

Riviera Beach Community Redevelopment Agency Budget Workshop

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Monday, September 12, 2016

6:06 p.m. to 8:02 p.m.

APPEARANCES:

Chair Terence Davis

Vice-Chair KaShamba Miller-Anderson

Commissioner Lynne Hubbard

Commissioner Tonya Davis Johnson

Commissioner Dawn Pardo

Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 CHAIR DAVIS: Good evening. At this time we're going to
2 call the September 12th Budget Workshop to order.

3 Madam Clerk, roll call, please.

4 (Upon roll call by 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 Lynne Hubbard, Commissioner
8 Dawn Pardo. Also present: Executive Director Scott Evans.)

9 CHAIR DAVIS: Thank you. At this time we'll stand and have
10 a moment of silence and the Pledge will be led by Councilperson
11 Hubbard.

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

13 CHAIR DAVIS: All right. Before we get started I want
14 to -- Walter, do you have a minute?

15 Okay. Don't worry about it.

16 All right. Now we have discussion led by our Executive
17 Director, Mr. Scott Evans.

18 EXECUTIVE DIRECTOR EVANS: Good evening.

19 CHAIR DAVIS: Good evening.

20 EXECUTIVE DIRECTOR EVANS: Attorney Haygood called me, he
21 had a funeral today and he wasn't sure if he was going to make
22 it; it looks like he has encountered some traffic. So he might
23 join us later.

24 And if it's all right, I'll go down to the podium for the
25 workshop presentation.

1 CHAIR DAVIS: Okay.

2 EXECUTIVE DIRECTOR EVANS: Good evening, members of the
3 board. Scott Evans, Interim Executive Director.

4 COMMISSIONER PARDO: Good evening.

5 CHAIR DAVIS: Good evening.

6 EXECUTIVE DIRECTOR EVANS: This is our third budget
7 workshop. Our first workshop was an overview of all CRA
8 functions, our various debts, and the marina operations. Our
9 second workshop was a summary of all of our existing CRA
10 programs, our capital projects, and a discussion of some of the
11 potential projects for 2017. And tonight I propose to present
12 some of the tasks that I'd like to accomplish in the next
13 hundred days, and present a summary of our updated
14 administrative budget; have a presentation of our plan from
15 Neighborhood Services, and from Clean and Safe program; and the
16 last item would be a discussion of the professional services
17 that we plan to utilize this year, including a discussion of
18 some of the contracts and work orders that will be expiring or
19 have expired that we'll need to seek additional services for.

20 COMMISSIONER HUBBARD: Mr. Chair, may I ask a question,
21 please.

22 CHAIR DAVIS: Yes, ma'am. Use the microphone.

23 COMMISSIONER HUBBARD: Mr. Evans, with the -- not having
24 had the presentation from the audit as -- first of all, let me
25 go back. For our annual report, did we submit that yet? That's

1 normally due like March 31st of every year, our annual report?

2 EXECUTIVE DIRECTOR EVANS: Yes, we completed that.

3 COMMISSIONER HUBBARD: We -- so therefore we submitted the
4 audit that was completed with the annual report?

5 EXECUTIVE DIRECTOR EVANS: So the annual report gets
6 completed with unfinalized audit numbers. And we finalized our
7 audit at the end of August, first week in September, and we sent
8 that official audit to the state.

9 COMMISSIONER HUBBARD: Okay. At what point will we have
10 that presentation? The reason that I'm asking is because having
11 not had the audit presentation I'm wondering, you know, how
12 we're going to move through with our budget.

13 EXECUTIVE DIRECTOR EVANS: So the CRA's budget gets folded
14 into the City's budget and also transmitted to the state that
15 way. And we had the same auditor. So the auditor gave a
16 presentation both on the City Council status, including the CRA,
17 at the City Council meeting previously. So their presentation
18 included summary comments of the CRA also.

19 COMMISSIONER HUBBARD: Okay. And that's what I thought it
20 was, summary comments, because I noticed the gentleman never
21 went into detail about the CRA, everything was summary. And I
22 thought it was because we were going to have a presentation for
23 them -- from them on the CRA's side, so that we could go, you
24 know, into our budget. But that never happened.

25 And in going through the stuff I was just curious as to

1 what that intent was.

2 EXECUTIVE DIRECTOR EVANS: At the end of that meeting it
3 was requested that the CRA complete an additional special audit.
4 So we've been negotiating a scope of services with a CPA who
5 will come in and look at the CRA up until July 27th or August
6 1st when we had the transition of the leadership.

7 So that special audit will start at the end of this month
8 and then that would be completed in December, and then we could
9 bring that back to the board for presentation.

10 COMMISSIONER HUBBARD: I see what you're saying on that but
11 I think you're missing my question.

12 In order for us to go here today, we have not had a
13 presentation of the 2014-2015 budget, the audit that you just
14 stated is completed. What we wanted -- what I thought the
15 auditors should continue with is the 2015-2016 immediately,
16 since we were so far into the fiscal year, because they have the
17 historical knowledge. But still they haven't presented us with
18 that information yet. We haven't had budget -- our CRA
19 budget -- excuse me -- our CRA audit presentation. And with
20 what they found in their, in the historical knowledge, and I --
21 and their contract ends in 2018. I was merely saying we should
22 ask them to go forth with getting us the information for the
23 2016 so that we could move forward. But we haven't gotten
24 either.

25 CHAIR DAVIS: Mr. Evans, could you just next meeting have

1 Mr. Harvey come give us -- be available to come give us a
2 presentation?

3 EXECUTIVE DIRECTOR EVANS: Certainly, yeah.

4 COMMISSIONER HUBBARD: Okay. And we can do that, surely.
5 But I don't think it, you know, solves the problems that we have
6 here this evening but -- and the fact that we're changing
7 auditors makes us look a little suspect because remember the guy
8 was bringing up comments about he wasn't given all the
9 information.

10 CHAIR DAVIS: Hold it. There's no change. They're two
11 different scopes of services that are being provided.

12 COMMISSIONER HUBBARD: They're -- it's not -- well, it
13 shouldn't be, is what I'm saying. We were going into the
14 special audit with the auditors and the information that this
15 guy, that they were telling us about, we were to continue and go
16 in and get a -- and let them start immediately so we could have
17 an extensive audit. Because of the different agencies he
18 pointed out, it shouldn't be several different services because
19 they would be bumping into each other. If that is true, what
20 was just stated, then they would be bumping into each other.

21 EXECUTIVE DIRECTOR EVANS: Well, Mr. Harvey is, I think by
22 contract, slated to start the next audit in October.

23 CHAIR DAVIS: Okay. Anybody have a question? So we can
24 get on with the presentation.

25 VICE-CHAIR MILLER-ANDERSON: I just want to be clear. The

1 audit that we're -- the new one is that forensic audit that we
2 spoke of, correct?

3 EXECUTIVE DIRECTOR EVANS: Yes. Yeah, it's the special
4 audit.

5 CHAIR DAVIS: We're supposed to have a clean break letting
6 us know where we are.

7 COMMISSIONER PARDO: Did you hire someone yet?

8 EXECUTIVE DIRECTOR EVANS: I have not. But I have been in
9 negotiations with the CPA firm, Shaun Davis and Associates,
10 they've done some work with the CRA previously.

11 COMMISSIONER PARDO: Yeah. Thank you.

12 But -- Mr. Chair.

13 CHAIR DAVIS: Yes.

14 COMMISSIONER PARDO: So wouldn't it have been better to
15 hire someone who had no affiliation with the CRA, who is coming
16 in not knowing anything about our CRA? Instead of Shaun Davis,
17 who had a contract with the City -- with the CRA a while ago?

18 CHAIR DAVIS: Well, you know, he has a license by the State
19 of Florida. And I don't think that any professional would --

20 COMMISSIONER PARDO: Well, Mr. --

21 EXECUTIVE DIRECTOR EVANS: Well, specifically --

22 CHAIR DAVIS: You asked the chair.

23 EXECUTIVE DIRECTOR EVANS: -- he came in independent of our
24 regular audit that we have each year --

25 COMMISSIONER PARDO: Right.

1 EXECUTIVE DIRECTOR EVANS: -- previously, to do -- to help
2 with the transitional analysis, was actually when we changed
3 accountants; and that was several years ago.

4 COMMISSIONER PARDO: All right. All right. That's -- all
5 right. All right. I see what's going on. Thank you.

6 CHAIR DAVIS: Did something happen? You said you see
7 what's going on. What happened, Councilperson Pardo?

8 COMMISSIONER PARDO: I have nothing more to say. Thank
9 you.

10 CHAIR DAVIS: Thank you.

11 Mr. Evans, you have the floor.

12 EXECUTIVE DIRECTOR EVANS: So the work plan that I proposed
13 for the agency, I'd just like to start in October. Of course we
14 would initiate all of the 2017 projects that we've proposed in
15 our neighborhood initiatives. And we'd also like to initiate
16 the procurement needs that the board selects to proceed with.

17 We would also like to have our special CRA audit underway
18 at that point, and the CRA/City operational study. And this is
19 a study that will look at all of the interlocal agreements that
20 exist between the City and the CRA, and the operational needs of
21 the City, like the marina, like our finance department; and make
22 some recommendations on how the City and the CRA might save
23 money in the future by looking at both the types of services
24 we're both providing and seeing if one or the other agency could
25 provide those instead of both providing them.

1 We would like to prepare our new and updated grant programs
2 for board approval during the month of October. And put
3 together a plan for a Marina Village retreat that I'm
4 recommending the board undertake in November. There's also the
5 CRA -- the Florida Redevelopment Association Conference that I
6 would recommend the board attend. And review all of our CRA
7 properties that we currently own so that we could bring back to
8 the board future recommendations on how we'd like to proceed.

9 Many of our properties likely could be put out for
10 redevelopment or potentially sold or redeveloped by the agency.
11 And so I'd like to just do an assessment of all those properties
12 and bring back those recommendations to the board. So we'll be
13 doing a couple of updated appraisals and some other tasks.

14 In November, that's when I propose to host a board retreat
15 on the marina, to establish our priorities for implementing
16 Phase II.

17 Phase I is now completed. And we have a great new
18 infrastructure. And the CRA, it's critical that we bring in
19 private development, and that would be the Phase II steps. So
20 I'd like to have a retreat to focus on those Phase II steps,
21 prioritize them so that we can immediately start engaging those
22 services that the board decides they want.

23 In November we would be doing the bulk of the CRA audit and
24 the operational study; and we'd be in the process of doing our
25 regular annual audit.

1 The board approval of new and updated local grant
2 incentives and opportunities. I'd like to bring back a facade
3 improvement grant program that we have had in previous years,
4 and introduce a couple of jobs programs. And these programs, if
5 they're approved in the budget, they'd need to have operational
6 procedures, policies, how we're going to implement them. So I
7 would develop those and bring those back to the board for
8 approval so we can put those grant opportunities immediately --
9 make them immediately available to the public.

10 And I'd like to begin to expand our weekly entertainment
11 opportunities at the marina. We're starting to get a following
12 from our green market but we need to start with some small
13 entertainment things added on, some food truck related events at
14 the marina. Perhaps add some small music. So we'd like to
15 begin that in the month of November also.

16 In December we would be focused on completing our
17 operational study and really working with the City to drill down
18 and identify the things that maybe we can save some money on by
19 working together.

20 We'd like to begin our Phase II procurement of some of the
21 capital items that would be in this budget for next year; and
22 also begin to initiate any RFPs, RFQs, towards redevelopment of
23 some of our private development opportunities at the marina.

24 I'd also in December plan to do community workshops. We'll
25 have newly approved grant programs so we want to invite

1 residents, local business owners, local property owners out and
2 let them know about our programs, and help them complete
3 applications so they can take advantage of these programs.

4 Also in the budget -- the CRA owns two properties on
5 Broadway. And I'd like to bring these back to the board through
6 our Property of Distinction Program towards redeveloping these
7 properties. One is on Broadway at Avenue F. And the other is
8 our corner piece that currently has some landscaping on it,
9 adjacent to a commercial building that we need to make some
10 decisions on how to proceed on, which is on the northwest corner
11 of Broadway and Blue Heron.

12 In January I would expect that we'd present the special
13 audit summary that we're now engaging, and have those findings.
14 The audit won't just identify any issues but if there's any
15 recommendations it will also make suggested implementation. So
16 we will be able to immediately receive the audit and then make
17 changes that they recommend immediately.

18 And in January we would also like to bring back any of the
19 new capital items that you would decide on in the marina, at the
20 marina retreat. We could get those ready for board
21 consideration to put out for bid or RFQ in January also.

22 Our core operations for 2017. This is our office expenses,
23 some of our professional services, legal, operating. This
24 budget we've done a line by line analysis in an attempt to
25 reduce these costs. The majority of the line items we were able

1 to reduce this year from the previous year. And we've managed
2 to achieve a savings of about five percent on those
3 non-personnel core operational costs.

4 I've also presented an updated staffing model. This is
5 based on our new seven days a week operational needs at the
6 marina. Part of the feedback I heard at some of our previous
7 sessions, in changes related to our personnel I also
8 incorporated into the new model. And I'll touch on personnel
9 next.

10 I would like to propose a new monthly meeting schedule for
11 the board for this year. I'd like to have one board business
12 meeting each month and then one meeting that specifically
13 focuses on some of our different projects. And it wouldn't be
14 every project every month but each month we would take a couple
15 of the grant programs or construction projects that we have
16 underway and really focus on them and bring the board a detailed
17 status update and get some feedback as we do it from the board
18 on those different projects, and that would be once a month. So
19 we'd still meet twice a month but one would be a regular board
20 meeting and one would be a focus on projects.

21 I'd also want to state that we will need to do a mid-year
22 adjustment for this budget year. We have the significant
23 operational study that's looking at all the interlocal
24 agreements that we have between the City and the CRA; that will
25 likely have some recommendations that will affect the budget,

1 that we'll have to make an amendment for.

2 The financial audit will also make recommendations related
3 to the CRA's finance department.

4 And we have to make staffing model adjustments as we work
5 through the current position of the executive director's role.

6 Right now I'm proposing to delete two positions: One is
7 our marina operations manager and one is our community
8 coordinator. These official positions are deleted but right
9 across, under new positions, the marine operations manager,
10 that's the position that was vacated by Mark Blomeke. And what
11 I've done is sort of change the way the marina operates, based
12 on feedback from Mark and our needs as the project was finally
13 completed and we began operating it in the last three months.

14 So I would propose we have a new position called Event
15 Center coordinator. This person would be in charge of
16 hospitality. I currently have a temporary staff person there
17 who's doing a tremendous job. And their main focus is to deal
18 directly with the people who are renting the Event Center,
19 helping them make their arrangements. And this would relieve
20 that position of the management of the grounds, the facility
21 operations, cleaning, pest control. That would move over to our
22 Clean and Safe office.

23 And since we have two Clean and Safe managers, this
24 presented an opportunity to really utilize them because what we
25 found is the Event Center is really busy on Friday, Saturday and

1 Sunday, so because it's a seven-day week operation we need
2 management staff in place on the weekends. So we could utilize
3 both of the managers of our Clean and Safe program to ensure
4 that the marina is well managed and the Event Center is taken
5 care of on weekends as well as weekdays.

6 And in order to take this task over Clean and Safe would
7 also add two additional ambassadors at the marina, as well as
8 two Clean and Safe team. And they would take over cleaning of
9 the Event Center, cleaning of the grounds, emptying the trash.
10 They're also there as the ambassadors for the marina, welcoming
11 the guests. We think that we can have a significant cost
12 savings by moving to this model. And a lot of the time on
13 normal daily operations there isn't a lot of needs. But a group
14 will come in, a dive group will come in or something sudden will
15 happen where there's a large mess that needs to be cleaned up;
16 and by having the Clean and Safe team over it they'll be able to
17 marshal a lot of resources quickly to make sure that we're
18 representing the public with a good product at the marina, clean
19 and well run. And they can also turn over the rooms. Which has
20 been another challenge for us. When we have two -- we've been
21 not able to book too many things in the meeting rooms in one day
22 because if you have one event and then another event starting an
23 hour later you need to come in with significant resources, turn
24 the room over, clean it, and get ready for the next one. And
25 this will allow us to rent the Event Center more often because

1 we'll have a larger turn-over group that we can rely on.

2 During this period I would propose -- we have a couple of
3 vacant positions that I would leave vacant. One is an
4 administrative assistant position. The other was a finance
5 manager or deputy director. And I would propose to leave those
6 unfunded and vacant for now as we're working through our
7 operational study.

8 Also I would be the -- I'm proposing to be the interim
9 director for the next hundred days, which is based on my work
10 plan. So during that time the planning and development director
11 would be vacant also. But as we move forward, as part of our
12 midyear or January transition we would have to make some further
13 changes to the staffing model to ensure that we can develop and
14 implement all the projects that I've included in today's budget.

15 I won't go line by line, but there is an attachment on
16 there called the 2016-2017 redevelopment activities and projects
17 list. Now the CRA is -- and you'll get a presentation today on
18 all the great things that our Neighborhood Services team is
19 doing in working with the CDC. And more detail on what the
20 Clean and Safe program is, since they're expanding what they
21 propose to do.

22 But all of our different projects are sort of listed
23 amongst a variety of areas from capital projects to programs
24 to -- so this list captures everything that we're proposing to
25 do next year. So it's a really good quick list of -- very

1 ambitious list of things, grant program, projects, small
2 business loan program, capital projects. It's a list I would
3 encourage you to look at it. If you have any questions tonight
4 or over the next week before we approve our budget, I'd be happy
5 to provide any of the information. It's quite lengthy, it's
6 three pages long, but it's got a lot of the projects that we
7 presented on the previous two workshops; and a lot of I think
8 really good things that will help us improve our local property,
9 help our local business owners, improve our property, our
10 residential homes, and make some improvements in the
11 neighborhoods as well.

12 And at that point I would like to introduce Annetta
13 Jenkins, who is our Director of Neighborhood Services, to give
14 you an overview of her program for next year.

15 COMMISSIONER HUBBARD: Before you go -- before we leave
16 your section, Mr. -- Mr. Chair.

17 CHAIR DAVIS: Yes, ma'am.

18 COMMISSIONER HUBBARD: Before we go to Mr. Evans section --
19 okay. I wanted to ask you a couple things. I know you said we
20 weren't going to go over them line by line, but in the -- and I
21 don't -- you can tell me if you're coming back to this. But
22 based on this sheet that you directed us to, and the
23 correspondence sheet would be -- okay. On this -- we said that
24 the -- we weren't going to be able to do -- we didn't need to
25 do, get the audit codified first or approved first before we

1 moved into the budget. That was one of the questions that I had
2 here for you. And I notice -- and, you know, and we can come
3 back to that. But are we stating that -- I notice here we're
4 going to be decreasing the small business loan fund. Is that
5 coming in the next presentation? Or is that going to be in
6 your -- or is that a part of yours? Because I know you didn't
7 break out yours. But you said that we weren't going to break
8 out each line item. Would that be coming under her,
9 Ms. Jenkins --

10 EXECUTIVE DIRECTOR EVANS: No, I can answer that right now.

11 COMMISSIONER HUBBARD: Okay. I thought that would be under
12 yours.

13 Why would we be decreasing that particular item when we
14 wanted to help increase small business opportunities?

15 EXECUTIVE DIRECTOR EVANS: So the -- we currently, in last
16 year's 2016 budget the capital access program was funded through
17 the City's program grant. And of those funds, of the 500,000,
18 \$100,000 was split up into two categories, which was funding,
19 which is largely still left. It's funding to help people who
20 are interested in taking advantage of the program or who want
21 to -- need help in making their application. So it provides a
22 service to them to help complete the application process.

23 And then the other money is related to the initial deposit
24 that we had to make to Neighborhood Lending Partners. They just
25 hold our money as a -- it's called a loan loss reserve; and it's

1 related to when we do make loans it's to help cover any losses
2 if they occurred. So that leaves \$400,000 from 2016 money
3 for -- to make capital access grants. And that money has been
4 unspent so I would carry it over, and next year since we haven't
5 made any loans I would make it available again in the new
6 budget.

7 COMMISSIONER HUBBARD: Just the \$400,000 though?

8 EXECUTIVE DIRECTOR EVANS: Yes. Which is left from --

9 COMMISSIONER HUBBARD: From the 500,000. I got you. I'm
10 with you on that.

11 My question again becomes: If we -- you know, at the very
12 least we should be trying to increase that. If you're going
13 from -- not down to four hundred because we put down a \$100,000
14 deposit. But to go up to, you know, five or seven, because if
15 we're really, you know, if we're honestly trying to increase
16 local business participation -- and I'm not even sure why we
17 didn't even try to use the money last year when there were, you
18 know, opportunities to merge local businesses and bring them --
19 I'm sorry.

20 CHAIR DAVIS: That's good.

21 COMMISSIONER HUBBARD: -- the local businesses and bring
22 people together for the use of those particular funds. So
23 that's something I think we need to increase. And let me say
24 that.

25 And I just wanted to catch you with my notes prior to going

1 into another area. And when we get to that area I'll have it --
2 some more.

3 On the job creation I heard you mention that -- I don't
4 think job creation is the same as relocating companies to the
5 area. You know, the relocating companies to the area don't
6 necessarily increase jobs. So I think we might, you know, need
7 to look at that, because we're going to see that with either
8 way.

9 CHAIR DAVIS: Say that again.

10 COMMISSIONER HUBBARD: Job creation doesn't necessarily --
11 shouldn't be in the same line item with relocating businesses
12 here, because, you know, you're going to have some businesses
13 that are going to come --

14 CHAIR DAVIS: Well, it might come under -- this is my
15 guess -- under maybe job expansion, so if you're creating
16 newer -- if you're growing jobs out. That's just my guess. I
17 don't know.

18 COMMISSIONER HUBBARD: And it can very well be two
19 different things can happen. Not just saying that, one, a new
20 business that relocates to our town won't come with more jobs
21 and won't expand their manpower. But I think we should -- you
22 know, business development, business attraction, and then job
23 creation, I think that should be -- because you're turn -- see,
24 on the other one we said that all of that also included
25 attracting restaurants to the area. And it gets convoluted when

1 you start to try to do all three of these things when you're
2 talking about the business development.

3 COMMISSIONER DAVIS JOHNSON: Mr. Chair. If I may.

4 CHAIR DAVIS: Yes, ma'am.

5 COMMISSIONER DAVIS JOHNSON: I understand your point,
6 Councilperson Hubbard -- Commissioner Hubbard, but I think that
7 when you have job creation, when you have, when you have
8 retention, new business expansion, all of that is an engine to
9 create employment. So are you suggesting that outside of that
10 part of our economic development that there be a job creation
11 type --

12 COMMISSIONER HUBBARD: What I'm suggesting is that -- two
13 things, that --

14 COMMISSIONER DAVIS JOHNSON: First of all, what document
15 are you looking at?

16 COMMISSIONER HUBBARD: Some notes that I made the -- my
17 notes that I made from going through this.

18 COMMISSIONER DAVIS JOHNSON: Okay.

19 COMMISSIONER HUBBARD: What I'm saying factually is that
20 job creation and relocating businesses does not always equate to
21 be one and the same.

22 However, it doesn't negate the fact that a company that may
23 very well come here might increase their number of employees.
24 But we have found in the past that companies have come and not
25 increased one bit, and it did not turn out to be jobs. All I'm

1 saying -- and, thirdly, we, you know, we have come even further,
2 we've added that we're going to use the same line item to
3 attract restaurants to the area.

4 So what I'm saying is, this is -- you're going to get a
5 bunch of hodgepodge, you're not going to get any clear definable
6 activities. And I think that we need to go back and look at
7 that. And you can refer to someone that you think is more
8 learned than I am in that subject, but I do -- I'm sure you have
9 someone that you can talk to about that. But I am telling you
10 that that's factual.

11 COMMISSIONER DAVIS JOHNSON: No, I, I -- and I'm not
12 disagreeing.

13 COMMISSIONER HUBBARD: No, sweetie, I wasn't talking to
14 you. I was talking to Mr. Scott Evans.

15 COMMISSIONER DAVIS JOHNSON: Oh, okay. Because I was -- we
16 were having dialogue so -- okay.

17 COMMISSIONER HUBBARD: Yeah, I meant he can do that. But
18 I'm simply stating that those three things aren't
19 interchangeable at all.

20 The -- and you can tell me when this is, it's not part of
21 your presentation. The only reason I'm asking because we didn't
22 break out the items in your presentation.

23 You said, when you spoke about refunding, when you showed
24 refunding the money in your presentation -- I mean, excuse me,
25 in your backup material that you gave us concerning the public

1 market, does the County operate on a reimbursement basis with
2 that or did they give us the money and we now have to return it?

3 EXECUTIVE DIRECTOR EVANS: They gave us the public market
4 money on the basis that it would need to be reimbursed if we
5 could not start construction and complete the project by a
6 certain date.

7 So we accessed that money, and they actually provided more
8 money, which we can't access at this time because we're having
9 to give back the original. Unfortunately we didn't -- we
10 weren't able to find more grant money to design and build the
11 project. And the financial position of the CRA changed during
12 that process also. Whereas we might have been able to fund the
13 project ourselves. It was never our goal to do that. We were
14 always looking for grant funds. However, that as an option went
15 away also. So we need to return that money.

16 And it's actually not the county's. They are just
17 redistributing federal dollars. And so as a result they would
18 have to give those back. And so we have to give them back to
19 them first.

20 COMMISSIONER HUBBARD: Okay. You had also in your
21 backup --

22 CHAIR DAVIS: Where are we at now?

23 COMMISSIONER HUBBARD: He didn't break out his items, but I
24 had some questions for him under these items.

25 CHAIR DAVIS: Which section?

1 COMMISSIONER HUBBARD: On the -- it's at the -- under
2 expenses, in the budget proposal that he gave us.

3 EXECUTIVE DIRECTOR EVANS: Is this the 2016-17
4 redevelopment activities and projects? Or the first page of
5 administration?

6 COMMISSIONER HUBBARD: And the rest of it was his backup.
7 That's just the PowerPoint that you have there.

8 CHAIR DAVIS: Yeah, I looked at that.

9 COMMISSIONER HUBBARD: Yeah, you just have the PowerPoint
10 there.

11 Okay. I have some more questions for you but I'll hold
12 them and we can double back and I can ask you them later.

13 CHAIR DAVIS: Okay, Mr. Evans. Go ahead, Mr. Evans.
14 Is Ms. Jenkins going next?

15 MS. JENKINS: Yes.

16 Good evening. Annetta Jenkins, Director of Neighborhood
17 Services.

18 And I'd just like to do a short presentation and then take
19 any questions.

20 Our neighborhood strategic priorities -- and this is
21 listening to the feedback from you as commissioners over the
22 last couple of months -- are in the areas of community
23 development and real estate development. And we've identified
24 our priorities as marketing of existing neighborhood services,
25 recruitment and utilization of volunteers, and identification of

1 resources. Another area would be in the section of neighborhood
2 beautification programs and identification of additional
3 resources. And that could be partners, it could be dollars.
4 Also in community support and capacity building for neighborhood
5 revitalization. That might be providing technical assistance to
6 neighborhood associations. It could be in convening a small
7 grant program to assist civic groups working in the
8 neighborhood.

9 In the area of real estate development our strategies would
10 be employed to address code challenged and vacant properties.
11 And we will continue and expand on a comprehensive neighborhood
12 restabilization strategies, including affordable and workforce
13 housing.

14 Additionally, in community development we would be
15 implementing or expanding and continuing programs in community
16 development. One of our buckets is Smart Homes program, we
17 would like to put in motion lights to assist some of the home
18 owners; expand our SmartWater program in conjunction with Clean
19 and Safe; and to bring a security system, WiFi opportunity, to
20 several of our neighborhoods.

21 In the area of healthy foods we would reset our community
22 gardens program. We would continue our support for Healthy Food
23 Healthy Living, the food bank.

24 In the area of neighborhood capacity building we would
25 propose a neighborhood summit, continued technical assistance,

1 and introduce several communications in our tool kit, such as
2 the Next Door program, et cetera.

3 We would catalyze and introduce a Riviera Beach home buyers
4 club for first time home buyers. And we would develop a
5 Rent-to-Own program, working with some of our landlords and
6 people who are not quite ready to buy a home.

7 Our goals in real estate development would be to develop at
8 least five in-fill homes. We would continue our acquisition
9 rehabilitation program with at least five homes.

10 We would continue our owner occupied rehab program for at
11 least five homes. And this is a program in conjunction with
12 Palm Beach County.

13 We would continue our development of 28 homes, which is a
14 mid-sized development, trying to move that forward.

15 And we will continue to look for funding for a multifamily
16 joint venture. That is the Westbury project. Which would
17 deliver two hundred plus homes for families and seniors.

18 Our residential grant on our occupied exterior rehab
19 program that Mr. Evans mentioned a little earlier, our goal
20 would be 20 homes.

21 And our House by House program, which would include Paint
22 Your Heart Out, painting homes for elders and disabled; litter
23 pick up, et cetera; and small beautification programs; and we
24 would expand and continue our parks, trails and signs programs.

25 CHAIR DAVIS: Excuse me. Before we go any further --

1 MS. JENKINS: Yes.

2 CHAIR DAVIS: -- Ms. Jenkins. Could you explain to the
3 people at home how do they get on that list for a program like
4 that? Because I get run into a lot of times when people say
5 well how do you get on the list.

6 MS. JENKINS: They can call our office. But we're
7 proposing to do several community meetings, where we would have
8 applications, we would have the informational brochures, we
9 would have phone numbers and cards, to do overviews and explain
10 all of our grant programs and assistance programs.

11 And we've always, whenever we've had community events,
12 would have applications and information; and of course we would
13 continue that.

14 People can call the CRA office directly. And we always
15 have packets available.

16 But we would be very deliberate in our community and
17 neighborhood outreach, where we would invite the community to
18 come out in several community outreach activities that are well
19 publicized and at convenient times and present the various
20 opportunities to our residents.

21 Just to give you an example with our real estate
22 development and what we mean by vacant lot improvements. Under
23 the Riviera Beach Renaissance Program we have five homes
24 currently under construction. And there is an elevation and a
25 floor plan of what one of the homes will look like. The total

1 development cost for those five homes was approximately 1.6
2 million. Two of the homes are about 99 percent complete. Three
3 of the homes are under construction. And we will have five new
4 homes in fiscal year 2016. And we would like you all to look
5 forward to receiving an invitation to a ribbon cutting and
6 dedication in the next few weeks. And they're very beautiful.

7 CHAIR DAVIS: Are those the homes on 13th?

8 MS. JENKINS: Yes, 13th and G. And there's also one at 7th
9 and G.

10 And we already have five home buyers who are under
11 contract; and they are Riviera Beach residents. They're very
12 excited about the homes.

13 Additionally, this was a program in partnership with Palm
14 Beach County.

15 With our infrastructure improvements and gateway entrances
16 we've been utilizing various traffic calming techniques, and we
17 will continue those. And there is an example of the progress
18 we've made at the corner, the northeast corner of Australian and
19 MLK.

20 The first picture shows you what the property looked like
21 about a year ago when you as commissioners approved the
22 acquisition and the demolition of those two vacant and boarded
23 buildings. We acquired the site, we demolished the site. And
24 the pictures at the bottom shows you the recently completed
25 parklet that we acquired, forty-four thousand and change, from

1 the Palm Beach County Solid Waste Authority; and we leveraged
2 CRA money to complete that project. And we'd like to look for
3 other opportunities to do greening and landscape projects on
4 vacant and derelict lots.

5 COMMISSIONER DAVIS JOHNSON: Question.

6 MS. JENKINS: Yes.

7 COMMISSIONER DAVIS JOHNSON: On this specific project did
8 we -- at the base of the fence there is some greenery, some
9 grass on the other side. Does that belong to the right-of-way?
10 Is that something that we don't have control over? Because it's
11 really strange that it is uncared for and then you have this
12 lushness going on --

13 EXECUTIVE DIRECTOR EVANS: It doesn't belong to our
14 property. But as a part of finishing this project we'll go back
15 and make sure that -- unless the DOT is about to come in and do
16 some work. If it's going to sit like that for the next 18
17 months or so we're going to -- we'll come in and fix that grass
18 area no matter what, so that it doesn't affect the way the park
19 looks.

20 And we'd also like to bring back to the board some future
21 enhancements to continue to make this -- we basically put in the
22 money that we had from the grant, but we'd like to make this
23 project eventually look like our linear park, per some
24 discussions I've had.

25 COMMISSIONER DAVIS JOHNSON: So that means the fencing?

1 EXECUTIVE DIRECTOR EVANS: Yes.

2 COMMISSIONER DAVIS JOHNSON: Thank you.

3 MS. JENKINS: Additional infrastructure improvements are
4 illustrated there with the aforementioned linear park. And you
5 see the proposed rendering of the site when we began the
6 project, and you see a finished look at the linear park. And
7 that was a utilization of a utility easement at Avenue L. We
8 created a health trail. The CDC acquired a grant to buy the
9 Parkour equipment. And it is providing safe passage for our
10 children. And also included in that budget was improving the
11 sewer service to at least 35 homes in conjunction with the Water
12 Utilities Department. And that project is completed.

13 Our vacant lot improvements include our community garden.
14 And you see a rendering at the top. And I always have to remind
15 people that those are actual photos. And as you know, we had
16 our grand opening, earth day activities, in April. And we are
17 going to be coming back with a re-set plan so that the garden
18 can be all that it could be. So you'll hear more about that
19 later.

20 And that is the end of our Neighborhood Services
21 presentation and I will be happy to take any questions you may
22 have at this time.

23 COMMISSIONER DAVIS JOHNSON: On your neighbor -- I'm sorry.
24 Mr. Chair.

25 CHAIR DAVIS: Go ahead, Councilperson Johnson.

1 COMMISSIONER DAVIS JOHNSON: On the neighborhood
2 beautification program -- and I know we've had some -- in the
3 past we've had like some competitions or things where home
4 owners are recognized for the work that they've done on their
5 property. Are we involving somehow the community in the process
6 of maybe participating in voting or participating in the review
7 at all?

8 MS. JENKINS: We will. We've talked about instituting a
9 program like that, for instance with the Park Manor Neighborhood
10 Association, where we've done quite a bit of work. And also
11 with the Neighborhood Watch Committee, which is working quite a
12 bit in Riviera Beach Heights and Park Manor.

13 We currently don't have a beautiful lot program right now,
14 but it is something that we'd like to institute.

15 And the residents have asked for -- I think a few years ago
16 in Riviera Beach people would have signs of pride that they
17 would put in their yard for a month or for a quarter, and we'd
18 like to bring something like that back. And most definitely
19 find a way for there to be voting or input from the residents.

20 COMMISSIONER DAVIS JOHNSON: As you remember, this past
21 Saturday we were talking about ways to ignite community, the
22 sense -- the return of community. And I just believe that
23 programs like this and other projects that we may be able to
24 create would lend itself to that very mission. So as you're
25 moving about and you're thinking about these programs and

1 processes we need to somehow engage our community. More
2 importantly, connecting our youth with our seniors, because we
3 believe that that's a good dynamic to have in order to increase
4 relationships. So that was something that I wanted to make sure
5 that we were doing.

6 The home buyers club. Are we just -- are we creating it or
7 is it something that's already in existence that we would then
8 just make unique to Riviera Beach?

9 MS. JENKINS: We are creating one that would be unique to
10 Riviera Beach. We've had a home buyers process or an informal
11 club so to speak where we have worked with people who are
12 interested in home ownership activities. We sponsor classes.
13 We have monthly meetings or bimonthly meetings. And we have
14 partners who have committed in the past to work with us, and
15 they've committed to work in the future.

16 So one of the things you asked for was look at the scope of
17 services, and we will be sharing that. And included in this
18 budget is a formalization of our home buyers club. So it would
19 be would be the Riviera Beach Home Buyers Club.

20 CHAIR DAVIS: Thank you.

21 COMMISSIONER PARDO: Mr. Chair.

22 CHAIR DAVIS: Yes, ma'am.

23 COMMISSIONER PARDO: Okay. Ms. Jenkins, tell me exactly
24 what's going on these days with the community garden. Is there
25 anything going on there?

1 MS. JENKINS: There is.

2 COMMISSIONER PARDO: What's going on?

3 MS. JENKINS: We've had -- we were pretty much on hiatus
4 for several reasons for the summer. And we've identified some
5 new help and new volunteers for the garden. And I've been
6 getting -- I was not in the office today, I was at a meeting
7 today, but they've been out there working for the last couple
8 days. So I think that over the last couple weeks the garden
9 looks different and improved. You know, removing weeds. There
10 are some things that are needed in terms of some more top soil.
11 There were a couple lights that were out, and the electrical
12 contractor has those bulbs on order. And we're planning an
13 activity to plant the seeds for the fall.

14 So we have a robust list of volunteers who'd like to work.
15 We started a survey process this past Saturday at the listening
16 session with Commissioner Davis Johnson. And we'll be doing
17 focus groups, continuing the survey on Facebook, and Tweeting,
18 and a variety of ways going all around the community, including
19 with the residents, to get input from residents, what hours
20 would you like to see, what days would you like to see, would
21 you like to work out there, what programs -- and most
22 importantly the most asked item is for an Adopt-a-Plot
23 application. So we want to institute that as quickly as
24 possible. So people who want their own raised beds will be able
25 to rent them and be able to access the garden. And it will be

1 open with dedicated people out there at least six days a week.

2 And we're shooting for seven days a week.

3 COMMISSIONER PARDO: Okay. So we'll be hearing more about
4 that shortly?

5 MS. JENKINS: Most definitely.

6 COMMISSIONER PARDO: Okay. That's all I have right now.
7 Thank you.

8 CHAIR DAVIS: Thank you, Ms. Jenkins, for a concerted
9 effort to turn that program around. And I'll be taking a much
10 more bigger role to support you on that, that garden, because we
11 definitely want to see that turnkey at some point.

12 Anyone else have any questions for Ms. Jenkins?

13 Thank you, ma'am.

14 MS. JENKINS: Thank you.

15 CHAIR DAVIS: Mr. Evans.

16 EXECUTIVE DIRECTOR EVANS: Next we have a presentation by
17 Rod McLeod on the Clean and Safe program.

18 MR. McLEOD: Good evening, commissioners. Rod McLeod,
19 manager of the Community Safety Initiative, and public safety
20 officer for the Community Redevelopment Agency.

21 First of all, I wanted to spend a few moments looking at
22 where we've come as we get ready to move into our third year of
23 operations. We have now officially completed the second year.
24 And I'm excited about what's going to happen in the next year.

25 We currently have responsibility for the Broadway corridor;

1 that runs from 11th Street up to Silver Beach Road. The Blue
2 Heron corridor, which runs from President Barack Obama Highway
3 east to the Ocean Mall. 13th Street from the marina up to the
4 railroad tracks. Riviera Beach Heights from 6th Street to 10th
5 Street. From President Barack Obama Highway up to Australian.
6 And now the Marina Village.

7 The key services that we provide in each area, in the
8 neighborhood services, the neighborhoods and major
9 thoroughfares, we sweep all the sidewalks within the CRA,
10 pressure wash the sidewalks, pressure wash the flat bridge twice
11 a week, pick up litter on major thoroughfares. We provide an
12 ambassador concierge service. We provide business assistance
13 and police intervention where needed. And we provide homeless
14 assistance where we can provide it. We also landscaped some of
15 the CRA lots.

16 And as a note, all of our ambassadors are trained in first
17 aid and CPR.

18 At Ocean Mall we track trash -- pick up the trash and
19 litter within the CRA boundaries but not the Ocean Mall itself.

20 We provide parking assistance during weekends, holidays,
21 summer months, and when special events occur. We provide a
22 walking buddy program. And this is a program that was started a
23 year ago in February of 2015; and what we do is we have
24 ambassadors working in the evening at Ocean Mall and if someone
25 needs, for example, a vehicle escort, they feel unsafe walking

1 to their vehicle, our ambassadors are there to provide that
2 service. We will also provide vehicle jumps and also fix flat
3 tires or call taxis, whatever they need.

4 VICE-CHAIR MILLER-ANDERSON: I have a question.

5 MR. McLEOD: Yes.

6 VICE-CHAIR MILLER-ANDERSON: For the ambassador concierge
7 service, give me an example of what some of those things are.

8 MR. McLEOD: An example would be, a visitor comes up,
9 they're on Broadway, and say how do I get to Ocean Mall, so
10 they'll give them directions. They'll say, how do I get to the
11 Hilton Hotel, and we'll give them directions. How do I get to
12 the airport? We'll give them directions. If they want to know
13 where restaurants are, we'll give them the information on how to
14 get to locations and where these facilities are.

15 VICE-CHAIR MILLER-ANDERSON: Okay. And then the homeless
16 assistance, what do they do? Do they just direct them to --
17 what do they do as far as homeless assistance?

18 MR. McLEOD: Yeah, we -- the homeless are a challenge.
19 We -- if we have a serious issue with a homeless individual --
20 and in most cases it's dealing with mental illness -- we will
21 contact the police; and then they in turn go through the
22 agencies that they use. We have been trying to build a more
23 robust relationship with different county organizations so that
24 we in turn can contact the agencies about the individual. The
25 challenge we run into, our current HIPAA laws really prevent us

1 from getting a lot of information from the homeless.

2 We also provide business assistance; provide, again,
3 homeless assistance. And we've just recently started assisting
4 Parks and Rec by locking up the restrooms every evening at the
5 Ocean Mall beach area, so that they don't have to provide extra
6 people to do that.

7 At the Marina Village and Bicentennial Park, this has been
8 a new challenge; and with the park opening and the Event Center
9 opening, new challenges. We currently provide our shuttle
10 service from 8:00 a.m. until 45 minutes after the last event
11 ends, seven days a week.

12 We pick up trash and litter at the marina and the overflow
13 lots three times a week -- three times a day. I'm sorry. We
14 provide parking management in the main and overflow parking
15 lots, especially on weekends when we have large events.

16 We provide the walking buddy service in the evening. We do
17 Marina Village events, set up and take down. Clean the
18 bathrooms four times per day. Rake the beach daily. Provide
19 business assistance to the businesses down there. And, again,
20 the homeless assistance.

21 COMMISSIONER PARDO: All right. Mr. Chair.

22 You said you rake the beach?

23 EXECUTIVE DIRECTOR EVANS: Yes, ma'am.

24 COMMISSIONER PARDO: So you take all the seaweed or are you
25 just taking trash?

1 MR. McLEOD: No, we're picking up seaweed.

2 COMMISSIONER PARDO: And what are you doing with the
3 seaweed?

4 MR. McLEOD: With the tide change we always get a lot of
5 seaweed, so we literally rake it up and then throw it away, so
6 the beach is nice and clean for our residents.

7 COMMISSIONER PARDO: Yeah, but the seaweed serves a
8 purpose. You know, I understand, you know, raking some of the
9 seaweed, but then maybe putting it on the dune.

10 MR. McLEOD: We only rake when the high tide pushes it up
11 above the tide line, that's the only time that we'll rake it up.
12 If it's right along the beach area we don't touch it.

13 We only do that at the Ocean Mall.

14 COMMISSIONER PARDO: But still.

15 MR. McLEOD: I mean at the marina. I'm sorry.

16 COMMISSIONER PARDO: Right. But like I said, seaweed
17 serves a purpose. And, you know, in some cities and counties
18 raking is illegal, you're not allowed to do it.

19 Okay. That's fine. I was not aware that you guys were
20 raking the beach. All right. Thanks.

21 MR. McLEOD: In the Event Center we're providing the Event
22 Center concierge service. We do event set up, take down. We
23 provide -- our concierge actually provides the audiovisual
24 assistance and set-up. He does pre and post event inspections.

25 Hopefully in October we're going to start doing the day

1 porter service of cleaning bathrooms, mopping floors, vacuuming
2 carpets, maintaining all the furniture, the basic maintenance
3 and cleaning, cleaning the glass and so on.

4 To give you an idea of the stats in the last two years --
5 and we track all of our stats utilizing what we call an Eponics
6 system. This enables us to track basically everything the
7 ambassadors do, that we want to see what they're doing. So
8 with -- we provided shuttle passengers of 51,000 people in the
9 year period since we started in September of 2015. We've
10 collected 21,700 bags of trash. We gave out almost 10,000
11 pieces of information that was requested by visitors. We had
12 business contacts -- and this is where ambassadors go into the
13 local businesses -- of 5,147. We handed out literature of
14 almost 3,000 pieces. We responded to incidents where we had to
15 call police of 512. We also responded to requests for services,
16 and this was from business owners that call us asking for
17 assistance. And predominantly this is where homeless are
18 creating the hassle for them; so we go in and provide that
19 intervention. We sweep all the sidewalks, and that's total of
20 3,744 sidewalks. We pressure washed 1,875 blocks, including the
21 flat bridge. Since we started raking the beach, we picked up 79
22 bags of seaweed.

23 COMMISSIONER PARDO: Oh, they're killing me.

24 MR. McLEOD: And our walking buddy program, we've really
25 only had 16. Which shows us how safe people really believe

1 Ocean Mall is.

2 Under our Clean and Safe initiative, we have a neighborhood
3 safety initiative. And under this program we spent in the first
4 two years \$243,000 on CCTV cameras and portable license plate
5 readers within the CRA. This amounted to 13 cameras. All but
6 one is installed. The last one is waiting for the completion of
7 MLK and President Barack Obama, it's going to go right in that
8 corner. Six license plate readers, two of which are portable.

9 In 2015 we gave out 250 SmartWater kits to Riviera Beach
10 Heights residents. And in the last year and a half since we
11 gave them out we have seen zero incidents of thefts from those
12 residents homes, so this is a program that really works. We
13 also placed SmartWater, Neighborhood Crime Watch signs on all
14 the street corners entering into Riviera Beach Heights, and also
15 into Park Manor South. Our goal for 2017 is to expand this for
16 all neighborhoods within the CRA north of 22nd Street.

17 Next is our Neighborhood Watch program. The purpose of the
18 program is to create a crime prevention program that enlists the
19 active participants of residents in cooperation with law
20 enforcement to reduce crime, solve problems, and improve the
21 quality of life in the community. Currently we have an active
22 program in Riviera Beach Heights and Park Manor South, where we
23 currently have coordinators in each of those areas.
24 Additionally our Neighborhood Watch increases community role in
25 crime prevention. We educate the public about crime and crime

1 prevention. We reduce incidents of burglary and robbery. Our
2 goals are to establish a strong Neighborhood Watch program.
3 Residents hold monthly Neighborhood Watch meetings. Residents
4 conduct Neighborhood Watch patrols. And, again, we have
5 coordinators in Park Manor South and in Riviera Beach Heights.

6 In our Business Watch program our purpose is to actively
7 reduce crime through business communication and education. We
8 address business issues with the CRA and the business blocks.
9 Build partnership and communication between the police and
10 businesses.

11 We established an E-Watch Program between all businesses
12 and the Clean and Safe and police. This enables us to
13 communicate with the businesses either via text or e-mail of
14 issues that may be occurring.

15 Our membership goals is to have all businesses, large and
16 small, within the CRA become an active participant.

17 We hold monthly meetings the fourth Tuesday of every month.
18 And we have a special Business Watch logo that businesses
19 display.

20 And lastly, our ambassadors. Over 50 percent of our
21 ambassadors are Riviera Beach residents. Our training program
22 includes four plus weeks of classroom and OJT training. This
23 enables us to thoroughly cross-train our ambassadors so we can
24 do multiple tasks.

25 Our goal is to promote from within. We've currently

1 promoted two ambassadors to supervisors. One ambassador
2 promoted to a finance administrator and one ambassador has moved
3 on to become a legislative aide.

4 Our training goal is to teach strong work ethic, teach
5 customer service skills, basic equipment maintenance, and use of
6 landscape and building cleaning equipment. We are a jobs
7 incubator.

8 That concludes my presentation. I'll answer any questions.

9 COMMISSIONER PARDO: Mr. Chair.

10 CHAIR DAVIS: All right, Councilperson -- Commissioner.

11 COMMISSIONER PARDO: Okay. The first thing I'll say is the
12 ambassadors are doing a great job.

13 MR. McLEOD: Thank you.

14 COMMISSIONER PARDO: As a resident I am happy to see them
15 on Broadway. I'm happy to see them up and down the Blue Heron
16 bridge, over at the marina, over at the Ocean Mall. I think
17 they're doing fantastic. And that, the fishing bridge has never
18 looked better. I used to get complaints continuously from
19 people that walk over the bridge, they would complain about the,
20 you know, the dead fish and the scales and all of that stuff on
21 the bridge. And we're not getting those complaints anymore
22 because the bridge is being cleaned several times a week.

23 Can you tell me the hours that the ambassadors are working
24 over at the marina?

25 MR. McLEOD: At the marina we start at 7:00 in the morning;

1 and if we have no events, we work until 7:00 at night. If we
2 have events we typically, depending on the type of event, we
3 will work either one hour or two hours after the event is
4 finished so we're able to get everything cleaned up.

5 COMMISSIONER PARDO: Okay. So when the ambassadors leave,
6 who then is responsible for patrolling the marina?

7 MR. McLEOD: We have a security company that works in the
8 evenings and overnight seven days a week.

9 COMMISSIONER PARDO: Are you supervising them or does the
10 City supervise them?

11 MR. McLEOD: I supervise them.

12 COMMISSIONER PARDO: Okay. I have heard from some of the
13 boaters that there have been -- and it's not continuously. But
14 there have been people sleeping over on the, over in
15 Bicentennial Park.

16 MR. McLEOD: Yes, that's --

17 COMMISSIONER PARDO: Can you address that?

18 MR. McLEOD: Yes, that's one of the challenges that we've
19 been facing. The homeless tend to gravitate there. But I have
20 now instituted with the security company that they're making
21 tours every half hour into that area. And there's actually a
22 guard tour system that they have to follow. So they are
23 physically back behind that area. They have instructions that
24 they're to ask people to move; and if they don't, they call the
25 police. And the police have been working with us very well on

1 that.

2 COMMISSIONER PARDO: So the police are still patrolling the
3 marina also?

4 MR. McLEOD: Yes.

5 COMMISSIONER PARDO: Okay. All right. Thank you.

6 MR. McLEOD: You're welcome.

7 CHAIR DAVIS: And I tell you when I encourage this board to
8 address the issue with people sleeping, people usually try to
9 find an area that's kind of dead and derelict and there's not a
10 lot of action going on. So that's why it's very good that we
11 try to encourage and support staff when they're bringing
12 different events to our community, because that will create
13 traffic and then people will find other places to go sleep.
14 That's why it's so important that we try to find a way to change
15 the mindset and direction of our community, so they can
16 understand that that marina is the public marina and they need
17 to do a much better job and we need to support the community of
18 taking advantage of that location, which is theirs, just the
19 people. And we won't have to address this many issues as
20 regards to people trying to find somewhere to sleep. Because I
21 understand right now times are really tough right now. But, you
22 know, if you can find something for them to do they'll go
23 somewhere else to sleep. So let's try to figure that out.

24 COMMISSIONER PARDO: Mr. Chair.

25 CHAIR DAVIS: Yes.

1 COMMISSIONER PARDO: Okay. I have another question. The
2 Ocean Mall. So I think the ambassadors are there until 11:00 at
3 night?

4 MR. McLEOD: 11:00 on Fridays and Saturdays, and 10:00 the
5 rest of the week.

6 COMMISSIONER PARDO: Okay. So when the vagrants go into
7 the park, what happens? Do they call the police?

8 MR. McLEOD: Yes, we contact the police when we see any
9 vagrants in the park after dusk.

10 COMMISSIONER PARDO: But they don't approach them?

11 MR. McLEOD: No, ma'am.

12 COMMISSIONER PARDO: Okay. All right. Thank you.

13 COMMISSIONER HUBBARD: Question.

14 CHAIR DAVIS: Yes, ma'am.

15 COMMISSIONER HUBBARD: The people that are -- the boaters,
16 when you say boaters, are you talking about the people that live
17 on their boats?

18 COMMISSIONER PARDO: Huh-uh. The people that have boats
19 over at the marina, that dock their boats and then they're
20 walking over to their cars. I've heard from them that people
21 are hanging out and, you know, sleeping and doing other things
22 down at the, down in Bicentennial Park. Just like Roderick just
23 said.

24 But, no, it's not the liveboards. I don't even know if we
25 have any liveboards.

1 COMMISSIONER HUBBARD: I'm trying to figure out, the people
2 that dock at the marina and they're walking to their cars, where
3 are they going?

4 COMMISSIONER PARDO: Home.

5 CHAIR DAVIS: Is she talking about at night?

6 COMMISSIONER HUBBARD: Yeah.

7 CHAIR DAVIS: She's talking about at night, yeah. That's
8 what you're saying, yeah. Because most of them stay on their
9 boats.

10 COMMISSIONER PARDO: No, there's a lot of people that dock
11 their boats and leave. How many -- well, you bring that up with
12 the City. I don't know if we have any liveboards anymore on
13 the boats. And if we do, they're there for 30 days and that's
14 it.

15 MR. McLEOD: I believe we do have some liveboards that
16 live in Lake Worth that utilize our beach to bring their boat in
17 and run to the stores and things like that. So we have to
18 monitor that.

19 One of the -- as Ms. Pardo indicated, people had noticed
20 the homeless in there; and typically that's when your fishermen
21 are going out or coming in early in the morning, they see it; or
22 if they're coming back late at night from fishing they'll see
23 them over there. And we encourage them to notify our security
24 also. But, again, every 30 minutes our people, security are
25 over there checking those areas.

1 CHAIR DAVIS: And like I said, that will change as we
2 create more activity. Because I've been there three times in
3 the evening and talking with the Clean and Safe guys and even
4 when they approach them they're being very aggressive to them
5 and very disrespectful a lot of times.

6 And a lot of these people are people that's coming in, just
7 somebody on their own personal boats; and they'll hang out
8 around that water and you assume that they're homeless, but a
9 lot of times they're drinking, they're a little intoxicated, and
10 they wait around for a while before they get in the car and
11 drive. And they give our staff an extreme tough problem.

12 MR. McLEOD: Yeah, the challenge with the people that are
13 living in the lagoon on their boat and they use our beach is
14 that they do create some challenges. And I have checked and we
15 don't have any ordinances to prevent them from pulling their
16 boats up and putting them there while they go do their thing.
17 So, yes, it's a challenge.

18 CHAIR DAVIS: Yeah, I saw that on Sunday. You see people
19 literally carrying boats, parking. This one gentle -- and I
20 won't say the other names. But I noticed that -- and they're
21 paying no fee or nothing.

22 MR. McLEOD: Exactly.

23 CHAIR DAVIS: From parking, all the way to using our -- I
24 won't say that. But that's why it's really important that our
25 public start taking advantage of that waterfront. That will

1 change the whole concept and the whole way people treat us in
2 this city.

3 MR. McLEOD: Yeah, when we have more people it's just going
4 to reduce it, by all means.

5 And as soon as we get the kiosks rented and they're used,
6 that's also going to be a multiplier in keeping the homeless
7 away from that area.

8 COMMISSIONER PARDO: I have one more question for you. Are
9 you guys also patrolling Spanish Courts?

10 MR. McLEOD: Yes, we are.

11 COMMISSIONER PARDO: And have you found any suspicious
12 activity inside?

13 MR. McLEOD: The security has reported a few in there.
14 And, again, they have called the police when that has occurred.

15 COMMISSIONER PARDO: Okay. And the police just move them
16 along?

17 MR. McLEOD: Yeah. The police have been working very, very
18 well with us in responding when we've called dealing with
19 homeless issues at the Marina Village.

20 COMMISSIONER PARDO: Okay. Thank you.

21 CHAIR DAVIS: Thank you, sir.

22 EXECUTIVE DIRECTOR EVANS: For the last item of the
23 workshop I propose to go through the various professional
24 services that we currently have engaged at the CRA, and to talk
25 about the work orders and the contracts that we -- are either

1 expiring now or about to expire, that we'd like to get board
2 direction to go out for.

3 So I'll just go down the list. I just want to cover this.
4 We did do this in a workshop previously over the summer. And
5 since then a few contracts have expired, but these are the ones
6 right now are currently in your budget.

7 We have the Pittman Law Group that we're recommending we
8 continue. This is a piggyback of a City contract.

9 We have Florida Court Reporting which we would continue
10 with, to record all of our meetings.

11 Constant Computing, that's a contract that was recently
12 updated; so we would propose to continue that.

13 Neighborhood Lending Partners is the group that we have the
14 capital access program with, and we would like to continue that
15 relationship.

16 CHAIR DAVIS: So what do they do?

17 EXECUTIVE DIRECTOR EVANS: So they help manage the loan
18 program. And although we haven't done any loans, I hope that
19 this year we will. And we could, for the previous comment,
20 increase that amount that's available also for next year. They
21 also provide application support through a couple of different
22 agencies, I think one is Paragon, is a partner; and there's one
23 other firm, that's not coming to mind. So they work with people
24 who are interested to help them fill out their applications,
25 help them get ready and hopefully --

1 CHAIR DAVIS: Are they local?

2 EXECUTIVE DIRECTOR EVANS: I believe Paragon is based out
3 of Delray Beach. Neighborhood Lending Partners is Tampa.

4 COMMISSIONER DAVIS JOHNSON: Paragon is West Palm.

5 EXECUTIVE DIRECTOR EVANS: West Palm? Okay.

6 COMMISSIONER HUBBARD: Neighborhood Lending Partners.
7 Don't we have other lending partners that are local, that we can
8 use? I know we started out with one other agency and then
9 switched.

10 EXECUTIVE DIRECTOR EVANS: This is a specific board
11 approved contract. So it would be the only one we have right
12 now, is with Neighborhood Lending Partners.

13 COMMISSIONER HUBBARD: My question again, are there -- I
14 think we should look for a local lending partner as opposed to
15 one out of Tampa. Let me just be clear on that.

16 CHAIR DAVIS: Let's ask staff to research them.

17 EXECUTIVE DIRECTOR EVANS: Okay. We can look into that.
18 Their current contract, I think they need a renewal in January
19 of 2017. So we will research some other potential avenues. And
20 in between now and then I would propose that we continue to
21 leave that contract in place. If that's meets the board's
22 approval.

23 COMMISSIONER HUBBARD: Until January --

24 EXECUTIVE DIRECTOR EVANS: 2017. It needs to come back to
25 this board in December actually.

1 COMMISSIONER HUBBARD: Okay. So I'd like then to also have
2 some alternatives for local partnering agencies here.

3 EXECUTIVE DIRECTOR EVANS: Okay.

4 We have -- currently our landscaping at the marina is
5 completed by Chris Wayne & Associates, who is our landscaper who
6 has a continuing services contract. And I would like to issue a
7 new bid for this immediately once the new budget is approved.

8 Before we approved all of our interlocal agreements, we had
9 to start managing and operating the marina with funds that we
10 hoped to get from the City; and as a result of that we had to
11 enter into 90-day, 60-day contracts. So it was very helpful for
12 us to have continuing services with Chris Wayne & Associates,
13 but I'd like to take that portion of work and rebid that in
14 October. And we've actually taken the initiative to already
15 start developing that, so that should be ready quite quickly.

16 Harvey Covington is our auditors. This is a piggyback of a
17 City contract also. And we would like to continue to utilize
18 whoever the City uses. And if they're doing any review process
19 we would participate. I know there were some issues this year.
20 But right now we would propose to continue.

21 COMMISSIONER HUBBARD: What were the issues this year?

22 EXECUTIVE DIRECTOR EVANS: There was a lot of -- the audit
23 did not get completed in a timely fashion.

24 COMMISSIONER HUBBARD: And that was because?

25 EXECUTIVE DIRECTOR EVANS: Because I think that a lot of

1 the main issues came up at the end and we should have probably
2 tried to complete the audit earlier. They were significant
3 valid reasons, things that they had to work through, but it
4 would have been better to work through them in April as opposed
5 to August.

6 COMMISSIONER HUBBARD: They should have engaged them
7 earlier, is that what you're saying?

8 CHAIR DAVIS: No, they was already here.

9 COMMISSIONER HUBBARD: That we should have engaged them
10 earlier?

11 EXECUTIVE DIRECTOR EVANS: We -- they started in October.
12 But I think they're hoping to finish up in the summer. And
13 unfortunately that's when the bulk of the work was done and
14 that's when they realized that there was a lot of outstanding
15 issues that had to be I guess reviewed, finalized.

16 COMMISSIONER HUBBARD: And not really provided?

17 CHAIR DAVIS: When they do come back before us at the very
18 next presentation have them address those questions.

19 COMMISSIONER HUBBARD: Yes, because I don't want us to sit
20 here and believe that it had anything to do with the accounting
21 firm. During the presentation when we asked the gentleman to
22 come and tell us what happened, it was his problem receiving the
23 information that he needed, number one. And, number two, he was
24 being asked to list certain information on his audit that was
25 not -- that -- you know, for example he was being asked to list

1 some monies as income, he said to us, that was not actually
2 income, and that just stalled him. So we want to make sure that
3 we don't blame the company itself, that we know that the man --
4 you know, when you're doing an audit, you're asking for
5 documents and information and you need your -- you know, you
6 need your staff or whoever you're auditing to provide you with
7 that.

8 CHAIR DAVIS: I would like to definitely hear more from the
9 gentleman that was here before, Mr. Covington, to give more
10 detail.

11 COMMISSIONER HUBBARD: Mmhmm. The problems that he had.

12 EXECUTIVE DIRECTOR EVANS: I'll schedule him to come back
13 before this board.

14 For appraisals we have continuing services with three
15 companies that we propose to continue. They don't have any
16 special budget appropriation. They just work within our real
17 estate. And that's SF Holding, Callaway, and Anderson & Carr.
18 And each time we do an appraisal we just send that opportunity
19 to each of them to make a proposal and then we go with the
20 lowest cost or quickest turnaround if it's an emergency.

21 CHAIR DAVIS: Who is SF Holding?

22 EXECUTIVE DIRECTOR EVANS: That's the name of the --

23 CHAIR DAVIS: Are they all the same group?

24 EXECUTIVE DIRECTOR EVANS: It's three different companies.

25 CHAIR DAVIS: So who's the owner of SF Holding?

1 EXECUTIVE DIRECTOR EVANS: Those are his initials, I
2 believe. But I don't know other than his last name.

3 CHAIR DAVIS: What about Callaway?

4 EXECUTIVE DIRECTOR EVANS: Our contact is one of the
5 members. I think it's Callaway Price is the company, and Rob
6 Callaway is our contact.

7 And Anderson & Carr --

8 CHAIR DAVIS: I know Mr. Carr, yeah.

9 EXECUTIVE DIRECTOR EVANS: -- is from West Palm.

10 COMMISSIONER HUBBARD: Maybe we should open it up to some
11 more appraisals and get some -- get a larger pool, a different
12 pool. Those three have done it for a while. Let's go out and
13 get three more.

14 COMMISSIONER DAVIS JOHNSON: Why don't we just do a request
15 for qualifications?

16 EXECUTIVE DIRECTOR EVANS: We could, yes.

17 COMMISSIONER DAVIS JOHNSON: Do a request for
18 qualifications.

19 EXECUTIVE DIRECTOR EVANS: And then each time we do it,
20 just offer it to a wider --

21 COMMISSIONER DAVIS JOHNSON: Absolutely.

22 COMMISSIONER HUBBARD: Bunch of people.

23 EXECUTIVE DIRECTOR EVANS: We also have continuing services
24 with Treasure Coast Regional Planning Council. I just propose
25 we leave this in place. It's just as needed. They did a really

1 good board retreat for us last year, I believe it was. Or it
2 might have been the year before. But I believe we may need to
3 use them for our future board retreat, as we proceed.

4 COMMISSIONER HUBBARD: You know, we -- there's other
5 regional planning councils. And even with Treasure Coast,
6 everybody throughout the County have this continuing agreement
7 with Treasure Coast. And, you know, if we decide to use them,
8 we decide to use them. But to have an agreement with them, I,
9 you know, I would not like to see us just be in agreement with
10 just Treasure Coast Regional Planning Council.

11 CHAIR DAVIS: Let me ask you a question. Who does the
12 County use?

13 COMMISSIONER DAVIS JOHNSON: Treasure Coast.

14 CHAIR DAVIS: I know there's a discussion about this other
15 company, that people was trying to figure out which direction
16 they wanted to go. There was a company out of, was it Broward,
17 was it?

18 COMMISSIONER PARDO: No, what they were trying to do, they
19 were trying to get Palm Beach County to go with the South
20 Florida Regional Council. South Florida Regional Council
21 currently represents Miami and Broward. So there was a big
22 brouhaha about that and the County and the City decided to stay
23 with Treasure Coast.

24 CHAIR DAVIS: I would definitely like to at least hear from
25 them, yeah. At least be open.

1 EXECUTIVE DIRECTOR EVANS: The -- additionally we have
2 marina security. And we would propose to continue to piggyback
3 on the City's contract for security services. And that actually
4 is going to need to come back to this board in October for
5 approval. We've been operating on a temporary basis but we need
6 to formalize that contract.

7 CHAIR DAVIS: Okay.

8 EXECUTIVE DIRECTOR EVANS: Landscaping of 13th Street.
9 Chris Wayne & Associates has a three-year contract to do this.
10 I think it goes through 2018. And we would propose to continue
11 to use them on 13th Street.

12 The Florida Fishing Academy. This would be the last year
13 of their contract. So we would propose to complete the third
14 year. They've been providing fishing and boating experiences
15 for our youth. And we've gotten great feedback on their
16 program.

17 We have a continuing services with Anderson & Carr. Bob
18 Banting is their principle. And they provided real estate
19 advisory services related to the marina. And we do it based on
20 work order by work order. At this time we don't have any active
21 work. But following the marina retreat and as a part of that
22 retreat I would like to utilize, continue to utilize
23 Anderson & Carr. They are familiar with the marina and our
24 efforts thus far. And they've also assisted Lake Worth in some
25 of their forward and backwards progress on their public

1 projects.

2 Walker Parking. We have a continuing services agreement
3 with them. I am proposing to continue to leave that in place.
4 We have one work order that we need to complete.

5 CHAIR DAVIS: That's one of the companies that -- because
6 we were talking about the parking study with the City.

7 COMMISSIONER PARDO: Desmond.

8 EXECUTIVE DIRECTOR EVANS: Yes. So the City is moving
9 towards Desmond -- has hired Desmond to do parking enterprise.
10 And the only thing I would continue to utilize Walker for is if
11 we needed an update on any of the existing studies they did.

12 COMMISSIONER HUBBARD: Let me ask you this, Mr. Chair.
13 Didn't we vote that we were going to discontinue services with
14 Walker and just go with Desmond because his product already
15 included the CRA.

16 CHAIR DAVIS: We didn't take a vote. We discussed that in
17 a meeting.

18 COMMISSIONER HUBBARD: We took a vote --

19 CHAIR DAVIS: That was in a retreat.

20 COMMISSIONER HUBBARD: -- to get rid of, to get rid of that
21 when it came back.

22 CHAIR DAVIS: I recall -- I could be wrong -- that was
23 something we discussed in retreat, that we all agreed to support
24 the City on their Desmond Parking.

25 EXECUTIVE DIRECTOR EVANS: I would just propose that we

1 don't do any new work with Walker Parking. But they --

2 COMMISSIONER HUBBARD: Well, why do you want to keep them
3 then?

4 EXECUTIVE DIRECTOR EVANS: They've done a lot of detailed
5 studies and analysis of the marina. And if we, say, change
6 around the phasing or just the scope of the projects that we're
7 proposing, for a very low cost they can update the model they
8 already built, to modify it, rather than pay a whole new firm to
9 redo the entire -- so they wouldn't do any new work. It would
10 just be to modify existing.

11 COMMISSIONER HUBBARD: Why don't you just get the work from
12 them that you've already paid for so that you can submit it to
13 Desmond, who very well can analyze what is going on. Whatever.

14 EXECUTIVE DIRECTOR EVANS: Currently we also have two real
15 estate companies: Keyes and One World Realty. I think we need
16 to evaluate what our new real estate needs are following our
17 marina retreat, and potentially go back out for real estate
18 services. This is a much broader need I think. Which I'll get
19 to --

20 CHAIR DAVIS: Who are the owners of these two companies?

21 EXECUTIVE DIRECTOR EVANS: -- next.

22 One World Realty is owned by Chip Lubeck. And Keyes, I'm
23 not sure who owns it, but our --

24 CHAIR DAVIS: Is that Chip Armstrong?

25 EXECUTIVE DIRECTOR EVANS: -- partner would be Chip

1 Armstrong, yes.

2 The other continuing services agreement we have that I
3 would continue is Prestige Property Management. They responded
4 to an RFQ, which they got a continuing services agreement for
5 assistance in property management.

6 CHAIR DAVIS: Are they local?

7 EXECUTIVE DIRECTOR EVANS: They are a local Riviera Beach
8 firm. They did do some work for us, advisory services, when we
9 were trying to forecast how much the marina would cost to
10 operate before it was finished.

11 CHAIR DAVIS: Okay.

12 COMMISSIONER PARDO: Are they still in -- I know that they
13 were doing work for Viking. Are they still doing work for
14 Viking?

15 CHAIR DAVIS: No.

16 EXECUTIVE DIRECTOR EVANS: I don't know. But they don't
17 have any active work orders with the CRA at this time.

18 COMMISSIONER PARDO: So they are just under contract
19 without paying for them?

20 EXECUTIVE DIRECTOR EVANS: Yes.

21 It's a great need that we will have when the marina is
22 built out. And we have multiple restaurant tenants and
23 hopefully a hotel or some sort of larger dense development.
24 With that many different projects, our property management
25 services will be much greater. But at this time we're not

1 currently utilizing Prestige.

2 The expiring contracts and work orders. CBRE -- which is
3 related to how I said we need to reassess what we're doing with
4 our real estate -- their contract has expired. They were
5 providing the marina and Restaurant Row and our waterfront
6 sites, they were listing those. So we need to evaluate these
7 needs immediately following our marina retreat, at the retreat,
8 and then take action quite quickly afterwards.

9 COMMISSIONER HUBBARD: And I think we talked about this at
10 the last retreat, to discontinue services with most of them.
11 Especially -- so tell me now, did we not vote on O'Donnell?

12 CHAIR DAVIS: No, he's just telling us what's expiring.
13 He's just giving us an update based on the last meeting, where
14 we are.

15 COMMISSIONER HUBBARD: But he said after the retreat, he
16 suggested we --

17 CHAIR DAVIS: Make -- decide how we move further.

18 EXECUTIVE DIRECTOR EVANS: Right. This list that I'm
19 talking to now, these are either expired or about to expire.

20 Song and Associates has continuing services for
21 architecture and engineering. This, I propose we let this
22 expire. If we needed to proceed with a new large scale project,
23 we can't utilize continuing services anyway, so that project
24 would have to go out for bid. And for small projects I would
25 propose we piggyback on whatever contracts the City has in

1 place. There's a list I got. They have five different
2 companies.

3 The same for Stantec. They haven't been doing much work
4 for the CRA, and they don't have any active work orders now; but
5 if we needed these continuing services, I'd just propose we
6 piggyback on City contracts.

7 And then the O'Donnell Agency I would propose to initiate a
8 new procurement specifically for the CRA's needed services. And
9 then I'd like to continue to participate -- I think that the
10 citywide effort should be with one firm; and then if the City is
11 going to look for a new firm we'd like to participate in that
12 process.

13 Our next meeting -- I'll just -- before I take board
14 comments, I just want to remind everyone it's Monday, September
15 19th -- it would be following the Utility District meeting --
16 for the board approval of the budget.

17 CHAIR DAVIS: So that's next Monday, correct?

18 EXECUTIVE DIRECTOR EVANS: Yes.

19 CHAIR DAVIS: Okay.

20 Commissioner Hubbard.

21 COMMISSIONER HUBBARD: Can we go back to -- just a couple
22 sheets back, go back to the beginning, professional services.
23 Okay. Start with Pittman. Okay. Should you -- so here, at
24 what point do we get to say which one of these that we're not
25 going to go, that we don't want to continue with?

1 CHAIR DAVIS: In the retreat. We've already -- he said all
2 these are expiring.

3 COMMISSIONER HUBBARD: Well, not this one. Not this page.

4 EXECUTIVE DIRECTOR EVANS: So this page are ongoing
5 contracts that we have.

6 CHAIR DAVIS: So which page in particular are you talking
7 about, Commissioner?

8 COMMISSIONER HUBBARD: Go back. This one. This very first
9 one.

10 He was saying about this page -- and what I'm asking, he
11 said he wanted direction as to whether -- he suggests that we go
12 forward with some of these on this page.

13 CHAIR DAVIS: No, what he said was he's going to bring it
14 back for us to discuss what we want to do. Now if I heard him
15 wrong, somebody please correct me.

16 COMMISSIONER HUBBARD: He said it -- okay.

17 EXECUTIVE DIRECTOR EVANS: Yes, the list I started with was
18 the ones that are in the budget that we're going to continue to
19 use; and then the last few that I finished, the last page is the
20 ones that are already expired or about to expire that I'm going
21 out for new services.

22 COMMISSIONER HUBBARD: I'm talking to you about this
23 particular page. Like number one, I think we should go out for
24 bid for that, for the lobbyist. And this is just me talking.

25 And down a little further, I've already mentioned the

1 appraisal. But there was one more. Oh, the grants, the grants.
2 I think we should go out to bid for the grants. And definitely
3 for the lobbyist. And definitely for the grants. And the
4 landscaping, the marina landscaping. It's my two cents. Just
5 my two cents you-all.

6 CHAIR DAVIS: Landscaping. But I think that's what he
7 stated already.

8 COMMISSIONER HUBBARD: Yeah, he did say that.

9 CHAIR DAVIS: 90-day contract now, that's getting ready to
10 expire, and you wanted to put something in place?

11 EXECUTIVE DIRECTOR EVANS: Yes.

12 COMMISSIONER HUBBARD: Yes, he said that. Okay. So I just
13 wanted to make sure that my points were noted, that those were
14 the things I would like to see us go back out to bid for,
15 please.

16 Thank you.

17 VICE-CHAIR MILLER-ANDERSON: So is it going to go? Are we
18 going to vote on it or --

19 CHAIR DAVIS: No, this is a budget workshop at this time.
20 This is the time we kind of discuss what we want to do.

21 COMMISSIONER HUBBARD: He's going to bring us back a
22 product, and we have to tell him now what we want to see the
23 changes in whatever he brings us back.

24 COMMISSIONER PARDO: Mr. Chair.

25 VICE-CHAIR MILLER-ANDERSON: I'm in support of what you

1 just mentioned.

2 COMMISSIONER HUBBARD: Thank you.

3 VICE-CHAIR MILLER-ANDERSON: And the planning, the regional
4 planning, the -- was that one of them?

5 CHAIR DAVIS: We can ask for the other companies to --

6 EXECUTIVE DIRECTOR EVANS: What I can do is -- so a lot of
7 these don't have -- so there's a line item in the budget, for
8 example, for planning, for Treasure Coast Regional Planning
9 Council. It's just a basic funding that's called professional
10 services for real estate advisory services.

11 If you're saying now that you're concerned about these
12 three consultants, what we can do is put them on notice that
13 their contract may be under review, and I could bring it back to
14 the board. Because we would have to do it formally, let them
15 know.

16 CHAIR DAVIS: Yes.

17 EXECUTIVE DIRECTOR EVANS: But from a budget perspective I
18 can certainly notate all of these and then schedule them to come
19 back before the board to evaluate their contract or make a
20 future --

21 CHAIR DAVIS: Well, just have them come back and give us a
22 presentation, some of the work they've done, and let them come.
23 I think that would be something fair to do.

24 VICE-CHAIR MILLER-ANDERSON: Also you mentioned about the
25 Neighborhood Lending Partners earlier, about finding someone --

1 I think there were some local people.

2 COMMISSIONER HUBBARD: If they're coming back to do a
3 presentation then, you know, let the other people that we allow
4 in to bid come up.

5 COMMISSIONER DAVIS JOHNSON: If we're going to send this
6 out to bid, we don't need to do presentations. That's a
7 duplication of efforts. We either put it out on the street as a
8 solicitation -- but to --

9 CHAIR DAVIS: A request for -- an RFQ?

10 COMMISSIONER DAVIS JOHNSON: No. As a full RFP.

11 But I'm curious as to why we wouldn't continue with the
12 piggyback on the lobbying contract. I mean have we received any
13 type of report from the Pittman Law Group? And do we have a
14 litmus of what the services rendered to date and how that's
15 benefited us? Because we talk a lot about wanting to utilize,
16 you know, those firms that are local. And I know that he has a
17 Tallahassee office but he also has the office here. So I'm just
18 wondering, you know, why we wouldn't continue on the contract to
19 piggyback.

20 VICE-CHAIR MILLER-ANDERSON: Well, she said she just wanted
21 to see if there were others, right?

22 COMMISSIONER DAVIS JOHNSON: No, she said discontinue their
23 contract, didn't you?

24 COMMISSIONER HUBBARD: I want to see if there's others. I
25 would like to put it out for bid. You know, I don't want to

1 automatically renew it. I want to put him on notice that we are
2 putting that contract out for bid. I mean and he can reapply.

3 COMMISSIONER DAVIS JOHNSON: Of course. I'm just
4 interested to know, you know, based on our conversation.

5 COMMISSIONER HUBBARD: That's why, I just would like to
6 shake the trees to see what's out there.

7 CHAIR DAVIS: Hold on.

8 She said shake the trees, I'm looking at my apple.

9 Currently Mr. Pittman's contract, did we just renew that?

10 EXECUTIVE DIRECTOR EVANS: Honestly I don't have that
11 information right here.

12 CHAIR DAVIS: It was the City's side.

13 EXECUTIVE DIRECTOR EVANS: But we just piggyback on what
14 the City does. And I would propose to continue to do that.

15 CHAIR DAVIS: Yes. I mean at this time I don't have any
16 problem with them but --

17 VICE-CHAIR MILLER-ANDERSON: Well, I'm not insinuating I
18 have a problem with them. I just -- she wanted to take a look
19 at it so I, you know --

20 CHAIR DAVIS: See what the market has to offer. I have no
21 problem with it, you know.

22 Thank you, staff, for your presentation.

23 Will that be all, Mr. Evans?

24 EXECUTIVE DIRECTOR EVANS: Yes, sir.

25 CHAIR DAVIS: We can start off to the right. Any comments

1 from the board? Starting off with Commissioner Pardo.

2 COMMISSIONER PARDO: I'm not ready yet. Thank you.

3 CHAIR DAVIS: Everybody else ready?

4 COMMISSIONER HUBBARD: I'd just like to summarize and make
5 sure that we get the auditor back in, so that we can have that
6 presentation.

7 But I do want to make a note, Mr. Evans, about the audit
8 and the report. It is processed that the audit has to be
9 presented first, accepted and adopted by the board when we
10 include it in our annual report. I never know nothing to go so
11 as it's going now. Because we all got an e-mail that it was
12 done. And we needed, you know, we needed that. And I know you
13 said that it went through the annual report, went through with a
14 minimized version or an abbreviated version if you will. But
15 also, because when you're hiring or negotiating with any kind of
16 auditor or accounting services, that has to come to the board
17 also.

18 Just like you mentioned up there. There are certain
19 professional services that you can't just -- that you have to go
20 back out for anyway, you can't just arbitrarily do them.

21 I'm going to tell you why I'm concerned. Because everybody
22 knows that I was trying to get certain information from
23 Mr. Brown prior to us, you know, releasing his last payment.
24 And the reason that I sent the e-mail and was concerned about
25 the external auditor jumping in and getting that -- starting on

1 2015-2016 audit, was so that we -- since we didn't get
2 everything that we wanted through him, that -- and he had
3 started with 2014-2015, he saw what the concerns were and he
4 listed them, so therefore he would have known where to jump
5 right in on 2015, day one, and go through 2016, you know, the
6 first day of January 2016, and bring us up to where we are now.
7 That's why -- and we used the word forensic, and forensic is
8 very, you know, is detailed and it's going to be specific. But
9 what I will challenge us to do, whatever we have HCT do, we need
10 to make sure that we give them the okay to be as detailed and
11 forensic as we want. And the reason why, when that man was
12 standing up there pointing out the concerns and the things that
13 we had, those were to help us and our benefit in the future.
14 And that's why he didn't just jump, finish it, lock it up and
15 give it to us, because he didn't want to see us in trouble.

16 CHAIR DAVIS: Yeah, but he did say he would come back.

17 COMMISSIONER HUBBARD: He was coming -- because every
18 auditor expects to have to present to the board.

19 CHAIR DAVIS: Correct.

20 COMMISSIONER HUBBARD: So I say we need to for our own
21 good -- because we know the devil is in the details. And we
22 have about three or four little companies. So we've got to
23 watch ourselves. Because only people's names going to be in the
24 paper is all of ours.

25 CHAIR DAVIS: We get that. I think we're moving in the

1 right direction. We're asking the right questions.

2 Any of my other colleagues have any quick questions, things
3 they want to address before we close out?

4 COMMISSIONER PARDO: Yes, Mr. Chair.

5 CHAIR DAVIS: Commissioner Pardo.

6 COMMISSIONER PARDO: Okay. So, Scott, can you tell us what
7 you're going to do with the City/CRA agreements? Are you taking
8 into account everything that the City is expecting?

9 EXECUTIVE DIRECTOR EVANS: Yes, so I met with the City to
10 discuss our budget. And we agreed that the CRA would present a
11 budget that matched all of the interlocal agreements that were
12 approved, with the caveat that we would engage in a study, an
13 operational study that looked at what costs the CRA has, what
14 costs the City has, how the money -- and it's very complicated,
15 flows back and forth between the agencies for all of those
16 variety of services; and that midyear we would look at amending
17 those agreements if we can save money and find services that
18 could be shared or done by one agency instead of both.

19 So this reflects the continuing program services, and the
20 other interlocal agreements that provide us CAM for operating
21 the marina and the Event Center and Bicentennial Park. And then
22 together we would embark on that process, to do a midyear
23 reevaluation of what we propose to do; even if it's just to
24 simplify the five different interlocal agreements we have
25 currently.

1 COMMISSIONER PARDO: Okay. And Mr. Sherman is sitting back
2 there, so there's no surprise at our second reading, correct?

3 MR. SHERMAN: Correct.

4 COMMISSIONER PARDO: Everything is in place?

5 CHAIR DAVIS: Mr. Sherman said correct.

6 COMMISSIONER PARDO: Okay. My second question is: So you
7 mentioned that you were allocating -- I think we were allocating
8 \$150,000 toward special events at the marina. Are you going to
9 hire an entertainment manager? What's the plan with that? Or
10 are we just going to have the money in the budget and figure it
11 out as we go?

12 EXECUTIVE DIRECTOR EVANS: For special events I would
13 propose that we proceed with starting on the small events;
14 bringing the food truck program out; having some small, perhaps
15 some small entertainment play, building off of the green market
16 that we have right there. So we got a lot of people coming on
17 Saturday. If we can show them that there's something to stay
18 for, maybe come back on Saturday night for some food trucks and
19 a little, perhaps a small band is playing as an attraction. So
20 I would like to start with that.

21 COMMISSIONER PARDO: Okay. But who is going to manage it?
22 So how are you going out, you know, how are you finding the
23 bands? Who's going to manage the process?

24 EXECUTIVE DIRECTOR EVANS: So we do not have a main company
25 to do those large things. I would like to talk about how you

1 want to proceed with that at our retreat for the marina. That's
2 the main focus of our events.

3 CHAIR DAVIS: We can even consider an event coordinator at
4 some point.

5 EXECUTIVE DIRECTOR EVANS: Yes, we may -- a lot of the CRAs
6 have a specific marketing person who helps put together their
7 events, and works on them, builds them. They work with other
8 partners also, but they have that staff member who is
9 continually programming it.

10 And I think that with our asset at the marina, and the
11 Ocean Mall, and our partnership with the City, that together we
12 should put on a more robust series of events.

13 COMMISSIONER PARDO: And I agree a hundred percent. But,
14 you know, a hundred and fifty grand is a lot of money and I
15 wanted to know who's going to manage everything. So I look
16 forward to that discussion.

17 CHAIR DAVIS: I'd like to see the public benefit from it.

18 COMMISSIONER PARDO: Wait. I look forward to that
19 discussion at our retreat.

20 And I guess that's all I have.

21 CHAIR DAVIS: Anyone else? Commissioner Johnson -- Davis
22 Johnson?

23 COMMISSIONER DAVIS JOHNSON: Let her go.

24 CHAIR DAVIS: Vice-Chair Miller-Anderson?

25 Okay. Well, I'll go ahead and go.

1 I'd just like to -- all the staff, I like the direction,
2 the way you all are going.

3 Ms. Jenkins, I definitely can appreciate the renter
4 program. That's something that was -- I definitely had a
5 discussion with staff about back in March, February, because the
6 City of West Palm Beach had an article that says from richer to
7 poorer, and they partnered with a developer to talk about a
8 Rent-to-Own program. And I'm glad that you all took off from
9 that information.

10 And I like the idea of finding a way to revamp, at least
11 energize that community garden, because it does need the
12 attention.

13 As regards to finding a way to, one, making sure that we
14 give local qualified people some opportunity, to find a way to
15 continue to support that effort in driving that.

16 Also I want to read off this flier here. For tomorrow, for
17 those that may not know, here in the City of Riviera Beach
18 complex, here in this facility at 6:00 p.m., there will be a
19 town hall meeting with staff in the library, talking about the
20 vision. It's going to be 6:00 tomorrow, which is Tuesday,
21 September 13th, to talk about where do you see your future
22 library and its programming. What are the things that you would
23 like to see your library look like and the facilities. So come
24 out tomorrow at 6:00, here on the second floor, to give your
25 input, tell staff what you'd like to see. Would you like to see

1 foreign languages taught in the library? Would you like to see
2 more laptops? A teen center? Come give input tomorrow at 6:00.
3 There will be numerous meetings. This will be the first of
4 many. Mr. Roland Williams will be here as well to help
5 facilitate for those that come out. And I'd like to definitely
6 encourage as many as they can to come out tomorrow at 6:00.

7 Other than that, I'll save all my comments until our open
8 meeting.

9 Commissioner Johnson, do you want to close out?

10 COMMISSIONER DAVIS JOHNSON: Sure. As we're planning our
11 green spaces and our parks and areas, are we looking -- I was
12 just recently in Chicago and they had solar trash cans. And
13 they had lighted seating, the seating was lighted throughout the
14 walkways. Is that something that we can take a look at to see
15 if it's cost effective? But it seemed to -- there wasn't just
16 the open kind of trash cans that were there, it was there and it
17 does -- the sun does something to compact it and do away with
18 it. And I thought that in our areas --

19 CHAIR DAVIS: In West Palm Beach?

20 COMMISSIONER DAVIS JOHNSON: No, in Chicago.

21 CHAIR DAVIS: West Palm Beach has them now too.

22 COMMISSIONER DAVIS JOHNSON: Okay.

23 CHAIR DAVIS: Yeah, I was there -- was it last Thursday?
24 They've got them downtown. Waste Management is introducing a
25 new program to the area.

1 COMMISSIONER DAVIS JOHNSON: Okay. So maybe that's
2 something that we can take a look at because, you know, we have
3 a lot of debris that ends up on the ground. And I guess if -- I
4 mean I'm not saying that the solar trash can is going to
5 encourage it. But maybe that's something that we can take a
6 look at, utilizing the sun.

7 And then within the linear park, I don't remember seating
8 out there. Right? There's no seating there?

9 MS. JENKINS: Not yet. We were looking to identify funds
10 to put benches. There will be some benches out there, a few.

11 But, again, the challenge, we wanted to make sure the
12 camera was working, et cetera, so it wouldn't attract homeless
13 there. So we're going to resolve those issues with the lighting
14 and the cameras, and then we do plan to put a few benches.

15 COMMISSIONER DAVIS JOHNSON: Because I'm thinking in terms
16 of, you know, when you're walking through and you're utilizing
17 the linear park and parents are there with their children, you
18 need to be able to be seated. And I have some photos that I can
19 send you of some of the lighted seating that they had along the
20 green spaces in Chicago that were very attractive.

21 MS. JENKINS: We will definitely look at it.

22 COMMISSIONER DAVIS JOHNSON: I also -- when you talked
23 about that the motion lights, that's for all of the homes in the
24 CRA, is that what we're talking about? Or are we talking about
25 the homes that are being built as a part of the in-fill program?

1 MS. JENKINS: It would be restricted to the amount of
2 dollars that we have. We've been layering programs in Riviera
3 Beach Heights and Park Manor, so we would start there with the
4 motion lights.

5 So I think our proposed budget, we're looking at doing 50
6 homes to start. And we would continue to look for additional
7 grant dollars.

8 We've already done the research on the lights, et cetera,
9 and have a plan to get them installed as soon as we have the
10 dollars available.

11 COMMISSIONER DAVIS JOHNSON: And, Scott, one other
12 question: Are we using the maximum space in the office of the
13 CRA at this point? Because I was looking at what we're paying
14 in rent; and if we were fully utilizing the space, if we need to
15 look at some other options. I know we spent an exorbitant
16 amount of money retrofitting and outfitting it but --

17 EXECUTIVE DIRECTOR EVANS: We do currently have some space
18 available. Not a lot. But a few offices that are currently
19 vacant. We can definitely take a look at what our future, what
20 we think our future needs will be.

21 And also I know that the City is expanding their
22 neighborhood services too, so -- and they may be challenged for
23 space. I know that they're continually adding more space off of
24 campus. So if we do have availability we can also look at
25 perhaps the City might be interested in it.

1 COMMISSIONER HUBBARD: Mr. Chair, that brings up something.
2 The City services, the City neighborhood services and the CDC
3 program itself, I think we need to probably look at the
4 structure of that as opposed to having it under the CRA, and
5 looking at what parts of it, you know, that we would have it on
6 the City's side.

7 CHAIR DAVIS: Mr. Evans on one of the slides talked about
8 the study as it relates to City relationships and CRAs and how
9 we can share --

10 COMMISSIONER HUBBARD: He did talk about that. And, two,
11 those two different things that I found in that line item alone,
12 where you -- on one side you show \$45,000 for the overview to
13 look at the operational procedures and how we could, how we
14 could possibly -- my screen went off -- how we could possibly
15 interact, change or move. Then on the other side you had
16 \$25,000 under -- and I've stacked my papers back. But do you
17 know where the, where the two of them -- you know, it's kind of
18 like a, a duplication of services that we're having there. That
19 alone, I have notes on that as well. So, because the \$45,000,
20 I'm -- you know, one, the way it was written up, could beg a
21 whole lot of questions. But because I think I know where you
22 were going with it, I wanted you to expound. But as you said,
23 you weren't going to expound on the items. Which I thought that
24 was the meaning of a workshop within itself. But, you know,
25 that's neither here nor there.

1 But you -- 45,000 on one, 25,000 on the other, and then you
2 have several items that looks as if there is a duplication of
3 services.

4 EXECUTIVE DIRECTOR EVANS: And --

5 CHAIR DAVIS: I know you're going to answer that question.
6 But I know at some point we'll get into more of the details.
7 But I'll let you go on with it.

8 EXECUTIVE DIRECTOR EVANS: I didn't mean to say -- I'm
9 happy to spend as much time talking about whichever individual
10 line item the board wants. I just -- since I did a summary
11 sheet that was three pages long, I just didn't want to present
12 on each one.

13 So that particular study, we are proposing to spend in the
14 first portion of that operational study \$25,000, that's correct.
15 Which would also then be shared on City's side because they
16 would be participating in the study.

17 The other budget line item that's listed for 45,000, that
18 includes the same \$25,000; it just provides a little bit bigger
19 budget because I'm anticipating that that study will result in
20 some changes that we have to make. We're probably going to have
21 to revise the interlocal agreements. So it just has additional
22 money in case we need to continue that process forward.

23 COMMISSIONER HUBBARD: But don't you think that's where it
24 would look more transparent? Not transparent from the
25 standpoint of hiding anything, but clearer and less convoluted

1 when you take the \$45,000 maybe and put them in other
2 professional services. Or, you know, because it now -- one
3 would think, as I thought, this 45,000 should and probably did
4 include the 25,000. And it did. But if someone, a novice read
5 that document, they would think you were talking about 25,000 on
6 this line item and 45 on that. And that's what I'm talking
7 about, things that are not clear. It looks like a total, you
8 know, 25 here and 45 here. Nothing to break it out to say that
9 this 25 is in that 45.

10 EXECUTIVE DIRECTOR EVANS: The final --

11 CHAIR DAVIS: I just want to ask a question.

12 Go ahead. Maybe you'll answer the question with what
13 you're saying.

14 EXECUTIVE DIRECTOR EVANS: I was just saying in the final
15 budget we'll make sure that we don't have duplication of items.

16 COMMISSIONER HUBBARD: And, you know, just for your sake
17 and, you know, for everybody's sake to -- you know, when we
18 present, one, I'd like you to increase your font; and, two, so
19 that we could, I guess break it down different in more of a
20 regular -- I guess a different accounting spread. Because this
21 I guess, isn't common.

22 CHAIR DAVIS: Okay. Anybody else got any questions or
23 concerns before we adjourn this meeting?

24 VICE-CHAIR MILLER-ANDERSON: Well, I just wanted to make an
25 announcement.

1 CHAIR DAVIS: Vice-Chair.

2 VICE-CHAIR MILLER-ANDERSON: The Park Manor Neighborhood
3 Association will be meeting on this Thursday at 6:30 p.m.
4 They're inviting the public out. They will have Ms. Verdenia
5 Baker speaking about the one cent county tax rate referendum;
6 and also Dr. Avossa from the school district to speak about it
7 as well. At the Marina Village on this Thursday at 6:30 p.m.

8 CHAIR DAVIS: That's Thursday at what time?

9 VICE-CHAIR MILLER-ANDERSON: 6:30.

10 CHAIR DAVIS: 6:30 Thursday.

11 And where is the location again?

12 VICE-CHAIR MILLER-ANDERSON: The Marina.

13 CHAIR DAVIS: At the Marina Event Center. All right.

14 Can we get a motion to adjourn the meeting?

15 COMMISSIONER DAVIS JOHNSON: So moved.

16 (Proceedings concluded at 8:02 p.m.)

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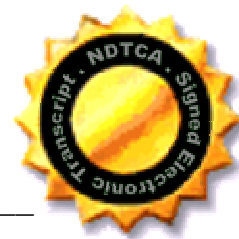
THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

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 20th day of September, 2016.



CLAUDIA PRICE WITTERS
Registered Professional Reporter



ADJOURNMENT

The Budget Workshop was adjourned at 8:02 P.M. The minutes were approved by the

Board of Commissioners on _____.

Terence Davis, Chairperson

Executive Director Scott Evans

/cw
Florida Court Reporting