



Florida's Dynamic
Waterfront Community

AGENDA

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
CITY OF RIVIERA BEACH, 600 W. BLUE HERON BLVD., RIVIERA BEACH, FL
33404,**

REGULAR MEETING

June 14, 2017

6:00 PM

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990,
PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN
THE PROCEEDINGS SHALL CONTACT THE OFFICE OF THE CITY MANAGER
AT 561-845-4010 NO LATER THAN 96 HOURS PRIOR TO THE PROCEEDINGS;
IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICES 1-800-
955-8771 (TDD) OR 1-800-955-8770 (VOICE) FOR ASSISTANCE.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ADDITIONS AND DELETIONS

DISCLOSURE BY COMMISSION AND STAFF

ADOPTION OF THE AGENDA

CONSENT AGENDA SPEAKERS

CONSENT AGENDA

ANY PERSON WHO WOULD LIKE TO SPEAK ON AN AGENDA ITEM; PLEASE FILL
OUT A BLUE PUBLIC COMMENT CARD LOCATED IN THE BACK OF THE
COUNCIL CHAMBERS AND GIVE IT TO THE STAFF PRIOR TO THE BEGINNING
OF THE MEETING. MEMBERS OF THE PUBLIC SHALL BE GIVEN A TOTAL OF
THREE (3) MINUTES FOR ALL ITEMS LISTED ON THE CONSENT AGENDA.
MEMBERS OF THE PUBLIC WILL BE GIVEN THREE (3) MINUTES TO SPEAK ON
EACH REGULAR AGENDA ITEM. IN NO EVENT WILL ANYONE BE ALLOWED TO

SPEAK ON AN AGENDA ITEM AFTER THE RESOLUTION IS READ OR ITEM CONSIDERED.

1. REQUEST FOR THE APPROVAL OF MINUTES - MAY 24, 2017 WORKSHOP
2. REQUEST FOR THE APPROVAL OF MINUTES - MAY 24, 2017 REGULAR MEETING
3. APPROVAL OF MONTHLY VENDOR INVOICES

END OF CONSENT

REGULAR BUSINESS

4. A RESOLUTION OF THE BOARD OF COMMISSIONERS Removed
OF THE RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY FINDING THAT THE SITE
PLAN FOR THE PROPOSED SINGLE STORY CRAB
POT RESTAURANT ON +/- 0.35 (4,482 SQUARE FEET)
ACRE OF LAND AT 386 E. BLUE HERON BOULEVARD,
WHICH IS LOCATED NORTH OF BLUE HERON
BOULEVARD, AND EAST OF LAKESHORE DRIVE, IS
CONSISTENT WITH THE ADOPTED CRA PLAN;
PROVIDING AN EFFECTIVE DATE.
5. A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY APPROVING THE
LOCATION OF A MOBILE VENDOR AREA WITHIN THE
FUTURE SPANISH COURTS PROPERTY TEMPORARY
PARKING AREA SUBJECT TO APPROVAL OF A CITY
OF RIVIERA BEACH MOBILE LICENSE CERTIFICATE
OF USE AND EXECUTION OF A LICENSE AGREEMENT
SETTING FORTH THE TERMS AND CONDITIONS OF
THE USE; AUTHORIZING THE EXECUTIVE DIRECTOR
AND GENERAL COUNSEL TO NEGOTIATE AND
APPROVE THE LICENSE AGREEMENT; PROVIDING
FOR OTHER PURPOSES AND AN EFFECTIVE DATE.
6. PRESENTATION: PROPOSED RIVIERA BEACH
MARINE LAB DEVELOPMENT CONCEPT

ITEMS TABLED

RECEIPT OF PUBLIC COMMENTS

(Non Agenda or Consent Item Speakers; Three Minute Limitation) Please be reminded that the CRA Board of Commissioners has adopted a set of "Rules of Decorum Governing Public Conduct during Official Meetings", which has been posted at the entrance of the Council Chambers. In an effort to preserve order, if any of the rules are not adhered to, the Commission Chair may have any disruptive speaker removed from the podium, from the meeting and /or the building, if necessary. Please govern yourselves accordingly.

REPORT OF THE EXECUTIVE DIRECTOR

REPORT OF THE GENERAL COUNSEL

DISCUSSION OF THE BOARD

ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting, such interested person, at own expense, will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.0105.

**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 6/14/2017

Agenda Category:

Subject: APPROVAL OF MAY 24, 2017 WORKSHOP MINUTES

Recommendation/Motion: APPROVAL

Originating Dept	OPERATIONS MANAGER & PIO	Costs
User Dept.		Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

SEE ATTACHED

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
5-24-17_CRA_Workshop_final_pdf_with_signature_page.pdf	5.24.17 WORKSHOP MINUTES	6/7/2017	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	6/7/2017 - 3:09 PM
CRA Internal Review	Evans, Scott	Approved	6/7/2017 - 3:10 PM

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Riviera Beach Community Redevelopment Agency Workshop

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, May 24, 2017

6:00 p.m. to 7:44 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice-Chair Tonya Davis Johnson (by phone)

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Mayor Thomas Masters

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene
Hatcher

1 CHAIR MILLER-ANDERSON: I'm going to go ahead
2 and call to order the Riviera Beach Community
3 Redevelopment Agency Workshop Meeting, May 24, 2017, at
4 6:00 p.m.

5 Madam Clerk, roll call.

6 (Upon roll call by Operations Manager & Public
7 Information Officer Hatcher, the following were present:
8 Chair KaShamba Miller-Anderson, Vice-Chair Tonya Davis
9 Johnson (by phone), Commissioner Terence Davis,
10 Commissioner Dawn Pardo. Also present: Mayor Masters,
11 Attorney Michael Haygood, and Interim Executive Director
12 Scott Evans.)

13 INTERIM EXECUTIVE DIRECTOR EVANS: And
14 Commissioner Hubbard.

15 CHAIR MILLER-ANDERSON: She's coming. She's on
16 her way up.

17 I do want to go ahead and just point out that
18 Chair Pro Tem Davis Johnson is out with a medical issue
19 so she will be by telephone tonight.

20 And let the record reflect -- Ms. Davis Johnson,
21 can you put your phone on mute, please -- Councilwoman
22 Lynne Hubbard is now on the dais.

23 Mr. Terence Davis, could you do a moment of
24 silence and the Pledge of Allegiance for us.

25 (Moment of silence, followed by the Pledge of

1 Allegiance.)

2 CHAIR MILLER-ANDERSON: It has on the agenda to
3 acknowledge any additions or deletions. I know that
4 we're doing a workshop, so we should not have any
5 additions or deletions.

6 And if we have any disclosure by the commission
7 or staff?

8 COMMISSIONER DAVIS: I have none.

9 COMMISSIONER HUBBARD: No.

10 CHAIR MILLER-ANDERSON: Are we adopting the
11 agenda?

12 COMMISSIONER HUBBARD: So moved.

13 CHAIR MILLER-ANDERSON: Do we have a motion to
14 adopt the agenda?

15 COMMISSIONER HUBBARD: So moved.

16 COMMISSIONER DAVIS: Second.

17 (Vote taken.)

18 (Motion to adopt the agenda passes unanimously.)

19 CHAIR MILLER-ANDERSON: Okay. Because this is a
20 workshop we will not have any public comment during the
21 workshop items.

22 So we'll go ahead and get started with item
23 number 1.

24 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening,
25 CRA Board Members and Madam Chair.

1 The Board has directed me to develop the vision
2 for the next phase of the marina and to incorporate this
3 opportunity into a request for a proposal to the
4 development community. And this is towards, so that we
5 can accomplish the mission, which is to create economic
6 development opportunities for the City of Riviera Beach
7 and continue to build upon what we've accomplished in
8 our first phase of the marina project.

9 Towards that end we need to push towards a
10 mandate to realize this goal and opportunity sooner than
11 later. And I propose that we target a Phase II grand
12 opening for 2021 or sooner, which seems a long way away
13 but it's just about three and a half years from today.

14 CHAIR MILLER-ANDERSON: Mr. Evans, let me stop
15 you. Let's make sure that we read off the title. This
16 item number 1 is the RFP overview.

17 Okay. Go ahead.

18 INTERIM EXECUTIVE DIRECTOR EVANS: For tonight's
19 workshop outline I'll begin with the project overview,
20 followed by a discussion of the goals and objectives
21 that we'd like to include in the RFP. That will be
22 followed by a summary of the development opportunity,
23 the updated schedule and process detail, the developer
24 team structure, discussion of potential future Community
25 Benefits Agreement, and a discussion of the proposed

1 evaluation criteria that we would use for the RFP.

2 And I would like to as we move through the
3 various sections stop and pause and take any Board
4 feedback, comments, thoughts and suggestions as we go
5 along.

6 Following a Board retreat in January we've been
7 developing the reset to the vision, which designed --
8 it's designed to focus on the amazing opportunity, as
9 you can see in the screen above, to develop our public
10 waterfront and create a destination for both visitors
11 and residents. And this picture shows what a great
12 accomplishment we've done so far, which is to build our
13 Phase I, which includes a community center, a
14 restaurant, our public waterfront, our promenade along
15 the waterfront, our Bicentennial Park, our children's
16 play fountain area, and our future event space.

17 And we're continuing to build along the vision
18 that the Board originally identified in 2012. We're
19 creating and providing for recreation, waterfront
20 dining, public programming. We're building upon the
21 world class marina that the City has built; and
22 expanding on our waterfront activities, which include
23 fishing, diving, snorkeling, paddle boarding, kayaking,
24 and water sports.

25 This is our Phase I site plan. It reflects what

1 the existing conditions are today. We've invested over
2 40 million dollars to create the Phase I and the docks
3 that are currently down at the site today. And this is
4 towards creating this opportunity, which the
5 development, private development community can come in
6 and build the buildings, the restaurants, the future
7 development that will help us realize economic
8 development, the jobs, the business opportunities that
9 this project has been designed for.

10 Again, this project will take many key partners
11 as we move through. Starting with the real estate
12 development community, we will be hoping that we get
13 multiple responses for, to our RFP. Of course as we go,
14 all projects that are approved at the City's marina, the
15 City will always continue to belong to the City so we'll
16 be looking at potential leasing arrangements. And as we
17 work through it we'll be looking to work with our local
18 businesses, involve our local contractors, work with the
19 City Manager and his staff, the City's Purchasing
20 Department, and our surrounding property owners.

21 For tonight's first item I would like to talk
22 about the goals and objectives. I think it's very
23 important that we put very strong policy statements in
24 the RFP, and that we require the developer to address
25 each of the policy statements that the Board agrees on.

1 So in his response he will have to provide written
2 response to how he's going to meet our goals and
3 objectives.

4 And additionally we'll evaluate his responses.
5 And we'll also evaluate the physical plans that he
6 provides for the development to ensure that they meet
7 the goals and objectives that the Board selects.

8 They are separated into three categories:
9 Community goals, Marina Village goals, and our Phase II
10 objectives.

11 The first one I would like to talk about is our
12 community goals and objectives. So we want to create a
13 vibrant waterfront that's welcoming to both residents
14 and visitors. Propose we ensure that the development of
15 Marina Village enhances and strengthens our public
16 spaces and our community assets. We've already invested
17 a large amount of dollars at our public waterfront; we
18 want it to remain open and available to the public; and
19 we want to build on our assets, not replace what we've
20 already completed.

21 And we also want to follow a process that
22 provides the residents and the community an opportunity
23 to participate in the redevelopment process and outcome.
24 And at various stages as the Board and the City Council
25 consider the various development opportunities we will

1 continue to hold public workshops, information sessions
2 to engage the public and incorporate additional public
3 comments and vision into the plans as we move throughout
4 the process.

5 Additional goals include attracting investment,
6 business, jobs, and enhancing the City's tax base.

7 The marina needs to focus on our overall goals
8 for redeveloping the entire district. And that
9 basically means that we also have to provide
10 opportunities for residents and businesses so that they
11 can participate in all aspects of the redevelopment.
12 And the process is designed to start with the
13 redevelopment project at the waterfront that will spread
14 out along the Broadway corridor.

15 We want to maximize our connections to the
16 waterfront, continue to grow on our Marina Village
17 overall district. This phase will hopefully lead to
18 future phases so that we continue the development along
19 the Broadway corridor. And it needs to become an engine
20 of revitalization for the city. It needs to provide new
21 jobs, new opportunities, and continue our growth along
22 Broadway.

23 Phase II specifically, the Board has identified
24 that we want to increase our waterfront restaurants. We
25 need to provide entertain. We need to provide reasons

1 for our residents and visitors to come down to the
2 marina. It includes additional public programming, a
3 potential hotel somewhere located within the district,
4 and a parking garage so that we have less surface
5 parking and we can increase our development density.

6 It's also important that we complete a Community
7 Benefits Agreement that ensures the opportunities of the
8 project.

9 We need to create a destination project that
10 attracts people to come and stay, spend, and come back.
11 So the critical component to that is having multiple
12 different events at the waterfront for our residents and
13 visitors to partake in, different types of restaurants,
14 different types of activities, and make sure there's a
15 reason to come back after a great first visit.

16 And again we want to make -- strengthen our
17 commitment to the developer that we need to move forward
18 on this project as quickly as possible. The development
19 agreement negotiation process will take some time in
20 order to get it correct in the way that the Board wants.
21 But we need to let them know up front that once that
22 development agreement is completed we expect them to
23 draw their construction plans and begin construction as
24 quickly as possible. So that's a very expedited time
25 frame. And I believe that we can work cooperatively

1 with the City to ensure that the plans are reviewed in
2 an expedited manner. So that there's no reason that we
3 can't get the project coming out of the ground and under
4 construction as soon as possible.

5 I'd like to pause there now just to see if there
6 are any other Board goals or desires or additional
7 concerns or questions related to this. Even if it's
8 just other things that you want us to consider in the
9 RFP and in the goals that we're working towards.

10 MAYOR MASTERS: Madam Chair. Do we have a
11 definition of local, as far as anything geographically,
12 is it like 30 miles, 50 miles, 20 miles? What do we
13 consider local?

14 INTERIM EXECUTIVE DIRECTOR EVANS: So we do have
15 a specific definition for local that we're proposing to
16 use in the RFP. And we will go into it in more detail,
17 but a summary would be that we're viewing local for this
18 project would be Palm Beach County, with specific focus
19 on Riviera Beach. So you would qualify as a local
20 business if you're from Palm Beach County but you would
21 qualify for additional bonus points and additional
22 preference if you were from Riviera Beach specifically.

23 CHAIR MILLER-ANDERSON: Any other questions?

24 COMMISSIONER HUBBARD: A couple of things that I
25 jotted down is, if we were -- if we're looking at the --

1 if we're looking at the updated time -- I guess my
2 question would depend on what your updated timeline.
3 You mentioned an updated timeline. But what I wanted to
4 include is the Community Benefits Agreement as the
5 number one focus.

6 And -- okay, sorry, just a little distracted by
7 the walking upstairs. The -- if -- the things that we
8 did in Phase I, Mr. Evans, for example, in order to
9 complete Phase I, these are the things that I'm thinking
10 that makes Phase I incomplete. These are the things I
11 think that make -- the wall that's still there, the fact
12 that we aren't soliciting for restaurants, the upgrades
13 to the amphitheater, the place and the play center for
14 the kids, that's what makes me say that Phase I is
15 incomplete.

16 CHAIR MILLER-ANDERSON: Excuse me one minute.
17 Darlene, let them know that it's back here in
18 the back.

19 Go ahead. Sorry about that.

20 COMMISSIONER HUBBARD: Okay. No, no problem.

21 Jumping to -- you know, I know we're going into
22 Phase II, but these are the major things that I'm saying
23 that Phase I is incomplete, that we haven't done. And
24 before we go into Phase II I'd like a timeline as to
25 when do we look to having those things complete.

1 Now going on -- moving into Phase II -- and the
2 reason I brought up those things is because in your
3 second bullet you said you wanted to strengthen public
4 space and community assets. And the -- and those, the
5 play center, the amphitheater, and the restaurant, those
6 are things that will draw the community down to the
7 marina as it stands now. And we haven't completed those
8 things.

9 Let's talk about the Community Benefits
10 Agreement. I would like us to avail ourselves of a
11 presentation from good community benefit agreements to
12 see how people have done just that, how we can do just
13 that, how we can include local participation and get
14 some equity participation out of the process.

15 And I was pleased to hear you say the hotel
16 somewhere in the district. So when you get to that
17 part -- and I'm not sure if we will be glossing over it
18 or we will be going into it any more extensively, about
19 the hotel piece.

20 So those are my comments. I'd like for us to
21 avail ourselves of a presentation from truly -- from
22 true community benefits agreements where local
23 participation takes place.

24 CHAIR MILLER-ANDERSON: Anyone else?

25 COMMISSIONER DAVIS: I just have a question.

1 CHAIR MILLER-ANDERSON: Go ahead.

2 COMMISSIONER DAVIS: Never mind. I'll save it
3 until after the complete presentation.

4 INTERIM EXECUTIVE DIRECTOR EVANS: Okay. Sorry.
5 I'm just taking notes.

6 One of the -- the ten principles of
7 public/private partnerships is published by the Urban
8 Land Institute who has a very successful track record of
9 working and facilitating public, successful
10 public/private partnerships.

11 And the reason that I bring them up tonight is
12 because I wanted to make that commitment in our RFP that
13 we're committed to those principles. I think that both
14 parties, both the developer and the City and CRA
15 collectively, we need to work together to get a
16 successful outcome to this process.

17 And their successful ten principles are that we
18 start with proper planning for partnerships, create a
19 shared vision, understand your partners and the key
20 players, be clear on risk, establish clear decision
21 making process -- which we're we trying to do in the
22 RFP -- follow an established process. The Urban Land
23 Institute also has a very specific process that they
24 recommend following for these public/private
25 partnerships. So we'll be following their recommended

1 process additionally.

2 And we need to communicate early and work
3 towards a fair business deal, one in which we create a
4 special place for Riviera Beach and we get the kind of
5 development that we're looking for, and one that's a
6 fair business deal for the developer who submits.

7 CHAIR MILLER-ANDERSON: Mr. Evans, could you
8 just be sure to call off the item number that you're on.
9 You're under the goals and objectives right now?

10 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, I'm just
11 finishing the goals and objectives.

12 CHAIR MILLER-ANDERSON: Just for the sake of the
13 item that's on the agenda, just call out what it is that
14 you're doing so they understand which one we're on right
15 now.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Okay.

17 CHAIR MILLER-ANDERSON: Thanks.

18 INTERIM EXECUTIVE DIRECTOR EVANS: Towards this
19 end, as we move through this process I think it may be
20 very helpful for us to engage a ULI public/private
21 partnership professional. I'd be looking at proposing
22 to do this in the fall when we do our technical
23 assessment of the RFP submittals. We can bring in
24 someone who has worked on multiple private partner -- or
25 private/public partnerships so they have experience

1 working on these types of documents. And then we could
2 also get their assistance once we have selected a
3 developer to assist in the negotiation of the
4 development agreement on behalf of the City and the CRA
5 following your selection.

6 I think that we'd like -- I'd like to propose
7 following their policies and recommended principles for
8 public/private partnerships. And I think that we may
9 look to get their assistance as we move through this
10 process during the next year, towards getting a
11 successful outcome on the development.

12 And with that I'd like to move to the next
13 section, which is the Marina Phase II development
14 opportunity.

15 And Mr. Dana Nottingham is a national
16 development consultant. He's worked in eight different
17 markets; worked on a variety of very large projects,
18 including over a billion dollars worth of economic
19 impact. So with that, Mr. Nottingham.

20 MR. NOTTINGHAM: Thank you. Good evening.

21 My role today is to assist the team in
22 translating the Board's direction into a vision end game
23 in an organizing framework that will guide the
24 development of the RFP and the RFP process. The RFP is
25 the starting point for building a partnership and also

1 really starting negotiations with a qualified developer
2 that can deliver your dream.

3 This diagram is simple but it illustrates the
4 intent of this presentation and even of the whole RFP
5 process. First, our number one goal is to build on the
6 strengths of the City and the district. The strengths
7 to the west are Broadway and the neighborhoods. The
8 strengths to the east are the marina, Peanut Island, and
9 the views to the ocean. The strengths to the north are
10 the assets that you have put in place, the Event Center,
11 the newly renovated park. And our strengths to the
12 left, to the south, is the cruise terminal.

13 And I believe like you that less is more. Okay?
14 And the real intent of this drawing is to illustrate
15 that the RFP process is about drawing the box, drawing
16 the limits, drawing the parameters that you are
17 interested in having delivered; and to look for a
18 developer that will help you think outside the box to
19 take your aspirations and visions to the next level.

20 So I'd like to update you by going through five
21 points, quickly go through the opportunity, link back to
22 the January workshop, talk briefly about the original
23 master plan key assumptions, talk about the master plan
24 reset that we're talking about now, and then just
25 generally describe an outline of what the RFP will

1 include; and Scott and Paul will fill in with more
2 detail.

3 The opportunity. There's six bullets here.
4 You've seen them at different times. The top bullet
5 I'll underscore is to expand avenues to opportunity for
6 all of our citizens. And think about it, when you think
7 about the strengths of the site -- and I have worked in
8 many cities where they try to construct a story to
9 position their project in the market place. Well your
10 story is a real story. The intracoastal setting is
11 minutes away from the beach. It's a cool place today
12 for all ages. It's located near marine resources. You
13 have a host of nearby attractions, many of them new:
14 Marine resources, pro baseball, shopping, dining,
15 entertainment, downtown, of course your beach.

16 With the addition of the Event Center you have
17 made advancements to be a special occasion place in a
18 dramatic waterfront setting. You're located with and
19 are cultivating a market, a niche market for meeting and
20 conferences. And you're located near to industry
21 leaders, which is a platform that can be leveraged to
22 drive more business and conference marketing.

23 And so today, I mean right now, this is no
24 story, it's a cool place. You have like 15 businesses
25 there where you can do a variety of things. And there's

1 more fun that's on the way.

2 And so a lot of what I do is to help people get
3 on the same page. But when you take what I just said
4 and put it on the same page -- and I'm going to read
5 this. In one place who have marina activities, water
6 recreation, Event Center, festival park, farmers market,
7 new restaurants. In the immediate area we have
8 oceanfront, Peanut Island, cruise terminal, fishing and
9 diving, marine industry setting, marine life resources.
10 And in the nearby attractions we have water parks,
11 professional baseball, downtown shopping, dining,
12 events, and other Florida tourist assets. And that's on
13 one page, and that's real.

14 At the workshop we -- the workshop was convened
15 around three strategic objectives, and six -- five or
16 six success measures: To expand the avenues for
17 opportunity in the tax base; to create new investment,
18 business, job opportunities; execute a public/private
19 partnership deal structure; negotiate site control to
20 maximize the district's untapped potential; and to
21 execute a district wide shared parking strategy.

22 During the discussions there were several ideas
23 that were kicked around about what aspiration, what are
24 the type of things to be descriptive that you would be
25 interested in seeing in the project. And there were

1 ideas like a Dave and Buster type operation, which is
2 food and family gaming; waterside seafood tropical
3 Florida themed restaurants; sports bar and grill; small
4 cafes, coffee shops, and entertainment.

5 From a hotel perspective there was discussion
6 about the potential of a moderately priced hotel for
7 business, local and visitors located around or within
8 the district. And then entertainment, how do we advance
9 an entertainment program that's locally relevant,
10 regionally appealing, and locally authentic. And so the
11 approach that was discussed there was -- led to the
12 rationale of locating a hotel, and what were the
13 benefits of doing that. A hotel -- and this is a visual
14 that shows some of the types of uses that we're talking
15 about. With Mr. Crab just symbolizing local independent
16 restaurants combined with chain restaurants.

17 The rationale for the hotel within the marina
18 project. To differentiate this project as a walkable
19 mixed used destination with lodging; appeal to a cross
20 section of market segments; to introduce a moderately
21 priced hotel to advance your goal to improve public
22 access to the waterfront, to reinforce the Event Center,
23 and to add value by synergizing the Event Center with a
24 potential hotel.

25 In terms of the type of place and the sense of

1 place we're trying to create, there are also
2 opportunities to work with our local partners. In this
3 case I'm showcasing the cruise terminal. I mean one of
4 their marketing tag lines is Your Port. And think about
5 it, this view is a view of me at Marina Village four
6 years from now, but it's a view from a balcony, it's a
7 view from the Event Center terrace, it's a view from a
8 restaurant deck, and I've had a long day having fun in
9 the water, going to business meetings, and I did it all
10 within Marina Village.

11 When we step back and look at where we started
12 with the master plan, again this diagram comes up;
13 because the master plan was based on having an anchor
14 use on Broadway, have anchor restaurant uses at the
15 water's edge, that the CRA would build an event center
16 and improve the marina operations, and that was situated
17 next to the cruise terminal. And that resulted in this
18 type of development strategy as an aspirational strategy
19 for the future. Now this plan included over 200,000
20 square feet of retail and within that 50,000 square feet
21 of restaurant space.

22 Since that time a lot has happened. We've
23 learned a lot. Situations have changed. And the market
24 has spoke to us in many different ways.

25 You've completed Phase I, subject to the

1 comments I heard today about what's uncompleted.

2 And in terms of the land ownership, the area in
3 the blue is the contiguous land that's owned by the CRA
4 and the City. And the area in the red is owned by
5 Viking and/or the City.

6 And so when you think about it, the benefits of
7 even considering a hotel within the district is that the
8 hotel makes the Event Center stronger, the Event Center
9 makes the hotel stronger, and they both make the
10 district stronger. And they give you an opportunity
11 because of what you have in place in terms of activities
12 and quite frankly who you are and how unique you are as
13 a city, that it all comes together and gives you an
14 opportunity to differentiate yourself in the
15 marketplace. And so three, four, five years have
16 passed. And I know nationwide that the retail industry
17 is down. I'm pretty sure and I know that nobody has
18 been beating Scott's door down to develop 200,000 square
19 feet of retail. But consistently there has been
20 interest in your restaurant space, and more recently
21 there has been more interest in developing a hotel.

22 So when we think about the industry feedback --
23 and I'm going to read this: The hotel is located within
24 the district and advances the CRA's goal to expand
25 public access to the water on public property. The

1 Event Center, the proposed hotel, convenient secure
2 parking in a walkable dramatic setting enhances the
3 guest experience. Moderately priced hotel strengthens
4 the destination brand of cross market segments. The
5 hotel generates first time visitors and repeat business
6 from area attractions, events, businesses, and the
7 cruise terminal. And increasing guest length of stay
8 contributes to more spending per visit, word of mouth
9 advertising, and the economic benefits that grow with
10 that. And a developer with a strong hospitality, hotel,
11 retail, and hotel relationships strengthen the customer
12 service focus and brand of Marina Village.

13 And so one of the things that came up when we
14 were discussing the hotel as an element of the reset
15 strategy, is that the decision that the developer, who
16 is economically engineering this site from a financial
17 perspective and a quality of life perspective, that the
18 developer will frame his or her recommendation about the
19 importance of the hotel and where the position is to
20 contribute to the sense of place that will uniquely
21 define them.

22 So what we did since the workshop, we
23 conceptually illustrated three potential hotel options
24 within the district. Again, to translate this idea in
25 something tangible that we could further our

1 discussions.

2 So I'm going to show you three illustrations, A,
3 C and B. Each one of them is a different potential
4 hotel location.

5 The first one is B, but the hotel is located on
6 the south side of the district. And the hotel in this
7 position, you'll see that there's a field of gray
8 parking between the hotel, between the Event Center.
9 Those dotted boxes are just implying some kind of future
10 development. And it could be parking. Okay? So that's
11 sort of the -- that's the south alternative.

12 If you were to look at that from an aerial
13 perspective -- and this drawing was inspired by sitting
14 at the new restaurant and looking out and seeing that
15 big beautiful cruise ship. If you look at it you see
16 the cruise ship in the background, the hotel in front of
17 it, and the bottom right corner in the foreground is the
18 Event Center. And you're looking at a promenade and a
19 street that fronts the water, which would be a very
20 active environment.

21 The second alternative that we talked about is
22 sort of the what if if you place the hotel orienting it
23 to the water side. This alternative maximizes the view.
24 We know we're all selling views. Again, the parking
25 field is in the back. And every solution or idea that's

1 being presented is subject to a long-term shared parking
2 strategy that's not represented on any of these drawings
3 but would be a critical consideration by any developer
4 in developing a firm proposal.

5 The next alternative locates the hotel right
6 across from the Event Center. The cruise terminal is in
7 the background. The new hotel is in front of it. And
8 the Event Center is the bottom corner in the foreground.
9 That alternative, just to get your imagination going,
10 would literally feature a direct connection and a
11 crosswalk linking the hotel to the Event Center. But,
12 again, there's a shared parking solution that has to go
13 with this.

14 And this drawing is intended to illustrate the
15 importance of thinking about the development strategy in
16 terms of the vertical integration of uses. So some of
17 the uses that we talked about, that we thought would be
18 neat, like the local cafe and little shops and whatever,
19 are uses that potentially could be integrated beneath
20 the hotel to activate that street as you enter and thus
21 activate two streets, your water side street and this
22 street.

23 MAYOR MASTERS: That's A? What's the alphabet
24 for the last one?

25 MR. NOTTINGHAM: That was A.

1 MAYOR MASTERS: That's what I thought.

2 Just a quick question on A.

3 MR. NOTTINGHAM: Yes, sir.

4 MAYOR MASTERS: People who get rooms on the back
5 side of A would be able to see the park, right, at the
6 marina?

7 MR. NOTTINGHAM: The back side of this would be
8 facing the cruise terminal.

9 MAYOR MASTERS: Really?

10 COMMISSIONER PARDO: Yeah.

11 MR. NOTTINGHAM: Because in fact you would be
12 looking in that direction.

13 MAYOR MASTERS: Which one of those drawings
14 would show -- do you have one that would show the people
15 could see the park from the view?

16 COMMISSIONER PARDO: This one.

17 MR. SKYERS: That's north of the Event Center.

18 MAYOR MASTERS: North of the Event Center.

19 MR. NOTTINGHAM: No, we don't --

20 MAYOR MASTERS: None of them would.

21 MR. NOTTINGHAM: And that doesn't -- I mean
22 we're doing this to get the conversation going. Right?
23 And there are multiple presentations on this.

24 And again I have to emphasize that we are doing
25 this so that we can be as clear as possible on where you

1 are and where you want to go and what you're interested
2 in. A developer will validate that, take it to the next
3 level, or do some thinking out of the box in order to
4 partner with us. And that's the kind of developer that
5 you want.

6 COMMISSIONER PARDO: Are you looking for
7 feedback at this time on the hotel?

8 MR. NOTTINGHAM: Oh, yeah, yeah.

9 COMMISSIONER PARDO: Okay. So I'll give you my
10 feedback.

11 The second rendering that you showed us, which
12 would have been in the --

13 MR. NOTTINGHAM: This one?

14 COMMISSIONER PARDO: No, that was the first.
15 That one.

16 Okay. I have a problem with that one only
17 because when you're driving down Broadway, it's taking
18 this -- this hotel would be taking up a lot of the sight
19 line view coming down Broadway. And I think that we
20 would like to keep the view as open as possible coming
21 down Broadway, so people can see the water and know that
22 there's something going on there.

23 The hotel -- or the first slide that you showed
24 us with the hotel on the south end.

25 MR. NOTTINGHAM: Yes.

1 COMMISSIONER PARDO: Okay. So that hotel I like
2 because right now there's nothing going on on the south
3 end, and there's no proposals to put a restaurant on the
4 south end. So with that you could get the hotel closer
5 to the water. And what it also does, it gives the
6 patrons a view of the port and, you know, what's going
7 on at Marty Murphy's place, which some people like
8 seeing that, they like seeing the boats and the repairs.
9 Some people like that. I like that. Seriously I like
10 looking at that.

11 MR. NOTTINGHAM: That makes you very unique.
12 You can't get that anywhere else.

13 COMMISSIONER PARDO: Exactly. But if you're
14 coming to Riviera Beach, that's what you're looking for.
15 Right? And that's what we have with all of the marine
16 business.

17 MR. NOTTINGHAM: And notice on this one it's
18 just implied. This is just a sketch. But you see the
19 walkway, there's a walkway implied there that connects
20 you to the hotel.

21 COMMISSIONER PARDO: But it's also giving you,
22 it's giving you a better view of the inlet. Unlike the
23 other ones. And we all know what the view of the inlet
24 is.

25 So I do like that one.

1 The second one I don't like because it is
2 cutting off the sight lines.

3 And then the third one really makes a lot of
4 sense because you are more or less connecting it to the
5 Event Center which would then probably, you know,
6 regardless of where we put the hotel you're still going
7 to get activity but it will just make it a little easier
8 for the people at the Event -- at the, you know, at the
9 hotel.

10 MR. NOTTINGHAM: Well, when I was at the
11 workshop, just to get the conversation going, we had a
12 diagram that we were talking from, and it was an Event
13 Center right across. Okay? When we did a little more
14 analysis, we said well this came up more than once
15 because, you know, there are pros and cons for each.
16 And for this one, what it does, it displaces some, you
17 know, great parking that you're used to parking to right
18 now. And so there is a special parking solution that
19 would have to go with that, which may be a deck parking.

20 COMMISSIONER PARDO: Right. But also, you know,
21 going back to the hotel on the south end, like I said,
22 you could get that hotel closer to the water because
23 there's nothing else there.

24 MR. NOTTINGHAM: Right.

25 COMMISSIONER PARDO: It's with the other hotels

1 we're hoping to, you know, eventually --

2 MR. NOTTINGHAM: You could move it down, yeah.

3 COMMISSIONER PARDO: You could move it down.

4 Well, you could move it further east than you can with
5 the other hotels because of the restaurant pads.

6 But in addition to that you could put parking
7 behind it. You still have, you know, depending on how
8 dense the project is going to be, you could probably put
9 parking directly west of the hotel. And then what
10 you're also doing is you're making it easier for the
11 people coming out of the port, the cruise ships. Now
12 they can just drag their luggage right down Avenue B
13 and, you know, three minutes they're at their hotel.
14 And ultimately, right, that's the plan, we're trying to
15 capture those people, instead of them going elsewhere,
16 spend a couple of days.

17 MR. NOTTINGHAM: You see that little dotted line
18 in the top right corner in that white space?

19 COMMISSIONER PARDO: Yes.

20 MR. NOTTINGHAM: That implies -- at 2:00 in the
21 morning I'm doing this drawing and I see it, and I say
22 oh my God, it's right next to the cruise terminal, the
23 hotel is right there, and there's potential for shared
24 parking between you and them.

25 COMMISSIONER PARDO: Correct. And we had --

1 MR. NOTTINGHAM: And then that little dotted
2 line went in.

3 COMMISSIONER PARDO: Yeah, so we've had that
4 discussion for several years. The port is in desperate
5 need of parking. They don't have the space to build a
6 parking facility, and they don't have the revenue, you
7 know, they don't have the money to build it right now,
8 so they've always been interested in a partnership with
9 the city-owned parking.

10 But, anyway, you know, when you really look at
11 it, I think you can do a lot more with the hotel on the
12 south end.

13 MR. NOTTINGHAM: I got you.

14 And with that, and building on your thought,
15 when you take a bird's eye view of that street, that can
16 be a really, really unique street. I'm talking about in
17 South Florida.

18 COMMISSIONER PARDO: Correct. I agree.

19 MR. NOTTINGHAM: And so you link the hotel to
20 that. And the uses you have on the site, what's nearby,
21 your beach ad what you have, that -- see, the thing is,
22 less is more; and because you're small doesn't mean you
23 can't have drawing power. If you're small and unique
24 and you have some unique juice to go with it you'll
25 attract people, because people are hungry for that; we

1 know that.

2 COMMISSIONER PARDO: Yeah, and we haven't
3 started building -- I believe we have the funding now
4 but we haven't started building the docks on the south
5 end. So, again, you know, that's something that we can
6 incorporate if we, you know, if we decided to go down
7 that path and put something at the south end. Then you
8 can incorporate docks and, you know, possibly lease them
9 to the hotel or make it clear that they're for, you
10 know, they're day docks or, you know, there for a couple
11 of days.

12 MR. NOTTINGHAM: Just in this conversation, this
13 exchange right here, you can imagine a developer value
14 engineering the site --

15 COMMISSIONER PARDO: Absolutely.

16 MR. NOTTINGHAM: -- and weighing those
17 considerations. And also having to grapple with the
18 shared parking solution. Because the place that we are
19 describing, okay, in terms of this critical mass of
20 restaurants, a hotel, the -- and a professionally
21 managed events program that you independently or you in
22 partnership with the developer are doing, or they are
23 doing it exclusively, that in addition to your
24 ambassador program, you know, all of the cumulative
25 effect of that is going to draw a whole lot of people if

1 that's sustained. And there's a parking solution that
2 goes with it.

3 COMMISSIONER PARDO: Right, there's a parking
4 solution. But then if we have the revenue, if we have a
5 commitment from the port, then you could go out and bond
6 that commitment and then we can really get, you know, a
7 nice size parking garage built.

8 MR. NOTTINGHAM: Right.

9 COMMISSIONER PARDO: Okay. So, any way, that's
10 just my feedback.

11 MR. NOTTINGHAM: Thank you.

12 Any other questions or comments?

13 I've got one more section. It's a quick one.

14 COMMISSIONER HUBBARD: I'm sorry. One thing I
15 wanted to add about the hotel.

16 MR. NOTTINGHAM: Yes, ma'am.

17 COMMISSIONER HUBBARD: I would like to see some
18 options as to where we can put the hotel outside of the
19 marina space, right, in the marina space, because with
20 the limited -- and the reason I say that is because with
21 the limited number of activities to spend our disposable
22 cash on in the City of Riviera Beach now, I would like
23 to see if the hotel -- you know, it's a small piece of
24 property, and I'm just thinking that that would be
25 valuable for activities, and outside -- if we're, if

1 we're very close to the marina I don't think the patron
2 would not choose it because it's not inside the gates of
3 the marina itself. And so that's what I'd like to see,
4 some options on where could we put the marina outside of
5 the gates of the marina --

6 MR. NOTTINGHAM: The hotel outside of the
7 marina.

8 COMMISSIONER HUBBARD: I'm sorry. The hotel
9 outside of the gates. And somewhere close by but
10 somewhere just as pleasing and as attractive to
11 potential patrons.

12 Thank you.

13 MAYOR MASTERS: Madam Chair.

14 CHAIR MILLER-ANDERSON: Yes.

15 MAYOR MASTERS: The reason why I asked the
16 question about the hotel closer to the Event Center,
17 because the Event Center, the entertainment, attracting
18 national artists, people would be coming over from the
19 Bahamas and everywhere else to see the concerts. And if
20 there's a view of the stage or something from their
21 balcony, those rooms would be -- could be charged a lot
22 more to have that view, you don't have to go, they can
23 just get on the balcony. So that would definitely
24 generate a lot of revenue as well. And they can still
25 see the ocean.

1 That's just a thought out of the box.

2 MR. NOTTINGHAM: There's a cost benefit analysis
3 that a developer would have to do. But the goal is to
4 get people to stay as long to spend and return. And the
5 longer you stay on the property, you spend more money.
6 And so if you're staying overnight you're spending more
7 money. Right? And if it's convenient for you and it's
8 walkable then you're more likely to return.

9 The next section is a summary of what would be
10 in the RFP. At the workshop we talked about execution
11 model, we called it the five P's: Positioning,
12 packaging, procurement, phasing, and partnership. And
13 those are sort of the broad brush elements of the RFP
14 approach.

15 When we stepped back, recognizing that the RFP
16 is a starting point in the partnership and in the
17 negotiation, there are five deal points that we can
18 reasonably expect that will be part of that discussion.
19 And I'm going to read them: One, land ownership
20 appraisal deal structure clarity. Parking investment
21 financing and development operations. Public financing
22 available to close any potential private financing gap.
23 Community Benefits Agreement requirements and joint
24 roles. Public commitment to sustain current district
25 services. Public commitment to local and regional event

1 programming. And the designated representatives with
2 clear reporting authority at the executive level and the
3 project level, for the developer and for the City.

4 And the way that the RFP will be structured is
5 that we will ask -- we are proposing that we would ask
6 the developer to submit a conceptual -- submit their
7 qualifications, submit a conceptual development plan, a
8 physical plan, and submit a development budget and
9 submit a proposed land deal. Those would be the broad
10 brush business criteria.

11 Now the drawing that you have, there would be
12 two, two conceptual plans that would be presented. The
13 first conceptual plan, which we call the base case,
14 okay, the base case is your land in the red, excluding
15 the Viking property, the Yachtsman. Okay? That would
16 be the base case.

17 The next scenario, land ownership scenario,
18 would be all the land within the red, including the
19 Viking land, the Yachtsman, and the land that's owned by
20 Viking and the CRA. So there would be two, there would
21 be two proposed, conceptual proposals. One proposal, if
22 you were going to proceed without using the Yachtsman
23 property. And then another proposal which we call it
24 the maximal proposal.

25 Now we have to remember timing now. So you

1 select a short list of developers; you got one, two, and
2 three. You qualify those developers. You rank those
3 developers. And then you would go into a detailed
4 negotiation with the developer that would include the
5 land deal. And at that point in time if it's the base
6 case it would be just with you. If it's the maximum
7 case it would be a triangular negotiation with you and
8 with Viking and with the developer. And we thought that
9 that was a good starting point in terms of structure,
10 and at least structure it with you so that we could get
11 some feedback on it.

12 COMMISSIONER PARDO: Madam Chair.

13 CHAIR MILLER-ANDERSON: Go ahead.

14 COMMISSIONER PARDO: I have a question.

15 So tell me about -- so it will be
16 qualifications, their plan, their budget --

17 MR. NOTTINGHAM: Right.

18 COMMISSIONER PARDO: -- but will they also have
19 to prove to us that they have the funds to move forward
20 with the project?

21 MR. NOTTINGHAM: Yes. Scott -- actually --

22 COMMISSIONER PARDO: So make that clear.

23 MR. NOTTINGHAM: -- Scott is going to go through
24 a more detailed description of the selection criteria.

25 COMMISSIONER PARDO: Okay. Fine.

1 MR. NOTTINGHAM: But, absolutely, you can't
2 contract with somebody that doesn't have the financial
3 wherewithal. So we'll get that straight.

4 COMMISSIONER PARDO: Right. But we've had
5 people come in and --

6 MR. NOTTINGHAM: No, I understand.

7 COMMISSIONER PARDO: -- say they have hundreds
8 of millions of dollars and the next thing you know --

9 MR. NOTTINGHAM: I understand.

10 COMMISSIONER PARDO: Okay. That's fine. Thank
11 you.

12 MR. NOTTINGHAM: And the criteria sets a high
13 bar in terms of the experience and track record of the
14 developer that you want to partner with.

15 COMMISSIONER PARDO: Sure.

16 MR. NOTTINGHAM: And we may not be able to get
17 into all the details today but they're definitely on
18 Scott's and Paul's screen because we've been talking
19 about it for two days.

20 COMMISSIONER PARDO: That's fine. Thank you.

21 MR. NOTTINGHAM: And just to drill down a little
22 bit more. This is a table of contents of the RFP. It's
23 nothing different from what you've -- what you're used
24 to seeing. The only special thing about this one would
25 be the nuance of two conceptual development proposals

1 because of the land ownership circumstance.

2 Okay.

3 INTERIM EXECUTIVE DIRECTOR EVANS: The next
4 category of the workshop that we'd be going into is the
5 processing schedule. I won't read all the various
6 elements but I'd like to talk about some of the key
7 moments in time for this process that we propose to move
8 through.

9 Starting with next month on the June 28th we
10 would propose to have the next workshop. And we've
11 already gathered some feedback of some information that
12 we'll bring to that workshop. And all of the questions
13 and comments that we receive today we'll try and
14 incorporate either responses or incorporate them
15 directly into the RFP, and we'll be able to discuss
16 those at our next workshop.

17 And then following that, once we've incorporated
18 all of the changes from the Board then we will set a CRA
19 Board meeting where you can review the final changes
20 before issuing RFP.

21 The process we're proposing with the development
22 opportunity would be at least 90 days. And depending on
23 when this officially gets issued we would like to have
24 the final rankings and the final evaluation results
25 submitted to the Board for your review and approval in

1 December, perhaps January, depending on when we can
2 issue the opportunity.

3 And then after that begins the predevelopment
4 activities and the negotiations of the final development
5 agreement. The final development agreement of course
6 would include the Community Benefits Agreement within
7 it.

8 And this process is also -- the one I'm showing
9 is following the Urban Land Institute proven process for
10 private/public developments.

11 When we begin our negotiations we'll conduct
12 additional workshops with you to refine the project
13 vision; develop the land, building and infrastructure
14 program; finally approve the design and the phasing that
15 the developer is proposing, and negotiate the final
16 financial components. And all of those elements lead to
17 completing the final development agreement.

18 And then once that's been completed we complete
19 site plan approval and prepare construction plans.

20 So if we can complete the final development
21 agreement sometime in 2018, then in early 2019 we can
22 complete site plan approval, complete the project
23 financing and the final pre-construction activities; and
24 then as quickly as we can get to construction, including
25 expedited permitting review by the City.

1 The next element that I'd like to go into is a
2 discussion of the various teaming agreements that we see
3 that could come out of this project, as well as a
4 discussion of the community benefits agreements that
5 we'd be looking at achieving.

6 One of the things we've been trying to look at
7 is the project from a wholistic view, which includes not
8 just construction but it includes leasing and work force
9 development, the community outreach we would need to do,
10 the various team components that would be involved in
11 this project from start to finish. That includes the
12 design professionals, the end businesses who move into
13 our new spaces, and the various construction trades and
14 skills that would be involved from the start of the
15 project all the way through to when we have new
16 businesses moving into the project.

17 And what we would like is for the Community
18 Benefits Agreement and the local participation approach
19 to address all of those various components. So we're,
20 we're developing an approach that looks at all of the
21 different professionals, opportunities, equity
22 availability; all the different levels from the
23 development, construction, design, leasing, and our
24 eventual end user businesses. Towards that end we've
25 brought Paul Skyers, our economic development

1 consultant, who is going to talk about first starting
2 with team structures and then he's going to go into some
3 target deliverables for our Community Benefits
4 Agreement.

5 And towards our teaming agreements the CRA has
6 started holding in cooperation with the City's staff
7 public information meetings designed to provide outreach
8 efforts to inform local contractors and local business
9 about future opportunities both in this project and from
10 the City of Riviera Beach. We've held five different
11 meetings starting from February through May 5th, all
12 related to small business development and getting word
13 out to local contractors about some of the new projects
14 that will be coming forward. And we're going to
15 continue to do this throughout the process as we proceed
16 towards this, and developing the team instructors and
17 trying to create databases that we can provide to the
18 potential developers, that list all of our local
19 businesses, contractors. And we would actually create a
20 website that would be specifically for this opportunity.
21 And on that website we would list all of our partners
22 who are looking to participate.

23 In the RFP process we'll also build in various
24 meetings where we invite our local businesses to come
25 and meet the developers who are interested in the

1 project, so that we can increase their exposure to some
2 of the developers who may be applying for this project.

3 And with that I will turn the mic over to
4 Mr. Paul Skyers.

5 MR. SKYERS: Afternoon, Madam Chair,
6 Commissioners, Mr. Mayor, good afternoon.

7 As Scott emphasized, the foundation, the very
8 fabric that this teaming structure is built on, and the
9 teaming agreements that will bond everybody together
10 legally, is the fact that we want to encourage or
11 optimize local participation; meaning businesses that
12 are based in Palm Beach County and of course with an
13 emphasis on businesses that are located within Riviera
14 Beach. To that end we propose that the developers go
15 about the business of creating their structure, their
16 team structures, that will allow for maximized
17 participation locally. So you can envisage, you can
18 envisage all of the functionalities that take place in
19 the development exercise, including design,
20 construction, leasing, property management, et cetera,
21 that the developer and potentially his joint venture or
22 her joint venture partner would want to look at those
23 functionalities in, not only in terms of people that
24 they've worked with before but also looking at the local
25 talent pool at every level, at the development level, at

1 the design level, at the build-out level, at the
2 construction level, and then subsequently at the
3 occupancy level for participants.

4 We envisage team structures that could look like
5 this. You would have a master developer and a joint
6 venture partner at the development level. They would
7 have a building contractor, engineering services,
8 property management, people reporting to them; and then
9 of course that building contractor would have
10 subcontractors underneath him and local subcontractors
11 underneath him as well. Or her.

12 It could, conversely it could look like this.
13 And this is just two of a thousand different
14 permutations or arrangements that would allow them to
15 optimize local participation. You could have a master
16 developer and a joint venture partner who is also a
17 design build expert. And there are quite a few teams
18 here in Palm Beach County that about could qualify for
19 that. You'd have reporting to them subcontractors, of
20 course, local subcontractors, property management,
21 leasing specialists, et cetera, marketing people.

22 All of these arrangements will be bound together
23 by joint venture agreements at the design level, teaming
24 agreements at the lower levels. So that you don't have
25 the possibility of any funny business.

1 In some of these situations where we look at
2 development opportunities developers develop amnesia
3 after they win the contracts and they forget who the
4 subs were and the contractors were and professionals
5 were who they made commitments to in the process of
6 putting together the RFP or designing teams to impress
7 local cities or commissions.

8 What we would require of them is that they
9 submit teaming agreements to you. A lot like what you
10 see at the general services level of the government and
11 some of the regionalized SBA contracts, which designate
12 purpose, participation level, equity share, profit
13 share, expected work effort from each of the partners in
14 that teaming agreement. And those would be recorded
15 with the CRA so that if there was ever any dispute as to
16 who was supposed to be the roofing contractor, say for
17 instance, on a job, we could just reproduce the teaming
18 agreement to that developer so that we, you know,
19 eliminate the possibility of having amnesia.

20 By so doing you protect your local participants
21 whether they are small business entities that are at the
22 contracting level or more sophisticated entities that
23 are at the development level or, you know, specialists
24 that are in the professional services arena. You
25 protect them from losing an opportunity because of some

1 nefarious activity.

2 The other thing that's pretty unique about
3 teaming agreements, and it's something we need to think
4 about carefully, is that they're exclusive. In other
5 words when, you know, Roofer X signs a teaming agreement
6 with Team Y or Team Z, that's who they go through this
7 whole competitive process with. They can't double dip
8 and sign up with another development group. So there
9 are some pluses and some minuses to it, but it creates
10 an environment of integrity. And it also forces that
11 roofing subcontractor to give his or her all to that
12 development team to optimize and ensure that that
13 particular development team wins the contract. You
14 don't have cross pollination in terms of people cross
15 marketing themselves to commissioners. It eliminates a
16 lot of the problems that exist now in typical bidding
17 contracts.

18 So that's basically it for team structure and
19 for teaming agreements. There's a lot of detail that we
20 added to your handouts, you know, that we can get into,
21 you know, if you want to break for some questions on
22 that. Or if not, I'll jump straight into the Community
23 Benefits Agreement. So I'll pause for a minute.

24 COMMISSIONER PARDO: Madam Chair.

25 Okay. One thing that I would like to see --

1 and, you know, when we were going through the marina
2 project, Phase I, I brought this up and we were able to
3 do it, apprenticeship programs are very, very important.
4 We have a lot of residents in the city who have gone
5 through the local apprenticeship programs that the
6 unions provide. And I think it's, it's important that
7 whoever bids on this knows that, you know, they need to
8 use apprentices.

9 I think the City, the City procurement policy
10 says anything over \$750,000 you need 20 percent of
11 apprenticeship participation. Even though it's really
12 not our money that we're using, it's still our property
13 so we should have a say in it. And I feel strongly
14 about that.

15 MR. SKYERS: Okay. Great.

16 Anybody else?

17 COMMISSIONER HUBBARD: The apprenticeship
18 programs that we have here, when we use an
19 apprenticeship program, say for example if they came
20 from one of the local -- the apprenticeship program was
21 held or hosted by a local union. Now these gentlemen
22 were apprentices and they're certified and they are no
23 longer attending with that particular union but they are
24 well certified and ready to go to work. Are we looking
25 at the apprentice from that angle or are we saying the

1 local unions who are actually hosting apprenticeship
2 programs right now, that they would eat the 20 percent
3 of the program up? I meant based on the agreement
4 that --

5 MR. SKYERS: The teaming agreements? Or the
6 teaming structure?

7 COMMISSIONER HUBBARD: Yes, the structure. The
8 structure. I know that -- you know, what -- I was just
9 saying how that would play into it.

10 MR. SKYERS: Right. The way we would
11 envisage -- and granted there could be a thousand
12 permutations -- is that private contractors, private
13 professionals would hire the talent that they needed, be
14 they apprentices of any sort.

15 If you would want to run an apprentice program
16 outside of the hiring process of the private contractors
17 and professionals that get retained to do this work it
18 might get a little tricky. So I would -- I would almost
19 say to integrate it within that process, and require of
20 them performance at that level, where you had a pool of
21 apprentices across varied skills, plumbing, carpentry,
22 roofing, whatever, and require that each of those trade
23 specialists, concrete, brick laying, whatever, hire a
24 certain amount of apprentices from a certified local
25 union that everybody is appreciative of.

1 And even journeymen. I'm assuming -- because --

2 COMMISSIONER HUBBARD: Yes. You know, and
3 that's what I was thinking, the apprentices can come to
4 us through two levels, through a current program that
5 they're in and then we have those apprentices that were
6 certified and done but they didn't get any work because
7 there really wasn't any work, you know, out there for
8 them. So I was just wondering if the union -- if the
9 union that they went through would have to bring them
10 back or if they would still be eligible to be a part of
11 this initiative.

12 MR. SKYERS: The one thing that --

13 COMMISSIONER PARDO: Ms. Hubbard, one thing I
14 just want to mention to you, we ran into this when we
15 were doing the marina. So it turns out that there is an
16 electrical apprenticeship program, they're not union,
17 it's a private company, they're in West Palm Beach, and
18 because they have an apprenticeship program they were
19 able to -- I believe they got a piece of it. You know,
20 Jimmy Keller, they got some, but they also --

21 MR. SKYERS: So then you contracted with that
22 private company to do a block of the work, is what
23 you're saying?

24 COMMISSIONER PARDO: Yeah, they got a piece of
25 it along with the union.

1 COMMISSIONER HUBBARD: You know, a lot of the
2 guys that graduated even from the private apprenticeship
3 program, as well as the union offered apprenticeship
4 program, you know, was on the down turn for a little
5 while. Mr. Role was telling me about it. Because there
6 wasn't a lot of work here in Palm Beach County, they
7 went up on the north end of the county and they worked.
8 I was just wondering --

9 COMMISSIONER PARDO: Some of them went to Miami.

10 COMMISSIONER HUBBARD: -- would they be
11 eligible, that apprenticeship group, that class, let's
12 say it was the class of 2015, 2016, would they be
13 considered still an apprentice to work on this project?

14 MR. SKYERS: Absolutely. And something that we
15 haven't discussed is the management technical resources
16 that we would like, we're suggesting that we provide as
17 a part of the Community Benefits Agreement support to
18 small business people. Not at the joint venture level.
19 They need to have their own levels of sophistication to
20 handle their business. But you come down to that level
21 where you have the professionals and then further down
22 to the level where you have the contractors, we would
23 like with your blessing to provide a management
24 technical support program that offers them help with
25 estimating, financing, management, strategic management

1 of their small enterprises, as long as they are locally
2 based, to help them over the edge.

3 So conceivably if some of those journeymen have
4 evolved into small businessmen at this point in their
5 development then they could have avail themselves of
6 those services if they were lucky enough to be on the
7 winning team. Can't extend the services to participants
8 who aren't on the winning team, we don't have enough
9 money. But we definitely could for the contractors and,
10 you know, skilled tradesmen who are on the winning team.

11 COMMISSIONER HUBBARD: The one thing I don't see
12 up there is the bonding pool, the pool of funds that
13 need to be made available to those very same persons.
14 Because chances are if they need that they need a
15 bonding pool of money that we talked about years and
16 years ago making available to the very small contractors
17 so that they could participate.

18 MR. SKYERS: Yeah, we were going to discuss that
19 in the Community Benefits Agreement.

20 COMMISSIONER HUBBARD: I can hold out.

21 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

22 CHAIR MILLER-ANDERSON: Go ahead.

23 Is the microphone on her?

24 VICE-CHAIR DAVIS JOHNSON: My concern when we
25 were talking about the various teaming structures and

1 the exclusivity that was mentioned, or that I thought I
2 understood Mr. Skyers to say, that if you team with one
3 organization you could not submit with another. Did I
4 understand that properly?

5 MR. SKYERS: Yes, Commissioner, that's correct.

6 VICE-CHAIR DAVIS JOHNSON: So would not that
7 lessen a business's opportunity to bid or submit a
8 teaming structure which -- I just see that as cutting
9 a chance for success and/or participation. So that just
10 brings concern to me when you talk about exclusivity or
11 just being able to submit a teaming agreement or some
12 proposal on this project with one potential developer.

13 MR. SKYERS: Commissioner, we could possibly
14 make an accommodation for local subs. We wouldn't want
15 to do that throughout the entire structure but for local
16 subs because they're such a limited commodity we could
17 possibly do that if that would meet with your agreement.

18 VICE-CHAIR DAVIS JOHNSON: So then am I also
19 understanding that on the subcontractors, sub-consultant
20 level, there is opportunity to bid multiply?

21 MR. SKYERS: Yeah, we could do that. But what I
22 would encourage you to do is to lean heavily in the
23 direction of locally based, Riviera Beach based subs for
24 that singular accommodation. I wouldn't make that
25 available across the board to everybody in Palm Beach

1 County.

2 CHAIR MILLER-ANDERSON: Anything else?

3 VICE-CHAIR DAVIS JOHNSON: Yes. I am just
4 concerned about boxing a local vendor. Because our
5 biggest concern is with our Riviera Beach businesses,
6 making sure that there is local participation. So if
7 there are levels or opportunities for those contractors
8 to bid with whomever, then that sits well with me.

9 Now I get it when you talk about not wanting to
10 have on that larger scale when you're talking about
11 your, your master developer or whomever in that guiding
12 roll, you may not want to have multiple considerations
13 there. But I definitely believe that in the
14 sub-consultants and the tiered levels there needs to be
15 an opportunity for our businesses, our local businesses
16 especially, to be able to bid across the board.

17 MR. SKYERS: Yeah. Give us an opportunity then
18 to revisit that and come back to you with some
19 suggestions that are more inclusive. We definitely --
20 we'll figure out a way to be more accommodating.

21 VICE-CHAIR DAVIS JOHNSON: Okay. Thank you.

22 MR. SKYERS: Yes, ma'am.

23 Okay. So I would like to, with permission, jump
24 to the CBA.

25 INTERIM EXECUTIVE DIRECTOR EVANS: And I'll let

1 Paul go through our targeted deliverables for Community
2 Benefits Agreement. I just, I want to touch on a couple
3 of things. One, the Community Benefits Agreement will
4 ultimately get negotiated in the final development
5 agreement which includes all of the terms for the
6 development proposal. And the key components of other
7 community benefits agreements that we've been looking at
8 is you need a defined process to deliver the results.
9 So when you're looking at your targets or your goals you
10 need to think through the process that's going to happen
11 so that we can ensure that it's a partnership between
12 the City and the CRA and the developer towards meeting
13 those goals, because sometimes we have to work together.
14 Obviously the developer has to be committed to the
15 outcomes. And we need to make sure that there's teeth
16 in the agreement to ensure that they're committed to
17 those outcomes. And then we also need to look through
18 what resources are going to be required in order for him
19 to meet the requirements, or her, and for us to support
20 the implementation. And we want to do that now and as
21 we negotiate the agreement so that we put in the
22 resources in that agreement so that there's no surprises
23 at the end on what's required to meet all of our goals
24 and objectives.
25 And with that...

1 MR. SKYERS: Thank you. Thank you, Scott.

2 So cities have figured out ways in which to
3 communicate in a uniform and organized manner to
4 developers our interest in developing within their
5 environs. A way to engage the community at large in
6 addressing its needs. And the vehicle for doing that,
7 you know, is this Community Benefits Agreement, which is
8 a formalized agreement between -- it would be I guess
9 the CRA or the City and the development team.

10 It typically involves improvements from an
11 economic standpoint, economic development standpoint,
12 that run the gamut, like you see here, of job creation,
13 work force development, local business enterprise
14 activities. And sometimes it even involves social
15 objectives.

16 What we propose here tonight is a list of items
17 that we have identified -- and to be honest with you, a
18 lot of them are related to the CRA district -- that we
19 think would create discussion amongst yourself at the
20 commission level for what could be an ideal package.
21 It's based on looking at an overall value of about two
22 million dollars in present value terms, against the
23 development process, a development opportunity that's
24 probably 30 million dollars or 40 million dollars. So,
25 you know, you're looking at a small portion of that over

1 the life of the project that the developer would have to
2 underwrite out of his or her own pocket.

3 Our suggestions for job creation then, as part
4 of this project, would be that the developer strive to
5 achieve a goal of 30 to 40 percent of all of the total
6 skill trades, being locally assigned to local
7 contractors and skill trades people. Roughly to 30 to
8 40 percent of the dollars in that project for
9 professional services; I'm referring to the engineers,
10 the architects, the land surveyors, anybody who wears a
11 golf shirt to the job site.

12 And ultimately when the project gets built, in
13 terms of hiring we're looking for that ultimate group of
14 entities that will occupy, will run these enterprises,
15 whether they're hotels or, you know, restaurants or
16 shops, to hire the equivalent of between 20 to 25
17 percent of their total labor force, management force,
18 I'm sorry, from local residents.

19 In terms of work force housing -- and again we
20 are focused exclusively on the need for work force
21 housing within the CRA -- we propose that you
22 contemplate asking the developer for an investment,
23 somewhere to the tune of between 500,000 and 800,000 in
24 what we call a work force housing fund. That developer
25 of course would have first right of refusal of

1 developing that work force housing at a later date.
2 This almost gives him or her a two-for-one on this deal.
3 They get to develop a marina project and they also get
4 to be the first person in line to develop work force
5 housing. You know, you would have to work out the
6 details as to, you know, what, what equity that would
7 translate to in the subsequent work force housing
8 project, but we suggest that you contemplate that for
9 your consideration.

10 And then based on what Commissioner Hubbard was
11 just asking about, which we call the wrap up insurance
12 program or the owner controlled insurance program, we
13 would like that developer or developer and his joint
14 venture partner to insure the entire property, for all
15 liability insurance that's needed, all the bonding
16 that's needed, so that releases the burden of all of the
17 subcontractors and the general contractor and everybody
18 underneath him on the project having to qualify for
19 bonding. Which is a challenging thing as firms grow.
20 If they take care of that need, that benefit to your
21 local businesses would probably translate to in my rough
22 estimation some, almost some four million dollars in
23 benefits right there.

24 We also, as we mentioned earlier, would provide
25 the local subs or contractors who were lucky enough to

1 win, be on the winning team, with management and
2 technical services if they needed it. And for those
3 apprentices who haven't gone through a formal work force
4 readiness training program within the union structure,
5 but they need work force readiness training, so we
6 don't get embarrassed when they go on the job site, they
7 know how to act, they know how to show up on time, they
8 know what working a 40-hour work week is all about, they
9 understand the principles of working with co-workers, we
10 would also offer them a work force readiness program.

11 All of these will be buttressed by our
12 monitoring and control program, because of course the
13 key thing is we looked at all of these community
14 benefits agreements, is how you enforce it. It's all
15 about the teeth. Because you can make commitments up
16 front that never get fulfilled if you don't enforce it.
17 So we're recommending that you consider that the
18 developer again would leave in your charge an
19 irrevocable letter of credit for \$500,000; and if they
20 didn't perform on any of these commitments then that
21 \$500,000 would fall to the City.

22 We also would require that that developer
23 provide us with either monthly or quarterly community
24 impact reports so that you can monitor -- the project is
25 going to be a 12-month long build-out?

1 INTERIM EXECUTIVE DIRECTOR EVANS: At least.

2 MR. SKYERS: And then the development part of it
3 is probably another 12 months to 14 months. So you're
4 looking at a 24-month experience. We would require that
5 they provide you with regular community impact reports
6 so that you can keep track of how well they're
7 complying, how well they're achieving the goals that
8 you've set for them.

9 COMMISSIONER HUBBARD: You said that this
10 project would be how many millions of dollars? And the
11 first shot you showed us was about two, you said that
12 was about two million --

13 MR. SKYERS: 30 million dollar project, 30 to 40
14 million dollars, hotel, some restaurants --

15 COMMISSIONER HUBBARD: 30 to 40 million dollars.

16 MR. SKYERS: -- a garage.

17 COMMISSIONER HUBBARD: Well, one thing I've seen
18 here in development in the City of Riviera Beach,
19 developers will pay you that fee as opposed to that --
20 having the local participation. They would pay -- we
21 had a program called MEHA (phonetic), and they would pay
22 you a fee as opposed to having to meet the local
23 participation requirement before it was gold. And
24 that's why I changed the word to requirement. So we
25 have to make sure that it's not as attractive for them

1 to just pay \$500,000 out of a 40 million dollar pot to
2 say, hey, you go away, it's worth \$500,000 for you to go
3 away.

4 MR. SKYERS: You could raise it to a million.
5 It's up to you as a commission.

6 COMMISSIONER HUBBARD: Let me say this. I want
7 us to find a way to make sure that the locals, the subs,
8 and the people that they're going into that teaming
9 agreement with is with them. Okay, say you and I team
10 up for a project. So when we go in for the project,
11 after a while you decide that I'm too much of a burden
12 because of my lack of knowledge or whatever, and so you
13 decide that you're not going to do business with me.
14 But you got the job based on my participation. So we
15 need to tell them when you let this guy go, for anything
16 that we deem unreasonable, then you get to go with him.
17 So you've got to try to make this marriage work, because
18 you guys are in here together, and you got this -- this
19 just happened down in Delray. So that's what, that's
20 what happened down there with the project in Delray,
21 with the community benefits -- yes, they, they, they,
22 they let the prime go, because the prime no longer
23 wanted to leave the dance with the girl that he brought
24 to the dance.

25 MR. SKYERS: There's a legal binding contract,

1 it's called a teaming agreement, between the prime and
2 the sub. Conceptually, conceivably that sub could sue
3 for liquidated damages, and the City couldn't -- we
4 couldn't intervene in that legal experience but we could
5 insist that he replace that sub with another local sub.
6 We could, if we wanted to get into the entanglement.

7 COMMISSIONER DAVIS: Madam Chair.

8 CHAIR MILLER-ANDERSON: Go ahead.

9 COMMISSIONER DAVIS: I'll wait until you're
10 finished.

11 COMMISSIONER HUBBARD: You know, and that's why
12 I'm saying let's put it in in the beginning. Let's set
13 the rules of the game up front, so no one can come back
14 and tell us well you can't do. Yes, we did, you signed
15 your name to it.

16 VICE-CHAIR DAVIS JOHNSON: Madam Chair.

17 CHAIR MILLER-ANDERSON: Hold on one minute.

18 We have Councilperson Davis, and then Ms. Davis
19 Johnson if Ms. Hubbard is finished.

20 COMMISSIONER HUBBARD: Yes, ma'am.

21 COMMISSIONER DAVIS: It seems that as we all
22 attempt to come to a common goal of making sure we
23 sustain local participation throughout the entire
24 project, so we will have a project manager over this
25 project at all times, correct? One of the things -- and

1 this would be just my suggestion, just to consider, and
2 if it doesn't work I understand, but I got to throw
3 something out there -- is to attach this agreement to
4 the permitting process. So there's a trigger there, you
5 know, throughout the permitting process that stops
6 everything, hold on, something has changed here, and
7 then the project manager and the developer can have a
8 conversation to figure out, hey, is this something that
9 the developer did their job and the local partner
10 probably was negligent and became a serious liability,
11 and that's something different, then the project manager
12 will say, hey, you know what, they had a reasonable
13 reason to do this, and we can support that. Or they
14 doing like what Councilperson -- Commissioner Hubbard is
15 stating is, they took them to the dance and changed
16 dates in between the process. And if that's the case,
17 that's something that the project manager can attach
18 that to the trigger with the permitting process; which
19 everybody understands no one wants that to happen. So
20 that way we make sure that our project manager is in
21 place to all our guidelines and have that great
22 relationship.

23 CHAIR MILLER-ANDERSON: Okay. Councilwoman
24 Davis Johnson.

25 MR. SKYERS: Councilwoman Davis --

1 VICE-CHAIR DAVIS JOHNSON: I'm here. So I agree
2 with Councilwoman Hubbard in that we certainly need to
3 put language in place in our documents that talk about
4 utilizing the businesses that you partner with on this
5 project. I believe that we should leave language in
6 there unless they can show to our project manager, to
7 our CRA director or whomever, that the business is not
8 ready, willing or able to complete the work, or unless
9 they conducted some egregious act, I cannot understand
10 for the life of me why you would not forge the
11 continuation of the partnership. You've got the points,
12 you utilized the name of the business, now let's
13 continue to make sure that they can -- in the
14 subcontracting category that they can build capacity and
15 grow and create the partnerships and the development
16 that we ultimately want to see for our local businesses.
17 And then on the team side you would need to have
18 some ironclad language in that contract that will tie
19 them financially or being at risk of losing the project,
20 but we have to have that language in there because that
21 will be key. And I believe that your person who is
22 conducting compliance would be able to tell you how the
23 business is performing, whether or not they are doing
24 their due diligence in completing the tasks that are a
25 part of their contract. So we can put that language in

1 there and make sure that on the compliance side we have
2 compliance; making sure that the businesses are using
3 their own work force and that they are performing the
4 job and the tasks that they have indicated that they
5 would. So if we do that I believe that we would protect
6 ourselves but more importantly we would be protecting
7 the interests of the local businesses.

8 MR. SKYERS: Thank you, Commissioner.

9 CHAIR MILLER-ANDERSON: Any other questions?

10 MR. SKYERS: Okay.

11 I'll just leave you with a little bit on our
12 approach to -- an expansion on the definition of local
13 business enterprise. It's in your notes, but just to
14 kind of give you the broad strokes. As Scott mentioned
15 earlier in response to Mayor Masters question, we're
16 focusing on the definition of local here as being all of
17 Palm Beach County, with special emphasis on those
18 businesses that are domiciled, you know, headquartered
19 or based here in Riviera Beach. By definition then that
20 would exclude businesses that have a post office box in
21 Riviera Beach, have a temporary location in Riviera
22 Beach, have moveable property like a trailer as their
23 office in Riviera Beach; have a location that was
24 established to oversee a project, you know, such as a
25 construction project office, and then moved off the

1 site; or businesses that have the equivalent of a work
2 space that was provided in exchange for goods or
3 services, as opposed to monetary rent. Those are
4 excluded from the recognition. They need to have a
5 permanent structure based here in Riviera Beach to get
6 that extra, extra bonus on top of being based in Palm
7 Beach County.

8 We challenge those businesses then to establish
9 a local place of business here in Riviera Beach. If
10 not, in Palm Beach County. The business should possess
11 of course a business tax registration certificate. It
12 should be owned and controlled by individuals who reside
13 in the USA. Of course it can't be owned by a Riviera
14 Beach employee because of the nature of conflict of
15 interest in the program. It's unfortunate but those are
16 the exceptions.

17 And it's up to you as a commission to determine
18 what the bonus structure should be for those businesses
19 that are actually resident here or headquartered here in
20 Riviera Beach.

21 We have a lot of situations that we looked at in
22 the early registrations where we have businesses that
23 for one reason or another that have people, owners that
24 reside here in Riviera Beach but their businesses are
25 headquartered in other cities. They couldn't find space

1 to accommodate them in the way that they needed, it's
2 too pricey or it didn't meet their needs. So in
3 instances like those it's up to the Board to determine
4 whether or not those qualify as Riviera Beach based
5 businesses or as Palm Beach based businesses.

6 Our submission by definition here would require
7 that you look at them as Palm Beach based businesses,
8 Palm Beach County based businesses, not Riviera Beach
9 based businesses because the CEO lives here in the city.
10 But then that would be up to you as a commission to
11 determine if you wanted to make any accommodations.

12 And that's basically it in terms of local
13 business enterprise definition. We have a similar sheet
14 in your handouts with more detail.

15 CHAIR MILLER-ANDERSON: Okay. Any questions?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Next I'd like
17 to move on to the evaluation criteria. And we've
18 selected nine key categories where we'd like to evaluate
19 our proposals.

20 Starting with leadership. When we're looking at
21 leadership, do they have a track record of delivering
22 profitable large scale mixed use projects. And do those
23 projects they participated in yield economic as well as
24 quality of life benefits to the communities they were
25 done in. Do they have a business model and structure

1 that has delivered results in the past. And have they
2 provided an approach that we feel will be successful to
3 this project.

4 For firm experience. Specifically have they
5 worked on public/private partnerships in the past. Have
6 they delivered successful mixed use projects from start
7 to finish. Have they demonstrated client marketing
8 customer focused mindset and thoughtful public
9 strategies and aggressive execution to move a project
10 from the initial phases through completion.

11 The specific experience. The leadership and the
12 management that they have assigned to the project, do
13 they have specific experience working on these types of
14 projects. Have they participated in civic partnerships,
15 in navigating the public process before. We want to
16 create -- we want someone who is experienced in creating
17 waterfront destinations, working on mixed use projects;
18 ability to meet their schedules, ability to meet
19 budgets. Have they demonstrated in their past projects
20 successful client and end user satisfaction.

21 For their local participation they need to be
22 committed to our Community Benefits Agreement. We will
23 provide specific criteria points and percentages so
24 they'll have to provide a certain percentage of local
25 participation throughout their proposal team. And then

1 they'll also have the opportunity to gain additional
2 bonus points for all of the Riviera Beach based firms
3 that they've -- and those bonus points will be
4 significant so that local based -- an approach that
5 includes a lot of local businesses and contractors will
6 score very high in our evaluation criteria.

7 And that generally the developer has to embrace
8 and tell us how they're going to achieve those levels of
9 local participation. And that will be a requirement of
10 their submittal.

11 Their team and approach. They need to show an
12 experience working on multiple disciplines and support,
13 obviously across their proposal. They're going to have
14 to have a strong team and they're going to have to tell
15 us how that team will work together. They need to have
16 good team leaders who have experience working on
17 multifaceted projects.

18 We'll review the qualifications of individual
19 staff members, the qualifications of their construction
20 team. We'll do detailed verification of teaming
21 agreements. We'll look at their entire team and the
22 viability of the developer's financial ability, and
23 their ability to build the project and deliver,
24 including their past history.

25 The strength of their joint venture partner will

1 be evaluated on a lot of the same criteria that the main
2 proposal will be. Have they provided enough resources.
3 Does their teaming structure support what we think will
4 be a successful outcome. And have they thought through
5 the various processes to make sure that they have
6 assigned team members to the various required items.

7 And have they conducted the due diligence again
8 to assign all of the project's financial needs or design
9 build components to ensure that they can complete all of
10 those various different components.

11 We'll look at their success. The success that
12 they achieved before their proposal. And their approach
13 to the public/private partnership. Have they been able
14 to complete successful profitable projects in the past.

15 What is their local job generation history like.
16 And have they created projects that have lead to
17 catalytic type development, like our Phase I project
18 that lead to Phase II and Phase III.

19 The quality of their development plan program.
20 That obviously is an evaluation. Have they met all of
21 our submittal requirements. What does their plan look
22 like.

23 And of course that will also include the rent
24 that they propose to pay for our properties, the type of
25 development that they propose, the source of their

1 equity capital. They'll have to show that they have the
2 capital available now to do the development. They will
3 review their projected cash flows and ensure that the
4 development team who wins the project is capable of
5 delivering it in a timely manner.

6 And finally what is the quality of their
7 responsiveness to the goals and objectives that the
8 Board sets in the RFP. And those will be evaluated in
9 two ways: One is they'll be required to provide a
10 written response on how they're going to meet our goals
11 and objectives. And then secondly we'll review their
12 plan, their proposal, the types of development that
13 they're proposing and evaluate whether or not that
14 development type meets our goals and objectives
15 additionally. Obviously keeping the public waterfront
16 open to the public, and protecting the assets we've
17 already invested in and building upon those is very
18 important to us.

19 And I think that we will evaluate the proposals
20 based on how they meet our goals and objectives, and all
21 three of them, both the community goals, the Marina
22 Village goals, and the ones we set for the Phase II
23 implementation.

24 CHAIR MILLER-ANDERSON: Is that the end of your
25 presentation?

1 INTERIM EXECUTIVE DIRECTOR EVANS: That
2 concludes our workshop presentation.

3 CHAIR MILLER-ANDERSON: Are there any questions,
4 comments?

5 MAYOR MASTERS: Yes, Madam Chair.

6 CHAIR MILLER-ANDERSON: Okay.

7 MAYOR MASTERS: Mr. Evans, go back to the last
8 slide. The one before that. Before that one. That
9 one.

10 With all five of your qualifiers, do they have
11 to meet all five? Or is it three out of five or four
12 out of five? Do they have to meet all of them or just
13 some of them or most of them?

14 INTERIM EXECUTIVE DIRECTOR EVANS: Each one of
15 those will be a scoring category. So there will be a
16 variety of points for each of the ones that -- of the
17 criteria that we've outlined. So ideally a developer
18 would score fairly high in all of the criteria.

19 MAYOR MASTERS: Would each category be given
20 equal weight?

21 INTERIM EXECUTIVE DIRECTOR EVANS: No, the
22 weights will be adjusted in the final. And we haven't
23 developed that document. We'll work towards bringing it
24 to you before for the next. Because we will have to
25 assign the number of points and the weight to be given

1 to the different categories.

2 CHAIR MILLER-ANDERSON: Any other questions,
3 comments?

4 Okay. So this concludes our -- any discussion
5 by the commission?

6 Do we have a motion to adjourn?

7 COMMISSIONER DAVIS: So moved.

8 COMMISSIONER HUBBARD: Second.

9 CHAIR MILLER-ANDERSON: We'll start back about
10 7:55.

11 (The proceedings ended at 7:44 p.m.)

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1 CERTIFICATE

2

3 THE STATE OF FLORIDA

4 COUNTY OF PALM BEACH

5

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

12

13 IN WITNESS WHEREOF, I have hereunto set my hand this
14 29th day of May, 2017.

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CLAUDIA PRICE WITTERS
Registered Professional Reporter



ADJOURNMENT

The CRA Workshop was adjourned at 7:44 P.M. The minutes were
approved by the Board of Commissioners on _____.

KaShamba Miller-Anderson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting

**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 6/14/2017

Agenda Category:

Subject: MAY 24, 2017 REGULAR MEETING MINUTES

Recommendation/Motion: APPROVAL

Originating Dept	OPERATIONS MANAGER & PIO	Costs
User Dept.		Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

SEE ATTACHED

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
5-24-17_CRA_board_meeting_final_with_signature_page.pdf	5.24.17 REGULAR MEETING MINUTES	6/7/2017	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	6/7/2017 - 3:09 PM
CRA Internal Review	Evans, Scott	Approved	6/7/2017 - 3:10 PM

Page 1

Riviera Beach Community Redevelopment Agency Meeting

City of Riviera Beach Council Chambers

2nd Floor, Municipal Complex

600 West Blue Heron Boulevard

Riviera Beach, Florida

Wednesday, May 24, 2017

7:49 p.m. to 8:26 p.m.

APPEARANCES:

Chair KaShamba Miller-Anderson

Vice-Chair Tonya Davis Johnson (by phone)

Commissioner Terence Davis

Commissioner Lynne Hubbard

Commissioner Dawn Pardo

Mayor Thomas Masters

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene
Hatcher

1 CHAIR MILLER-ANDERSON: Welcome. I'd like to
2 call the CRA, Riviera Beach CRA meeting for May 24,
3 2017, our regular meeting, call to order.

4 Madam Clerk.

5 (Upon roll call by Operations Manager & Public
6 Information Officer Hatcher, the following were present:
7 Chair KaShamba Miller-Anderson, Vice-Chair Tonya Davis
8 Johnson (by phone), Commissioner Terence Davis,
9 Commissioner Lynne Hubbard, Commissioner Dawn Pardo.
10 Also present: Mayor Masters, Attorney Michael Haygood,
11 and Interim Executive Director Scott Evans.)

12 CHAIR MILLER-ANDERSON: Walter, is Chair Pro
13 Tem's microphone up? Because I couldn't really hear
14 her.

15 Could you speak, Chair Pro Tem? Chair Pro Tem
16 Davis Johnson?

17 VICE-CHAIRMAN DAVIS JOHNSON: Yes, ma'am.

18 CHAIR MILLER-ANDERSON: Okay. It's up.

19 I'll have the mayor do a moment of silence as
20 well as the Pledge of Allegiance.

21 MAYOR MASTERS: Thank you.

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

24 CHAIR MILLER-ANDERSON: Mr. Evans, do we have
25 any additions, deletions?

1 INTERIM EXECUTIVE DIRECTOR EVANS: No, ma'am.

2 CHAIR MILLER-ANDERSON: Any from the council --
3 from the commission?

4 Disclosures by the commission and staff?

5 Okay. I do have a disclosure for the item
6 number 3. I notice that J.D. Anderson Construction is
7 still listed on the pay application for Weitz; although
8 we have not received payment in over a year. The name
9 is still being listed -- the company is still listed on
10 there and so because of that I'm going to abstain from
11 item number 3, because our company participated in the
12 CM apprentice position that was working with Weitz on
13 this project. But, again, like I said, we have not
14 received any payment in over a year.

15 And is this going to continue to be on the pay
16 applications, if they still have more to come?

17 INTERIM EXECUTIVE DIRECTOR EVANS: I can try and
18 have that removed.

19 CHAIR MILLER-ANDERSON: Your mic is not working
20 I don't think.

21 Walter, Mr. Evans' mic is not working, I don't
22 believe.

23 INTERIM EXECUTIVE DIRECTOR EVANS: I can try to
24 have that removed.

25 CHAIR MILLER-ANDERSON: Okay. Mr. Haygood, so

1 with me being the Chair for this particular meeting, and
2 the Chair Pro Tem is not present for me to pass the
3 gavel to for this particular item, would I be okay to
4 abstain from voting and discussing this but I can still
5 chair this particular item?

6 MR. HAYGOOD: Yes, ma'am.

7 CHAIR MILLER-ANDERSON: Okay. It doesn't sound
8 like Haygood's mic is working either.

9 They can't keep working like that. Okay. We
10 have a little construction going on in the back. So
11 he's going to go and tell them to hold off for a minute
12 and then we can start back up.

13 Is your mic working yet?

14 MR. HAYGOOD: Yes, it is.

15 CHAIR MILLER-ANDERSON: Could you just answer on
16 the record, please.

17 MR. HAYGOOD: Yes. You may in fact chair this
18 item while abstaining from voting on this question.

19 CHAIR MILLER-ANDERSON: Can we have a motion to
20 adopt the agenda?

21 COMMISSIONER PARDO: So moved.

22 COMMISSIONER HUBBARD: Second.

23 COMMISSIONER PARDO: Second.

24 THE CLERK: Who moved?

25 CHAIR MILLER-ANDERSON: Motion (indicating).

1 Second (indicating.)

2 Second (indicating). Motion (indicating.)

3 THE CLERK: Commissioner Pardo.

4 COMMISSIONER PARDO: Yes.

5 THE CLERK: Commissioner Davis.

6 COMMISSIONER DAVIS: Yes.

7 THE CLERK: Commissioner Hubbard.

8 COMMISSIONER HUBBARD: Yes.

9 THE CLERK: Vice-Chair Davis Johnson.

10 VICE-CHAIR DAVIS JOHNSON: Yes.

11 THE CLERK: Chair Miller-Anderson.

12 CHAIR MILLER-ANDERSON: Yes. Abstaining from

13 number 3.

14 MR. HAYGOOD: This is on the agenda.

15 CHAIR MILLER-ANDERSON: Oh. I'm sorry. Yes.

16 THE CLERK: Motion carries.

17 COMMISSIONER PARDO: Madam chair.

18 CHAIR MILLER-ANDERSON: Go ahead.

19 COMMISSIONER PARDO: Motion to approve consent.

20 COMMISSIONER DAVIS: Second.

21 CHAIR MILLER-ANDERSON: Minus the abstaining for

22 me on number 3.

23 We have a motion and second.

24 (Vote taken.)

25 THE CLERK: Motion carries, with Chair

1 Miller-Anderson abstaining from item 3.

2 COMMISSIONER DAVIS: Excuse me. I didn't call
3 the vote. I didn't say yes or no.

4 COMMISSIONER PARDO: Yes, you did.

5 COMMISSIONER DAVIS: I did?

6 COMMISSIONER PARDO: Yeah, she said me and then
7 you.

8 COMMISSIONER DAVIS: It came out so fast. I
9 ain't used to that.

10 CHAIR MILLER-ANDERSON: You thought you were
11 still last I think.

12 Consent agenda. Any person who would like to
13 speak on an agenda item please fill out a blue public
14 comment card located in the back of the council chambers
15 and give it to the staff prior to the beginning of the
16 meeting.

17 Members of the public shall be given a total of
18 three minutes for all items listed on the consent
19 agenda.

20 Members of the public will be given three
21 minutes to speak on each regular agenda item. In no
22 event will anyone be allowed to speak on an agenda item
23 after the resolution is read or item considered.

24 Now Ms. Hatcher will be receiving any public
25 comment cards that you may have and then she will read

1 off the names if she has any for any items.

2 So we don't have any -- no one pulled any items
3 from the consent. We don't have any public comment
4 cards for consent?

5 THE CLERK: No.

6 CHAIR MILLER-ANDERSON: Do we have a motion? I
7 mean the end of consent. Okay. So the end of consent.

8 Regular business. Item number 4.

9 THE CLERK: A resolution of the Board of
10 Commissioners of the Riviera Beach Community
11 Redevelopment Agency awarding a contract to Quality Cut
12 Lawn Maintenance, Inc., to maintain the landscape and
13 the irrigation of the Marina Village, including the
14 Marina Uplands, Promenade, Bicentennial Park, Avenue C
15 from 13th Street to 11th Street, and 13th Street
16 corridor from Avenue C to Broadway, providing an
17 effective date.

18 COMMISSIONER PARDO: So moved.

19 COMMISSIONER DAVIS: Second.

20 CHAIR MILLER-ANDERSON: Chair Pro Tem, can you
21 mute your phone.

22 INTERIM EXECUTIVE DIRECTOR EVANS: The Riviera
23 Beach Purchasing Department issued this invitation to
24 bid on number 85717-1 on behalf of the CRA. We received
25 pricing proposals for maintenance of the Marina Village

1 landscaping, which includes all of our marina uplands
2 and Bicentennial Park from 15th Street to 11th Street.

3 The proposal that was the lowest was submitted
4 by Quality Cuts Lawn Maintenance. They satisfied all of
5 the requirements established in the invitation to bid
6 and they were recommended to be awarded the contract for
7 services.

8 Quality Cut Lawn Maintenance is a Riviera Beach
9 based company. And they currently provide landscape
10 maintenance services for five different municipalities
11 in Palm Beach County.

12 The proposed annual rate is for \$68,750 for all
13 their specified monthly services. And the maintenance
14 will be funded out of the landscape maintenance budget
15 of the CRA and more specifically out of the Marina
16 Village operation fund.

17 CHAIR MILLER-ANDERSON: Any questions, comments?
18 Item number 4.

19 Madam clerk.

20 (Vote taken.)

21 (Motion passed unanimously.)

22 CHAIR MILLER-ANDERSON: Item number 5.

23 THE CLERK: A resolution of the Board of
24 Commissioners of the Riviera Beach Community
25 Redevelopment Agency approving a sixth amendment to the

1 lease for office space between the Agency and Millennium
2 One LLC, providing an effective date.

3 CHAIR MILLER-ANDERSON: Do we have a motion?

4 COMMISSIONER DAVIS: So moved.

5 CHAIR MILLER-ANDERSON: Do we have a second?

6 COMMISSIONER HUBBARD: Second for questions.

7 INTERIM EXECUTIVE DIRECTOR EVANS: Madam Chair,
8 the agency is requesting the Board of Commissioners to
9 approve this resolution. We propose tonight just to
10 extend the lease of the CRA, which would be up in
11 September 1st of this year, just for one additional
12 year. It would be at the same rate that we currently
13 pay, which is \$17.80 a square feet. We also tonight
14 with your approval would approve two additional one-year
15 options should you so desire one year from now to extend
16 those. And that just -- the main purpose of that is it
17 locks in our current rate so that if we do choose to
18 extend next year you can continue to pay the \$17.80.

19 The City's Purchasing Department recently got --
20 reviewed the market conditions related to getting
21 appropriate office rents; and the City Council approved
22 Resolution 09-17 which leased additional office space at
23 2051 Martin Luther King Jr. Boulevard. And that was a
24 five-year lease that was negotiated at market rates for
25 approximately an average of \$18 per square feet. So the

1 CRA's proposed lease rate of \$17.80 per square foot is
2 at the appropriate and affordable market conditions.

3 And of course our rate includes all CAM charges,
4 so there's no additional charges.

5 We do have a couple of offices that are
6 available in our current space now, so we would also
7 make those available -- I know that the City is
8 currently looking for additional space; so if they
9 needed space for two or perhaps three offices we could
10 make that available to them for this one year.

11 CHAIR MILLER-ANDERSON: Okay. And you had a
12 question, Ms. Hubbard?

13 COMMISSIONER HUBBARD: No, he answered it.

14 CHAIR MILLER-ANDERSON: Any other questions or
15 comments?

16 Chair Pro Tem, do you have any questions or
17 comments for this item?

18 VICE-CHAIR DAVIS JOHNSON: No questions or
19 comments.

20 THE CLERK: The officer would like me to let
21 Commissioner Davis know your lights are on, your car
22 lights.

23 COMMISSIONER DAVIS: Thank you.

24 CHAIR MILLER-ANDERSON: Roll call for item
25 number 5.

1 (Vote taken.)

2 (Motion passed unanimously.)

3 CHAIR MILLER-ANDERSON: Item number 6.

4 THE CLERK: A resolution of the Board of
5 Commissioners of the Riviera Beach Community
6 Redevelopment Agency authorizing the 2017 Commercial
7 Property Improvement Grant Incentive Program and the
8 Commercial Beautification Program for an amount not to
9 exceed \$350,000 in accordance with the approved budget;
10 and approving the 2017 Incentive Underwriting Criteria
11 attached as Exhibit A, directing and authorizing the
12 chairman and executive director to take such actions as
13 shall be necessary and consistent to carry out the
14 intent and the desire of the agency, providing an
15 effective date.

16 COMMISSIONER PARDO: So moved.

17 CHAIR MILLER-ANDERSON: Do we have a second?

18 VICE-CHAIR DAVIS JOHNSON: Second.

19 CHAIR MILLER-ANDERSON: Chair Pro Tem, did she
20 second?

21 THE CLERK: Yes.

22 VICE-CHAIRMAN DAVIS JOHNSON: I did.

23 INTERIM EXECUTIVE DIRECTOR EVANS: This item has
24 been before the board several times, and we've been
25 amending the proposed language to try and meet various

1 Board comments. On February 8th and the 22nd the Board
2 considered the proposed commercial grant program and
3 requested that the program be amended to promote and
4 encourage local participation of contractors who perform
5 the repair improvement work utilizing locally based
6 business tenants and locally based contractors. We have
7 amended the program's underwriting criteria to include
8 these preferences, awarding additional points to
9 applicants who utilize Riviera Beach based contractors.

10 Additional language has also been added to
11 provide the following: It is the Riviera Beach CRA
12 Commission's desire for grant recipients to fully
13 utilize the services of local contractors to all of the
14 remodeling work and improvements required on each
15 project. Consequently applicants are ardently
16 encouraged to utilize local Riviera Beach based
17 contractors for every day job tasks and assignments
18 associated with successful completion of their projects.

19 We have also amended the proposed resolution for
20 this year's program that would limit the previous grant
21 applications so that if you have -- if a business or a
22 property owner has received a grant in the past then
23 they could not apply in this year's round.

24 And the process for this program is that we will
25 open up the round and applicants will be able to make

1 application. And then we will score and review all of
2 those applications. And then we will bring those back
3 to the Board for review and approval. So the
4 applications would be ranked and scored based on how
5 they -- based on our criteria; and which has been
6 adjusted to benefit if they use local contractors. And
7 then -- but the project -- the large scale grants, which
8 is providing up to \$40,000 in grant funds would not
9 proceed until this Board approves the various
10 applications.

11 COMMISSIONER PARDO: Madam Chair.

12 CHAIR MILLER-ANDERSON: Go ahead.

13 COMMISSIONER PARDO: Okay. So, Scott, I'm
14 looking at the backup. Property improvement incentive
15 program 2.1.2. And you talk about the marketing and
16 intake procedures.

17 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

18 COMMISSIONER PARDO: Okay. So, you know, it's
19 all fine and dandy that you're going to reach out to the
20 BDB, the economic council, the chambers, you know, all
21 of that, the realtors, but I think what you need to do,
22 instead of them, because I think what's going to happen,
23 then they're going to pick and choose their people; hey,
24 the city has this program. I think what you need to do,
25 perhaps spend the money and send a notice to all of the

1 residents in the -- in that CRA area, homesteaded
2 residents, that the program is available. In addition
3 to advertising it on Channel 18.

4 And we're getting ready to send out our
5 newsletter once again, so perhaps we can put it in the
6 newsletter also.

7 And I think the City or the CRA should be the
8 ones doing the job of advertising the program instead of
9 these organizations. Because I strongly believe that
10 they're going to pick and choose. And I just want to
11 make sure that it's open to everyone, that all residents
12 have a fair shot at the program.

13 COMMISSIONER HUBBARD: Do the residents have to
14 live, Madam Chair, in the CRA district, or the whole
15 entire city is eligible?

16 COMMISSIONER PARDO: CRA.

17 INTERIM EXECUTIVE DIRECTOR EVANS: The grant
18 money is only available for property owners and business
19 owners in the CRA.

20 COMMISSIONER HUBBARD: That are doing business
21 in the CRA but not necessarily living in the CRA. But
22 they could live in Riviera Beach and their shop might be
23 in the CRA district. They might be trying to open a
24 business and it might be in CRA district but they live
25 in the city, but they're still residents.

1 INTERIM EXECUTIVE DIRECTOR EVANS: The only
2 limitation is that we can only spend the CRA funds in
3 the CRA boundaries.

4 COMMISSIONER HUBBARD: So again I ask you, if
5 their business is located in the CRA district and they
6 live outside the CRA, can they participate in the
7 program?

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, they
9 can.

10 COMMISSIONER HUBBARD: Okay.

11 CHAIR MILLER-ANDERSON: Any other questions?
12 Chair Pro Tem, any questions?

13 VICE-CHAIRMAN DAVIS JOHNSON: No, thank you.

14 CHAIR MILLER-ANDERSON: Okay. Madam Clerk.

15 (Vote taken.)

16 (Motion passed unanimously.)

17 CHAIR MILLER-ANDERSON: Public comments. Please
18 be reminded that the CRA Board of Commissioners has
19 adopted a set of rules of decorum governing public
20 conduct during official meetings, which has been posted
21 at the entrance of the council chambers. In an effort
22 to preserve order, if any of the rules are not adhered
23 to the commission chair may have any disruptive speaker
24 removed from the podium, from the meeting and/or
25 building if necessary. Please govern yourselves

1 accordingly.

2 Do we have any public comment cards?

3 THE CLERK: Yes, we have one.

4 Ms. Margaret Shepherd.

5 MS. SHEPHERD: My name is Margaret Shepherd, and
6 I do live in the City of Riviera Beach.

7 I want to take the time to thank Scott and the
8 whole CRA Board for such a wonderful, wonderful outing
9 at Mount Olive Missionary Baptist Church. I think if my
10 count was pretty good, we had just maybe a little under
11 a hundred. And I just want to thank them and Scott.
12 They just had a fabulous time.

13 And we will be meeting over at the garden May
14 30th from 10:00 to 11:30. Lindsey Davis will be there.
15 And we're hoping that you will come out and support us
16 once again.

17 And Gwen Oaks I think is doing a fabulous job
18 over at Lindsey Davis. And I don't want to steal her
19 thunder because I'm just sitting there watching her and
20 trying to fill in the gaps because of the CRA.

21 And then the Senior Ball, we're asking you to
22 come out and support us. We're going to have a nice
23 Harlem Night, 55 and older. So we're going to have
24 these posted on Channel 18, with the permission of the
25 chair and the manager, and we hope you come out and

1 support us.

2 And with that I just want to say once again we
3 are thrilled that we are a part of and we're moving up.
4 And we want you to know that we are the forgotten
5 children. And I thank you all for even allowing us to
6 step forward and be a part of this city. Because
7 regardless of how we feel about one another, or how we
8 feel about whatever is going on, we must know or we must
9 talk about our own, the best city to live, work and
10 play. And with that I thank you.

11 CHAIR MILLER-ANDERSON: Thank you.

12 Any other comment cards?

13 THE CLERK: That's it.

14 CHAIR MILLER-ANDERSON: Report of the executive
15 director.

16 INTERIM EXECUTIVE DIRECTOR EVANS: I have
17 nothing at this time, Madam Chair.

18 CHAIR MILLER-ANDERSON: Report of the general
19 counsel.

20 MR. HAYGOOD: I have nothing at this time.

21 CHAIR MILLER-ANDERSON: Discussion of the board.
22 We'll start on the mayor's end.

23 MAYOR MASTERS: Thank you, Madam Chair.

24 First I want to -- this is probably our last
25 public meeting, so we want to remember Memorial Day

1 that's coming up Monday. We certainly want to honor
2 this day and for the soldiers who gave their lives that
3 we may remain free. And tomorrow the army will be
4 coming to the city hall to plant the flags as we always
5 do in front; and maybe we will have some type of
6 ceremony.

7 Walter, if you would, we want to announce -- and
8 this year I'm actually joining Councilwoman Lynne
9 Hubbard; she is spearheading the efforts this entire
10 summer to put our youth back to work or to put our youth
11 to work. And I want to thank Councilwoman Lynne Hubbard
12 for allowing me to partner -- allowing the office of the
13 mayor to partner with her. And the first event will be
14 the job fair. And then as she continues to oversee and
15 spearhead the summer youth job program at the youth
16 empowerment center, I certainly appreciate your
17 leadership there as well.

18 But the flier is pretty self-explanatory I would
19 think. But it is the 8th Annual Summer Job Fair. The
20 ages, 16 years of age to 26. Of course we're not going
21 to be so rigid, if you're 26 and a half, you know, we're
22 not checking ID. But that's the general age group that
23 we want to focus.

24 And there are some jobs and some employers that
25 are looking to hire, those that are maybe 15, 14; and

1 those stores like Publix, Sears, Winn Dixie. Anyway, at
2 this job fair will be major job employers that will be
3 participating. We are expecting at least 40. And
4 they're calling every day. And I certainly hope that
5 the landscaping business, one of the vendors for the
6 CRA, is it Quality Landscaping, will certainly be one of
7 the vendors to help put our young people back to work.

8 We do want to recognize our partners, Palm Beach
9 County Career Source; of course the radio station is
10 always partnering with our efforts, Radio Station
11 X102.3; and of course the Riviera Beach Youth
12 Empowerment Program.

13 And for the first time, and we're excited about
14 it, it's going to be held at, I guess I can still use
15 the word new, it's still new somewhat, sparkling Riviera
16 Beach Marina at 200 East 13th Street here in Riviera
17 Beach. And this will be held Thursday, June the 8th, at
18 9:00 a.m.

19 And we are encouraging our young people to be
20 there on time. First come, first serve. The -- 9:00
21 a.m. we will start the, what we call the job
22 preparedness hour, where we will go over the essentials
23 of getting a job and keeping a job. We ask that you
24 come properly attired and that you come with a resume'
25 in your hand.

1 And we're going to go over resume' building,
2 proper attire. We're going to go over the interview
3 process and have some drills on how to ace an interview.
4 We're going to talk about the 90-day probationary
5 period. We're going to talk about several things that
6 are germane and specific to getting a good job.

7 Someone e-mailed me and said, Mr. Mayor, are
8 those jobs guaranteed. Job fairs are not the type of
9 event where you walk in the door and you're guaranteed a
10 job. It doesn't work that way.

11 What you're guaranteed is an opportunity to meet
12 employers and present yourself. And of course they pick
13 and choose who they hire. So come properly dressed and
14 with the resume' you're already ahead of the game.

15 But it is our goal to get as many young people
16 jobs as possible at this job fair. Certainly with God's
17 blessings.

18 And, Councilwoman Lynne Hubbard, let me publicly
19 thank you for helping to organize this and putting this
20 together, along with getting the moneys passed for the
21 overall Summer Youth Job Program through the other
22 agency of our city.

23 CHAIR MILLER-ANDERSON: Okay. Ms. Hubbard.

24 COMMISSIONER HUBBARD: Thank you, Mr. Mayor.

25 I want to thank the council and our fellow

1 council members and yourself, Mayor, because without you
2 guys approving the funds we could not have started to
3 look for jobs for our youth this summer. And I know
4 this is a full -- the Summer Youth Employment Program is
5 a full council supported effort, because we all know the
6 end result when we have children running around without
7 anything viable to do.

8 So I want to make sure that I thank you,
9 Mr. Mayor, and each one of our council members for us
10 making this a team effort.

11 MAYOR MASTERS: And it is also sponsored by the
12 City of Riviera Beach, so we're excited about that as
13 well. Thank you.

14 CHAIR MILLER-ANDERSON: Councilman --
15 Commissioner Davis.

16 COMMISSIONER DAVIS: Yes, I do. Really quick.
17 Next Saturday, which will be June 3rd, here at City
18 Hall -- there will be some fliers and some information
19 going out -- at 9:00 in the morning to 12:00 p.m. Molina
20 Health Care and the City of Riviera Beach will be
21 partnering to do a mobile food pantry. And their goal
22 is to feed 700 families. And so we're asking for all
23 the Riviera Beach residents as you're get the
24 information -- and you'll see some stuff coming to your
25 churches, fliers -- we'll do something on Channel 18 as

1 well -- that you come out, you show your ID on next
2 Saturday morning at 9:00, and they will give away whole
3 chickens, produce. Because, you know, Riviera Beach is
4 a food desert, and Molina Health Care chose Riviera
5 Beach this year as their city.

6 So next Saturday, from 9:00 to 12:00, right here
7 on City Hall property, the City will be partnering up
8 with Molina Health Care for its mobile food pantry. And
9 the goal is to feed 700 families. 700. So you'll be
10 getting a bag of produce, you get a whole chicken. And
11 now what else is all in that bag I couldn't tell you.
12 But I want to make sure that as this information comes
13 out -- it came out a little last minute to me -- but I
14 told them, I said we will not turn down the opportunity
15 for our residents to have some healthy food, that's
16 something they can come by and get. So I want to make
17 sure that this information is disseminated out tomorrow.
18 They were working on the press release today. So that
19 they understand that we can get something out to our
20 residents, so we can get it out to the churches before
21 they print their programs out for this Sunday, for the
22 following Saturday, which is June the 3rd, at 9:00, here
23 at City Hall.

24 Thank you.

25 CHAIR MILLER-ANDERSON: Councilwoman Pardo.

1 COMMISSIONER PARDO: Thank you.

2 So, Scott, this is for you. I've received a
3 couple of complaints from residents who have gone over
4 to the Rafiki Tiki and attempted to park on the south
5 side. There's no handicapped parking. And it is a
6 major issue for those people that are handicapped. And
7 I would appreciate someone getting on that ASAP.

8 There's some handicapped on the north end but
9 it's too far for people to walk. So someone needs to
10 get on that immediately.

11 And I noticed -- I was over there tonight before
12 I came to the council meeting to look at it myself.
13 There's maybe 10 Rafiki Tiki parking spaces. And some
14 of those need to be for handicapped. So I would
15 appreciate you getting on that as soon as possible.

16 And that's all I have, Madam Chair, thank you.

17 CHAIR MILLER-ANDERSON: Chair Pro Team, do you
18 have any comments?

19 VICE-CHAIRMAN DAVIS JOHNSON: No comments.

20 CHAIR MILLER-ANDERSON: I only have one. I
21 think we talked about this at the City. But I received
22 some complaints about the music. And we had mentioned
23 this once before about the decibels. Yeah, yeah. I've
24 gotten that as well. So if we could check on the
25 decibels.

1 And I know there was one Sunday night when the
2 music was still playing beyond 12:30. And I understand
3 that the organization that rented it out that night
4 started late so they were allowed to play the music, you
5 know, have their, whatever their event was, go beyond
6 the time for it to shut off.

7 So please check on those decibels and what time
8 are they supposed to cut off the music. And if we have
9 a designated time we need to make sure that they cut it
10 off at that time.

11 Okay. With that being the end, do we have a
12 motion to adjourn?

13 COMMISSIONER HUBBARD: So moved.

14 CHAIR MILLER-ANDERSON: Second? Do we have a
15 second?

16 COMMISSIONER PARDO: Second.

17 (Proceedings concluded at 8:26 p.m.)

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1 CERTIFICATE

2

3 THE STATE OF FLORIDA

4 COUNTY OF PALM BEACH

5

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

12

13 IN WITNESS WHEREOF, I have hereunto set my hand this
14 29th day of May, 2017.

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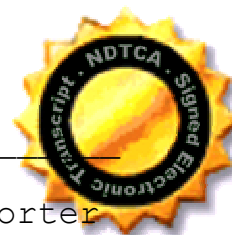
22

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CLAUDIA PRICE WITTERS
Registered Professional Reporter



ADJOURNMENT

The CRA Regular Meeting was adjourned at 8:26 P.M. The minutes were approved
by the Board of Commissioners on _____.

KaShamba Miller-Anderson, Chairperson

Interim Executive Director Scott Evans

/cw
Florida Court Reporting

**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 6/14/2017

Agenda Category:

Subject: APPROVAL OF MONTHLY VENDOR INVOICES

Recommendation/Motion: APPROVE

Originating Dept	Costs
User Dept.	Funding Source
Advertised No	Budget Account Number
Date	
Paper	
Affected Parties Not Required	

Background/Summary:

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
--_FORM_--_06-14-17_MTG_Invoices.pdf	SUMMARY COVER SHEET	6/6/2017	Cover Memo
CONSTANT_COMPUTING_#101160_\$4_556.25.pdf	CONSTANT COMPUTING #101160 \$4,556.25	6/6/2017	Backup Material
FLORIDA_COURT_REPORTING_#172282_\$582.pdf	FLORIDA COURT REPORTING #172282 \$582	6/6/2017	Backup Material
FLORIDA_FISHING_ACADEMY_#0517_\$2_500.pdf	FLORIDA FISHING ACADEMY #0517 \$2,500	6/6/2017	Backup Material
J_MICHAEL_HAYGOOD_#NC-96_\$5_114.50.pdf	J MICHAEL HAYGOOD #NC-96 \$5,114.50	6/6/2017	Backup Material
LANGTON___ASSOCIATES_#021_\$5_000.pdf	LANGTON & ASSOCIATES #021 \$5,000	6/6/2017	Backup Material
THE_PALM_BEACH_CONSULTING_GROUP_#2017-05-02_\$4_050.00.pdf	THE PALM BEACH CONSULTING GROUP #2017-05-02 \$4,050.00	6/6/2017	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	6/6/2017 - 12:49 PM
CRA Internal Review	Evans, Scott	Approved	6/6/2017 - 12:57 PM

Riviera Beach Community Redevelopment Agency
APPROVAL OF CONSULTANT/VENDOR INVOICES
TO BE CONSIDERED AT THE JUNE 14, 2017 BOARD MEETING

6/6/2017

ITEM #	VENDOR NAME	EXPIRES	RES #, DATE; POC	INVOICE #	AMOUNT	SUBTOTAL
1	Constant Computing	9/30/2017	Res 2016-10 (6-8-16)	101160	\$4,556.25	\$4,556.25
	\$60,000.00		\$22,493.75			
2	Florida Court Reporting	10/29/2017	Res 2015-33; 9-9-15	172282	\$582.00	\$582.00
	\$15,000 per Calendar Year		\$4,494.00			
3	Florida Fishing Academy	11/11/2017	Res 2016-19; 10-26-16	517	\$2,500.00	\$2,500.00
	\$30,000/yr.		\$20,000.00			
4	J. Michael Haygood	N/A	N/A	NC-96	\$5,114.50	\$5,114.50
	N/A					
5	Langton Associates	8/31/2017	RES 2015-29; 8-26-15	21	\$5,000.00	\$5,000.00
	\$60,000/yr.		\$45,000.00			
6	The Palm Beach Consulting Group, LLC	12/31/2017	Res 2017-05 (2-22-17)	2017-05-002	\$4,050.00	\$4,050.00
	\$60,000.00		\$19,950			

TOTAL OF ALL INVOICES

\$21,802.75**\$21,802.75**

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: Constant Computing
 Control No.: Res. No. 2016-10 Invoice No.: 101160
 Invoice Date: 5/31/17 Payment Amount: \$ 4,556.25
 Project Supervisor/Responsible Official: Darlene Hatcher

	Reviewed/Approval by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	<u>RH</u>
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	<u>RH</u>
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	<u>RH</u>
<input type="checkbox"/> If final payment, have all deliverables been received ?	<u>N/A</u>
<input checked="" type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ?	<u>RH</u>
<input type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	<u>N/A</u>
<input type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	<u>N/A</u>
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	<u>SH</u>

The invoice and supporting documentation have been reviewed and it is approved for payment.

[Signature]
 Approving Authority

Date: June 6, 2017

☐ Payment approved by the Board of Commissioners by Motion No. 2016-10 or the Consent Agenda, at its meeting on 6-8-16. (If applicable)

entered 6-5-17

Constant Computing
1007 N Federal Hwy #2
Fort Lauderdale, FL 33304
(954)683-9711
invoices@constantcomputing.com
www.constantcomputing.com

INVOICE

BILL TO

Riviera Beach Community
Redevelopment Agency
2001 Broadway
Suite 300
Riviera Beach, FL 33404

INVOICE # 101160
DATE 05/31/2017
DUE DATE 06/15/2017
TERMS Net 15

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/31/2017	Business Rate Monitoring & Patch Management - Advanced network monitoring & inventory, patch management of physical and virtual servers, patch management of workstations - 3 sites, 9 Servers, 22 Workstations	1	1,250.00	1,250.00
05/31/2017	Business Rate User Support – Troubleshoot/resolve user issues, troubleshoot/resolve application issues, install software, manage printers, instruct on usage, troubleshoot/resolve PC/hardware issues, troubleshoot/resolve PC backup issues, consultation on user requests, manage user workstations.	6.75	115.00	776.25
05/31/2017	Business Rate Servers & Network – Troubleshoot/resolve server issues, troubleshoot/resolve server application issues, troubleshoot/resolve backup issues, configure services, manage server & network appliances, maintenance, evaluate & resolve errors/performance/health issues, configure server applications & network appliances.	5	115.00	575.00
05/31/2017	Business Rate Virtual CIO - Planning, evaluation, assist in vendor management, consultation, network documentation, product research, audit support.	4.50	115.00	517.50

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/31/2017	Business Rate Projects & Setup – Work on projects, setup applications & hardware, install workstations, change/add servers/network appliances, migrations, manage data, modify backup/disaster recovery solutions.	12.50	115.00	1,437.50
BALANCE DUE				\$4,556.25

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: Florida Court Reporting
 Control No.: Res. No. 2015-33 Invoice No.: 172282
 Invoice Date: 5/30/17 Payment Amount: \$ 582.00
 Project Supervisor/Responsible Official: Darlene Hatcher

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	<u>DH</u>
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	<u>DH</u>
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	<u>DH</u>
<input type="checkbox"/> If final payment, have all deliverables been received ?	<u>N/A</u>
<input checked="" type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ?	<u>DH</u>
<input type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	<u>N/A</u>
<input type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	<u>N/A</u>
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	<u>5</u>

The invoice and supporting documentation have been reviewed and it is approved for payment.

[Signature]
 Approving Authority

Date: June 6, 2017

<input type="checkbox"/> Payment approved by the Board of Commissioners by Motion No. <u>2015-33</u> or the Consent Agenda, at its meeting on <u>9-9-15</u> . (If applicable)

entered 6-5-17
4

INVOICE

Florida Court Reporting
2161 Palm Beach Lakes Blvd.
Suite 302
West Palm Beach FL 33409
Phone: 561-689-0999 Fax:

Invoice No.	Invoice Date	Job No.
172282	5/30/2017	123787
Job Date	Case No.	
5/24/2017		
Case Name		
Riviera Beach Community Redevelopment Agency		
Payment Terms		
Due upon receipt		

Scott Evans, Executive Director
Riviera Beach Community Redevelopment Agency
2001 Broadway
Suite 300
Riviera Beach FL 33404

Original transcript of:

5-24-17 workshop

72.00 Pages @ 6.00 432.00

Original transcript of:

5-24-17 CRA meeting

25.00 Pages @ 6.00 150.00

TOTAL DUE >>> \$582.00

We appreciate your business!

Past due balance in excess of 30 days shall bear interest at the maximum rate allowable by law. Client agrees to pay all costs of collection, including attorney's fees.

Tax ID: 65-0466508

Phone: 561-844-3408 Fax: 561-881-8043

Please detach bottom portion and return with payment.

Scott Evans, Executive Director
Riviera Beach Community Redevelopment Agency
2001 Broadway
Suite 300
Riviera Beach FL 33404

Job No. : 123787 BU ID : WPB
Case No. :
Case Name : Riviera Beach Community Redevelopment Agency
Invoice No. : 172282 Invoice Date : 5/30/2017
Total Due : \$582.00

Remit To: **Florida Court Reporting**
2161 Palm Beach Lakes Blvd.
Suite 302
West Palm Beach FL 33409

PAYMENT WITH CREDIT CARD



Cardholder's Name: _____

Card Number: _____

Exp. Date: _____ Phone#: _____

Billing Address: _____

Zip: _____ Card Security Code: _____

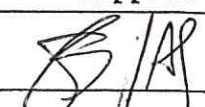
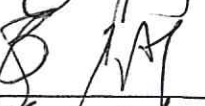
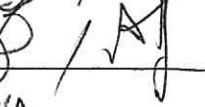



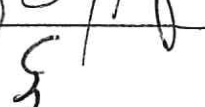
Amount to Charge: _____

Cardholder's Signature: _____

Email: _____

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: FLorida Fishing Academy
 Control No.: 2016-19 Invoice No.: 0517
 Invoice Date: 5-31-17 Payment Amount: \$ 2500
 Project Supervisor/Responsible Official: Scott Evans

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	
<input type="checkbox"/> If final payment, have all deliverables been received ?	N/A
<input checked="" type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ?	
<input checked="" type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	
<input checked="" type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	

The invoice and supporting documentation have been reviewed and it is approved for payment.


 Approving Authority

Date: June 6, 2017

<input type="checkbox"/> Payment approved by the Board of Commissioners by Motion No. <u>2016-19</u> or the Consent Agenda, at its meeting on <u>10-26-16</u> . (If applicable)

entered
6-5-17



INVOICE

Florida Fishing Academy
7067 Peninsula Court
Lake Worth, Fla. 33467
Phone (561) 740-7227 Fax (561) 963-2773

INVOICE # 0517
Date: May 30, 2017

TO:
Riviera Beach Community Redevelopment Agency
2001 Broadway #300
Riviera Beach, FL 33404
Ph. 561-844-3408, Fax 561-881-8043
Att: Annetta Jenkins

FOR:
Re: April 25, 2017 to May 31, 2017

DESCRIPTION	Service Dates	AMOUNT DUE
Services rendered Note: Refer to Monthly Report	Re: April 25, 2017 to May 31, 2017	\$2,500
		\$2,500

Class Overview: Please see attached report, Highlights section.

Make all checks payable to
Florida Fishing Academy
Thank you for your business!



**ATTN: Annetta Jenkins
Riviera Beach CRA
2001 Broadway STE 300
Riviera Beach FL, 33404**

Re: April 25, 2017 to May 31, 2017

	Annual Target	Current Month	November 2016 To Date
Community Events	2	0	2
Riviera Residents-Single Sessions	550	93	477
Riviera Residents-Camp	140	0	0
Non-Residents-Single Sessions	0	19	341
Non-Residents-Camp	0	0	0
Classes	55	4	28
Weeks of Camp	7	0	1
Volunteer Hours	0	102	230

Highlights

4/25/17

Students from Lincoln Elementary School learned about fishing safety, water safety and how to put on life jacket. The kids had fun when we reinforced the lessons with a life jacket relay race.

5/3/17

Lincoln Elementary students practiced knot tying. Several students mentored those who had trouble tying the knots. The students also participated in a relay race to see who could tie knots the fastest and who could tie them behind their back.

5/10/17

Our Lincoln students learned about state fishing regulations. After receiving a copy of the Florida Fish and Wildlife Conservation Commissions regulations booklet, each student gave a presentation on regulations that governed the size, season and catch limit for a certain fish.

5/17/17

We took our Lincoln Elementary students out fishing from Phil Foster Park. The kids had a lot of fun getting their rods ready, setting their bait and putting their

skills to the test. Fishing was slow, and none of the students caught any fish, but they are excited to come back and give it another try.

Challenges

No challenges.

Volunteer News

Nothing new to report.

Community Partners

Lincoln Elementary

Compliance

Please note that we had an error on our January report. We did not mark the following event in our information table. It was noted in our Highlights. On Saturday January 21st, we partnered with the Palm Beach County VA Medical Center, Fisheries for Veterans and the FWC. We had 22 disabled veterans and support staff attend a day of fishing. The veterans caught triggerfish, snappers, grunts, kingfish and more. It was a great day! Several of the Veterans were in wheel chairs and a couple were blind.

Innovation and News

We are the recipients of a \$165,000 grant from the Community Foundation to create a mobile marine lab.


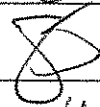

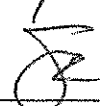




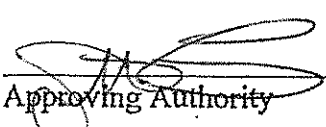
Thank you,
 Captain Richard Brochu
 Executive Director
 Florida Fishing Academy, Inc.
 7067 Peninsula Court
 Lake Worth, FL 33467
 561-740-7227

Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: J. Michael Haygood
Control No.: NA Invoice No.: NC-96
Invoice Date: 6-6-17 Payment Amount: \$ 5114.50
Project Supervisor/Responsible Official: S. Evans

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	
<input type="checkbox"/> If final payment, have all deliverables been received ?	N/A
<input checked="" type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ?	
<input checked="" type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	
<input checked="" type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	

The invoice and supporting documentation have been reviewed and it is approved for payment.



Approving Authority

Date: June 6, 2017

<input type="checkbox"/> Payment approved by the Board of Commissioners by Motion No. _____ or the Consent Agenda, at its meeting on _____. (If applicable)



J. MICHAEL HAYGOOD, P.A. | ATTORNEY AT LAW
701 NORTHPOINT PARKWAY, SUITE 209
WEST PALM BEACH, FL 33407

June 6, 2017

Riviera Beach Community Redevelopment Agency
C/O Scott Evans
2001 Broadway, Suite 300
Riviera Beach, FL 33404

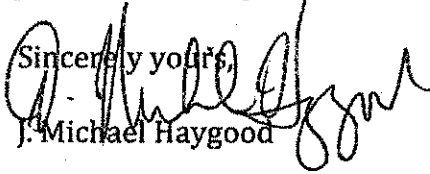
Re: May Invoice

Dear Mr. Evans:

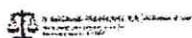
Attached are the statements for legal services from May 1, 2017 through May 31, 2017, in the total amount of \$5,114.50.

If you have any questions regarding this statement, please let me know.

Sincerely yours,


J. Michael Haygood

Enclosures



J. Michael Haygood, PA
 701 Northpoint Parkway
 Suite 209
 West Palm Beach, Florida 33401
 561-684-8311

Statement

Invoice No: NC-96

Date: 6/6/17

Bill to: Riviera Beach Community Redevelopment Agency
 Scott Evans
 2001 Broadway
 Suite 300
 Riviera Beach, FL 33404

General Administration

Hourly Fees

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
5/2/17	Review Document	J. Michael Haygood	0.3 hrs	\$265.00/HR	\$79.50
	Review email proposed CRA statute amendments.				
5/3/17	Review Document	J. Michael Haygood	2.1 hrs	\$265.00/HR	\$556.50
	Finalized landscape contract and prepared resolution for approval.				
5/4/17	Review Document	J. Michael Haygood	2.1 hrs	\$265.00/HR	\$556.50
	Review of invitation to bid and supporting documents for Event Center Roof.				
5/4/17	Document Preparation	J. Michael Haygood	1.9 hrs	\$265.00/HR	\$503.50
	Finalized landscape contract and preparation of resolution approving.				
5/9/17	Review Document	J. Michael Haygood	1.3 hrs	\$265.00/HR	\$344.50
	Review of revised RFP for Branding.				
5/9/17	Review Document	J. Michael Haygood	0.8 hrs	\$265.00/HR	\$212.00

Review Parking Lease Agreement re: City of Riviera Beach coverage.

5/18/17	Document Preparation	J. Michael Haygood	3.4 hrs	\$265.00/Hr	\$901.00
---------	----------------------	--------------------	---------	-------------	----------

Preparation of amendment to office lease and preparation of resolution.

5/24/17	Meeting	J. Michael Haygood	3.1 hrs	\$265.00/Hr	\$821.50
---------	---------	--------------------	---------	-------------	----------

Attendance at Workshop and Regular meeting.

5/26/17	Telephone Conference	J. Michael Haygood	1.2 hrs	\$265.00/Hr	\$318.00
---------	----------------------	--------------------	---------	-------------	----------

Telephone conference with Scott Evans and Dann Nottingham.

5/30/17	Review Document	J. Michael Haygood	3.1 hrs	\$265.00/Hr	\$821.50
---------	-----------------	--------------------	---------	-------------	----------

Review of outline of proposed RFP and review of procurement code re: local preference.

Hourly Fees Total			19.3 hrs		\$5,114.50
--------------------------	--	--	-----------------	--	-------------------

Balance: \$5,114.50

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: Langston & Associates
 Control No.: 2015-29 Invoice No.: #021
 Invoice Date: 5/25/17 Payment Amount: \$ 5,000.00
 Project Supervisor/Responsible Official: A. Jenkins

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	<u>AJ</u>
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	<u>AJ</u>
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	<u>AJ</u>
<input type="checkbox"/> If final payment, have all deliverables been received ?	<u>NA</u>
<input checked="" type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ?	<u>AJ</u>
<input checked="" type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	<u>AJ</u>
<input checked="" type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	<u>AJ</u>
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	<u>SE</u>

The invoice and supporting documentation have been reviewed and it is approved for payment.

[Signature]
 Approving Authority

Date: June 6, 2017

<input type="checkbox"/> Payment approved by the Board of Commissioners by Motion No. <u>2015-29</u> or the Consent Agenda, at its meeting on <u>8-26-15</u> . (If applicable)
--

entered
6-5-17
aj



LANGTON
ASSOCIATES

grant writing, grant
administration and
intergovernmental
relations

May 25, 2017

Invoice #: 021

Riviera Beach CRA
Scott Evans, Interim Executive Director
2001 Broadway, Suite 300
Riviera Beach, Florida 33404

RE: Continuing Services Agreement (RFQ 469-14)

Professional fee for grant consulting services rendered to Riviera Beach CRA for
May 2017.

Amount due: \$5,000.00

Please remit upon receipt to:

Langton Associates, Inc. (FID #: 59-2247694)
4830 Atlantic Boulevard
Jacksonville, Florida 32207

Thank you

Heather Pullen
Office Manager

RECEIVED

MAY 31 2017

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

Riviera Beach CRA Grant Writing Report

Month: May 2017	
Grants Awarded	<ul style="list-style-type: none"> No grants awarded during this period
Grant Opportunity Research	<ul style="list-style-type: none"> DEO Technical Assistance
Technical Assistance	<ul style="list-style-type: none"> Reviewed guidelines for Fire Prevention and Safety Program for submission viability within short time frame
Communication with Staff	<ul style="list-style-type: none"> Phone and e-mail communication related to Fire Prevention and Safety Program opportunity and final edits and submission of the NEA Challenge Grant
Grants in Progress	<ul style="list-style-type: none"> Transportation for America's Cultural Corridor Consortium Grant for 13th Street Tri-Rail Coastal Link Station Area Master Plan – Due June 2 – \$50,000 Wells Fargo Foundation - Civic Engagement Funding Area for Riviera Beach History Wall Mural – Due June 30 – Request amount TBD
Grants submitted	<ul style="list-style-type: none"> NEA Challenge America Grant submitted through NEA grants portal on 5/4/17






Riviera Beach CRA
Payment Authorization Checklist

Vendor Name: The Palm Beach Consulting Group

Control No.: 2017-05 Invoice No.: 2017-05-002

Invoice Date: 5-31-17 Payment Amount: \$ 4050

Project Supervisor/Responsible Official: SCOTT EVANS

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	
<input type="checkbox"/> If final payment, have all deliverables been received ?	
<input checked="" type="checkbox"/> Amount of payment is in agreement with payment schedule or is appropriate and is within the limits of the total agreement amount, on a cumulative amount basis ?	
<input checked="" type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	
<input checked="" type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	

The invoice and supporting documentation have been reviewed and it is approved for payment.



Approving Authority

Date: June 6, 2017

<input type="checkbox"/> Payment approved by the Board of Commissioners by Motion No. <u>2017-05</u> or the Consent Agenda, at its meeting on <u>2-22-17</u> . (If applicable)
--

entered
6-5-17




The Palm Beach Consulting Group, LLC

*6406 Blue Bay Circle
Lake Worth, FL 33467*

Invoice

Bill To:
Riviera Beach CRA 2001 Broadway, Suite 300 Riviera Beach, FL 33404

Date	Invoice #
5/31/2017	2017-05-002

Description	Amount
Professional Consulting Services - Riviera Beach CRA "Interim Finance Manager" services provided to the Riviera Beach Community Redevelopment Agency per the First Amendment to the Professional Service Agreement dated February 17, 2017. Invoice for the period May 1 - 31, 2017. Report of activities for the period May 1 - 31, 2017 attached. 	4,050.00
	Total \$4,050.00

The Palm Beach Consulting Group, LLC
Interim Finance Manager
Activities During the Period May 1 - 31, 2017

1. Work status meetings with staff.
2. Assisted in completion of the 2016 external audit.
3. Pre-planning for transition to new accounting system.
4. Project status discussions with CRA Interim Executive Director.
5. Miscellaneous administrative activities, as required.



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

TO: Honorable Chair and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM: Scott Evans, Interim Executive Director, Riviera Beach CRA

DATE: June 2, 2017

*Approved for
Scott Evans*

SUBJECT: A Resolution finding that the Site Plan for the proposed single story Crab Pot Restaurant on +/- 0.35 (4,482 square feet) acre of land at 386 E. Blue Heron Boulevard, which is located north of Blue Heron Boulevard, and east of Lake Shore Drive, is consistent with the CRA Plan and transmitting that recommendation to the City Council.

Request for Board Action

The Agency is requesting the Board of Commissioners to approve a Resolution finding that the Site Plan for the proposed single story Crab Pot Restaurant on +/- 0.35 (4,482 square feet) acre of land at 386 E. Blue Heron Boulevard, which is located north of Blue Heron Boulevard, and east of Lake Shore Drive, is consistent with the CRA Plan.

Proposed Project:

The proposed 4,482 square feet Crab Pot Restaurant will be located on the west side of the Intracoastal Waterway, just east of Lake Shore Drive, and just north of Blue Heron Boulevard at the Bridge, as shown above. The Crab Pot Restaurant will redevelop a long vacant restaurant parcel at an iconic spot near Phil Foster Park in Riviera Beach. The owners seek to redevelop the vacant former restaurant with a new restaurant and outdoor sitting area that is consistent with the CRA Plan and the Downtown General (DG) Zoning Classification. The applicant's proposed use is consistent with the permitted Downtown Mixed Use designation established in the City's Comprehensive Plan. The project will bring food and entertainment options for

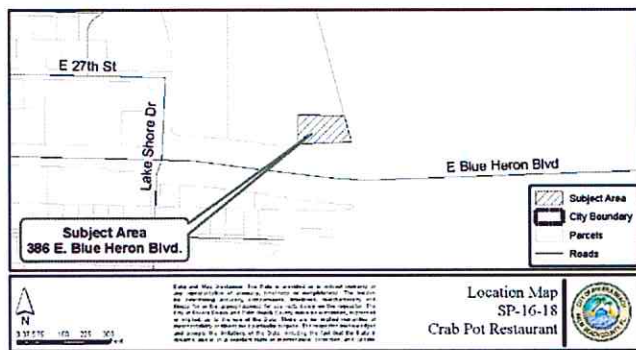


Site Location Map

residents and regional visitors in an area with few restaurant choices. A site plan and aerial are attached as Exhibit “A”.

Background

On October 2016, Seven Kings Holdings, Inc. submitted an application for site plan approval, which has been reviewed by City staff for compatibility and consistency with the Page 2 of 3 City’s Comprehensive Plan and Land Development Regulations. City Departmental Staff reviewed the Site Plan application and provided corresponding comments to the applicant. All comments were addressed by the applicant and City Staff has informed us that they have no objections to the Site Plan application. The Community Development Department reviewed the Site Plan application for compatibility and consistency with the City’s Comprehensive Plan and Land Development Regulations and found that the proposed plan was in compliance. Additionally, City services such as roads, water, sewer, and garbage collection are currently available to the site. In reviewing the site plan, adequate parking has been proposed by the applicant.



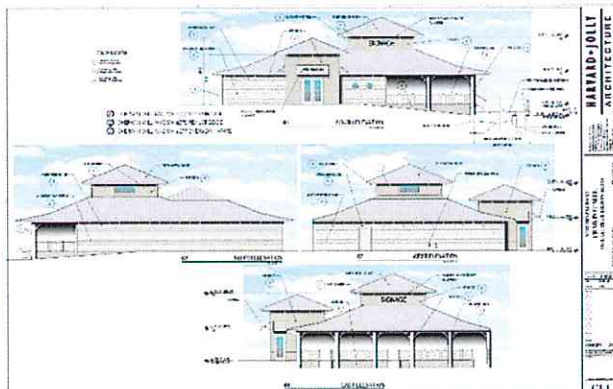
Street Location Map



Elevations

CRA Plan

Following the recommendation for approval provided by the Planning and Zoning Board, the CRA Board is required to review the project for consistency with the Redevelopment Plan. This project falls within the Blue Heron North sub-district, which has not had a restaurant in this area in many years. The proposed restaurant is located on a small site, which is consistent with the CRA Plan which provides that neighborhood restaurant development is appropriate for this area. The property is adjacent to the residential homes in the Marina Grande Condominium Tower. The project will mitigate the impacts on those by including a landscape buffer wall along the property line, providing new landscaping, and limiting the height of the new structure.



Property Analysis

- A. Applicant:** Seven Kings Holdings, Inc.
- B. Request:** The applicant is requesting site plan approval to build a 4,482 square foot restaurant with outdoor deck seating.
- C. Location:** The proposed site is located north of Blue Heron Blvd., east of Lake Shore Dr. (386 E. Blue Heron Blvd.).
- D. Property Description and Uses:** The subject property description and uses are as follows:

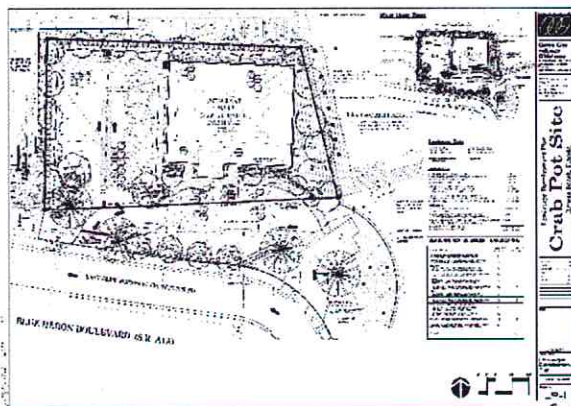
Parcel Control Number: 56-43-42-28-00-003-0090.

Parcel Size: +/- 0.35 acre.

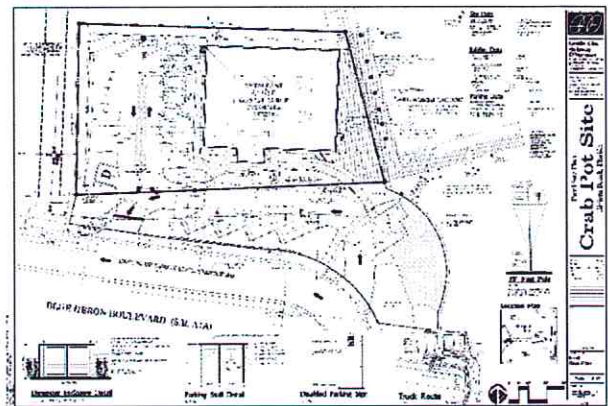
Existing Use: Vacant Lot.

Zoning: Downtown General (DG) Zoning District.

Future Land Use: Downtown Mixed Use.



Landscaping Plan



Landscaping Plan

E. Adjacent Property Description and Uses:

North: Residential (Marina Grande Development); Inlet Harbor Center Planned Unit Development (IHC-PUD) Zoning and Downtown Mixed Use Future Land Use.

South: "Big" Blue Heron Bridge; Various Commercial Uses; Downtown General (DG) Zoning and Downtown Mixed Use Future Land Use.

East: Intracoastal Waterway.

West: Residential / Parking Garage (Marina Grande Development); Inlet Harbor Center Planned Unit Development (IHC-PUD) Zoning and Downtown Mixed Use Future Land Use.

Recommendation

CRA Staff recommends approval of the Resolution finding that the Site Plan for the proposed single story Crab Pot Restaurant on +/- 0.35 (4,482 square feet) acre of land at 386 E. Blue Heron Boulevard, which is located north of Blue Heron Boulevard, and east of Lake Shore Drive, is consistent with the CRA Plan.

SE:aj



Blue Heron Blvd

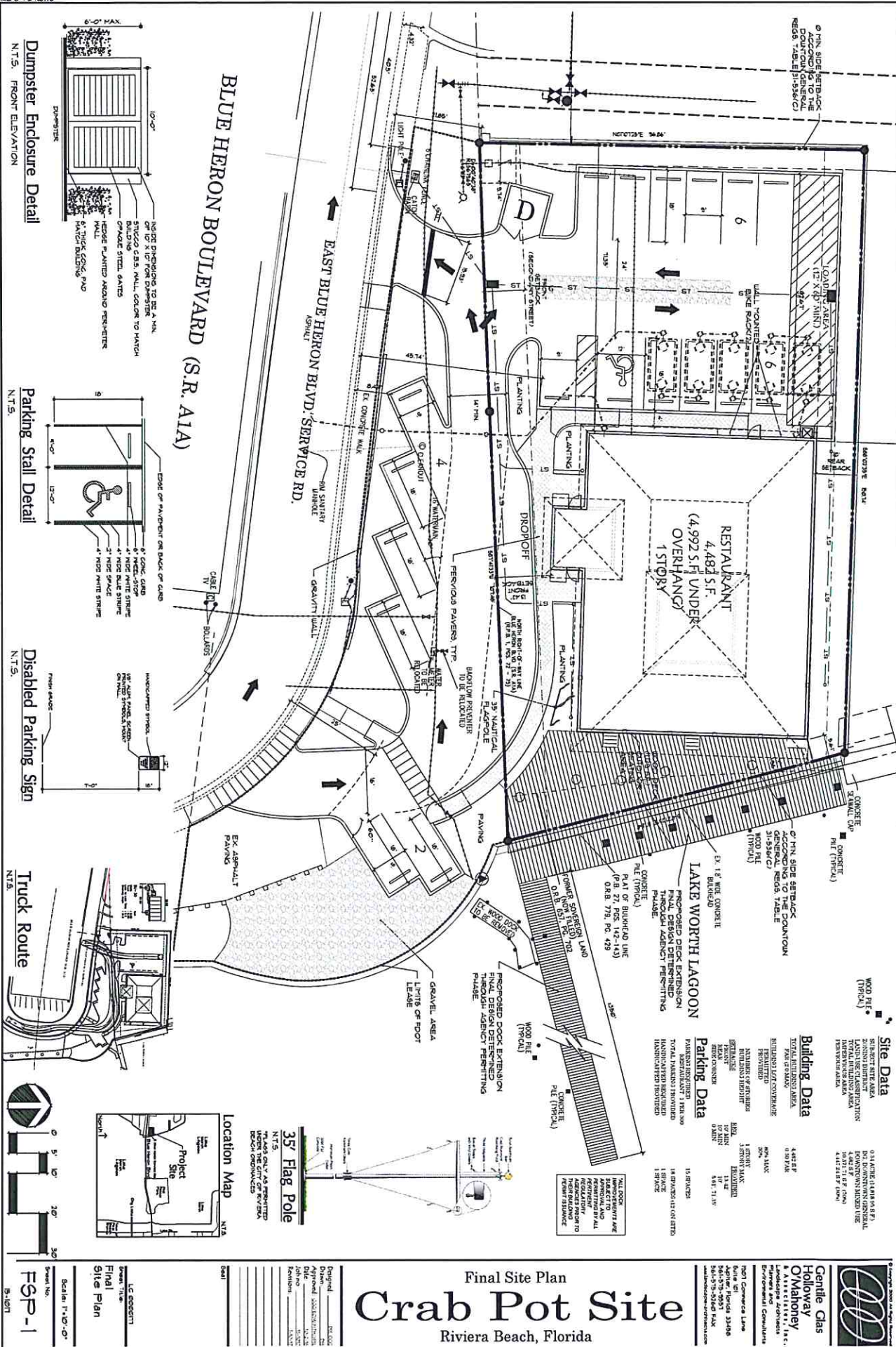
25th St

27th St

Lake Shore Dr

Crab Pot Restaurant

City Boundary



RESOLUTION NO. 2017-_____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") FINDING THAT THE SITE PLAN FOR THE PROPOSED SINGLE STORY CRAB POT RESTAURANT ON +/- 0.35 (4,482 SQUARE FEET) ACRE OF LAND AT 386 E. BLUE HERON BOULEVARD, WHICH IS LOCATED NORTH OF BLUE HERON BOULEVARD, AND EAST OF LAKE SHORE DRIVE, IS CONSISTENT WITH THE ADOPTED CRA PLAN; PROVIDING AN EFFECTIVE DATE.

*** * * * ***

WHEREAS, the City's Comprehensive Plan was amended on May 19, 2010, providing guidance for future development in the Community Redevelopment Area; and

WHEREAS, the Community Redevelopment Plan ("Adopted CRA Plan") was found to be in compliance with the City's adopted Comprehensive Plan and approved on July 20, 2011, directing future development of the Marina District; and

WHEREAS, the subject property is located within the Downtown General Land Use & Zoning Classification; and

WHEREAS, the Agency finds that the proposed site plan (attached as Exhibit A) for the Crab Pot Restaurant is consistent with the adopted Community Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Riviera Beach Community Redevelopment Agency finds that the Site Plan for the Crab Pot Restaurant is consistent with the Adopted CRA Plan.

SECTION 2. This resolution shall be effective immediately upon its adoption.

[Signatures on following page]

PASSED AND ADOPTED this ____ day of _____, 2017

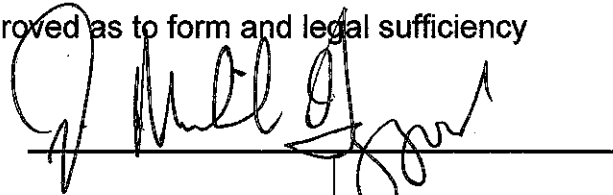
RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

ATTEST:

By: _____
Kashamba Miller-Anderson
Chairperson

Executive Director

Approved as to form and legal sufficiency



MOTION BY: _____

J. Michael Haygood

Date 6/6/2017

SECONDED BY: _____

J. Michael Haygood, PA
General Counsel to CRA

D. PARDO _____
K. MILLER-ANDERSON _____
L. HUBBARD _____
T. DAVIS JOHNSON _____
T. DAVIS _____

**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 6/14/2017

Agenda Category:

Subject: RESOLUTION TO APPROVE THE LOCATION OF A MOBILE VENDING AREA WITHIN
THE FUTURE SPANISH COURTS TEMPORARY PARKING LOT, AND PROVIDING A
DESIGNATED SPOT FOR MR. WILLIS WILLIAMS BBQ TRUCK

Recommendation/Motion:

Originating Dept	INTERIM EXECUTIVE DIRECTOR	Costs
User Dept.		Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

SEE ATTACHED

Fiscal Years
Capital Expenditures
Operating Costs
External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
Spanish_Court_proposed_parking_lot_Memo.pdf	MEMO	6/8/2017	Cover Memo
resolution_re_mobile_vending.pdf	RESOLUTION	6/8/2017	Resolution
Exhibit_A_Temporary_parking_lot_plan.pdf	EXHIBIT A	6/8/2017	Exhibit
DRAFT.Marina_Village_MobileCode.draft_(002).pdf	BACKUP	6/8/2017	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	6/8/2017 - 11:37 AM
CRA Internal Review	Evans, Scott	Approved	6/8/2017 - 11:42 AM



Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbcra.com

MEMORANDUM

TO: Honorable Chairperson and Members, CRA Board of Commissioners
City of Riviera Beach, Florida

FROM: Scott Evans
Interim Executive Director, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: June 14, 2017

SUBJECT: Resolution to Approve the location of a mobile vending area within the future Spanish Courts temporary parking lot, and providing a designated spot for Mr. Willis Williams BBQ Truck.

REQUEST FOR BOARD ACTION

The CRA is requesting a resolution to approve the location of a mobile vending area within the future Spanish Courts temporary parking lot in accordance with the attached Resolution and Exhibit "A", and approving the location of a BBQ vending truck owned by Mr. Willis Williams in that location including the provision of temporary connections to water and electricity, subject to Mr. Williams receiving a certificate of use/ business tax receipt to locate in that location by the City of Riviera Beach, execution of a license agreement setting forth the terms and conditions of the use and other required Palm Beach County Health Department and State regulations.

The Agency will continue with the transition of the property previously known as Spanish Courts, into a temporary parking area with the next steps starting in the month of July, and will create an area for a vendor food truck vendors as a part of the planned work. The CRA has also requested that the Department of Community Development amend the City's land development code to allow the proposed use. The parking lot will provide additional parking during special events, and busy Holiday weekends.

BACKGROUND

The Agency currently owns the property located at 1124 Broadway, known previously as Spanish Courts. The property laid derelict for several years before the structures were finally demolished in March of 2016. The site has electrical power access, and water, the food truck selected by the Board owned by Mr. Willis Williams will be required to retain its own waste water. The CRA will retain the large tree and adjacent landscaping and decorative fountain in the middle of the property and create a temporary parking lot on the remaining site in accordance with the approved CRA budget.

SE: AL

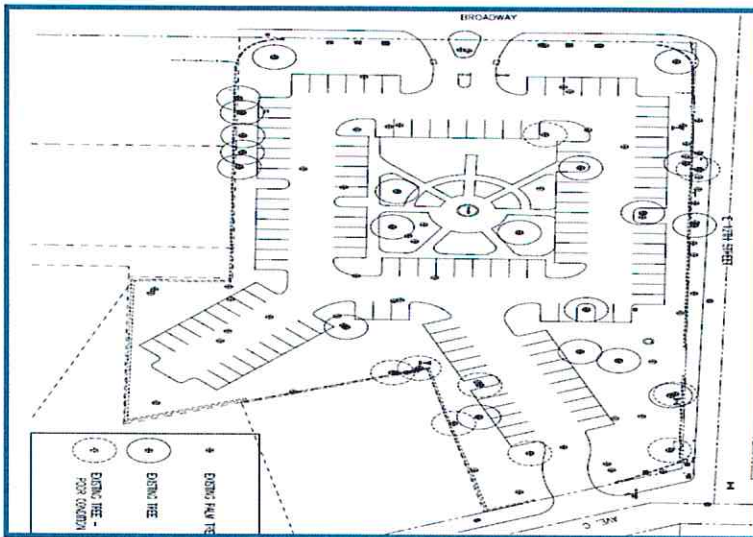
In February 2017, the CRA Board articulated to Staff at the Agency Board meeting that they would like to see the Spanish Courts property be made available to the vendor Willis Williams and his barbeque food truck.

CURRENT SITE STATUS

Temporary Parking

The current site has become an eyesore for passersby and visitors to the Marina Village. It was filled with decaying trees, over grown weeds, debris, and trash, which has been cleared and cleaned up to prepare for the temporary parking lot. The proposed plans below are to add approximately one hundred and thirty-five (135) graded, designated spaces with non-dusting rock surface similar to what was used during the first phase of construction of the City's wet slips and seawall, with parking stops to indicate each available space.

Note: Proposed Temporary Parking Layout (left) & Proposed non-dusting rock surface (right)

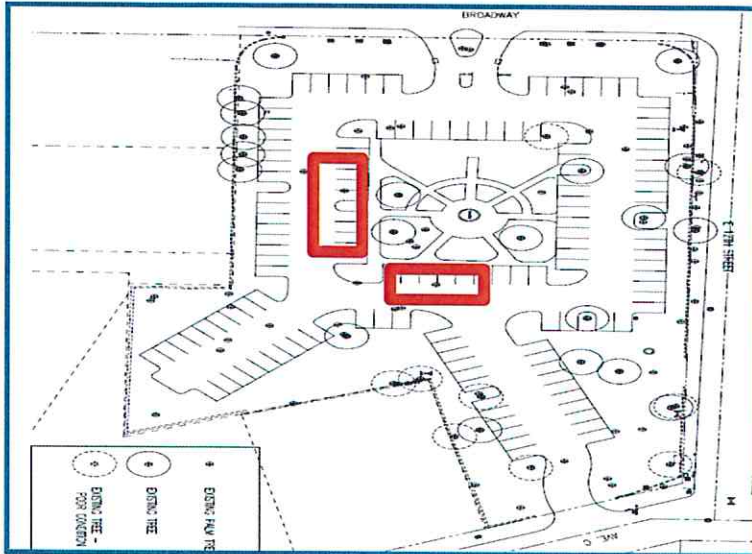


Food Truck

Food trucks are a growing phenomenon happening in many cities across the country. Cities all over have yielded positive returns from these new ventures. Mr. Willis Williams has demonstrated a strong interest in being the first vendor to park his truck and begin operating in our proposed food truck vending area, following approval by the CRA Board.

The food truck experience can bring together exciting food choices with a strong social media buzz to the Marina Village.

Note: The Proposed designated food truck areas are in red.



The City's current mobile vending Code does not allow for the proposed food truck vision. As a result the CRA has transmitted a request for a code amendment for the Marina Village area to the Department of Community Development to allow the CRA Board to approve the location of mobile vendor trucks as described above. The proposed drafted code amendment is attached to the item as back up information. The final code amendment will be finalized by the City Department of Community Development and considered by the City Council.

The Requested Code Amendment will allow the following:

1. Food trucks operating in a designated CRA Board approved area.
2. Allow temporary connections to potable water and electricity.
3. Permit the mobile food truck to remain in a single location without having to move each day. (The CRA will complete a license agreement with the proposed applicant.)

REQUESTING APPROVAL

The CRA staff is requesting approval of the resolution to approve the location of a mobile vending area within the future Spanish Courts temporary parking lot in accordance with the attached resolution and approving the location of a BBQ vending truck owned by Mr. Willis Williams in that location including the provision of temporary connections to water and electricity. Following approval of the requested code amendment and issuance of a certificate of use/business tax receipt by the City of Riviera Beach, the Agency will complete a license agreement with Mr. Willis Williams to locate his mobile vending vehicle in the mobile vending area located in the future temporary parking lot located on Spanish Courts, and allow him to have a sign located on Broadway, subject to review and approval by the Executive Director. Mr. Williams will continue to be subject to approval of his facilities by Palm Beach County Health Department and must comply with State regulations for mobile food vending.

SE: AL

RESOLUTION NO. 2017-____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE LOCATION OF A MOBILE VENDOR AREA WITHIN THE FUTURE SPANISH COURTS PROPERTY TEMPORARY PARKING AREA SUBJECT TO APPROVAL OF A CITY OF RIVIERA BEACH MOBILE LICENSE CERTIFICATE OF USE AND EXECUTION OF A LICENSE AGREEMENT SETTING FORTH THE TERMS AND CONDITIONS OF THE USE; AUTHORIZING THE EXECUTIVE DIRECTOR AND GENERAL COUNSEL TO NEGOTIATE AND APPROVE THE LICENSE AGREEMENT; PROVIDING FOR OTHER PURPOSES AND AN EFFECTIVE DATE.

*** * * * ***

WHEREAS, the Agency is responsible for managing the Marina Village, including the grounds and the Marina Event Center, and Spanish Courts site, maintaining a clean and safe environment, and ensuring a great customer experience at all time; and

WHEREAS, the Board requested the Agency to identify a suitable location for resident Willis Williams to locate his mobile vending truck in a semi-permanent location with access to water and electricity; and

WHEREAS, the attached Exhibit "A", identifies a suitable location for vending within the Spanish Courts future temporary parking lot site; and

WHEREAS, the approval is subject to Mr. Willis Williams receiving a certificate of use/business tax receipt to locate in that location in addition to meeting all required Palm Beach County Health Department and State regulations and execution of a license agreement setting forth the terms and conditions of the use; and

WHEREAS, in order for Mr. Willis Williams truck to temporarily remain on site in the same location with temporary connections to water and electricity (Mr. Williams will retain his own wastewater) the Mobile Vendor code for the City of Riviera Beach will need to be amended for the Marina Village Area, and this request as been submitted to the Department of Community Development; and

WHEREAS, following approval of a certificate of use/business tax receipt by the City of Riviera Beach the Agency will issue a license agreement for Mr. Willis Williams to locate his mobile vending vehicle in the mobile vending area located in the future temporary parking lot located on Spanish Courts subject to approval by Palm Beach County Health Department and State regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The Riviera Beach Community Redevelopment Agency authorizes the location of a mobile vending area within the future Spanish Courts temporary parking lot in accordance with the attached Exhibit "A", and approves the location of a BBQ vending truck owned by Mr. Willis Williams in that location including temporary connections to water and electricity, subject to Mr. Williams receiving a certificate of use/ business tax receipt to locate in that location by the City of Riviera Beach, execution of a license agreement setting forth the terms and conditions of the use and other required Palm Beach County Health Department and State regulations.

SECTION 2. The Executive Director and General Counsel are authorized to negotiate and approve the license agreement for such use.

SECTION 3. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of ____, 2017

**RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY**

ATTEST:

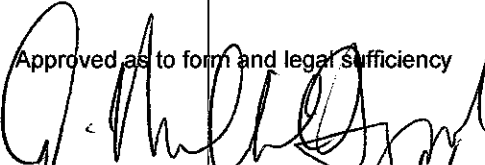
By: _____
Name: Kashamba Miller Anderson
Title: Chairperson

Executive Director

MOTION BY: _____
SECONDED BY: _____

T. Davis _____
T. Davis Johnson _____
L. Hubbard _____
K. Miller Anderson _____
D. Pardo _____

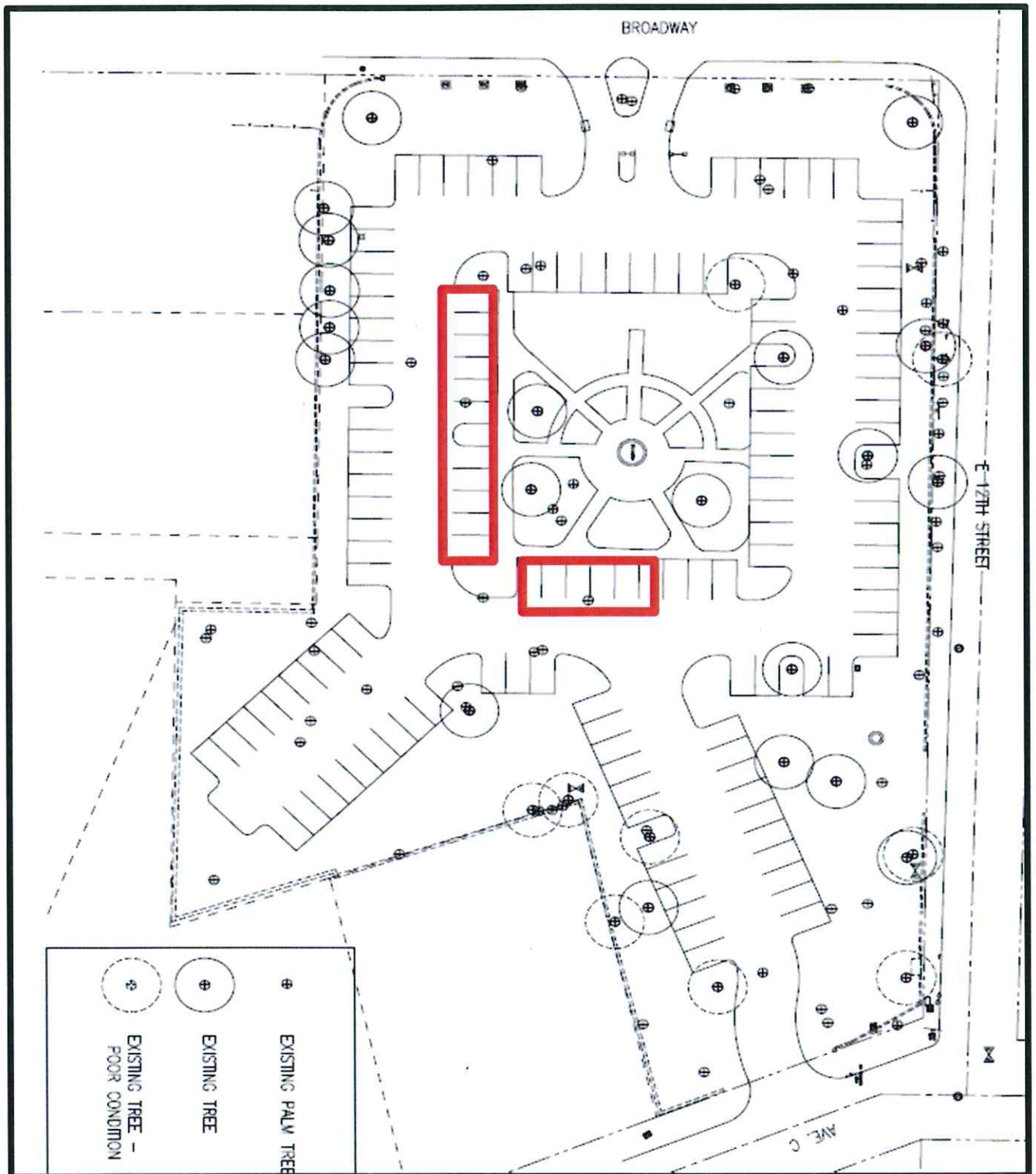
Approved as to form and legal sufficiency


J. Michael Haygood
Haygood & Harris LLC
General Counsel to CRA

Date 8/18/2017

EXHIBIT A

Note: The Proposed designated food truck areas are in red.



DRAFT

Marina Village Mobile Vendor s - New Code Amendment

(City's existing code modified for a new area)

Definitions:

The following words, term and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicated a different meaning.

Certificate of occupancy: means a certificate issued by the City of Riviera Beach Building Official to a builder or renovator, indicating that the building is in proper condition to be occupied.

Disposable tableware: Eating and drinking utensils made of paper and/or plastic that are disposed of after initial use.

Ice cream truck: A motor vehicle utilized as the point of retail sales of prewrapped or prepackaged ice cream, frozen yogurt, frozen custard, flavored frozen water or similar frozen dessert products.

Mobile vending unit: Any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand or other device designed to be portable and not permanently attached to the ground from which goods, wares, merchandise or food is peddled, vended, sold, displayed, offered for sale or given away.

Mobile vendor: A person who peddles, vends, sells, displays, offers to sell or gives away merchandise from a mobile vending unit which is parked or located on a parcel of private property.

Mobile vending operation: Peddling, vending, selling, displaying, offering for sale or giving away goods, wares, merchandise or food from a mobile vending unit located on private property.

Prepackaged food: means any properly labeled and processed food, prepackaged to prevent any direct human contact with the food product upon distribution from the manufacturer, and prepared at an approved source.

Restricted mobile vendor: A mobile vendor offering only prepackaged food, snow cones, raw produce, or prepackaged ice cream from a mobile vending unit, or a mobile automobile detailer.

Street-side vendor or road-side vendor: A person who peddles, vends, sells, displays, offers to sell or gives away any food products, wares, or merchandise while located in or on a public street, sidewalk, or right-of-way.

Temporary mobile vendor: A person and or group who peddles, vends, sells, displays, offers to sell or gives away merchandise from a mobile vending unit for less than 15 days per calendar year.

Marina Village boundaries for this purpose shall be between 16th street and 11th Street, and Broadway and Lake Worth Inlet.

Permitted Locations

- a) Mobile Operators shall only operate in locations approved by the Community Redevelopment Agency
- b) Mobile Vendors shall submit a sketch depicting the location of the mobile vendor on the property, including the designated parking spaces.
- c) Mobile Vendors shall be setback a minimum of 35 feet from all intersections

Hours of Operation

- a) Mobile vendors are restricted to the following hours of operation:
 - 1. Monday to Saturday 7:00am to Midnight
 - 2. Sunday: 8:00am to 10 pm
- b) A mobile vendor shall not operate between the hours of 12:00am and 6am
- c) The mobile vending unit shall be removed from the site during the hours of non-operation unless approved by the Community Redevelopment Agency to remain.

Signage:

- (a) All signs advertising for the mobile vending unit must meet the following requirements;
 - (1) Signs must be placed flat against the mobile vending unit.
 - a. Sandwich board signs are prohibited.
 - b. Any type of design or artwork that advertises the use of the mobile vending unit is considered to be a sign.
 - (2) Signs may not be larger than nine square feet.
 - (3) No more than three signs may be placed on the mobile vending unit.
 - (4) All signs must be approved by the city prior to being posted.
- (b) Mobile vendors are prohibited from using right-of-way signs and off-premises signs.

(c) Alternate signage may be installed if approved by the Community Redevelopment Agency, and in compliance with The City of Riviera Beach Sign Code.

Exemptions and Restrictions:

- a) Temporary connections to potable water are prohibited unless approved by the Community Redevelopment Agency and installed in conformance with the City of Riviera Beach Building Code.
- b) Electrical power shall be provided in conformance with the City of Riviera Beach Building Code.
- c) A mobile vendor shall at no time utilize outdoor storage, or warming or refrigeration devices.
- d) A drive through is not permitted in conjunction with the mobile vendor
- e) The area within which a mobile vending unit is operating shall at all times be kept clean and free from litter, garbage, rubble and debris.
- f) Mobile vendors providing food or beverage intended for immediate consumption must provide a trash receptacle within ten feet of the mobile vending unit and be responsible for disposing of trash on a daily basis.
- g) The use of amplified music is prohibited, except as approved by the Community Redevelopment Agency.
- h) The current business tax receipt must be posted in a visible location on the mobile vending unit.

Restricted Mobile Vendors: see section 10-267

Licensing Requirements:

Prior to the issuance of a business tax receipt, mobile food vendors must comply with the following State of Florida and local requirements as applicable:

- (1) Mobile food vendors engaged in the selling of cooked or prepared food must be licensed by the Florida Division of Hotels and Restaurants.
 - a. Obtaining licensing from the Florida Division of Hotels and Restaurants does not guarantee approval by the City of Riviera Beach Planning and Zoning Division.
 - b. Mobile food vendors must pass all inspections conducted by the Florida Division of Hotels and Restaurants to maintain the business tax receipt for their establishment.
 - c. Current inspection results must be conspicuously posted on the mobile vending unit.
- (2) Mobile food vendors engaged in the selling of prepackaged ice cream, popcorn, raw produce, or smoothies must be licensed by the Florida Department of Agriculture and Consumer Services.

- a. Obtaining licensing from the Florida Department of Agriculture and Consumer Services does not guarantee approval by the City of Riviera Beach Planning and Zoning Division.
 - b. Mobile food vendors must pass all inspections conducted by Florida Department of Agriculture and Consumer Services to maintain the business tax receipt for their establishment.
 - c. Current inspection results must be conspicuously posted on the mobile vending unit.
- (3) Mobile food vendors must pass an inspection by the City of Riviera Beach Fire Department.
- a. Obtaining a passing inspection does not guarantee approval by the City of Riviera Beach Planning and Zoning Division.
 - b. Mobile food vendors must pass all inspections conducted by the City of Riviera Beach Fire Department to maintain the business tax receipt for their establishment.

Parking Requirements

- a) Mobile food vendors shall not sell to customers parked in areas designated as public-rights-of – way.
- b) Mobile food vendors shall not solicit or conduct business with any customers in motor vehicles

Enforcements:

The provisions of this article may be enforced through the city's code enforcement procedures or as otherwise authorized in this Code and may be pursued by appropriate remedy in a court of competent jurisdiction at the city's discretion. If code enforcement is utilized to enforce this article, a resulting code enforcement lien may be assessed against the private property upon which the mobile vending operation operates or operated.

**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 6/14/2017

Agenda Category:

Subject: RIVIERA BEACH MARINA LAB PRESENTATION

Recommendation/Motion: PRESENTATION

Originating Dept	INTERIM EXECUTIVE DIRECTOR	Costs
User Dept.		Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

THE FLORIDA FISHING ACADEMY (FFA) HAS PROPOSED AN EXCITING CONCEPT TO DEVELOP A MINI AQUARIUM AND MARINE LAB FACILITY FOR RESIDENTS, VISITORS, AND TOURISTS. THEY WILL PRESENT THEIR PLANNED CONCEPT AND REQUESTING THE CRA TO WORK WITH THEM TO TRY AND IDENTIFY A LOCATION FOR THEM TO BRING THIS POTENTIAL TO RIVIERA BEACH.

STAFF IS REQUESTING BOARD DIRECTION TO BEGIN TO WORK DIRECTLY WITH THE FFA TO IDENTIFY IF THEY COULD BRING THIS PROJECT TO THE MARINA VILLAGE. POTENTIAL SITES THAT COULD BE CONSIDERED INCLUDE: THE NORTH SIDE OF BICENTENNIAL PARK, OR AN OPTION COMPONENT FOR THE DEVELOPMENT COMMUNITY TO CONSIDER AS AN ATTRACTION, OR OTHER NEARBY LAND WITHIN THE CITY.

THIS PROJECT WOULD BE A GREAT POTENTIAL BENEFIT TO RIVIERA BEACH PROVIDING AN ENTERTAINMENT AND EDUCATIONAL ATTRACTION FOR OUR CITY. THE PROJECT WOULD CONTINUE OUR EFFORTS TO CREATE A UNIQUE DESTINATION IN THE CRA. IT WOULD GENERATE JOBS, PROVIDE EDUCATIONAL OPPORTUNITIES FOR OUR CHILDREN, AND GENERATE ECONOMIC DEVELOPMENT, BRINGING VISITORS TO OUR CITY AND MORE LOCAL BUSINESS OPPORTUNITY.

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues
Program Income (city)
In-kind Match (city)
Net Fiscal Impact
NO. Additional FTE Positions
(cumulative)

III. Review Comments

A. Finance Department Comments:

B. Purchasing/Intergovernmental Relations/Grants Comments:

C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date

Renewal End Date

Number of 12 month terms this renewal

Dollar Amount

Contractor Company Name

Contractor Contact

Contractor Address

Contractor Phone Number

Contractor Email

Type of Contract

Describe

ATTACHMENTS:

File Name	Description	Upload Date	Type
Marine_Lab_Presentation.pdf	PRESENTATION	6/8/2017	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	6/8/2017 - 11:22 AM
CRA Internal Review	Evans, Scott	Approved	6/8/2017 - 11:38 AM

FFA Marine Lab

PROPOSAL FOR FUTURE COMMUNITY
ATTRACTION & EDUCATIONAL FACILITY



FloridaFishingAcademy.com
FFAMarineLab.com
561-740-7227

About FFA

- Founded in 2006
- Served 14,758 Palm Beach County elementary, middle and high school students
- Served **3,686 students** in 2016 alone



Our Vision

To create a compelling Marine Lab experience in Palm Beach County that is accessible to over **10,000 students** and **150,000 tourists annually**



Our Partners



- Riviera Beach Community Development Agency's Community Boating Program – **\$30,000/year**
- United Way of Palm Beach County – **\$42,000/year**
- Prime Time Palm Beach County – **\$94,000/year**
- Palm Beach County Youth Services Department – **\$38,000/year**
- Impact 100 Palm Beach County – **\$100,000** in 2016
- Community Foundation - **\$165,000** in 2017
- PBSO - **\$7,500/year**

The Need

- **No equivalent** local field trip experience with a classroom, sea-worthy boat, aquarium & touch tanks
- **No large aquariums** in Palm Beach County
- **No local** Marine Lab - closest Marine Lab/Sea Camp is in the Keys
 - Three-hour bus ride
 - **No exposure to local waters**
 - \$195 cost per student (not including bus)
 - Many students cannot afford to participate
 - Many Palm Beach County schools do not offer the trip
 - **Students rarely return** with their families

Health Benefits

- Being on the water helps **relieve stress**.
- Ocean air carries negative ions that help **recharge the body and improve mood**.
- The sound of the waves helps trigger the brain to **release feel-good chemicals** such as dopamine and serotonin.
- Responsible sun exposure is a healthy source of **vitamin D**.
- Water-based activities improve **social and emotional learning (SEL)**.
- Fishing is a **natural motivator** for youth.

Our Building

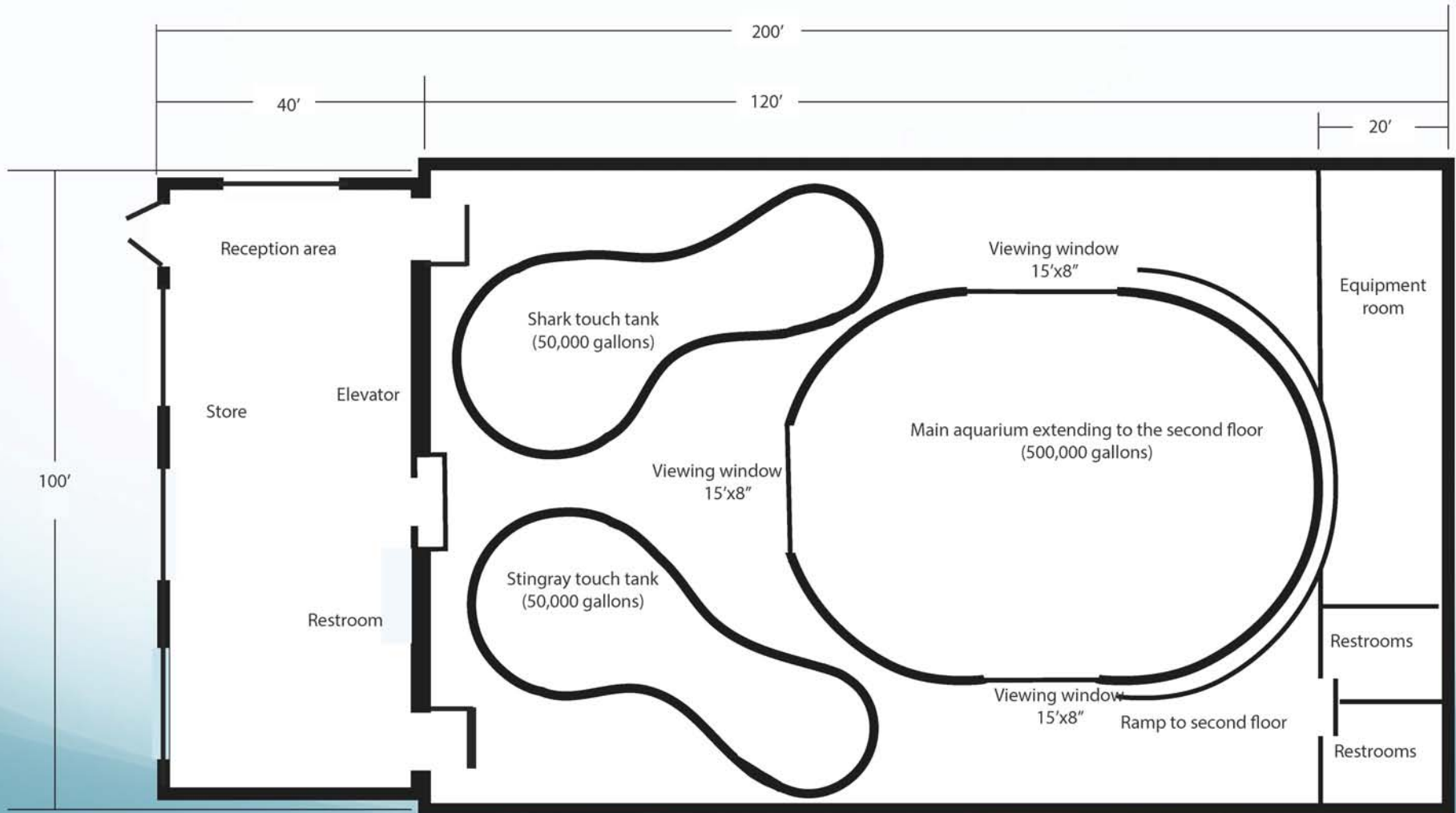
CONCEPT RENDERING



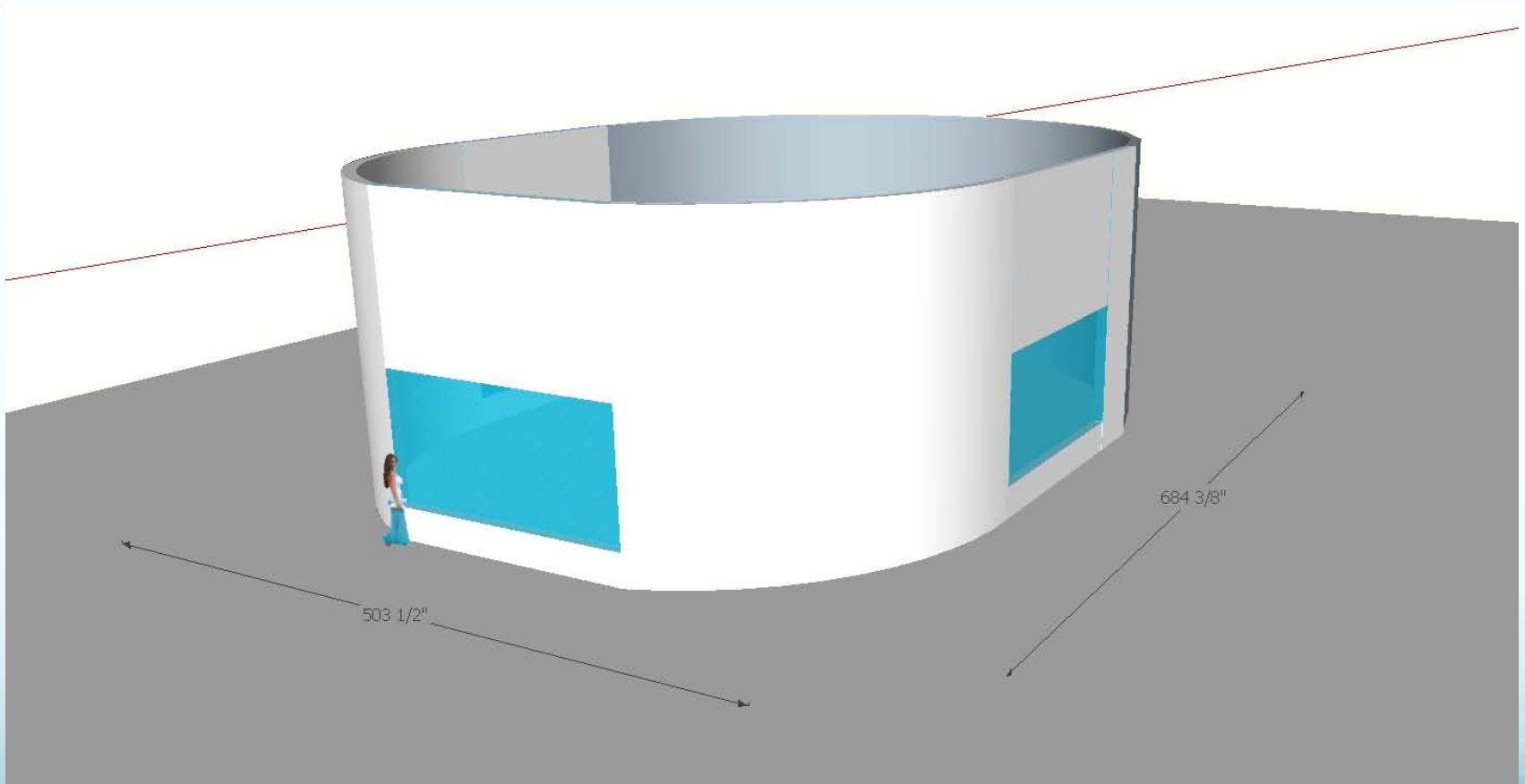
Building Highlights

- 30,000-90,000-square-foot building with three floors
- **500,000 gallons** in main fish **aquarium**
- **100,000 gallons** of **touch tank** aquariums
- 6,400 square feet of classroom space
- Sleeping quarters for 50 campers & 10 counselors
- **Roof-top aquaponics** garden
- Energy-producing **solar windows** and greenhouse
- Building designed to LEED standards

First Floor



First Floor Aquarium



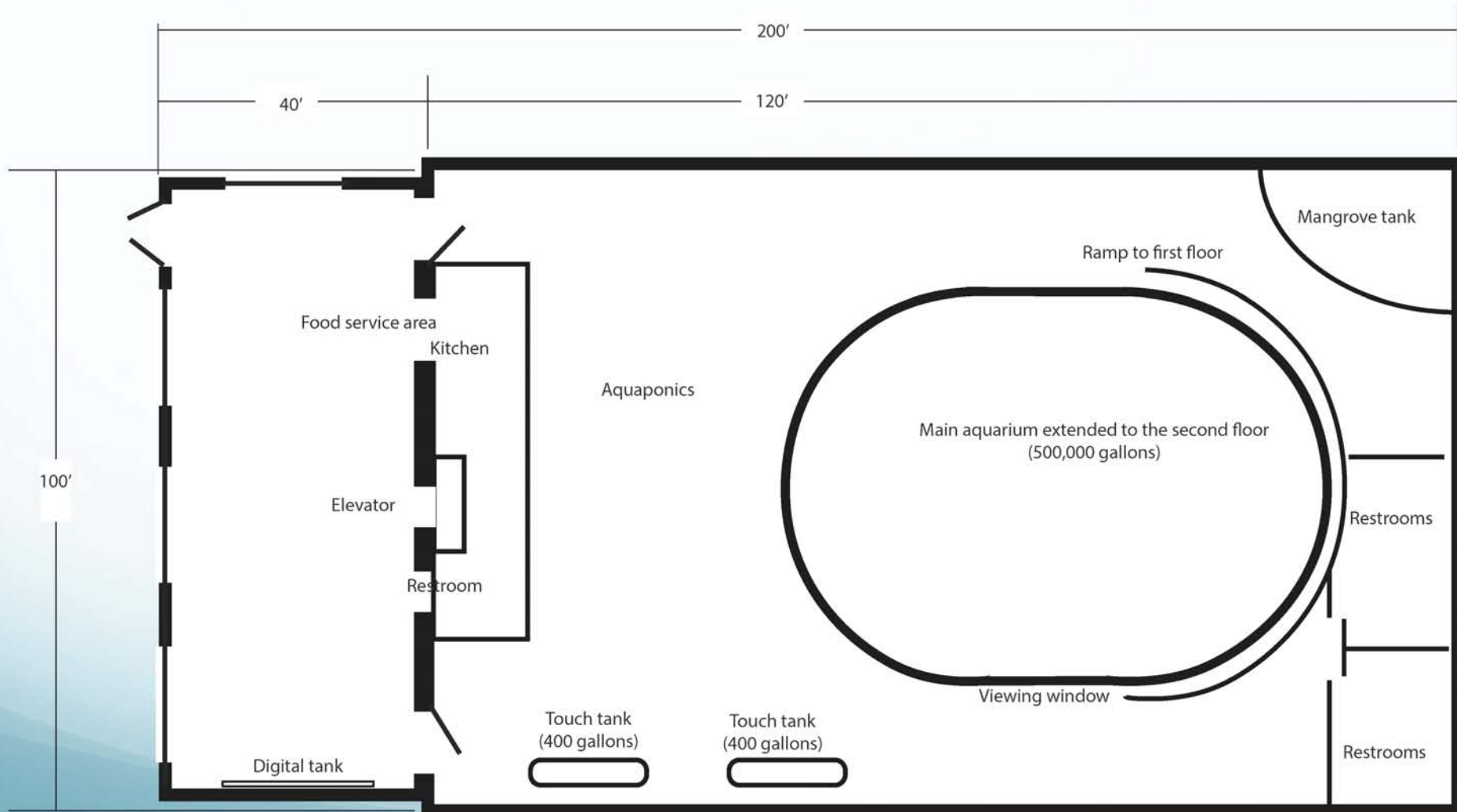
First Floor Aquarium



First Floor Touch Tanks



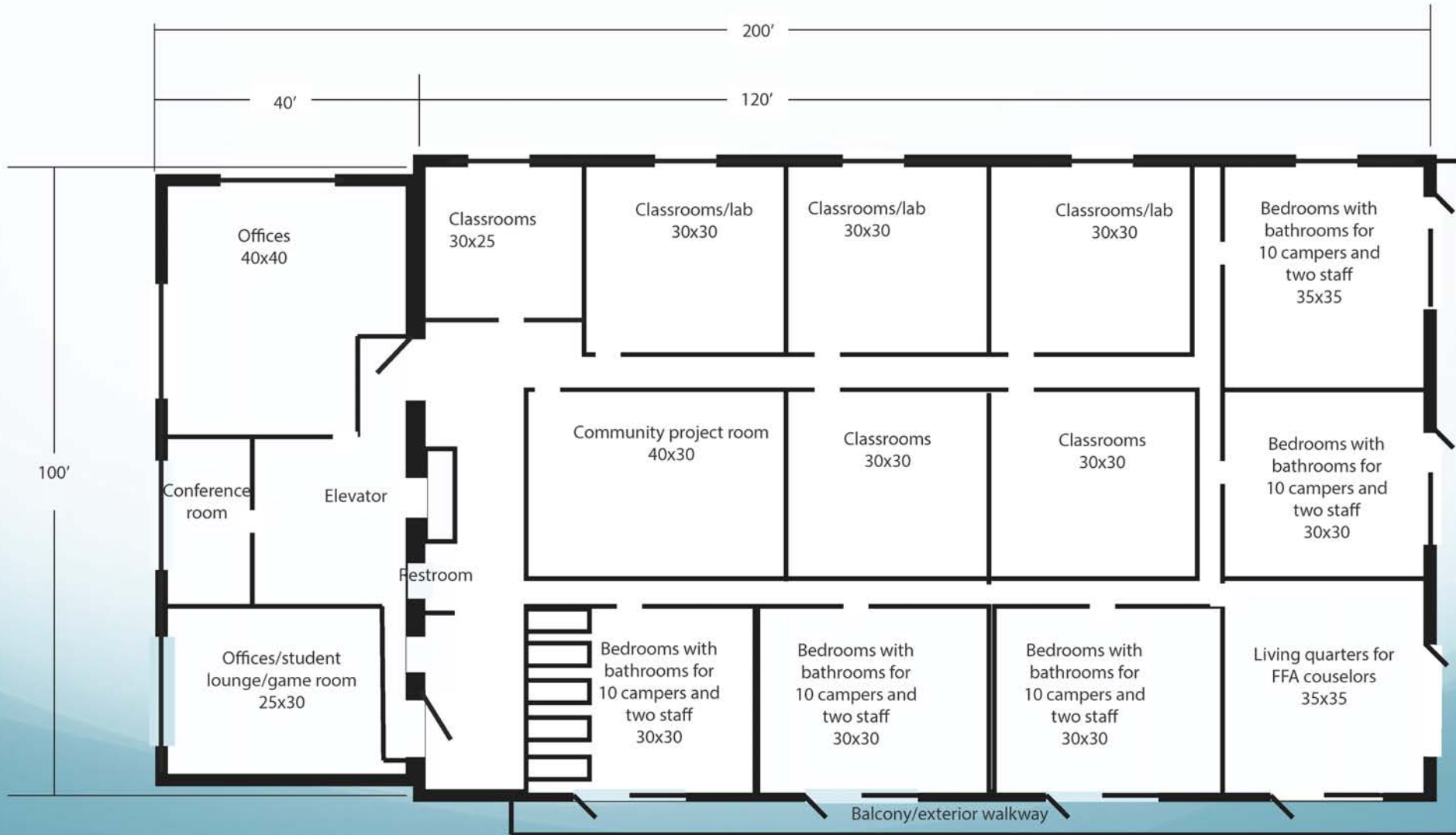
Second Floor



Second Floor



Third Floor



Community Impact

- Creating hundreds of **local jobs** (construction and operation)
- Setting an **environmentally friendly** example
- **Sparking development** around our site
- Inspiring students with **science, technology, engineering, arts and math**
- Teaching students to **value and protect** our local environment
- Helping **feed the community** with our aquaponics system

Benefit to Riviera Beach

- Discounted **student scholarships**
- **Discounted admission** to the Marine Lab Center
- Student access to a **local workshop** for school projects
- **Community kitchen** (depending on size of building)
- **Free food** for needy **local residents**



Projected Annual Income

\$6,040,000

- Admission fees for 150,000 visitors/tourists: \$1,500,000
- Marine Lab field trip for 10,000 students: \$1,500,000
- Investors, grants and donations: \$1,500,000
- Gift shop sales: \$1,000,000
- Program service fees from 10,000 students: \$540,000

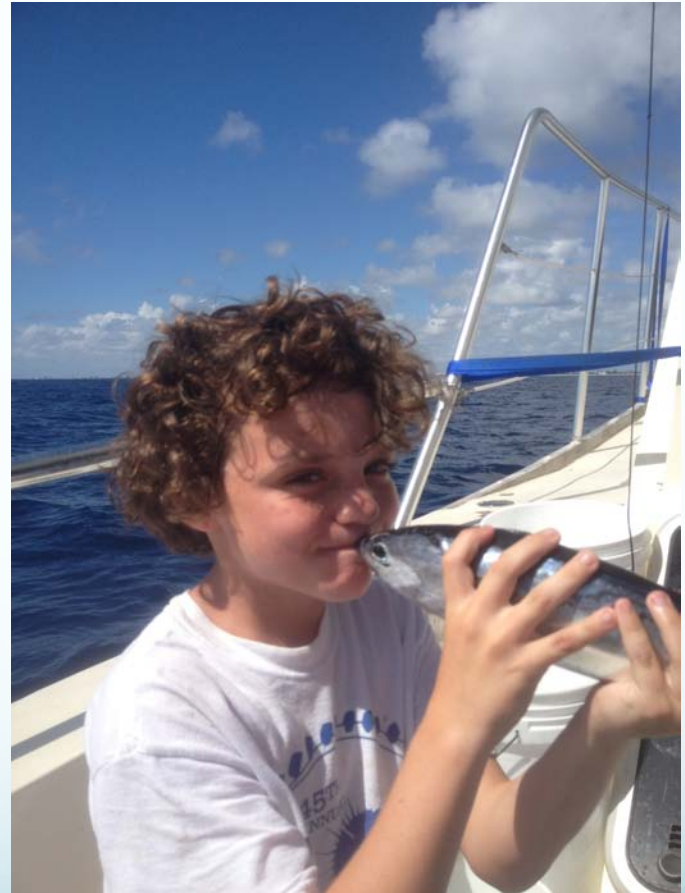


Eco-Discovery Centers

Facility	Total Visitors	Total Students Served
Palm Beach Zoo	314,000	15,000
Loggerhead Marinelife Center	300,000	16,000
Gumbo Limbo Nature Center	190,000	6,000
South Florida Science Center and Aquarium	125,000	45,000
Manatee Lagoon	83,000	N/A
Sandoway Nature Center	17,000	5,000
Keys Marine Lab	N/A	4,000

Building Costs

- \$300-350 per square foot
- **Minimum required:**
\$12,500,000
- Land cost (**prefer to buy**):
\$500,000
(or Possible Long term lease)
- Annual **operating costs:**
\$3,500,000



Our Equipment



Mobile Marine Lab



Thanks Community Foundation
\$165,000



“This expansion has incredible potential to introduce our school children to oceanography right here in their own backyard.”

— FFA Founder and Executive Director Rich Brochu



Rich@FloridaFishingAcademy.com