a decision whether we support what's going on
18 now or do we do we need modifications at that time. If we need
19 to get something back to the CRA again, guess what, the City can
20 do that at that time.

21 EXECUTIVE DIRECTOR BROWN: Absolutely.

22 CHAIR PARDO: All right. Madam Clerk.

23 (Motion carried, with Commissioner Miller-Anderson and Chair
24 Pardo dissenting.)

25 CHAIR PARDO: Thank you. Item 4.

1 (Resolution read by Mr. Haygood.)

2 CHAIR PARDO: Is there a motion?

3 VICE-CHAIR DAVIS: So moved.

4 COMMISSIONER THOMAS: Second.

5 CHAIR PARDO: Okay. Mr. Brown.

6 EXECUTIVE DIRECTOR BROWN: I'll just entertain any direct
7 questions.

8 CHAIR PARDO: Ms. Miller.

9 COMMISSIONER MILLER-ANDERSON: No.

10 CHAIR PARDO: Nothing?

11 COMMISSIONER MILLER-ANDERSON: Huh-uh.

12 CHAIR PARDO: Madam Clerk.

13 (Motion carried, with Commissioner Miller-Anderson and Chair
14 Pardo dissenting.)

15 CHAIR PARDO: Thank you. Item 5.

16 (Resolution read by Mr. Haygood.)

17 CHAIR PARDO: Is there a motion?

18 COMMISSIONER GUYTON: So moved.

19 VICE-CHAIR DAVIS: Second.

20 CHAIR PARDO: Okay. Ms. Miller?

21 COMMISSIONER MILLER-ANDERSON: No.

22 CHAIR PARDO: Any questions?

23 Okay. Madam Clerk.

24 (Motion carried, with Commissioner Miller-Anderson dissenting.)

25 CHAIR PARDO: Thank you.

1 All right. That's the end of consent agenda. Regular
2 business, item 6.

3 (Resolution read by Mr. Haygood.)

4 COMMISSIONER GUYTON: So moved.

5 CHAIR PARDO: Is there a second?

6 COMMISSIONER THOMAS: Second.

7 CHAIR PARDO: Okay. Who is doing the presentation?

8 EXECUTIVE DIRECTOR BROWN: I will. Madam Chair, members of
9 the Board, I'll ask you as I give the presentation, probably the
10 easiest way to follow along with my comments is to maybe look at
11 the exhibits behind the real estate swap agreement. And I'm
12 just going to -- if you could put in -- thank you, Scott.

13 So actually what we're presenting before you tonight is
14 really good news. Even after Viking's withdrawal I would like
15 to commend the Viking management team of staying focused on
16 allowing us to address what I'll call our land development
17 issues and, as I've said to you before, all of our P issues,
18 dealing with the parcels, the property swaps, our issues for
19 parking, the public market, the eventual private development,
20 and the things that result among us as property owners.

21 I'm presenting this to you as a good news document. Just
22 by virtue of this graph, what you have before us is the City
23 marina east of Broadway. The green represents properties that
24 Viking owns. The bluish gray represents property that either
25 the City or the CRA owns. And as it relates to the direction

1 you've given me to move forward with the development of the
2 marina, it is the property east of Broadway at 13th Street,
3 largely between Broadway and the waterfront, when you include
4 the Yachtsman and the block between Broadway, Avenue C, 11th and
5 12th, that represents sort of a checkerboard square of ownership
6 between Viking and the CRA. And so what we've done in this
7 comprehensive approach is to address all of the issues that
8 allow Viking to get out of our way and allow us to get out of
9 Viking's way. And as each party had indicated, it gives us a
10 chance to develop our properties separately in the manner in
11 which we would like to do it.

12 So let me explain the eight items that are part of the
13 agreement. And I'm explaining both the action, the beneficiary,
14 and the benefits.

15 Let me get my document here.

16 So the first action represents properties, Exhibit A,
17 properties that the CRA owns. And the beneficiary of the sale
18 is Viking. And the benefit is that Viking assembles a
19 development parcel north of 13th Street between Broadway and
20 Avenue C. And in exchange for their sale, the CRA secures
21 Viking's properties that are listed as Exhibit B.

22 So Viking owns Exhibit B, and those properties would be
23 conveyed to the CRA. They are similar properties. You had
24 directed the principles to which I was to develop: They are
25 similar properties, they are similar values, they are based on

1 appraisals, they are based on appraisals that have been reviewed
2 by Viking, they've been based on appraisals that we have
3 reviewed from Viking's appraisals. And so all of this would
4 indicate a fair market sale based on value as well as size and
5 square footage.

6 The benefit of Exhibit B properties is that the CRA
7 assembles the development parcel for the public market. These
8 parcels are south of 13th Street between Broadway and Avenue C.
9 And then more significantly it allows us to tell
10 Song & Associates that they can move from the conceptual design
11 to doing construction documents for the public market because we
12 would have secured the site and we can meet the grant compliance
13 from the County.

14 Action C indicates that both parties will apply to the
15 City, the CRA and Viking together will apply to vacate old 13th
16 Street from Avenue E to the west, all the way to Avenue C to the
17 east. It benefits both parties. It allows contiguous sites for
18 future development. It vacates a street that's not needed for
19 egress.

20 Action D. And this is very significant. This is --

21 COMMISSIONER GUYTON: Excuse me. Madam Chair.

22 CHAIR PARDO: Yes, sir.

23 COMMISSIONER GUYTON: If I may ask, Mr. Brown, when you say
24 vacate, are you saying the property that we own -- what are you
25 referring to?

1 EXECUTIVE DIRECTOR BROWN: Okay. In Exhibit C -- Scott, if
2 you could go ahead -- let's just switch to the next exhibit.

3 So what you're seeing -- and you might just use the cursor
4 to highlight. So you see 13th Street. And then old 13th Street
5 in our agreement is labeled parcels O and parcel P. Parcel P is
6 old 13th Street east of Broadway to Avenue C. And with the land
7 swap, and if we vacate that street, the CRA would be the
8 beneficiary of the closing of the street pretty much within the
9 eastern half of that block. And then Viking --

10 COMMISSIONER GUYTON: I have a question. So are you
11 suggesting that we close from Avenue C back to -- what is that?

12 EXECUTIVE DIRECTOR BROWN: O.

13 COMMISSIONER GUYTON: O?

14 EXECUTIVE DIRECTOR BROWN: Yeah. Which is nearly close to
15 Avenue E. It's not quite close to Avenue E but --

16 COMMISSIONER GUYTON: Quick question. It runs across a
17 main thoroughfare so --

18 COMMISSIONER THOMAS: They're not going to close that.

19 COMMISSIONER GUYTON: No, I know they're not going to close
20 the main thoroughfare. But my question is, from the west side
21 there, how would -- what benefit to us -- you said that's a
22 benefit to the CRA.

23 EXECUTIVE DIRECTOR BROWN: I'm going to get to the west
24 side, because we own -- the CRA owns -- so you're talking,
25 Mr. Guyton, west of Broadway?

1 COMMISSIONER GUYTON: Yeah. And let me just say, I don't
2 have a problem. I just want to understand.

3 EXECUTIVE DIRECTOR BROWN: Sure. And I'm going to explain
4 it a little further because there's a recital and a section that
5 deals with the benefits to us.

6 So Viking will be able to close Avenue O if they are
7 successful. And I'll discuss that shortly.

8 The CRA, we own the properties to the north of O. If you
9 could highlight that for me, please, Scott. So these are
10 properties currently owned by the CRA. We consider that
11 remnant. They were parcels created when new 13th Street was
12 created from old 13th Street. And so the size of these
13 parcels -- and I will share later -- they're not big enough for
14 us to build on. So Viking has asked to purchase these, and
15 because they own the property to the south. So the value of
16 closing this street, even if they acquired our remnants, is of
17 more value to them than it is to us. And I'll come back to that
18 shortly.

19 Okay. If we can go back to the other exhibit, please,
20 Scott -- and these exhibits are in your packet too -- I'm sorry.
21 To my presentation.

22 MR. EVANS: Yeah.

23 CHAIR PARDO: Thank you.

24 So I was explaining paragraph C in the real estate swap
25 agreement. So the parties apply to the City to vacate old 13th

1 Street, and both parties would be the beneficiary.

2 What I was about to explain, in section D Viking has agreed
3 to allow the CRA to lease the Exhibit D properties to the CRA
4 for parking. This is very significant to us. What this does --
5 in our parking study it's going to eliminate 150 parking spaces
6 deficit for our first Phase I. And so what do I mean by that?
7 That right now we have enough parking for the restaurants and
8 the Event Center, and for the marina related businesses.
9 However, if the Event Center leased out Newcomb Hall and there
10 were 200 people, we have to find special event parking because
11 the parking spaces that we currently have are insufficient. And
12 so with the approval and the closing of this document Viking has
13 agreed, at a fair market price, that's been substantiated by
14 appraisals that we both have done, at a price that's consistent
15 to what we're paying for the Yachtsman, that they've agreed to
16 allow us to lease this property for five years. We go from 150
17 space deficit for the Phase I requirement to crating a surplus
18 of 260 parking spaces.

19 In addition to that, Mr. Guyton, when you were asking me
20 about, you know, how does the closure of old 13th Street benefit
21 us, that the value that we've placed on those parcels are at
22 such a premium that with that sale we've been able to negotiate
23 a three to four-year rent abatement period. Which means that
24 we'll control this property for five years, and three of those
25 years will be rent free.

1 And the last point I'll make, and I'll take the questions,
2 is that it then allows us to implement a parking management
3 system for Peanut Island and for special events at the Event
4 Center and Bicentennial Park.

5 COMMISSIONER GUYTON: Madam Chair.

6 CHAIR PARDO: Yes, sir.

7 COMMISSIONER GUYTON: Mr. Brown, Exhibit B, is that the
8 Yachtsman?

9 EXECUTIVE DIRECTOR BROWN: No, sir. Exhibit D -- so the
10 Yachtsman property is here. So remember we've agreed that we're
11 going to swap the properties we have here. So this now becomes
12 CRA owned property. And this is property that Viking has owned
13 as a result of the swap. It's all contiguous.

14 So now post swap what Viking has agreed is they are
15 allowing us to lease this land for five years for temporary
16 parking; and that in those five years if you agree to the sale
17 of the properties that we propose then we get this property rent
18 free for three years. And what this does -- this was always
19 intended in the conceptual master plan and the phasing plan, it
20 provides us over 400 new parking spaces that we do not have.

21 And I will address the Yachtsman parcel in a moment.

22 Does that answer your question, Mr. Guyton?

23 COMMISSIONER GUYTON: Yes, thank you.

24 EXECUTIVE DIRECTOR BROWN: Okay. So section E says a
25 benefit really to the marina district, to all of us, is that

1 Viking now has agreed to the utility easements that we've asked
2 for in Exhibit E; it's a number of easements that will allow us
3 to bury utility lines. With that burial it's going to create
4 the beautification that we have been talking about for the
5 Broadway corridor. The reason why those lines aren't buried now
6 is not just Viking but we've had one or two other property
7 owners that we've had to address the easements, Viking having
8 the majority of them. It eliminates that impediment. And
9 separate from the beautification, by burying the utility lines
10 it's going to enhance safety, because if there is significant
11 wind storm and lines are blown you won't have that problem with
12 the majority of those lines buried. So that was a significant
13 threshold that we were able to calm by including this in the
14 agreement.

15 Section F, going back to your question for the Yachtsman.
16 In this agreement Viking has agreed to revoke the early
17 termination of the parking lease, that's Exhibit F. In addition
18 to that they've also agreed to amend the early termination
19 provision; so that now we have another five years that we
20 control the Yachtsman site, and so we do not have to give up 89
21 parking spaces as a result of that. And as some of you have
22 indicated, it allows the City time to negotiate a purchase of
23 the site. And Viking has indicated that they're doing an
24 appraisal; and so the issue is more about price than anything
25 else. But right now they are not using it as a hammer, not

1 using it as a leverage; it revokes the early termination and it
2 gives us five years of control.

3 COMMISSIONER GUYTON: Madam Chair.

4 CHAIR PARDO: Mr. Guyton.

5 COMMISSIONER GUYTON: Yes, and when I spoke to the Viking
6 representative I indicated my support for the swaps; and I see
7 where we mutually benefit. But I also conveyed to the Viking
8 representative that it's my position that we need to acquire
9 that property and not lease it in perpetuity.

10 So, Mr. Brown --

11 CHAIR PARDO: Go ahead. We're listening.

12 COMMISSIONER GUYTON: Did you hear what I just said?

13 EXECUTIVE DIRECTOR BROWN: I'm sorry.

14 COMMISSIONER GUYTON: I said that I had a discussion with a
15 Viking representative. I conveyed to them that I support the
16 swaps and I think they were mutually beneficial. But when it
17 comes to the Yachtsman it's my position that the City, the CRA
18 needs to acquire that property and not lease it in perpetuity.

19 EXECUTIVE DIRECTOR BROWN: Yes, sir.

20 COMMISSIONER GUYTON: So at some point we need to make a
21 decision of how we're going to acquire that property. It's my
22 hope that we can do it through a voluntary sale.

23 EXECUTIVE DIRECTOR BROWN: And the good news here is that
24 they understand that and the issue was just price. And I think
25 they're a willing seller. And they're doing an appraisal. And

1 what this does is allows the City and Viking to negotiate price
2 and then to come to you with a recommendation.

3 The main thing for us, it doesn't impede development, it
4 doesn't impede the investments that we've made, we have control
5 of the site. And now we have a timeline that we can focus on
6 finishing up Restaurant Row.

7 COMMISSIONER GUYTON: And, Madam Chair, let me also say,
8 let me give kudos out to Viking because I see where they made
9 some compromises too from previous positions; and I'd like to
10 say publicly that I do as an elected official appreciate that
11 and certainly hope that that amicable relationship continues.

12 CHAIR PARDO: All right. I have a question for you,
13 Mr. Brown. So what makes you think they're going to close on
14 this deal? Okay? We had agreements, we had swap agreements,
15 and we were supposed to close and, you know, for whatever reason
16 they refused to close and, you know, it is what it is. So now
17 we're back here again. So what makes you think they're going to
18 close this time?

19 EXECUTIVE DIRECTOR BROWN: Good faith. In which I
20 believe they are --

21 CHAIR PARDO: Which we thought they exhibited the last
22 time.

23 EXECUTIVE DIRECTOR BROWN: And the only condition for these
24 things to not close is the abandonment of old 13th Street, that
25 is the only condition, and that is in our control. So if for

1 whatever reason, or no reason, you as City Council, because it's
2 not a decision that you can make as the CRA Board, you as
3 members of City Council decide that old 13th Street should not
4 close, then everything that's been approved here would reverse.

5 CHAIR PARDO: All right. So it's, you know, back to let's
6 hope it happens.

7 All right. Anyone else?

8 MR. HAYGOOD: There's a little correction on G. The quit
9 claim doesn't relate to Bicentennial Park. It relates to some
10 parks that were platted -- this is really just a title issue
11 that we're trying to clean up. We're trying to get those -- I
12 think if you all will recall, I told you all there were some
13 small parks back before we did the fill, that were waterfront
14 parks, that actually ended up being the -- there's a little
15 green area in front of Newcomb Hall, that was one of the parks;
16 and the other one was actually part of the parking lot. So just
17 to clean up title they've agreed to give us a quit claim deed
18 and we can abandon the parks, get them off the plat, and it
19 won't be an impediment to some other things we're trying to do.

20 CHAIR PARDO: Great. All right. We have a public comment
21 card. Bonnie Larson.

22 MS. LARSON: Bonnie Larson.

23 No fault to the CRA, I was unable to open the -- must have
24 been my security system -- unable to open the attachments to
25 this item tonight, so I'm just seeing it for the first time now.

1 We just talked about that abandonment of the Old Dixie,
2 13th Street. And you said it's next to a remnant property that
3 we have. Okay. It was too small for us to build on it. Why
4 aren't we keeping the remnant and the closed O? Why aren't we
5 keeping it and then it will be worth something in size and
6 that's what Viking wants is that property.

7 And they're holding us hostage again; if you don't give us
8 that, we're out of here. How many times have we heard that from
9 Viking over the years?

10 I have a real basic question. Why are we dealing with and
11 exchanging property with Courtney Elizabeth and Gerald
12 Properties? We had -- key word had -- a master development
13 agreement with Viking; we didn't have an agreement with Courtney
14 Elizabeth or Gerald Properties or any of the other subsidiaries
15 they have. Our deal was with Viking. We are acting tonight as
16 if they're still our master developer.

17 The Yachtsman is in; that should have been the very first
18 property swap. You see it's still holding on here, oh, we'll
19 rent it to you now. So here we go, we're going to give them all
20 this other property that they want and they still got the
21 Yachtsman, don't they? Yeah. And they're going to rent that
22 property to you for five years, the other property for parking.
23 Well, what if they sell the property? We don't know that
24 they've got all this property assembled -- we've given them good
25 marina property. How do we know they're not going to turn

1 around and sell it to the highest bidder? We don't know that.
2 And then all your agreements with them are out the window.

3 So I would like to ask Mr. Haygood the legality of us
4 dealing with Courtney Elizabeth and Gerald Properties; and also
5 I really believe we need to ask an outside attorney if that is
6 even a legal thing to do.

7 I remember there was a property that Viking had and Riviera
8 Beach gave them some kind of a concession. And then when they
9 changed the name on that property they were very explicit that
10 when they changed the name on it to Courtney Elizabeth or Gerald
11 or whatever, one of their other properties, they said okay we
12 need you to redo that permission that you gave us to that
13 company because, you know, you gave it to Viking but now that
14 property really is owned by someone else. They are very careful
15 about the names of their properties, and we need to be careful
16 also. And I remember that very distinctly that we had to regive
17 them permission to do whatever it was we wanted to do.

18 They're going to lease us some parking. Big deal. They're
19 still going to own the Yachtsman. That's a major, major concern
20 of mine. And it's just delaying it. They didn't want to do it
21 up front. We -- that should have been the very first property
22 that we swapped with them. Because if they don't want to swap
23 that, you know what, the deal is off, Viking, the deal is off.
24 And that should have been years ago. They're still holding out
25 on that and they're still holding out on it tonight.

1 There was just a lot, a lot going on here tonight.

2 Okay. I saw in the photo here there's a property on
3 Broadway and 13th. That's one of the properties you want to
4 give them. That's our entrance to the marina. That's our
5 entrance to the marina and you want to give it to them. We're
6 not even going to be able to advertise the marina because it's
7 right there; they want it, not us.

8 CHAIR PARDO: All right. Anything else from the Council?

9 VICE-CHAIR DAVIS: I just have a few questions.

10 CHAIR PARDO: Go ahead, Mr. Davis.

11 VICE-CHAIR DAVIS: No, I just have a few questions. She
12 brought up some real good valid points. It was with regards to
13 legally we're dealing with properties that have a different
14 name. Is that legal?

15 MR. HAYGOOD: Yes, sir. That's why they signed the
16 agreement. The properties, as a lot of developers will do, were
17 in separate entities; they were owned by Viking. Viking -- they
18 were LLCs. Viking is the major -- is a member, a sole member of
19 them, and so they have the right to sell the properties. You
20 will have title insurance on the properties before you acquire
21 them, so you will have valid title.

22 VICE-CHAIR DAVIS: And do we have any public property that
23 we have to be putting in the swap?

24 MR. HAYGOOD: The properties that the CRA owns.

25 VICE-CHAIR DAVIS: Yes.

1 MR. HAYGOOD: Yes, sir.

2 VICE-CHAIR DAVIS: Are we allowed to offer those to
3 Viking -- to offer them to the public first?

4 MR. HAYGOOD: We did.

5 VICE-CHAIR DAVIS: Legally.

6 MR. HAYGOOD: We did.

7 VICE-CHAIR DAVIS: Oh. When did we do that?

8 MR. HAYGOOD: It was way back in 2014. All of them were
9 advertised. We went out pursuant to the statute. Noticed them
10 for 30 days.

11 VICE-CHAIR DAVIS: I'm talking about since the master
12 developer agreement has expired --

13 MR. HAYGOOD: No, sir.

14 VICE-CHAIR DAVIS: -- do we have to re-offer that property?

15 MR. HAYGOOD: No sir. That actually had nothing to do with
16 the master development agreement. It had to do with the
17 exchange agreement. So it was a separate document. A separate
18 transaction, if you will. And it really wasn't contingent upon
19 them being the master developers.

20 And in point -- in fact there are -- I think it's the two
21 parcels that are west of 13th Street --

22 MR. EVANS: Yeah, the parcels west of 13th Street were
23 advertised recently.

24 MR. HAYGOOD: Yes. And in fact we would not include those
25 in the transaction until they were advertised and we got a

1 response. I think responses are due --

2 MR. EVANS: Friday.

3 MR. HAYGOOD: -- Friday. So those are technically not in
4 the deal now. If you come back -- we have to bring it back to
5 you. And if you agree to sell them to Viking then those
6 properties will be transferred. If not, your lease goes down --
7 the amount of free rent you have will go down.

8 VICE-CHAIR DAVIS: Okay.

9 MR. HAYGOOD: There's a proportionate amount assuming that
10 they did. But if you don't, if for whatever reason someone else
11 comes in and says well I got a better deal for you for those
12 properties, and you say well in your discretion that you would
13 rather sell them or convey them to the party who responded and
14 then they are no longer in the deal --

15 EXECUTIVE DIRECTOR BROWN: And the free period.

16 VICE-CHAIR DAVIS: What is it?

17 MR. HAYGOOD: -- and then your rent goes -- you know, your
18 rent --

19 VICE-CHAIR DAVIS: He was trying to say something.

20 EXECUTIVE DIRECTOR BROWN: What I'm just saying is that the
21 only consequence is that we won't have the three-year free rent
22 period; it will go down by whatever parcels you don't agree to
23 sell. So that's the only consequence. And that's okay because,
24 you know, Viking has offered a premium. If somebody offers a
25 premium premium then we'll have the cash to pay it.

1 VICE-CHAIR DAVIS: Do we have an understanding of what
2 they're going to build on those properties? Do you have an
3 agreement?

4 EXECUTIVE DIRECTOR BROWN: Whatever zoning requires.

5 CHAIR PARDO: Right.

6 EXECUTIVE DIRECTOR BROWN: And they've got to respond and
7 tell us, you know, how it furthers the CRA plan too. So it
8 follows our disposition policy. And part of the evaluation that
9 we'll make is that, you know, it's not just solely price, it's
10 also how it furthers the redevelopment plan.

11 VICE-CHAIR DAVIS: What time frame would they need to
12 respond back to the Board?

13 MR. HAYGOOD: You mean --

14 VICE-CHAIR DAVIS: To let us know what the plans are going
15 to be. Is there a time frame attached to it?

16 EXECUTIVE DIRECTOR BROWN: Well, we've done this in a
17 variety of different ways. Some properties we sold -- when
18 we've put our remnants on the market, some properties we've sold
19 immediately because they had no value and they are next to, for
20 instance, a church and we've conveyed those immediately.

21 If you'll recall with the Inner City Youth Golfers
22 Association we gave them largely site control for the past two
23 to three years and there were several things that they had to
24 demonstrate that they had to do: One, the ability that the site
25 allowed them to build what they wanted to do; and then to

1 demonstrate that they could get financing. And so because we
2 wanted to make sure that they could further their plan, we put
3 further conditions.

4 So we will make that judgment as each entity responds. And
5 then part of our evaluation criteria is to assess how it
6 furthers redevelopment.

7 MR. HAYGOOD: And that will have to come back to the CRA
8 once we have everyone -- you have to approve the exchanges of
9 the other two properties also.

10 VICE-CHAIR DAVIS: Okay. What will happen if that don't
11 happen?

12 MR. HAYGOOD: If you all decide that you don't want to do
13 it then the way the agreement is presently drafted, rather than
14 you having free rent for three years I think it's --

15 EXECUTIVE DIRECTOR BROWN: It goes down by a proportionate
16 value.

17 MR. HAYGOOD: Whatever the value of it was, it goes down, I
18 think it's like a year and a half.

19 EXECUTIVE DIRECTOR BROWN: Whatever. We don't know what --

20 VICE-CHAIR DAVIS: So what happens if the City decides --
21 not saying that won't happen -- if the City decides not to
22 abandon that road, does that -- do they still own the property?
23 The land swap is still good or --

24 MR. HAYGOOD: It's all contingent.

25 Except for -- the quit claim deed, we need to clear title.

1 It's going to -- it will be signed upon you all executing the
2 agreement. The exchange of the properties are contingent upon
3 the street being abandoned. If the street is not abandoned then
4 it's no deal.

5 EXECUTIVE DIRECTOR BROWN: And I would also add, in a sign
6 of good faith that the approval of this agreement will also
7 allow Viking to acknowledge that they are revoking the early
8 notice termination of the Yachtsman. So not everything is tied
9 to the closing. Just the significant items.

10 VICE-CHAIR DAVIS: So the City and the CRA is in a good
11 position?

12 EXECUTIVE DIRECTOR BROWN: Absolutely. Absolutely. I
13 recommend this to you without any hesitation whatsoever.

14 CHAIR PARDO: All right. Anyone else?

15 COMMISSIONER GUYTON: Yes, very quickly, Madam Chair.
16 There was a comment made about Viking is still holding out on
17 the Yachtsman. My discussion with the representative gave me a
18 different impression. As a matter of fact, we specifically
19 spoke about that, even though there is a five-year lease it's
20 anticipated that the deal would be consummated before then. As
21 a matter of fact the representative said it could be a month,
22 could be a year, but whenever that is -- or it could be longer,
23 whatever the time frame is within the five years at that time
24 the lease would be terminated and we would own the property at
25 that time. So that's just giving us a time frame to work this

1 out, and I don't anticipate it would take five years. Because
2 if it takes that long then it's going to be a problem with me.

3 So they didn't indicate to me that they're trying to hold
4 out and hold this over our head. And I do understand why they
5 want those properties that we have no use for, because they are
6 aligned with other properties that they have in the area. And
7 we're trying to do the same thing, we're trying to acquire
8 properties that are near our properties that we own. So it's a
9 mutual benefit.

10 As most of you know, I was one of the most vocal against
11 the last deal that came before us; but I am in full support of
12 this deal, I see the benefit to the City, and it's my hope that
13 we would approve this.

14 One last thing about what they're going to build. We
15 control that through our land use and zoning. So I'm not as
16 concerned about finding out specifically what they're going to
17 build because they still have to comply with our land use and
18 our zoning codes, and through that we pretty much control what
19 is going to do there.

20 That's all I have, Madam Chair.

21 CHAIR PARDO: Great. Thank you. All right. Anyone else?

22 VICE-CHAIR DAVIS: Just one, Madam Chair.

23 CHAIR PARDO: Yes. Go ahead.

24 VICE-CHAIR DAVIS: I just want to ask: Everybody is very
25 comfortable with this?

1 CHAIR PARDO: Well, you'll see -- you know, you'll know
2 soon enough when we take the vote.

3 VICE-CHAIR DAVIS: Okay.

4 CHAIR PARDO: Okay. Madam Clerk.

5 THE CLERK: Motion carries, with Chair Pardo dissenting.

6 CHAIR PARDO: Thank you.

7 All right. Where are we now? Public comment.

8 Please be reminded that the CRA Board of Commissioners has
9 adopted a set of rules of decorum governing public comment
10 during official meetings, which has been posted at the entrance
11 to the council chambers. In an effort to preserve order, if any
12 of the rules are not adhered to the commission chair may have
13 any disruptive speaker removed from the podium, from the meeting
14 and/or the building if necessary. Please govern yourselves
15 accordingly.

16 Okay. First we have Bonnie Larson.

17 MS. LARSON: Bonnie Larson.

18 We missed so many CRA meetings and now I understand there's
19 not going to be another one before April. And I'm wondering why
20 are we having all these cancellations. And it would be nice if
21 those cancellations were put on the agenda so that we can see.
22 Maybe we'd like to do something else on that Wednesday night.
23 But we never know. We never know if you're posting it late, if
24 you're not posting it. If you could say on there, CRA canceled,
25 that would be helpful for you -- for us.

1 If you want to get people excited about the CRA it would be
2 nice if we could hear a little about what's happening in the CRA
3 other than the marina. 28th Street and Broadway, I asked about
4 that before. They gutted most of the building. What's
5 happening with that? It seems to be vacant now.

6 JAY's Ministry. Is that going out? They're on 28th and
7 Broadway. They've been having a lot of sales. They're opened
8 very infrequently. They're storing boats, 18-wheelers, barbecue
9 trucks. Today there's trash all over, cushions and stuff in the
10 back. This looks bad for the CRA. There were toilets, two
11 toilets out there. This says something about Riviera Beach,
12 doesn't it? They've been there for a couple weeks. Can you
13 believe someone took one of them? But there's still a toilet
14 sitting there. Furniture, couch cushions. Now we have Clean
15 and Safe; that's not their job but they need to be in touch with
16 the code department. And if we're getting no response -- these
17 things have been sitting there for weeks. Toilets in Riviera
18 Beach. Come on. Who is going to drive through our city and say
19 this is the place we want to invest?

20 Mr. Brown, jump on Code and tell them, hey, this is the
21 CRA, we're trying to be clean and safe and you've got to do your
22 job. It's not your job but it's your job to tell them. Please
23 tell them. Get the stuff cleaned up.

24 We've got shopping carts outside JAY's, we've got concrete
25 blocks. Another establishment there had two mattresses.

1 EXECUTIVE DIRECTOR BROWN: And I'm looking at my staff and
2 I don't see anyone taking notes.

3 MS. LARSON: Well, somebody should be. Two mattresses were
4 out there today. Where they bought those trailer parks, there's
5 a falling down fence there.

6 All of this looks bad. Winn Dixie, they were keeping their
7 grass nice for a while; now that they've put up for sale or
8 lease, the weeds are eight inches tall.

9 Mr. Guyton, you have a campaign sign there, it's sitting in
10 the weeds, eight-inch tall weeds at Winn Dixie. What is Winn
11 Dixie doing and why are they keeping it in this condition?

12 We fine individuals but we don't fine the big companies.
13 And they're making our city look bad. They're keeping us from
14 moving ahead.

15 Keep people involved by telling us what's going on in the
16 CRA.

17 Like I said, what's happening with those buildings that I
18 just mentioned? You're talking about expanding the CRA but we
19 haven't finished this CRA first. We need to finish this CRA
20 first before we take on even more because then we're never going
21 to get finished. There's more to the city than the marina.

22 I saw in the newspaper you're hiring an accountant and some
23 other positions. Tell us about that.

24 Viking. We're still treating them like they were master
25 developer except they don't have the responsibilities of the

1 master developer. They're getting everything they want, just
2 like they were the developer. They haven't built one thing, not
3 one thing on their property or our property.

4 The Yachtsman. Here's another delay. We've already done
5 surveys on the Yachtsman, but now we're talking about doing
6 surveys again.

7 So keep the people involved, keep us excited, and get rid
8 of all the trash on Broadway. No one wants to come here with
9 toilets and cushions and all this crap that we have. Get on the
10 code department and tell them to clean it up. Thank you.

11 CHAIR PARDO: Thank you.

12 COMMISSIONER MILLER-ANDERSON: I will look into that, Miss
13 Bonnie.

14 CHAIR PARDO: All right. Mayor. Mayor Masters.

15 MAYOR MASTERS: Thank you, Madam Chair.

16 Hopefully one day we will see the need of a either hybrid
17 or independent CRA board, that's what I will be advocating for.

18 I want to make a moral appeal to our supporters in Riviera
19 Beach. Do not allow yourself to be drug down into dirty
20 politics. We must be positive, never be negative. Do not
21 respond -- just don't go there. Stay positive as the mayor is.
22 There's no room for dirty politics. And I want to appeal to all
23 candidates, please stay on the high and moral ground and do not
24 allow yourself to start talking about one or the other. It's
25 about issues.

1 For those of you who need a ride to the polls you may
2 contact me at my number 561-662-7421. Or if you still have
3 ballots that need to be picked up, it's getting too late --
4 almost too late to mail them in. You may call us at the same
5 number; we will freely and voluntarily be happy to take your
6 ballot in.

7 I do want to make one announcement. There's a lot of
8 pictures, and a lot of billboards, it's a lot of slate, and it
9 seems like I'm on all of them. So when you see my picture or my
10 name on a slate, don't get excited, don't get nervous, just look
11 to see who is endorsing that slate, whether it's the fire
12 fighters, or whether it's the police benevolent brothers, the
13 FCIU, whether it's the North Chamber of Commerce. And I'm on
14 most of all the ones I named. So I want people to know that I
15 am running my race on my record, period.

16 Last, but not least, Sunday night, 6:00 p.m., at the
17 Hilltop Baptist Church, for the first time in years we will meet
18 and greet and welcome a movie star from Hollywood. That's
19 right. A movie star who has received many academies; number one
20 movie across the country and perhaps in certain parts of the
21 world. The War Room movie which most of you have seen, the
22 little old lady, or the lady who played the little old lady
23 called Miss Clara is coming to Hilltop at 6:00 p.m., Sunday
24 night, March the 13th. Come early and get a good seat. The
25 mayor will be there. And I will officially give the key to the

1 city to the movie star, who thinks -- didn't think it would be
2 robbery to come to our little city, all the way from Hollywood,
3 and help us again put Riviera Beach on the national scene.

4 Madam Chair, I hope you feel better. That's a terrible
5 cough. But I'll be praying for you too.

6 CHAIR PARDO: Bronchitis and tonsillitis. Thank you.

7 Okay. Tonya. No last name.

8 MS. HICKS-BROWN: Okay. I'm not quite that famous where I
9 can go by one name, Like Prince or Oprah.

10 Tonya Hicks-Brown. And I'm the principal of the Riviera
11 Beach Maritime Academy, 251 West 11th Street, here in Riviera
12 Beach.

13 I just wanted to mention to the Council and CRA, a member
14 said high school grades were recently officially released. And
15 as it relates to education and training here within the city, we
16 are -- we have once again earned an A rating. And we are --
17 thank you. I think Riviera Beach may be one of the only cities
18 in Palm Beach County that can say they have three A high schools
19 right in the same city. So that's some positive news about
20 Riviera Beach.

21 And we are poised also to be the very first school any
22 where in Palm Beach County, any high school, to offer a robotics
23 program. So we are very proud and pleased and we're going to be
24 going forth aggressively with additional recruiting with that
25 new news of being able to release that program.

1 I do want to pause for a second and thank Mayor Masters for
2 his continuing support of myself and the school.

3 And I also want to mention that Riviera Beach Academy does
4 have seats for motivated Riviera Beach students that are
5 interested in going off to college and/or training for high
6 paying careers.

7 Thank you for your time. I do appreciate it.

8 CHAIR PARDO: Thank you.

9 All right. That's the end of public comments.

10 A report by Mr. Brown.

11 EXECUTIVE DIRECTOR BROWN: Yes, Madam Chair, members of the
12 Board, we -- presently we plan to postpone the March 23rd
13 meeting. We don't anticipate having any business that requires
14 you to meet. But if that were to change then we'll give you
15 ample notice.

16 With the Board's -- if the Board would allow me I'd like to
17 make a presentation. In that the March 23rd meeting will be
18 canceled, this will be our last meeting prior to your election.
19 And I've come to realize that after March 15th that my Board has
20 materially changed; that the five members who were here in 2010
21 that hired me, Ms. Pardo, after March 15th you'll be the only
22 one that's here.

23 And so recognizing that this is the last meeting for
24 Mr. Cedrick Thomas, I wanted to make a presentation; as I've
25 done to all retiring members from our Board for whatever reason.

1 And with each Board member I've always learned a very valuable
2 lesson from members of the Board. And with this particular
3 Board member there's several things I've learned. With
4 Mr. Thomas, when we made a presentation to leverage the CRA he
5 was the first to say, Tony, there would not be a dollar borrowed
6 without neighborhood development; and so you supported -- the
7 Board then supported him and 10% of the funds were allocated to
8 Riviera Beach Heights.

9 Then Mr. Thomas said, well, that's not enough. And I said,
10 well, Mr. Thomas, it will never be enough; that the only way
11 that we could leverage the nearly 3 million dollars going into
12 Riviera Beach Heights was to create a delivery system.

13 The City at the time if you recall decided to get out of
14 the neighborhood services businesses, they closed the
15 department. We created a Community Development Corporation; and
16 we've always given credit to Mr. Thomas for that vision,
17 foresight, and for challenging us to think outside the box. So
18 that is his legacy.

19 Then Mr. Thomas was always fond of saying, but, Tony, okay,
20 you're doing an okay job but you're not great until you put a
21 shovel in the ground. All right. So we hired Weitz and I told
22 them just bring a bulldozer and just put it in the ground. So
23 he said that ain't good enough; that it's not about the show, I
24 want to see development coming out of the ground.

25 So to a man who always challenged us to think outside the

1 box, to stretch to new heights, I want you to know you'll be
2 sorely missed. And we have a presentation for you.

3 Before I give you this presentation and you see it -- so as
4 you all know, the O'Donnell Agency is our public relations firm;
5 and the O'Donnell Agency never likes to do anything traditional;
6 so when we were doing the ground breaking for the marina
7 development -- I don't want you to see this yet -- when we were
8 doing the ground breaking for the ribbon cutting, the O'Donnell
9 Agency said we're going to do something different, we're going
10 to have a champagne toast. And so not only did they get one of
11 those traditional bottles of champagne that you see them hit the
12 side of the boat, they got this, I don't know, gallon bottle of
13 Cristal.

14 MR. HAYGOOD: Magnum.

15 CHAIR PARDO: Magnum.

16 EXECUTIVE DIRECTOR BROWN: Is that what it is? See I don't
17 even know.

18 CHAIR PARDO: Magnum. Cristal.

19 EXECUTIVE DIRECTOR BROWN: Now so the question was, so I
20 guess he Googled it and found out how premium this bottle was.
21 So I got the picture where I popped the champagne. So
22 Mr. Thomas leans over to me and says, hey, hey, T., I got this;
23 so I gave him the bottle thinking he was going to give everybody
24 a toast, and I went to look for the bottle, Mr. Thomas was gone,
25 the bottle was gone. In commemoration of that, here is -- now

1 you see that? I don't know if you've seen it. It says thank
2 you for your service, Commissioner, Riviera Beach CRA, 2007 to
3 2016. He's holding the Cristal, and he's at the podium for the
4 preview of the Event Center and Marina Village. So with this I
5 tell you we love you, we'll miss you, and I'm sure you'll be
6 around.

7 MR. HAYGOOD: He's at a loss for words.

8 EXECUTIVE DIRECTOR BROWN: Where's my Cristal?

9 Madam Chair, that's my presentation, I'm done.

10 CHAIR PARDO: Thank you.

11 Mr. Haygood, do you have anything?

12 MR. HAYGOOD: No, ma'am.

13 CHAIR PARDO: Okay. Mr. Davis? Anything?

14 VICE-CHAIR DAVIS: Real briefly. I want to say to the
15 residents at home, I've been getting a lot of phone calls about
16 the movie night on the beach. And I want to say a special thank
17 you to quite a few people. I want to start off with Parks and
18 Recreation, Public Works Department, Police Department, and the
19 Fire Department, Song & Associates, Chen and Moore, Freeman Law
20 Group. The Inlet Grove basketball and football team have really
21 shared their services unselfishly. I want to say thank you for
22 being to every event. Riviera Beach Bridges, the Stonybrook's
23 volunteers, those fathers that actually came out to watch their
24 children and volunteer. That was really wonderful to see.
25 Mayor Workman of Palm Beach Shores, who came out on one

1 occasion. As well as Commissioner -- County Commissioner Hal
2 Valeche supporting. And also the Southeastern Regional Public
3 Market Fair Association for being a sponsor. My assistant,
4 Ms. Regina Williams. Let me just make sure I don't forget
5 anybody else. Ms. Jones, for supporting this along with -- who
6 else we got? I want to make sure. Ms. Newall. Anybody else,
7 Ms. Williams?

8 MS. WILLIAMS: Troy Perry.

9 VICE-CHAIR DAVIS: Mr. Troy Perry, yes, he did a wonderful
10 job in making sure that all the departments met and coordinated
11 all these events.

12 I want to say that the reason why we don't have one this
13 coming Saturday, because as you know March 1st hit and it's
14 turtle season, so we're going to postpone the movie night until
15 the marina is done or next October, whichever one comes first.
16 Because I'm looking to move this movie night to the marina. And
17 hopefully I can get support from the CRA so we can do it there
18 and get some traffic. And then October come -- from October to
19 next February we can move it back to the beach, because I think
20 that the atmosphere has been really powerful for those families
21 across not just Riviera Beach, Palm Beach Shores, Palm Beach
22 Gardens, West Palm Beach -- we even had people come as far as
23 Belle Glade to this event. The last movie night we had was
24 transforming, we had about 360 residents.

25 And I want to say as -- I look forward to coming back here

1 in April.

2 And that will be all. Thank you.

3 CHAIR PARDO: Thank you.

4 Mr. Guyton.

5 COMMISSIONER GUYTON: I had, along with the Youth
6 Recreation Association and MAMA, Mothers Against Murder -- and
7 there was someone else that escapes my mind now. But I'll do it
8 on the City side. But we had a resolution day where we were
9 asking the community to resolve to promote peace and harmony and
10 unity in our community. And the first one I think went off very
11 well. There was more food than anybody could eat. People were
12 coming back three or four times. But the staff was outstanding,
13 the City Manager's office, the Police Department, Parks and
14 Rec -- I know I'm going to forget somebody. Public Works I
15 think was there as well. And all of the other staff members who
16 came together to make that event a success, I really appreciate
17 it.

18 I must on this rare occasion agree with the Mayor as it
19 relates to the election, about not reducing down to the gutter
20 attacks that some seem to want to launch every election. As
21 opposed to sticking to the issues, they want to attack you
22 personally. And oftentimes -- and I know for a fact some of
23 them doing the attacking are some of the biggest crooks in
24 Riviera Beach and they have a lot in their background that they
25 don't want to have shared. But that's neither here or there.

1 In this election we need to stay on the issues. And for all of
2 the people who have been calling me, encouraging me to stay, I
3 really appreciate it, especially the elderly people that sent me
4 scriptures from the bible. So -- and I've been holding my
5 tongue too. I mean it's very difficult at times because I know
6 some of these people are crooks who are trying to attack.

7 But we need to stay positive. The city is moving forward.
8 And I'm happy to have been a part of the progress that's being
9 made. And I just wish everyone well and good luck in the
10 upcoming election. And the people will decide come Tuesday who
11 they want to continue to lead this city.

12 Thank you, Madam Chair.

13 CHAIR PARDO: Ms. Miller-Anderson.

14 COMMISSIONER MILLER-ANDERSON: I'm glad to be here tonight
15 and not on the phone or in the bed. I was sick for about, oh, a
16 couple weeks, but I was actually in the bed for about six days.
17 So I hope you feel better, Ms. Pardo. I do understand, I've
18 been there, and still coughing a little bit. And I just thought
19 he would get it first. That's what I was counting on. Not you.
20 I didn't think it would jump all the way down.

21 COMMISSIONER GUYTON: It did not work.

22 COMMISSIONER MILLER-ANDERSON: It didn't work.

23 You know, I just wanted to make a comment in regards to the
24 items that were on consent. I just don't want to -- I
25 understand that, you know, communication was taking place and

1 everything wasn't conveyed, but I just don't want to be put in a
2 position where I'm receiving information as we're sitting here
3 in the meeting, because I'm unable to make a clear decision when
4 I have this lurking in the back of my mind of wondering, okay,
5 if I make this decision how does that impact what I just learned
6 two minutes ago. So in the future I hope that we don't have
7 these issues.

8 I do expect to be here after March 15th, so I don't have to
9 worry about saying -- well, God willing, I'm here. But I don't
10 have an election, basically is what I'm saying.

11 So I don't want to see that happen in the future with
12 getting things last minute like that, if there are some concerns
13 that need to be put out there before we're here getting ready to
14 make a decision. And it appears that had I not pulled those
15 items, I don't think it would have even been discovered or
16 anyone could have even talked about it. So I'm glad we were
17 able to sit here and talk about it even though somebody told me
18 I needed to make sure I don't pull a whole lot. But that hasn't
19 worked yet. So I think he's learning, so hopefully he'll
20 understand he doesn't tell me what to do.

21 Also, Mr. Brown, I'll get with you so we can see about the
22 concerns that Ms. Larson had regarding that area. Because it's
23 been like that for a little bit so we want to try to clean that
24 up.

25 And, lastly, just everybody come out to vote, you know,

1 March 15th. Early voting is until this Sunday. You won't be
2 able to vote on Monday. But Tuesday they'll be open all day,
3 seven to seven. Make your vote count.

4 That's it. Thank you.

5 COMMISSIONER GUYTON: Oh, Madam Chair, I forgot to thank
6 Ms. Blue, who helped this project that I worked on. Ms. Blue is
7 the best. Thank you, Ms. Blue, for all that you do.

8 CHAIR PARDO: Okay. Well, Mr. Thomas.

9 COMMISSIONER THOMAS: Thank you, Madam Chair.

10 MS. PARDO: No, I'm going to speak first. You're getting
11 the last word. I'm going to allow you the privilege of having
12 the last word tonight.

13 Mr. Thomas, I for one will definitely miss you up here. I
14 will still see you in the community. You'll still be my boo.
15 But I'm not going to see you every Wednesday night.

16 You know, on my way in to the city today I was thinking
17 about everything that, you know, has been accomplished in the
18 past nine years. And then I started thinking about just things,
19 little things in the CRA. And if you recall, prior to you being
20 elected we didn't have that great car wash. Do you remember the
21 car wash that some people in the community said don't do it, we
22 don't want a car wash. We just want this vacant overgrown lot.
23 Don't do it. And we decided, you know what, we're going to move
24 forward with the car wash. And now it's a place where everyone
25 in the community uses. Right? You go there and it's all

1 Riviera Beach people, and they get a great bargain, right, five
2 bucks, Mr. Haygood, five bucks to wash your car, to do
3 everything.

4 And then Publix. We had this guy over on the west coast
5 from Lakeland come and say, hey, you know what guys, I want to
6 bring Publix to Riviera Beach. And then some people said, no,
7 we don't want Publix, they're not going to hire our people; you
8 know, they're going to have shopping carts all around the city.
9 Just like really negative things. Right? And we said, no, we
10 are Riviera Beach, we are moving in a new direction and we
11 deserve a Publix. And now we have a state-of-the-art Publix
12 here in Riviera Beach. And it's fascinating to watch the
13 tourists. You can stand in Publix for five minutes, right, in
14 the lobby, and you can tell who the tourists are, because they
15 take out their cameras and they start taking photographs of the
16 cart escalator, and they think it's just fascinating. And, you
17 know, a lot of times I'll say to them, you haven't seen that
18 before, have you? And they're like, no. That's right. Only in
19 Riviera Beach.

20 And then the marina. You know, I remember the arguments
21 that we had with prior administrations. And I have to give you
22 kudos for that, Mr. Thomas. Really, when you were the
23 chairperson, you know, holding a lot of our staff accountable.
24 And then the next thing you know, we decided to -- it was time
25 to get rid of a lot of dead wood in the city. And I think by

1 doing that, that allowed us to start this forward movement that
2 the city was lacking for such a long time. So I give you kudos
3 for that.

4 And the marina for years, you know, for decades, we heard
5 about, oh, the marina, we're going to do this, we're going to do
6 that, we're going to do that. And then finally we said, you
7 know what, we're going to do it. And, you know, you were very
8 vocal about every aspect of what was going on in the marina.
9 And look where we are now. So, you know, be proud of yourself.

10 And then Rybovich, you were right there with me convincing
11 Mr. Huizenga to come back to Riviera Beach and we will work with
12 you.

13 And helping with the dredge that everyone said for eight
14 years, it's never going to happen, why are you wasting your
15 time. Okay. Look at the dredge hoppers out in the intracoastal
16 right now.

17 Going to Washington. Cedrick Thomas and I went to
18 Washington together when I was first elected. And I have to
19 tell you, as a child growing up in New York City we always went
20 to Washington, D.C., on a school trip. Right? It was the once
21 a year, you get on the bus at 6:00 in the morning and go to D.C.
22 Well, Cedrick and I went to D.C. together as elected officials.
23 And -- no, seriously, let me tell you, we've come a long way
24 from eight years ago going and, you know, selling our plan and
25 everyone saying, yeah, yeah, yeah, good luck to you, good luck;

1 and going up there now where they're like, hey, where I do sign,
2 what do you need from me. And that's something, Cedrick, I'll
3 always remember, our first trip together to Washington, D.C.;
4 the pictures that we took on the, you know, on the steps of the
5 capital, with Tom Rooney. Okay?

6 And the other thing I want to say, we did a market tour --

7 EXECUTIVE DIRECTOR BROWN: Is that when you became her boo?

8 CHAIR PARDO: There were many of us. I see Shelby back
9 there. Shelby was with us too.

10 But I was with Cedrick Thomas when he saw snow for the
11 first time. He is a native Floridian. And I'll never forget
12 that. We were driving from Seattle to Vancouver, and poor
13 Shelby was in the -- well -- but, anyway, so you know what,
14 Cedrick, I am proud to have been --

15 COMMISSIONER GUYTON: Don't forget Room 333 now.

16 CHAIR PARDO: I'm not touching that one. But I still think
17 that the cafe needs to be named 333. No, 333 was a -- yeah,
18 that was a turning point for all of us. It really was.

19 But, anyway, Mr. Thomas, I commend you for your leadership.
20 You have taken this city to a, you know, to the next level. And
21 like I said, people were talking about for decades, you know,
22 what Riviera Beach needs to be and how to get there; and under
23 your leadership we got there.

24 And now, you know, we have this big election coming up next
25 week and, you know, it will determine, you know, the next step

1 for us.

2 So don't be shy. You know where we are. And, you know,
3 all the best to you, my boo.

4 Okay. Mr. Thomas.

5 COMMISSIONER THOMAS: First let me say thank you, Madam
6 Chair.

7 I'd also like to say welcome back to Ms. Jenkins. I don't
8 know if it was planned this way that you come back my last CRA
9 meeting or not, but I'm glad to have you back and I'm glad that
10 everything is going well.

11 You know, trying to make it through the last two meetings,
12 you know, I felt was going to be an emotional pull. I was
13 sitting in my office and my assistant Hope Genty was doing her
14 duty of cleaning my office out, and I'm like, hey, don't do that
15 in front of me. She was like, I just was moving the ketchup.
16 And I'm like, I just don't want to see it. Just wait until I'm
17 gone to do it, because it was very emotional. I've had an
18 opportunity to occupy that office, thanks to the citizens of
19 Riviera Beach, for the past nine years. And I only, you know
20 just say things about the CRA now because I do have one more
21 meeting on the city side to say this.

22 You know, I don't think that everything I done was perfect.
23 I heard Ms. Pardo talk about a Washington trip; what she didn't
24 say is because I was a native Floridian I actually went to
25 Washington with shorts and a tank top on. And that wasn't a

1 very smart move. And let me just say it was definitely
2 wintertime. And, you know, I wasn't quite able to get right
3 into my room for whatever reason and, yeah, that, that was
4 interesting. Needless to say, I wear pants when I go to
5 Washington now.

6 But, you know, I've sat through dozens of board -- well,
7 not dozens, but a lot of different boards, you know from Mr. Jim
8 Jackson, may he rest in peace, Ms. Norma Duncombe, with of
9 course Shelby Lowe, Lynne Hubbard, Billy Brooks, Judy Davis,
10 it's a lot of individuals that were here and helped move this
11 city forward. You know, some of us excelled in certain areas;
12 others of us excelled in other areas. But, you know, it was
13 great working with everybody that I had a chance to work with
14 here.

15 I don't think there were too many people as tough on
16 Mr. Brown as I have been over the years. And things did
17 materialize from that. We do have a new events center. You
18 know, that's amazing. I heard those stories, you know, over and
19 over, that nothing will ever get done, Riviera Beach can't get
20 out of its own way.

21 You know, I also look over at the ocean mall -- we were so
22 excited, Dawn and myself. Dawn actually was inside of the
23 bulldozer, and I was standing on the outside. I don't know why
24 they let us do that. But as we were knocking down the facility
25 that was there, the old Ocean Mall that was there -- and of

1 course I have a nice gash on my leg from that event, but it was
2 symbolic of, you know, tearing down the old and coming back in
3 with the new. It's, you know, it's just been great. It's been
4 great.

5 Of course everyone knows I'm not quite a fan of the media,
6 but they've been a necessary part of this so that you can get
7 some of the stuff out and hope you can sift through and get the
8 balance of the story.

9 It's a bittersweet occasion. Mr. Brown is happy because I
10 won't be here to vote on his next contract.

11 But, you know, I have to thank Mike Haygood, who has always
12 kept us legally sufficient here; and he's always been the
13 constant professional here. We've never had to, you know, think
14 about getting another attorney or doing any of that. He's
15 always been fair. And if we didn't agree with him he always
16 said, hey, ask anybody you want. He's always been able to meet
17 with us at all times, you know, and keeping things going. So I
18 have to thank him.

19 As well as the staff. I'm not going to call everybody's
20 name because I don't want to miss anybody. But I do want to
21 thank Scott. For a period of time during my tenure you actually
22 served as the interim executive director, and you kept things
23 going, you kept things going during a time that nobody probably
24 wanted that position, but you kept it moving. You've earned my
25 respect. You know, you've earned my respect and you deserve

1 whatever it is that's coming, because you've been a constant
2 professional as well in this particular city. So I do
3 appreciate that.

4 Darlene has been there for a while as well. It hasn't
5 always been easy trying to balance travel and all those
6 different types of things, and finding out what certain things
7 were in different cities for your per diem. And it was just
8 tough; but she's always been professional, she's moved it
9 forward as well.

10 The new staff that is there now, that have come on lately,
11 you're added benefit; we're moving, we're doing different
12 things, you know, we're building houses. The CRA is alive, you
13 know. I went through there and I saw that individuals can pick
14 out their carpet and their cabinets and all of those things,
15 it's a wonderful thing; and it was not like that when we got
16 here.

17 If you can leave something better off than when you found
18 it, that's always a good thing.

19 So I'm going to make a transition. I still plan to be very
20 vocal in the community. I still plan to serve this community in
21 whatever facet, it's just not going to be on this Board at this
22 time. And I would like to thank my assistant, Hope, who I tell
23 you, man, if there were labor laws that have been broken it's
24 probably been with her, she works tirelessly, no matter what
25 time it is, no matter what we're working on, she always has. So

1 let me publicly say I appreciate you. I'm going to definitely
2 miss having you and your support.

3 I cannot go without talking about the first assistant I
4 had, Ms. Janny Labosky, who was extremely great as well. I just
5 was lucky enough to get a Hope after Janny. All the things that
6 have gone on in that office I could not have done it without the
7 help of my assistants, so I thank both of them.

8 And, Madam Chair, I thank you. I thank the Board that I'm
9 sitting with. And most of all I thank the residents.

10 That's all. Thank you.

11 CHAIR PARDO: Okay. People, don't forget, please go out
12 and vote.

13 We are adjourned.

14 (The proceedings ended at 7:15 p.m.)
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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 22nd
day of March, 2016.



CLAUDIA PRICE WITTERS
Registered Professional Reporter

ADJOURNMENT

The meeting was adjourned at 7:15 P.M. The minutes were approved by the Board of Commissioners on _____.

Dawn Pardo, Chairperson

Executive Director Tony Brown

/cw
Florida Court Reporting