

Riviera Beach Community Redevelopment Agency Budget Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, August 24, 2016

5:38 p.m. to 6:21 p.m.

APPEARANCES:

Chair Terence Davis

Vice-Chair KaShamba Miller-Anderson

Commissioner Lynne Hubbard

Commissioner Tonya Davis Johnson

Commissioner Dawn Pardo

Attorney Michael Haygood

Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 CHAIR DAVIS: At this time we're going to call this August  
2 24th, 2016, budget workshop meeting to order for the CRA.

3 Madam Clerk, roll call, please.

4 (Upon roll call by CRA Operations Manager & Public Information  
5 Officer Darlene Hatcher, the following were present: Chair  
6 Terence Davis, Vice-Chair KaShamba Miller-Anderson, Commissioner  
7 Tonya Davis Johnson, Commissioner Dawn Pardo. Also present:  
8 Executive Director Scott Evans, Attorney Michael Haygood.)

9 CHAIR DAVIS: We're going to stand for the Pledge; and the  
10 Pledge will be led by, after a moment of silence, by  
11 Councilperson Johnson.

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

13 CHAIR DAVIS: Now that we're done that, the discussion for  
14 the budget workshop will be led by the Executive Director,  
15 Mr. Scott Evans.

16 EXECUTIVE DIRECTOR EVANS: Good evening, Mr. Chair, members  
17 of the board.

18 I'm going to go down to the podium to give my presentation,  
19 if that's okay.

20 CHAIR DAVIS: Yes, sir.

21 EXECUTIVE DIRECTOR EVANS: Good evening. Scott Evans,  
22 interim CRA director.

23 Tonight I am taking over resuming our budget workshop  
24 presentations. And at this time of transition I thought it  
25 might be good to just quickly start with looking back, because

1 in the 17 years that I've worked with the City there's been a  
2 lot of plans. And in the last few years we've made a lot of  
3 progress.

4 And back in 2007 the citizens embarked upon a master plan  
5 visioning process. And that process wasn't designed to develop  
6 a prescribed solution; it was a citizen driven event that  
7 outlines a set of goals and ideals that they expected the City  
8 to strive for. And I was looking back over those original goals  
9 that were set and that was actually approved back in 2008, and I  
10 just thought it was important to mention some of them because  
11 the City as a whole has made very good progress in accomplishing  
12 and proceeding towards a lot of those goals. They include the  
13 director to improve and expand the marina, improve Bicentennial  
14 Park, increase the prominence and use of Newcomb Hall, enhance  
15 the working waterfront, improve opportunities for marine related  
16 business, redevelop the Ocean Mall, improve the look and feel of  
17 Broadway-US 1, establish additional city parks, create jobs,  
18 revitalize neighborhoods. I just wanted to mention -- and  
19 there's a few more, but it was just really important to me when  
20 I looked back on that to realize how much has been achieved.  
21 And we're progressing towards completing all of them. And I  
22 think it's a good document that we can continue to refer to as  
23 we move forward.

24 The budget presentation that was completed on July 27th  
25 provided an outline of the overall position of the CRA, the

1 various interlocal agreements that we've approved, the various  
2 debt obligations that we currently have. And so tonight I want  
3 to start with -- this will be our second workshop and I wanted  
4 to focus on the existing capital projects that we have underway  
5 (Commissioner Hubbard is now on the dais) and discuss the new  
6 capital projects that I propose to complete next year; as well  
7 as the various programs and partnerships that I would propose  
8 that the CRA either continues or begins in this coming year.

9 The proposed approval process would then follow with I --  
10 we'd be able to transmit the complete budget draft on August  
11 31st, which would provide the board with two weeks to review it  
12 in advance of September 14th, which is when you could review and  
13 approve a final budget.

14 And I would also propose to schedule a third workshop in  
15 between the dates of September 6th and the 12th so that we can  
16 continue to work on the priority areas and the key items that  
17 you'd like to focus on and amend.

18 So starting with some of our existing capital projects that  
19 we currently have underway. And one of the largest ones is our  
20 Broadway Marina District utility burial project. And this  
21 project is partially completed. We have buried the -- as a part  
22 of the process what you have to do is bury all of the lines.  
23 And then once they're all buried underground, then FP&L will  
24 come back and remove the poles; and then you get that beautiful  
25 vista without all of those wires and poles.

1           And that project extends currently from 11th Street, all  
2 along Broadway to 27th Street. And so we have -- at this point  
3 we have completed the burial of all of the Comcast lines, and  
4 the FiberLight, and Level 3 Communications. And Level 3  
5 Communications has actually been buried all the way to Silver  
6 Beach Road. And FPL has buried their power lines that were  
7 located in the marina. So remaining on this project is  
8 approximately 1.5 million dollars to complete the burial of  
9 AT&T, Florida Power & Light, and then the removal of the  
10 overhead lines, and restoration of sidewalks, and the final  
11 streetscape; which will be minimal because they'll be doing a  
12 directional bore underneath the ground.

13           Another existing capital project that's underway is -- it  
14 is -- we have -- we are just now finishing, and will complete it  
15 in this budget year, the Marina District Project Phase I. And  
16 that has created four waterfront development parcels. And those  
17 parcels have been planned for future restaurants. So we are in  
18 the process of obtaining site plan approval and development  
19 entitlements so that when we do locate a future private  
20 developer, future business partner to work with the City and the  
21 CRA and come in and build these restaurants, and other  
22 development at the marina, that the entitlements will already be  
23 in place so that -- because it's approximately a six-month time  
24 period from the time that you begin envisioning a project until  
25 you get approval. So we've done this project to try and speed

1 up the time in between when we find a partner; so they'll just  
2 be able to submit to the building department with their plans  
3 and then go ahead and start construction with some minor  
4 revisions. So we're in the middle of this process now in order  
5 to get that site plan approval. This also includes a few other  
6 things. We're obtaining traffic concurrency from Palm Beach  
7 County. For any project you have to track all of the various  
8 impacts on the roadways and show how you can accommodate that.  
9 So that's a part of that process.

10 And we're also going to review the site walls along the  
11 promenade towards looking at how we might be able to enhance the  
12 views for our future restaurants when they come in.

13 At our recent City/CRA visioning process, the commission  
14 CRA goals and strategic initiatives were to review existing  
15 plans, opportunities, property ownership within the Marina  
16 District, and to set a new action plan with a time table. They  
17 were also to development of a downtown Riviera Beach and to  
18 initiate a comprehensive strategy to redevelop the whole  
19 Broadway corridor. And then the third one that I heard  
20 throughout the visioning process was continue efforts to improve  
21 and enhance our residential neighborhoods.

22 So with those being some of the key goals and strategic  
23 initiatives, and being that we are in a time of transition, I  
24 would propose that in October, November of this year we propose  
25 a follow-up board retreat to really focus on some of the larger

1 issues that are facing this board. And starting primarily with  
2 establishing a new long-term strategy for how we're going to  
3 proceed with the next phase of the Marina District. We made a  
4 substantial investment in the first phase and now we're set up  
5 and ready to go out to the public and attract new private  
6 developers, new partners, to help us realize the second phase.

7 I would propose to have a retreat in the October, November  
8 time frame, at the board's choice, to really focus in and talk  
9 about an RFP process, talk about the key goals that you want to  
10 obtain through those agreements that eventually would be  
11 achieved so that we can then proceed immediately with those  
12 steps.

13 And the other would be to also -- throughout the visioning  
14 process the board has given clear direction that they want both  
15 the City and the CRA to continue to reinvest in the  
16 neighborhoods. And I see this as being a collective effort with  
17 the CRA and the City working together. And so I would propose  
18 this also be a part of that workshop so that we can talk about  
19 what's underway and look at how the City and the CRA can work  
20 together to enhance those efforts citywide.

21 Some of the -- and that workshop process is really going to  
22 also allow us to talk about some of the bigger picture items  
23 that have been pending: From a parking enterprise citywide to  
24 the parking garage that we know we will one day need at the  
25 marina, and to determining a strategy to continue to pursue our

1 public market project which will be an important business  
2 generator within the city.

3 So for the new capital projects for this year, I just want  
4 to talk about a few of the ones that are important I think as we  
5 continue to enhance the marina project. And on the screen above  
6 I kind of just put the red circles around some of the key items  
7 I wanted to mention tonight.

8 The first one is: This is our event patio. And the Event  
9 Center has had great response, and it's almost booked every  
10 weekend for the next six months. But we're starting to get  
11 feedback as we rent it out and I think we can continue to make  
12 improvements and make it a better facility. One is that this  
13 event patio needs some sort of shade structure. So I'd like to  
14 include that as a future capital item too. Whether it was  
15 portable so that you could have it open, or have the option to  
16 add shade, I think we could look at that. But it definitely --  
17 we need the option to be able to provide more shade so that we  
18 could rent that upstairs patio.

19 The patio on the east side. I would propose that we go  
20 ahead and finish that. Right now we held off on finishing in  
21 the first phase of the project. We were hoping to have a  
22 restaurant tenant at this time. We're still continuing to look,  
23 and there is great interest, but we have not achieved that. And  
24 I would like to make the eastern side of the patio in the  
25 interim useable, so I would like to proceed with putting in the

1 floor tile system that is established for that roof area.

2 CHAIR DAVIS: Excuse me, Mr. Evans.

3 EXECUTIVE DIRECTOR EVANS: Yes.

4 CHAIR DAVIS: So if we had a restaurant, they would have  
5 done the flooring?

6 EXECUTIVE DIRECTOR EVANS: Yes. But we had proposed that  
7 we would provide them some incentive to come in; and that  
8 incentive would have helped cover the cost of the flooring. So  
9 whether we do it now or we provide them an incentive later to do  
10 it.

11 I have two circles around that area because as we do look  
12 for a new restaurant to come into this area, and to locate  
13 within our Event Center, we are going to need to fund a  
14 build-out for them, a contribution towards their build-out  
15 costs. So that would be something I would also want to include  
16 in this year's budget, is funding to help attract a restaurant  
17 tenant.

18 Over in Bicentennial Park there's a couple of things that I  
19 would like to include. One would be -- this is our concession  
20 area, it's in the northeast side of the park, and it's on the  
21 western side of the building there that houses the bathrooms.  
22 And I would like to build out that section. We have some  
23 furniture that's available to be installed, a dishwasher and a  
24 couple of other appliances. But I would like to finish it out  
25 so that this space could be used and rented out to local

1 community groups for use.

2 Right now it's just a concrete shell. So I'd like to make  
3 it available so that when we do have events the space is ready  
4 to be rented or to be used by the community to provide  
5 concessions at the park.

6 And the other circle I have there, is we've found that a  
7 number of people could have use for a temporary stage. And  
8 depending on the size and the type that we choose, we have  
9 various storage areas, both in this building and possibly in our  
10 cart storage area which is in this building, to store a small  
11 temporary stage. That would allow us to make that available to  
12 the community, to make it available for our events; and it would  
13 be on site and our Clean and Safe team would know how to set it  
14 up.

15 COMMISSIONER PARDO: Mr. Chair.

16 CHAIR DAVIS: Yes, ma'am.

17 COMMISSIONER PARDO: Okay. So, Scott, do you have numbers  
18 to go along with these requests?

19 EXECUTIVE DIRECTOR EVANS: I have numbers with some of  
20 them, yes. And then I would include them in the final budget  
21 that I would send out next week.

22 The stage is running between 30 and 50 thousand for a good  
23 portable stage.

24 COMMISSIONER PARDO: Okay. And then what about the shade  
25 sails and putting tile on the east side, you know, can you give

1 us a figure, an estimate --

2 EXECUTIVE DIRECTOR EVANS: Sure.

3 COMMISSIONER PARDO: -- on what the circles would cost?

4 EXECUTIVE DIRECTOR EVANS: So the tile, the flooring on the  
5 east side is going to cost about \$65,000, and that's a set --  
6 it's a set way to complete it. So since we have to match the  
7 other side, I have a pretty fixed number on that.

8 And I would propose an allowance of about 25,000 because I  
9 don't have any hard numbers for the shade solution. But I would  
10 want to keep something a portable solution, so I wouldn't want  
11 to spend more than that for the west side.

12 For the type of tenant improvement allowance that we think  
13 is necessary, that would need to be between six and seven  
14 hundred thousand dollars. It wouldn't just be for the upstairs,  
15 it would be also for the downstairs. We have 4,000 square feet  
16 patio upstairs. And then downstairs we have over 3,000 square  
17 feet of restaurant space that they would have to fit out. In  
18 addition to another 2500 square feet of outdoor patio on this  
19 first floor.

20 CHAIR DAVIS: Councilperson Johnson.

21 COMMISSIONER DAVIS JOHNSON: Mr. Evans, when you talk about  
22 the shading for the west side, have you thought about misting  
23 fans and heaters now, as opposed to waiting? Because it's --  
24 you know, the afternoon functions are blistering; and I know  
25 that we will experience some cool weather at some point, so we

1 should be making provisions for that as well.

2 EXECUTIVE DIRECTOR EVANS: Yes. And that would be -- I  
3 mean if we decided to put in fans immediately, that's something  
4 we could make happen right away.

5 CHAIR DAVIS: Is that the fans with the water? The kind  
6 that blow misty --

7 COMMISSIONER DAVIS JOHNSON: Misty, mmhmm.

8 CHAIR DAVIS: Oh. Okay.

9 EXECUTIVE DIRECTOR EVANS: Some of the other enhancements  
10 that I think we should continue to make at the Marina District  
11 is parking has always been a large issue; and right now we own  
12 the Spanish Courts site, it's available, and I believe we should  
13 immediately construct temporary overflow parking there.

14 And if we gain control of our future public market site,  
15 which is the property right adjacent to Avenue C, right across  
16 from the marina, as part of a trade that's pending with Viking,  
17 then we would be able to also construct temporary parking there.  
18 But until that's completed I would immediately propose that we  
19 do develop the parking on Spanish Courts. And we think that we  
20 can fit approximately 125 to 130 cars there. And it would be  
21 stabilized non-dusting surface that we would need to put in,  
22 preferably some sort of non-dusting rock that we would put in.  
23 And it would also include some landscaping along Broadway, some  
24 lighting; minimal improvements so that it looks good from the  
25 street and it's usable and it won't wash out during a heavy

1 rainstorm and will last. And the cost on that is somewhere  
2 between 150 and 200 thousand. And it would last -- we would be  
3 looking for it to last at least five years.

4 CHAIR DAVIS: Okay. Excuse me. Let the record reflect  
5 that Councilperson Hubbard is on the dais.

6 EXECUTIVE DIRECTOR EVANS: And another thing we'd like to  
7 participate in is to coordinate with the City on development of  
8 citywide parking enterprise that they're now encouraging. I  
9 believe they've gone to agreement. And through that process  
10 we'd like to begin to implement a parking fee collection system  
11 within the Marina District, so we'd like to do this next year  
12 also. We feel that there are some revenues out there that we  
13 could start to obtain that would allow us to fund future parking  
14 and also help pay for the costs related to paying for our  
15 overflow parking sites at the District.

16 Some of our programs that I would propose. We have a  
17 commercial property and a building enhancement grant program  
18 that the CRA has done several years, and I would propose that we  
19 provide grants. In the past we've done a range between 40 and  
20 70 thousand. I would propose that we look to stay at the lower  
21 end of that, perhaps 30 to 40 thousand. But really focus on  
22 improving our commercial properties on Broadway, Avenue E, and  
23 along Barack Obama Highway. And that would be available to  
24 commercial properties. And I would propose that we, that we  
25 fund that with about \$300,000.

1 I would like to continue our residential property grants.  
2 These provide residents grants to repair, paint, and beautify  
3 their homes and their properties. And I would like to propose  
4 to make it open to all residents in the CRA to take advantage of  
5 that program.

6 CHAIR DAVIS: Mr. Evans, I know you discussed previously  
7 about irrigation systems. A system like that, is that still on  
8 the table?

9 EXECUTIVE DIRECTOR EVANS: Yes, that could be a part of  
10 that program.

11 And then I would like to continue the Property of  
12 Distinction program. But I would like to focus on a couple of  
13 key CRA properties when we proceed with that.

14 We own two properties on Blue Heron Boulevard: One at  
15 Avenue F and one at Broadway. And we have received a proposal  
16 from a local Riviera Beach based business to relocate to that  
17 site on Avenue F and to create a new opportunity for them to  
18 expand their business and move to a busier road. And so I would  
19 like to move forward and bring that back to a board as a  
20 potential future project. That site has been undeveloped for  
21 many years. And I would like to both get -- see that site  
22 developed and add it to the tax roles; and at the same time I  
23 think we have a good proposal from a local Riviera Beach based  
24 business to develop that.

25 And then our other property located at Broadway and Blue

1 Heron. And this is the site where we knocked down the building  
2 that was right up against the sidewalk. And we put in some  
3 landscape and a sort of coming soon, revitalization of the  
4 Broadway corridor sign. And I think there's a lot of good  
5 opportunities to take that property to the next level.

6 We have developed some sketches and some plans for putting  
7 in possibly a fountain or a more permanent type signage that  
8 just lets you know you're in Riviera Beach.

9 So I'd like to possibly proceed with that project and bring  
10 that back to you to review some of the concepts to really expand  
11 on the -- we put up a few trees and lighting, and it looks good,  
12 but I'd really like to take that to the next level and make it a  
13 really active unique public space that really makes people  
14 notice when they drive by.

15 I want to continue our various programs and partnerships  
16 that are focused on investing in our neighborhoods. We are  
17 about to complete the five new homes that are under construction  
18 in our partnership with Palm Beach County, and that's called our  
19 Renaissance Home Program. I'd like to expand that program and  
20 continue it in 2017. We'd like to build an additional five  
21 homes. And we'd like to build -- begin a new portion of that  
22 program where we are not only building new homes but buying up  
23 our blighted or vacant properties, rehabbing those properties.

24 Thank you. Sorry. Going to take a --

25 COMMISSIONER PARDO: Having a Marco Rubio minute.

1 EXECUTIVE DIRECTOR EVANS: And this really has a unique  
2 effect on the neighborhoods, because it's putting a new home  
3 owner in a new house, and it's taking an existing home that may  
4 not look very good or may be vacant, and changing the way it  
5 looks, which contributes to the street.

6 The CDC is also -- we've been supporting them, and they're  
7 looking to continue looking for new housing projects. There is  
8 a new potential property that they could redevelop 28 townhomes  
9 on Avenue J. We think that that's a good opportunity we'd like  
10 to continue to explore. That is outside of the CRA so that  
11 would be funded by -- the City is proposing to fund the CDC  
12 efforts. And that would include just the investigation of that  
13 Avenue J property, which is currently underutilized and has the  
14 infrastructure for about 28 townhomes. So it's an opportunity  
15 to put in some new home ownership opportunities.

16 The CDC also manages the community garden. And we have an  
17 absolutely beautiful community garden but we really need to  
18 re-engage the community. So under that funding support we give  
19 to the CDC, they will be reenergizing the community garden  
20 program with a focus less on the gardening and more on getting  
21 the residents involved and teaching them, so that they can  
22 expand more community gardens throughout the city.

23 Another project that we have underway is we're completing  
24 Gateway Park. And this is at the corner of Australian and  
25 Martin Luther King Junior Boulevard. And this is a project

1 that's funded by a Solid Waste Authority grant. So we would be  
2 looking to complete that in this fiscal year. And that's  
3 already funded.

4 We want to continue our home buyers club, first time home  
5 buyers rent to own program. This builds a pipeline of future  
6 residents that can utilize our new homes that we build; or as we  
7 expand our rehab program, to create a pipeline of Riviera Beach  
8 residents who are ready to take advantage of those county  
9 dollars.

10 CHAIR DAVIS: Excuse me, Mr. Evans.

11 Commissioner Johnson has something to say.

12 COMMISSIONER DAVIS JOHNSON: Mr. Evans, back to the Gateway  
13 Park project. I know that you just mentioned that Solid Waste  
14 has provided a grant for that project. But is there a way to  
15 identify additional funding to keep the consistency of the look  
16 and feel of what you've done with the linear park and that  
17 fencing and having that to serve down there at the Gateway Park?

18 EXECUTIVE DIRECTOR EVANS: Yes, we could assign some  
19 funding to sort of a minimal treatment that we've done on that  
20 site utilizing the funds that we had. It's a great opportunity.  
21 It was a vacant home that was -- two structures on that that had  
22 been vacant for a long time. And we were able to purchase it  
23 and knock them down, which was a great improvement in itself.  
24 But we could apply additional funds to that project to sort of,  
25 to enhance the look. We have money in the Riviera Beach Heights

1 project fund actually that could do that if the board would  
2 like.

3 COMMISSIONER DAVIS JOHNSON: I just think it -- to my  
4 colleagues, I just think that it's important if we're going to  
5 continue making improvements in specific areas, whatever it is,  
6 that we start by way of design and look -- it should be a  
7 continuation in anything that's going to happen. And it is  
8 along the MLK corridor right there at Australian and MLK, so we  
9 should consider that.

10 EXECUTIVE DIRECTOR EVANS: Okay.

11 COMMISSIONER DAVIS JOHNSON: Thank you, sir.

12 EXECUTIVE DIRECTOR EVANS: Currently we are conducting and  
13 organizing Business Watch meetings throughout the CRA  
14 neighborhoods, and also we conduct Neighborhood Watch meetings.  
15 This is through our Clean and Safe program. They also do  
16 pressure cleaning, sidewalk cleaning. And I would like to  
17 continue also their Ambassador services which is at the Ocean  
18 Mall and the marina; and that includes expanded shuttle services  
19 as we expand our overflow parking to Spanish Courts. That will  
20 allow us to also provide a shuttle to that area. And they are  
21 also providing support services for the Marina Event Center and  
22 Marina Uplands.

23 The Marina Uplands enterprise is a large expense, operating  
24 that, for the CRA. At your last budget presentation we went  
25 through the various interlocal agreements and the funding

1 arrangements, but I just want to retouch on that because it's a  
2 significant part of the budget. And we would be looking to  
3 continue our partnership with the City to fund the CAM costs for  
4 the Marina Uplands and the Event Center. And also implement a  
5 joint operational study of the CRA, towards identifying  
6 potential opportunities to save money on services that could be  
7 provided by the City. And just since the City is helping us  
8 fund and operate this, I think it's important to look at what  
9 services does the City have already that they're providing  
10 elsewhere in the city, and really have a comprehensive look  
11 at -- see which items that might make sense for the City to  
12 assist us directly with rather than have all of these  
13 complicated interlocal agreements transferring payments and CAM  
14 payments.

15 So I've spoken to the City manager about that, and they're  
16 amenable to exploring that with us towards saving both the CRA  
17 and the City funds in the future.

18 And that completes my overview of the projects and programs  
19 I would like to immediately continue with.

20 I know that we're in a time of transition right now, but I  
21 think that we have a lot of excellent programs we're providing  
22 and we'd like to continue to do so.

23 Also, it's important, next Wednesday I can commit to  
24 delivering the final budget, including all of the numbers in it  
25 for your review. And I would like to set a date tonight if

1 possible for a follow-up workshop, possibly between the dates of  
2 September 6th and the 12th, so we can drill down on some of the  
3 areas of that final budget that you'd like to amend, change, or  
4 modify.

5 Thank you.

6 CHAIR DAVIS: All right. To the board, do you want to  
7 discuss a potential date -- between now and September 12th, did  
8 you say, Mr. Evans?

9 EXECUTIVE DIRECTOR EVANS: Between the 6th and the 12th.

10 CHAIR DAVIS: 6th and the 12th. The 6th is on a Tuesday.  
11 And the 12th is on the following Monday.

12 Any proposed dates?

13 COMMISSIONER PARDO: Yeah. How about the 12th, Monday the  
14 12th?

15 CHAIR DAVIS: Anyone have any -- I'm comfortable with the  
16 12th.

17 MR. HAYGOOD: The board meets on the 14th.

18 CHAIR DAVIS: What, the CRA?

19 COMMISSIONER DAVIS JOHNSON: Mmhmm.

20 CHAIR DAVIS: Do we have to have this approved before the  
21 board meeting?

22 EXECUTIVE DIRECTOR EVANS: The 12th would work. I would  
23 propose to bring it back to you on the 14th. I reserved the  
24 time in between the workshop to make any changes that are made.

25 CHAIR DAVIS: Okay.

1 COMMISSIONER DAVIS JOHNSON: 5:30 p.m.?

2 CHAIR DAVIS: 5:30. Anyone have any objections?

3 COMMISSIONER HUBBARD: 6:00?

4 CHAIR DAVIS: At 6:00? Okay. I can do 6:00.

5 Okay. Mr. Evans.

6 So, Mr. Haygood, you're going to do that announcement? The  
7 6th?

8 MR. HAYGOOD: Yes.

9 CHAIR DAVIS: So September 12th at 6:00 p.m., which is that  
10 Monday.

11 EXECUTIVE DIRECTOR EVANS: At 6:00 p.m.?

12 CHAIR DAVIS: Yes, sir.

13 Okay. Any discussions by the board? We'll start with  
14 Commissioner Pardo. With regards to the presentation, anything?

15 COMMISSIONER PARDO: Yes.

16 So, Scott, have you or have any of the board members  
17 thought about what we're going to do with the property on the  
18 corner of Blue Heron and Broadway? And, you know, not just the  
19 park. We own the pawn shop and everything going down to Dairy  
20 Bell. You know, I think that's something that the council needs  
21 to think about. Do we want to stay in the business of owning  
22 property? You know, should we possibly go out, get the property  
23 appraised, and see if maybe we could sell it and have someone  
24 develop it? That's something.

25 And then, Scott, you brought up the, the thought about

1 possibly turning some stuff over to the City. I think that is a  
2 good idea. And there are definitely a couple of departments I  
3 think you should look at. You know, you're the only planner  
4 right now over at the CRA. We don't have a lot of projects  
5 going on, but you never know if something is going to come in.  
6 So possibly we can utilize the services of the City, since they  
7 have more planners.

8 And then finance, maybe we should think about putting  
9 finance under the City.

10 Basically that's it.

11 And, you know, we still need to think about how we're going  
12 to generate TIF, you know.

13 So that's all I have.

14 CHAIR DAVIS: Commissioner Hubbard.

15 COMMISSIONER HUBBARD: One thing I wanted to bring up,  
16 Commissioner Pardo brought up, is the -- there were --  
17 Mr. Sherman put together a list of some of the areas that we  
18 could combine. But one thing I don't want to do, I don't want  
19 to lose our ability -- I know the CRA and the rules that we, the  
20 leniency that we have within the CRA is good for us when it's  
21 being done right and for the benefit of the residents. So I  
22 want us to be careful in the stuff that we do merge. Because  
23 like we have -- we're allowed to just color outside the lines a  
24 little bit within the CRA so that we can remove blight and to  
25 generate funds.

1           One of the income things that I wanted to talk about was  
2 that when we do start to work on Broadway, that we already have  
3 an idea of what we want it to look like so that no one will come  
4 in and tell us about our vague zoning laws and how they are  
5 allowed to have this, that, and the other, because we don't have  
6 a plan for it, we don't have a pencil sketch or an idea.  
7 However, we did pay for that with Treasure Coast, so I'm sure we  
8 have several plans. But we need to be careful and look at what  
9 our plans say and exactly what we want.

10           One thing about going forward with -- I know the budget is  
11 tied to where we're going with the CRA, and what are some of the  
12 things that we are going to change in that plan as you mentioned  
13 up there. And I think that will have a lot to do with the  
14 budget. So I'm hoping at some point that, I guess when you give  
15 us the budget that you have for us, and some more of this stuff  
16 that I'll mention, in the CRA meeting -- because I have notes  
17 for that as well. But if we're going to pare it, you know,  
18 we're going to be paring some stuff back, maybe deleting some  
19 positions, combining some positions. I didn't hear any of that  
20 in the, you know, in the budget, as to which one of those items  
21 you would be doing. So I'd like to see that in the budget that  
22 you send to us.

23           CHAIR DAVIS: Well, he did. We discussed before you got  
24 here, he talked about scheduling a workshop to discuss that  
25 issue and the new capital projects that are going to come along,

1 and the changes that will be recommended to be made so we can  
2 look at it. Just like we did on the City side recently when we  
3 had our retreat. So he's proposing that we do one on the CRA  
4 side to discuss those various things.

5 COMMISSIONER HUBBARD: In addition to the one on the 12th,  
6 is that what you're referring to?

7 CHAIR DAVIS: Well, that's the budget workshop. But he  
8 talked about -- yeah, in addition to it, yeah.

9 EXECUTIVE DIRECTOR EVANS: But on the 12th I'll be prepared  
10 to also present operations and personnel recommendations, and  
11 also review the existing and expired contracts so we can set new  
12 procurement that we can start in the new year, for those issues  
13 that the board doesn't want to proceed with or that they want to  
14 go in a new direction.

15 COMMISSIONER HUBBARD: Thank you.

16 CHAIR DAVIS: Commissioner Johnson.

17 COMMISSIONER DAVIS JOHNSON: When you talked about  
18 community outreach and CRA services, particularly with the home  
19 buyers' club, first-time home buyer, do we have a program in  
20 place? Or will we be utilizing the services of say like an  
21 Urban League that has a first-time home buyer program, or Palm  
22 Beach County which has a first-time home buyer program, to  
23 provide the workshops to help to reduce any costs that may be  
24 associated with that?

25 EXECUTIVE DIRECTOR EVANS: We do have a program in place.

1 I would ask Annetta Jenkins to --

2 MS. JENKINS: Annetta Jenkins, Director of Neighborhood  
3 Services.

4 We would have our own Riviera Beach home buyers' club. And  
5 we would partner with organizations like the Clear Point  
6 Counseling service, the Urban League; we already do that. And  
7 we'd be leveraging what we would do here locally with expertise  
8 in other areas. And it would be a comprehensive home buyer  
9 program, including a rent-to-own component.

10 COMMISSIONER DAVIS JOHNSON: So there is printed  
11 information on that program and how it operates?

12 MS. JENKINS: Yes, there is. We're in the process -- the  
13 CDC is in the process of procuring and securing someone to  
14 operate it for us who's certified. And I can share the scope,  
15 so you could see what those components are.

16 COMMISSIONER DAVIS JOHNSON: Okay. All right. Then I'll  
17 just reserve comments for when we meet on the 12th.

18 CHAIR DAVIS: Vice-Chair Miller-Anderson.

19 VICE-CHAIR MILLER-ANDERSON: I don't have anything other  
20 than just to add to what Councilwoman Pardo spoke of regarding  
21 the area off of Broadway. I know that we've had some interest  
22 in the old Dairy Bell. Did we have any plans that were in the  
23 pipeline for any of that area, with the old BB&T building, the  
24 Dairy Bell?

25 EXECUTIVE DIRECTOR EVANS: We were hoping that we would by

1 now have been able to bring you a redevelopment proposal for the  
2 property that's across the street, the old BB&T Bank -- no, Bank  
3 Atlantic. But unfortunately that's privately owned, and  
4 although they've been talking to us about some future  
5 redevelopment opportunities none have advanced to the point  
6 where they could present it to this board.

7 We were hoping to make an enhancement of our building which  
8 we own across the street to match the new project that was  
9 coming in. But since that hasn't proceeded we could make  
10 recommendations to this board to make some enhancements to that  
11 building.

12 We could also -- we have some sketches that I could share  
13 with you that would fix up the parking lot right adjacent to  
14 that building. The parking doesn't operate very well. So we  
15 would like to improve that, add some new landscaping, make the  
16 parking lot work a little bit more functional.

17 And the building, the Dairy Bell building that exists there  
18 now today is not up to code so we would propose to demolish that  
19 building if the board decided to keep that property. And we  
20 could also have it appraised and see what the current value is.  
21 We bought it some years ago, I think four or five years ago. So  
22 we could look at what the current value is towards selling the  
23 property also.

24 CHAIR DAVIS: Okay. To piggyback off that, explain more.  
25 In 2014 we had a discussion about the BB&T building across the

1 street, there was a big discussion especially when the 7-Eleven  
2 project came on board, to finally get the board in the direction  
3 to actually get site control of that building. But  
4 unfortunately to allow our new and current members have that  
5 happening -- funding became a problem in this situation. So  
6 we're going to have to look as we prioritize moving forward is  
7 what it will cost us to get site control of the BB&T building,  
8 work with the developer to dictate what's going to happen on the  
9 corner of Broadway and Blue Heron as you focus on the  
10 redevelopment going towards the baseline of the bridge.

11 Everything else, I will reserve any other comments until  
12 the next meeting.

13 Anyone else?

14 All right. Motion to adjourn the meeting?

15 COMMISSIONER DAVIS JOHNSON: So moved.

16 COMMISSIONER HUBBARD: Second.

17 CHAIR DAVIS: All right.

18 (Proceedings ended at 6:21 p.m.)

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## ADJOURNMENT

The Budget Workshop meeting was adjourned at 6:21 P.M. The minutes were approved by the Board of Commissioners on \_\_\_\_\_.

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Terence Davis, Chairperson

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Executive Director Scott Evans

/cw  
Florida Court Reporting