



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

April 26, 2017

Immediately following Workshop

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 - MARCH 29, 2017 REGULAR BOARD MEETING
2. APPROVAL OF MONTHLY VENDOR INVOICES

END OF CONSENT

REGULAR BUSINESS

3. APPROVAL OF RFQ FOR MARINA VILLAGE BRANDING AND COMMUNITY ART PROJECT
4. EVENT CENTER SHADE ENHANCEMENTS - PRESENTATION
5. UPDATE OF CRA FISCAL YEAR 2016 AUDIT PRESENTATION / DISCUSSION
6. UPDATE ON RECENT CRA RELATED LEGISLATION

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: 4/26/2017

Agenda Category:

Subject: 3.29.17 CRA BOARD 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
3-29-17_CRA_meeting_.pdf	3.29.2017 CRA BOARD MEETING	4/12/2017	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Seguin, Tamara	Approved	4/19/2017 - 12:41 PM
CRA Internal Review	Evans, Scott	Approved	4/19/2017 - 12:50 PM

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, March 29, 2017

6:05 p.m. to 9:12 p.m.

APPEARANCES:

Chair Terence Davis

Vice-Chair KaShamba Miller-Anderson

Commissioner Tonya Davis Johnson

Commissioner Lynn Hubbard

Commissioner Dawn Pardo

Attorney Michael Haygood

Interim Executive Director Scott Evans

Operations Manager & Public Information Officer Darlene Hatcher

1 CHAIR DAVIS: Good evening to everyone. We're going to
2 welcome you all to the City of Riviera Beach March 29th CRA
3 meeting.

4 At this time we're going to call this meeting to order.
5 Madam Clerk, roll call, please.

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

12 CHAIR DAVIS: We're going to pause for a moment of silence,
13 and then we will stand and say the Pledge by Commissioner --
14 (Chair Davis left the dais and the gavel was passed to
15 Vice-Chair Miller-Anderson.)

16 VICE-CHAIR MILLER-ANDERSON: Pardo? Pardo? Did he call
17 Pardo?

18 COMMISSIONER DAVIS JOHNSON: He needs a minute. We all
19 need a minute.

20 VICE-CHAIR MILLER-ANDERSON: We'll take a moment of
21 silence and, Ms. Pardo, could you do the Pledge for us please.
22 (Moment of silence, followed by the Pledge of Allegiance.)

23 VICE-CHAIR MILLER-ANDERSON: Do we have any additions and
24 deletions?

25 INTERIM EXECUTIVE DIRECTOR EVANS: No.

1 VICE-CHAIR MILLER-ANDERSON: Any disclosure by commission
2 and staff? None?

3 Can we have a motion to adopt the agenda.

4 COMMISSIONER DAVIS JOHNSON: So moved.

5 COMMISSIONER PARDO: Second.

6 (Vote taken.)

7 THE CLERK: Motion carries.

8 (Motion to adopt the agenda passes, with Chair Davis absent for
9 the vote.)

10 VICE-CHAIR MILLER-ANDERSON: The consent agenda. Any
11 person who would like to speak on an agenda item, please fill
12 out a blue public comment card located in the back of the
13 council chambers and give it to the staff prior to the beginning
14 of the meeting.

15 Members of the public shall be given a total of three
16 minutes for all items listed on the consent agenda.

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

21 Do we have anyone that wants to pull any of the items from
22 the consent agenda?

23 Okay. Can we have a motion to approve the consent agenda?

24 COMMISSIONER DAVIS JOHNSON: So moved.

25 COMMISSIONER PARDO: Second.

1 (Vote taken.)

2 THE CLERK: Motion carries.

3 (Motion to approve the consent agenda passes unanimously.)

4 VICE-CHAIR MILLER-ANDERSON: You good? Okay.

5 (Gavel passed back to Chair Davis.)

6 CHAIR DAVIS: That's the end of consent.

7 Thank you, Vice-Chair.

8 Item number 3.

9 THE CLERK: A resolution of the Board of Commissioners of
10 the Rivera Beach Community Redevelopment Agency accepting a
11 proposal from Blue Lagoon LLC, Tony's Subs, to purchase a
12 property specifically designated in Exhibit A; directing and
13 authorizing the executive director to negotiate a development
14 agreement consistent with the proposal submitted by Tony's Subs
15 for consideration by the Board of Commissioners of the Agency;
16 providing an effective date.

17 COMMISSIONER PARDO: So moved.

18 COMMISSIONER DAVIS JOHNSON: Second.

19 CHAIR DAVIS: Properly moved and second.

20 Staff, do we have a presentation?

21 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, Mr. Chair.

22 At the meeting on February 22nd the agency considered the
23 proposal by Tony's Subs for redevelopment of the CRA owned
24 property which is located on Avenue F and Blue Heron Boulevard,
25 and directed staff to proceed with developing the project for

1 final consideration by the board.

2 The property is shown here. It's vacant. It's on the
3 northwest corner of Avenue F and Blue Heron Boulevard.

4 These are some sample concepts that we will work towards
5 bringing back to the board for the final project. And we're
6 looking to bring a high quality new commercial project to Blue
7 Heron Boulevard.

8 Following approval of the resolution, staff will begin to
9 negotiate the partnership agreement between the redevelopment
10 agency and Blue Lagoon LLC, which is submitted on behalf of
11 Tony's Subs, to sell the land and provide a Properties of
12 Distinction commercial grant incentive.

13 The Properties of Distinction Commercial Grant Program
14 enables the CRA to stimulate redevelopment along our major
15 corridors; and allows us to create customized grants to leverage
16 our CRA dollars to create new development, towards bringing new
17 job, attracting economic development, and creating new business
18 opportunities.

19 The next steps following approval of the authorization to
20 negotiate -- and this is a concept site plan for the project --
21 would be to review the business plan and concept for the
22 project, including the funding sources; and then negotiate the
23 details of the grant agreement and the purchase request towards
24 developing a project agreement that would come back to this
25 board for approval at a future date.

1 Thank you, Mr. Chair.

2 CHAIR DAVIS: Thank you, sir.

3 We have one public comment card for item number 3.

4 Mr. Willis Williams.

5 MR. WILLIAMS: Good evening. Willis Williams, 138 East
6 22nd Court.

7 Just a point of information. On the last time that this
8 came about we were talking about the property there which has
9 been derelict for some time. And I was just wondering, did the
10 CRA look at the property next door so that we could get more for
11 our buck as far as a turning ratio for parking.

12 I notice that that property is always up for rent. No one
13 never stays in it. So the owner probably would love to sell it.
14 So I would think before we, you know, put the effort in doing
15 all this we need to talk to that owner of that piece of property
16 there, that house. It's vacant now. It's right now it's
17 vacant.

18 And the other thing is, take under consideration -- now I
19 heard some things that possibly could go into that site. I'm
20 all for the site and Mr. Tony coming in and whatever, but we
21 definitely don't need no more Metro PCS stores, anything of that
22 nature.

23 We don't even have a fish market in this town. I was
24 telling someone that the other day, if you go to the fish market
25 you got to go into either one of the grocery stores or

1 something. And we used to have fish markets in this town all
2 the time. And now you got to go out all the way to Jupiter to
3 get a good piece of fish.

4 So when you're thinking about putting these type of things
5 out, think about what the public needs. And the public don't
6 need no more Metro PCS phone stores.

7 Thank you.

8 CHAIR DAVIS: Mr. O'Brien, you wanted on public comment or
9 this item?

10 MR. O'BRIEN: Public comment.

11 CHAIR DAVIS: Okay.

12 MR. O'BRIEN: Is it okay now?

13 CHAIR DAVIS: No, no, no. I'll call you. I just wanted to
14 make sure it wasn't on this item.

15 Okay. That's the end.

16 Do anyone want to have any comments for staff, questions?

17 COMMISSIONER PARDO: Yeah, Mr. Chair.

18 CHAIR DAVIS: Councilperson Pardo.

19 COMMISSIONER PARDO: Okay. So I agree with Mr. Williams.

20 And I believe I brought this up and other counsel people brought
21 it up when we had the discussion a couple of weeks ago about
22 bringing Tony's Sub in and building out that lot.

23 And, you know, I just want to make sure, Scott, that, you
24 know, we don't need, like Mr. Williams said and like we all said
25 prior, you know, the Mobile and the Boost and, you know,

1 anything that's going to attract the hang-out crowd. So, you
2 know, we really need to be, we need to be choosy on who comes
3 in there, please.

4 CHAIR DAVIS: Okay. Any other questions?

5 Madam Clerk.

6 (Vote taken.)

7 THE CLERK: Motion carries.

8 (Motion passed unanimously.)

9 CHAIR DAVIS: Now we'll move on to item number 4.

10 THE CLERK: CRA property, Broadway and Blue Heron
11 presentation.

12 INTERIM EXECUTIVE DIRECTOR EVANS: The Board of
13 Commissioners reviewed the preliminary concept plan for
14 beautification of the northwest corner of the intersection of
15 Broadway and Blue Heron. This is our busiest intersection in
16 the city. They reviewed the concepts, preliminary concepts in
17 December. And at that meeting the board directed staff to
18 continue to develop the plans, to bring them back for further
19 review once we'd added more detail and looked at some of the
20 finer details of how we might develop the site.

21 This presentation will be given by George Gentile, who is a
22 partner in Gentile Glas Holloway O'Mahoney, a landscape
23 architecture and planning firm.

24 MR. GENTILE: Thank you, Scott.

25 For the record, George Gentile. I won't say the full name.

1 It's 2GHO. So that we won't sound like a law firm.

2 But, anyway, we appreciate being here tonight. My partner,
3 Emily O'Mahoney, was working on this but she unfortunately is
4 out of town.

5 Scott, I can change this, right?

6 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah.

7 MR. GENTILE: Okay. Great. Thank you.

8 Just give me one second.

9 The plan I'm going to be showing you is some concepts that
10 we did for probably one of the more important intersections in
11 the City of Riviera Beach, which is at Blue Heron and U.S. 1.
12 This is the northwest corner of that intersection, which we --
13 the City has put in some improvements, some landscaping and a
14 temporary sign. And we were tasked with coming in and looking
15 at this area to put a permanent sign in that would announce that
16 this is the City of Riviera Beach. And we -- so we've gone
17 through a program, we're looking at a decorative sign feature.
18 It was directed to us that you would also like a water feature
19 there. We want to continue with the live work play concept that
20 the City and the CRA have taken on with their marina facility.
21 We want a plaza type facility there. We want to soften the view
22 of the adjacent building. And then we want unobstructed views.

23 And we call it -- we typically design now for a CPTED
24 concept, which is to do environmental design that allows for
25 observation so that it reduces any crime or anything that has a

1 potential of creating an obstructed view.

2 It's the most prominent intersection, as I indicated. It's
3 the crossroads to city features. It's undeveloped but you all
4 have improved it. And we think the landscaping that's in there
5 can be reused or left in place; and we would incorporate the
6 design of any of the concepts that you'll see here tonight into
7 that.

8 Concept A is a water wall concept. It includes a -- of
9 course a water feature fountain. It has a wall that has the
10 sign feature on it; and that water will recirculate and actually
11 will feature coming down the back side of the wall either in
12 front of or behind the letters. This is the concept we had.
13 You see the palm trees that were a part of the theme. We've
14 added a couple. We also have water jets that will -- lower jets
15 where the sign is. And the lettering will actually have a
16 water, a very slight trickle down that wall so that it will
17 recirculate the fountain but give it a texture and a view of
18 that site.

19 We're passing around some materials that you'll see that
20 we've incorporated on most of the sign features themselves. If
21 you look at the blue tile there with the lettering, that's the
22 tile that would be at the back side of that wall. And the
23 lettering would go on in front of it. And the water would
24 actually trickle behind it. So we felt that that may be a good
25 one.

1 This is a side view so that you can see there's walkways
2 all the way around it. It's visible. And it has complete
3 access so that people can experience the water feature, whether
4 they're walking up front on the corner or actually right behind
5 it.

6 These are some of the concepts that we looked at, some
7 examples. Here's again the tile with the water just coming
8 down. You don't see it splashing. It's just a very light
9 trickle of water.

10 Here's one with city logos. That was on another project.
11 And it's just coming down the back side to give it a different
12 feel and texture.

13 This one, the water is in front. We're not sure we want to
14 do that there. We want to really kind of make it just a slight
15 observation of that.

16 And here is an image of that sign in that location. We
17 imaged it in so that you could get a look at it, of what it
18 looks like in that setting with the plaza behind it and around
19 it, the landscaping and the sign itself, and the water features,
20 the spray jets.

21 You're going to see the same water feature because that
22 form fits well. But this is the banner sign. We looked at this
23 concept. We have some other things we'd like to talk to Scott
24 about on this in regards to it. But this is the banner sign.

25 Oops. I went a little bit too fast.

1 This is what that sign would look like. There would be the
2 three elements, live work play, are the structures behind the
3 sign. The banner sign would be curved and on those structures.

4 We also looked at possibly doing an arched fixture, which
5 actually you have some of those elements in your park over on
6 the beach area. So we might change that form a little bit. But
7 this is a banner sign, fountain below, water feature that would
8 have jets that would not intrude on the visibility of the sign.
9 This is totally open. There's enough room that you see all the
10 way through it.

11 This is a side view of it. You see the banner sign is very
12 unobtrusive to that area and will allow people to walk around
13 the fountain and totally be visible to the corner.

14 Again, these are some of the elements that we looked at.
15 Your park with the curved elements and the bars we did. This
16 was one of your award winning projects. We were very fortunate
17 to be the planners and the landscape architects on this. And we
18 took some of the elements of this, the live work play, and
19 incorporated into that sign. Again you see some of these other
20 ones, and the play structure. And that's it imaged into, with
21 the same colors imaged in with the fountain. And you'll --
22 that's the concept, so you can see what it looks like at the
23 corner.

24 This is the fountain sign. This is the lowest element
25 provision. This would be just a fountain structure with the

1 water jets. And the wall of that facing the corner would say
2 City of Riviera Beach and have the logos on it. And we had
3 still the same color scheme.

4 This is a side view. This again is totally open. It
5 doesn't obstruct any views. And it becomes a feature of that
6 corner. And we feel that this would also be a very attractive
7 sign for that area but also providing an element. I mean the
8 city is on the waterfront, that's why we want to have the water
9 feature as a part of the sign.

10 This is that sign imaged into the site, with the
11 landscaping that's there, and additional landscape around it, so
12 that you can take a look at it.

13 This one, we looked at other signs and other fountains that
14 were done in the same fashion, and just some of the imaging.

15 So while you look at this right now you're going to see
16 this is the site as it is today. And this is the first sign.
17 This is the water wall.

18 This is the -- and I went too far. Hold on. There we go.
19 Let me go to this one. This one is the banner sign.

20 And this one is the low wall fountain sign.

21 So that's our presentation to you on those concepts. And
22 we're here to take any comments that you have. And I'd be glad
23 to go through anything else you need to see on this.

24 CHAIR DAVIS: Thank you, sir.

25 We're going to go to one public comment card for this item.

1 Ms. Bonnie Larson.

2 MR. GENTILE: Do you want this on the TV?

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, actually, after
4 public comment maybe you can get up and just show them the
5 material.

6 MS. LARSON: Bonnie Larson.

7 If anyone is familiar with this property, it's me. I'm
8 right there. And I see it every day.

9 This sounds like Tony Brown's plan. That's what he wanted.
10 He wanted a water feature in there, he wanted paths, he wanted
11 benches. That's exactly Tony Brown's plan.

12 But the thing is, I see this every day, every night. A
13 water feature, as I told Mr. Brown before, you're going to have
14 people putting soap and all kinds of other things in there.
15 You're going to have the homeless bathing in there. There's a
16 ledge there, you can sit on there. He wanted benches in there.
17 And I said, you know, all the people selling drugs, what a
18 wonderful place to come and sit. You've got walkways, you've
19 got benches. You sit there with your little package of
20 pharmaceuticals and when somebody comes by you just hand it to
21 them. They've got four ways to escape right there. You put up
22 all of this landscaping, it's a good place to hide, isn't it?
23 It's a great place to hide.

24 So that property, they spent a ton of money on that
25 property already on that little area there. They tore down the

1 building that was there. They scooped out all the soil. They
2 brought in new soil. They brought in fertilizer. They brought
3 in sod. They did landscaping. They did irrigation. A lot of
4 money went into that thing. And it looks pretty good. It looks
5 pretty good right now.

6 And I know the landscapers come every week, because they
7 park in front of our house. So it's well maintained.

8 Except there's a wall behind there that belongs to the car
9 wash. And that wall, somebody ran into it, maybe about a year
10 ago, maybe nine months ago or something. But the wall is still
11 down. That needs to be repaired by that owner.

12 What would make this corner look better, my suggestion is
13 leave it as is. Let's not pour money into something we've
14 already spent a ton of money, when we have many more projects
15 that need beautification.

16 So he mentioned taking out the trees, maybe putting in some
17 more. We spent all this money. It looks good. Leave it alone.

18 What would improve the look of that corner is to -- that
19 Cash America building, it looks like a nice yellow building, no,
20 it has dirt and black stuff coming down from the roof. And this
21 is owned by the CRA. We're not setting a good example. That
22 thing needs to be power washed, painted, something. Up on the
23 roof you see those air conditioners up there, they're old,
24 they're rusty, they haven't worked probably in a hundred years.
25 So there are a lot of things that could be done just to clean up

1 what's behind what you have there now.

2 But like I said, you put a fountain in there, you're going
3 to spend a whole lot of money when the kids start putting stuff
4 in there, people start taking baths in there, drug dealers start
5 dealing right there. We're creating more problems by putting in
6 something other than what we have right now.

7 It looks beautiful now. Like I said, they take care of it.
8 Except for the car wash, their wall is missing and they haven't
9 fixed that yet for nine months or so.

10 But to put in something like this -- water features are
11 very, very expensive. And you know what the kids are going to
12 do, you know what the people walking in that area are going to
13 do.

14 I see the people walking in that area; and they are there
15 morning, noon and night. Those sirens go like -- it's a very
16 busy corner for police. Those sirens go -- you can barely sleep
17 because of the noise there. And that's people walking around.
18 And those are not people who are going to maintain something.

19 This would look great in Boca Raton. Corner of Riviera
20 Beach? Leave it alone. Don't put in more stuff that's going to
21 cost us even more.

22 Thank you.

23 CHAIR DAVIS: Thank you.

24 Mr. Evans.

25 INTERIM EXECUTIVE DIRECTOR EVANS: I just want to touch on

1 where we started with this project. Originally we looked at a
2 couple of different plans that created more of a park like
3 setting on the whole site. And some of the feedback that we
4 got -- there was benches, there was trellises, there was a --
5 there was a fountain but it was a variety of development, of
6 structures in the park.

7 And so we -- what this plan revision has done is it's moved
8 everything, all of the hardscape, right to the very corner where
9 there is very high visibility. And then we've deleted any of
10 the benches that were previously proposed, and the trellis; and
11 we've kept all of the hardscape right on the front of the
12 corner, trying to address some of the conditions that were
13 mentioned; to prevent people from hanging out at the back of the
14 park.

15 CHAIR DAVIS: Thank you, sir.

16 Do we have any questions by the board?

17 COMMISSIONER PARDO: Yeah, Mr. Chair.

18 CHAIR DAVIS: Ms. Pardo.

19 COMMISSIONER PARDO: Okay. So the fountain looks
20 beautiful. Right? Who doesn't like a fountain?

21 We have one over at the Ocean Mall Park that we watch
22 everyone climb on and wash their feet and the whole bit.

23 But what I would, what I would like to see, if we're going
24 to improve that corner, we need to improve from the Cash America
25 all the way down to the Dairy Bell. Because, you know, you have

1 something, if you put a fountain in it's going to look
2 beautiful, but then you have, you know, these derelict buildings
3 next to it. And, you know, bad enough we still have the old
4 derelict bank across the street.

5 So do you have a plan for that area or, you know, are we
6 supposed to be satisfied with the, you know, with the fountain
7 that some people will see and some people won't see? Scott.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we would like to
9 address the entire property.

10 So this -- I've broken it up into different segments. So
11 that would be the park area which you just received a
12 presentation on. Following this I will give a -- the next item
13 is a presentation on potential improvements we could do to the
14 Dairy Bell site, which is north of the Cash America building.
15 And then at a future meeting we'll bring back some proposed
16 paint improvements and potentially facade improvements for the
17 Cash America building, because that needs to be spruced up also.

18 COMMISSIONER PARDO: Okay. So we'll discuss, you know,
19 once we get to the other items, about what we're going to do
20 with those properties, do we want to keep them? Because --
21 okay. Fine. I'm not going to harp on it. But, you know --

22 CHAIR DAVIS: Did we go over this section -- not to cut you
23 off -- in a retreat? As far as like what we're going to do with
24 that area.

25 COMMISSIONER PARDO: Some of us I believe wanted to go out

1 and try, you know, do RFPs, see what kind of --

2 CHAIR DAVIS: Businesses want to come --

3 COMMISSIONER PARDO: -- businesses wanted to come in; maybe
4 we could partner with them or just sell them.

5 CHAIR DAVIS: Are we talking about the Dairy Queen?

6 COMMISSIONER PARDO: Right, the Dairy Bell.

7 CHAIR DAVIS: Give some opportunities for local businesses.
8 Okay. Anyone else have any comments or questions?

9 COMMISSIONER HUBBARD: The -- I think it was a wonderful --

10 CHAIR DAVIS: Councilperson Johnson raised her hand. And
11 then Hubbard.

12 COMMISSIONER DAVIS JOHNSON: I yield to you. Go ahead. Go
13 ahead.

14 COMMISSIONER HUBBARD: I think it's a wonderful project and
15 it's done very well. And it's beautifully displayed there.

16 My concern is the timing right now. I too agree that we
17 need to do some development along the Broadway corridor. And in
18 order to bring stuff to that corridor we need to decide what we
19 want, what type of businesses we need to attract to the city.
20 Because we are, as far as large parcels, kind of land-locked.

21 And I think that we should do the fountain and spend the
22 money on developing a fountain and a feature later, because the
23 corner as it stands now is not that, it's not that bad. It's
24 being kept up and it looks nice.

25 And I think where we need to focus our attention on would

1 be more of how we are going to attract businesses to that
2 corridor.

3 I think that -- and also a face lift for that Cash America
4 building I think is a waste of money because it's a very old
5 building. And if anything, we would have to -- to attract
6 another business there we would have to tear that down and build
7 a more modern business. Because that's throwing good money
8 after bad, for us to invest a face lift to that Cash America
9 building.

10 Also, we had a fountain at the marina, and we still have a
11 fountain at the marina, and we have been asking for a year now
12 for the pump to be put into that fountain. So I don't see what
13 is -- it's there, but you know that -- what did they say? They
14 value engineered it out of the marina, at the marina, the
15 fountain at the marina. That's the fountain that -- and it's
16 nothing, you know, pleasing for the children there. They value
17 added it out and got like a little small fountain. We have
18 asked staff to fix that, bring it up. Yes, we did. To ask
19 staff to put in a new fountain to bring it up so that the kids
20 would want to come down there.

21 So I don't think that the timing is right for this and this
22 is a good way to spend our money right now. Remember the CRA
23 had to get money from the City this year, as it is. We need to
24 I think spend the money on something else that will bring us
25 more return at this time.

1 CHAIR DAVIS: Commissioner Davis Johnson.

2 COMMISSIONER DAVIS JOHNSON: So we probably shouldn't have
3 put this item prior to the discussion about the Dairy Bell
4 property as well as the little strip with the Cash America Pawn.
5 That was probably something we shouldn't have done.

6 But we have to -- I do agree that we have to consider what
7 that development is going to look like and what the ultimate
8 plan for that is; and it should all be done simultaneously so
9 that you could have your grand opening of redevelopment in that
10 area.

11 Certainly this particular water feature is not a water
12 feature that is designed to invite individuals. And certainly
13 the citizens of Riviera Beach can be mindful of what's here and
14 what's being placed and why it's being placed, and we can have
15 some sort of control of ourselves and not necessarily bathe in
16 the fountain or do those kinds of things.

17 We are a city that is growing. And we have to -- in my
18 opinion, if you want to have a better experience, you've got to
19 have better laid out for us.

20 We know that the City of Riviera Beach is growing. We know
21 that we have a different vision for the city. And so therefore
22 what we need to think about are our entryways, especially when
23 you're talking about coming into the western part of the city.
24 We've got to improve those things within the CRA district for
25 this specific board.

1 But I do believe that when we talk about the redesign and
2 the placement of that structure there should certainly be some
3 other redevelopment that accompanies it.

4 I remembered seeing something about a firm that is looking
5 into the bank building for a -- I think the language that I read
6 was they were looking to put a pharmacy, a large pharmacy. And
7 I'm concerned about that. Because we don't need that abutting
8 each other.

9 But we need to think about where we're going with the Dairy
10 Bell property, where we're going with the building that houses
11 the Cash America, and make a decision as to whether or not that
12 is the design, the look, and the feel that we want for the City
13 of Riviera Beach.

14 CHAIR DAVIS: Mr. Evans, how long is the lease for the Cash
15 America pawn shop?

16 INTERIM EXECUTIVE DIRECTOR EVANS: They have a lease that's
17 over 20 years remaining.

18 CHAIR DAVIS: Okay. So whatever vision that we do, we have
19 to create a plan that will allow them to shift if we was to do
20 some -- if this board was to decide to do something different,
21 with the 20-year lease we would have to have some swing space
22 for them, correct?

23 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah, I think that would
24 be a legal issue as to --

25 MR. HAYGOOD: Yeah, you'd -- you would have to buy the

1 lease out, buy them out and negotiate something, buy out the
2 balance of the term.

3 CHAIR DAVIS: Okay. Now while I do support my colleagues
4 in the different things they're discussing, this right now is
5 just a concept. This is something that could be addressed two,
6 three, four years down the line later. But we do have a bigger
7 picture that we definitely need to focus on, like we already
8 discussed, about the building which is the old ice cream place.
9 I keep saying Diary Queen but it's really Dairy Bell. And we
10 did want to make sure that we bring something back at the next
11 meeting to address that. I know you have discussed that you was
12 working on something. So that way we can have the local
13 community make some kind of bid or show some proposals of where
14 we are.

15 But the concept is very beautiful. I like what you're
16 trying to do. Like I said, it's just a concept. And it's
17 something that can be, you know, delayed until we make a final
18 decision on that whole targeted area.

19 Vice-Chair, do you have anything?

20 VICE-CHAIR MILLER-ANDERSON: Pretty much what everyone else
21 has already said. The idea is -- you know, I understand where
22 we're trying to go with it, but we do have a greater issue that
23 we need to probably address first, which is the entire block on
24 the east and west side. And then once we get to the point where
25 we we're able to beautify that a little better then we can get

1 back to that.

2 I don't have a problem with the waterfall concept because I
3 think that, you know, you have to expect better from people.
4 And you won't know until you put it there. And I do believe
5 that once it is there, that people will act accordingly. And,
6 you know, if we do have any issues then I think we could address
7 them.

8 But I don't think we should hold back from trying to make
9 things look more beautified, especially when we see it in many
10 other communities. And I don't think our community is any
11 different from any others. You just have to, you know, put it
12 before the people and then they will act accordingly.

13 So I look forward to talking about this a little later down
14 the line. But as everyone else has already stated, we do have
15 greater issues that we need to probably address first on the
16 east and west side.

17 CHAIR DAVIS: Let me ask you a question -- oh, I'm sorry.
18 Were you done?

19 VICE-CHAIR MILLER-ANDERSON: No, I'm done.

20 CHAIR DAVIS: -- as regards to that -- the water feature.

21 MR. GENTILE: Yes, sir.

22 CHAIR DAVIS: At some later date I'm sure that we will
23 address this at a later date.

24 Is it possible we can almost make that almost like a bird
25 bath?

1 MR. GENTILE: Well, what we want to do is make sure that
2 it's not a seating wall. And that's why we took the benches
3 out. It's really brought up front. It's really a walking area
4 only. And we want to make sure that nobody would want to get on
5 that wall for seating. It's up high enough that it's not a
6 seating height.

7 But you can do anything you want with it. You just tell us
8 what your goals are and we'll be able to try to plan and design
9 for what you'd like.

10 I don't know if, Scott, do you want me to just put this on
11 the camera real quick?

12 INTERIM EXECUTIVE DIRECTOR EVANS: Sure.

13 MR. GENTILE: These were just some of the materials that
14 you all looked at. For those individuals looking at it, it has
15 the tile that the water wall would have, which you see there.
16 The cap material will be the same; it's a textured concrete cap.
17 And then we had just some of the other paint colors and sign
18 color information on it. And we did pass this around. So I'm
19 glad you all had a chance to look at it.

20 And, again, we were just looking that -- Scott was looking
21 to do a concept here to bring that park to your forefront. It
22 is a feature area. It is a very critical corner, because it's
23 visible to everybody that comes through the city in this area.

24 And, you know, the plan for that whole block is important
25 as well. And we understand that so...

1 CHAIR DAVIS: Mr. Evans, real quick, before we move on.

2 What do they pay us in their lease for that pawn shop?

3 INTERIM EXECUTIVE DIRECTOR EVANS: I'm sorry, I don't know.

4 CHAIR DAVIS: Don't know?

5 MR. KOLLER: It's about \$6,000 a month.

6 CHAIR DAVIS: A month?

7 MR. KOLLER: About.

8 CHAIR DAVIS: They've got 20 years on it, you say?

9 MR. HAYGOOD: I think it's a five-year term with options.

10 CHAIR DAVIS: Okay. So there's a way of making it happen.

11 Okay. Good.

12 INTERIM EXECUTIVE DIRECTOR EVANS: We'd have to look into
13 it.

14 CHAIR DAVIS: This doesn't require a motion or anything,
15 correct?

16 Cool.

17 COMMISSIONER HUBBARD: Where are they in their lease?

18 COMMISSIONER PARDO: Good job.

19 CHAIR DAVIS: Where are they at in their lease? Are you
20 aware?

21 MR. HAYGOOD: Sorry.

22 CHAIR DAVIS: What year are they in their lease?

23 MR. HAYGOOD: I don't know offhand.

24 CHAIR DAVIS: Can you get the information and get back to
25 us later?

1 MR. KOLLER: I know the rent increases in '19.

2 CHAIR DAVIS: In '19?

3 MR. KOLLER: Yeah, you know, 2019.

4 COMMISSIONER PARDO: They're in their third year.

5 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

6 CHAIR DAVIS: Yes, ma'am.

7 COMMISSIONER DAVIS JOHNSON: I'd like to direct staff to
8 find out where they are in their lease, what the actual value of
9 the lease, and provide that information to us by close of
10 business Friday.

11 CHAIR DAVIS: Cool. I support that.

12 Any other questions in regard to item number 5?

13 MAYOR MASTERS: Yes, Mr. Chair.

14 Let the record reflect that I've been here about since
15 6:35.

16 The signage that you have for the City of Riviera Beach --
17 maybe Scott can chime in -- is that, would that be consistent
18 with some of the other signs that we have throughout the city
19 and the other areas? Or is it -- would it be different?

20 INTERIM EXECUTIVE DIRECTOR EVANS: I think this would be a
21 new custom look.

22 MAYOR MASTERS: Okay. But with the new custom look, would
23 it just -- would it be that look throughout the CRA area or just
24 on that location, when there is a need for a sign?

25 INTERIM EXECUTIVE DIRECTOR EVANS: Well, because of the

1 scope of this, because it's integrated into a fountain, it would
2 just be at this location.

3 MAYOR MASTERS: Okay. And that says the city -- I think I
4 saw one that said the best city in which to work live and play?

5 MR. GENTILE: Yes, sir.

6 MAYOR MASTERS: So we're going to leave the best water --
7 we're going to leave waterfront out, huh?

8 MR. GENTILE: We can put anything you want in it. It's
9 just a concept.

10 MAYOR MASTERS: No, I'm just mentioning it because usually
11 it says waterfront and you're going to have water there.

12 MR. GENTILE: That's why we had water -- that's why the
13 water feature is there. And -- this one here.

14 MAYOR MASTERS: Okay. It's not a big deal.

15 MR. GENTILE: Yeah.

16 COMMISSIONER HUBBARD: Mr. Chair.

17 CHAIR DAVIS: Yes, ma'am.

18 COMMISSIONER HUBBARD: To the Mayor's comments about the
19 look throughout the city. I don't -- I think one thing about --
20 that I would like to say, because of the nature of a CRA and the
21 whole city is the City of Riviera Beach, I think all of our
22 signs or any of them that we erect, we wouldn't say, you know,
23 the CRA of Riviera Beach, because it's all in the City of
24 Riviera Beach; and when you finish with one area, you know, you
25 always move to another area. So I'd like to see that we

1 remember that and take that into consideration that it always
2 says the City of Riviera Beach and not the CRA.

3 MAYOR MASTERS: Right. Yeah, no, I was just talking about
4 the different -- you know, the city has signs welcoming the
5 people in. The style, that's all. Not the --

6 COMMISSIONER HUBBARD: You just jogged my memory for --

7 MAYOR MASTERS: That's fine. Thank you.

8 COMMISSIONER PARDO: That one looks beautiful.

9 MAYOR MASTERS: I like the blue too.

10 MR. GENTILE: Yeah, and we incorporated elements from your
11 other sign. That's why you see different fonts. This one
12 happens to be a more standard font. The other ones are more
13 script fonts.

14 And just to look at the different things -- and we can do
15 anything that you want to do. But I like this one as well. I
16 think it's very elegant and really addresses the corner.

17 COMMISSIONER PARDO: Thank you.

18 VICE-CHAIR MILLER-ANDERSON: Can we go back to the first
19 one for a second?

20 MR. GENTILE: I'm sorry.

21 VICE-CHAIR MILLER-ANDERSON: The first one, could you go --

22 MR. GENTILE: Yes, ma'am.

23 CHAIR DAVIS: I like that one.

24 MR. GENTILE: I like this one too. I like the waterfall
25 coming out the back, on the back side of the lettering. It

1 would be very elegant as well.

2 Okay?

3 Scott, you need me to shut this one?

4 INTERIM EXECUTIVE DIRECTOR EVANS: Yes.

5 CHAIR DAVIS: So now we're going to go to the item that
6 everyone brought up before, which is the vacant Dairy Bell
7 building. So we're going to do a presentation on that.

8 MR. GENTILE: Do you want it from the current slot, the --

9 INTERIM EXECUTIVE DIRECTOR EVANS: That would be great.

10 MR. GENTILE: Right there?

11 Okay.

12 CHAIR DAVIS: Yes, sir.

13 MR. GENTILE: Let me get that going for you.

14 There you go.

15 Then you can run it from there, Scott?

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yeah.

17 I'll briefly go through this based on the previous
18 comments.

19 If the board wants me to come back with more of a
20 combination plan that looks at both the Dairy Bell site and
21 addressing the Cash America building, we can do that.

22 One of the things we could do with Cash America if we
23 didn't want to spend a lot of money on the facade improvement is
24 that we could look at just doing a new inexpensive paint
25 improvements, along with some planters along the street, that

1 would improve the look.

2 Additionally they expanded into the southern end and it
3 looks like a vacant storefront, and that's something else that
4 we could address fairly inexpensive. But if we wanted to make
5 some minor improvements to the Cash America building, that we
6 could bring back at a future time.

7 This shows the existing conditions of the Dairy Bell site.
8 This picture here was taken -- the only difference would be now
9 it's currently vacant and it's closed and we've removed the
10 street furniture here.

11 This site as it's designed right now has -- as you can see
12 the parking lot is quite irregular. You have vehicles entering
13 to park for Cash America and they're driving all the way around
14 the Dairy Bell site, which is a bit of a danger.

15 This is the existing site plan. Currently there's eleven
16 parking spaces on site. We would look to try and enhance that
17 number of parking spaces if we're going to make improvements.

18 The Dairy Bell site, the building, we've had it inspected.
19 In order to open it back up we would need to invest, or have a
20 proposal to invest approximately about \$25,000 to fix up the
21 building such that we could open it.

22 Previously, the previous business that was there was paying
23 a rent of \$1600 a month. So we could recoup our costs if we did
24 provide the building a grant in two years or less.

25 I would recommend that if we improve the public space to

1 the south, and then I would also recommend some improvements to
2 the Dairy Bell site if we were going to use it.

3 When we talked about this project in December, one of the
4 comments that was made was that perhaps we could utilize the
5 building to provide an opportunity for a local business.

6 If we redid the site -- this is looking at how we could
7 enhance the parking lot. Under this change we would manage to
8 keep as many parking spaces as we have there now. We'd be able
9 to add one more parking space. And then we would close off this
10 access that creates this danger for pedestrians who would be
11 parking and walking to the Cash America building.

12 And then we would still actually -- by reconfiguring the
13 parking lot in this manner, we'd be able to actually add one
14 more parking space, which would be a benefit.

15 The other benefit is, of course, is that it creates this
16 protected space here, which could be used for additional outdoor
17 dining or outdoor seating area, for an ice cream shop or a
18 dessert shop or a different type of business that would come in.

19 And I would propose if we were going to go ahead and make
20 improvements related to this it would also include some
21 landscaping improvements.

22 And as far as the use of the building, I would propose that
23 we would develop an RFP to go out for any local business who
24 might be interested in coming in and leasing the building.

25 And since the cost to improve it back to being utilized is

1 less than -- is within our commercial grant program, once
2 approved we could actually apply just a standard commercial
3 grant to any future tenant, and that could help them to move in
4 and utilize the space.

5 That's just another option if we were going to -- this is
6 the new parking which just adds a few more spaces at the back.
7 They're a little bit tighter back there but they already exist
8 so we could keep them. And then that also provides a spot for
9 the dumpster that could be used by both.

10 And, again, I wanted to bring this up because by creating
11 this redesigned parking area in the back, that allows us to
12 create this protected space. We would have a walkway for
13 visitors to go to Cash America. And then it also creates this
14 public space here. And this could be a potential for limited
15 outdoor dining or just a seating area related to the business.

16 CHAIR DAVIS: Is that it?

17 INTERIM EXECUTIVE DIRECTOR EVANS: Thank you.

18 CHAIR DAVIS: We have two public comment cards. The first
19 one, Ms. Bonnie Larson.

20 MS. LARSON: Bonnie Larson.

21 Again, the resident who knows the most about this property.

22 I counted the spaces today. I think there were ten or
23 eleven along that one side, and then there's six up against the
24 Cash America, so that's seventeen.

25 I've heard if you redo a parking lot you have to put in

1 medians, you have to put in plants. I heard there's a lot of
2 things you have to do if you're redoing a parking lot.

3 Like I said, the -- getting back to -- tomorrow we could
4 power wash that Cash America and it would look a whole lot
5 better. There are things that we can do.

6 Now someone has taken the water fountain off of the Dairy
7 Bell. Was that the CRA that took that? Or was that just
8 disappeared? It was a broken down water fountain attached to
9 the Dairy Bell.

10 There's a lot of things we can do in this city just by
11 cleaning up. And now that water fountain is gone. Somebody
12 probably stole it for the, for the aluminum or metal or whatever
13 it was made out of.

14 And I know that we all hope better, we all hope better for
15 the people of Riviera Beach, that maybe if you put in something
16 nice people will straighten up.

17 And I hate to bring this up again, because it's not a
18 subject I like talking about, but I can tell you in the last two
19 weeks, when I've been outside, just when I've been outside,
20 three people out there in our hedging who don't know about
21 indoor plumbing yet. I'm telling you, that's the type of people
22 that we have there. Maybe not in your neighborhood. But I can
23 tell you, this neighborhood.

24 If you put up a little sun screen thing like that,
25 people -- this is 2017, people are not going to sit outdoors and

1 eat anything. It's hot out there. Those provide very little
2 shade. And it will take up a lot of the parking area. Plus
3 that thing will disappear. That will disappear.

4 In some of the pictures here of the Dairy Bell, you can see
5 those pictures and they have umbrellas out by the Dairy Bell.
6 Those lasted maybe ten days. The first one was gone within two
7 days. The lady at the Dairy Bell bought those; within two days
8 the first one was missing. Within the next eight days, the
9 second one missing.

10 People don't want to sit outdoors and eat anything.

11 We have a lot of drive-bys here. I'm just being blunt
12 about everything, because I know that area so well. We have
13 drive-bys. Do you want to sit out and eat out in the parking --
14 well, you're laughing. It's not funny. You come sit over there
15 some day. You come be there at night, at midnight some night,
16 and you'll see what goes on on the streets of Riviera Beach.
17 I'm telling you, firsthand knowledge, I can tell you this.

18 Oh. The other thing you were talking about -- oh. If
19 you're going to paint or anything, let's start painting
20 buildings in the CRA and in all of Riviera Beach. We're
21 advertising ourselves as a resort city, a beach city, but the
22 colors that are coming in are brown and gold. It looks like
23 Arizona. Let's have some nice beachy colors to spruce it up.
24 Maybe it looks nicer. You know, you go to Miami Beach and the
25 areas down there, they've done those art deco buildings, they

1 look really nice, they look inviting. But that kind of orange
2 and brown, it looks like Arizona to me. It looks hot. We're
3 trying to advertise as a beach, as a beach city.

4 Pedestrians walking, you say that's a problem. I don't
5 know of any accident which has ever happened in that parking lot
6 ever.

7 There's plenty of parking there. At the most there's five
8 cars in that parking lot all day long.

9 So, like I said, let's just clean it up and do something.
10 But you put in stuff, I'm telling you it will disappear. I have
11 watched it disappear. I can tell you where the other Dairy Bell
12 furniture is. Those umbrellas lasted ten days total.

13 CHAIR DAVIS: Thank you.

14 Now Mr. Willis Williams.

15 MR. WILLIAMS: Again, Willis Williams, Riviera Beach.

16 My concerns are simply, simply this: Right across the
17 street from the Dairy Bell, we took money from the CRA and
18 opened up -- a lady from the Glades area opened up a barbecue
19 spot. Didn't succeed. People at the cleaners complained that
20 the clothes were getting too much smoke in their clothes.

21 The lady -- that was after she had got out of there. She
22 took whatever money the CRA did and she took off, never opened
23 the doors.

24 Then we had another gentleman come over there and decided
25 to work over there, and the cleaners complained that their

1 clothes were having too many barbecue smells; these people are
2 getting their clothes back at the house, soot.

3 You can do one or two things with the Dairy Bell. It's
4 very simple. You can either tear it down and start fresh with
5 the whole new concept along that avenue; or you can go back to
6 something similar to what you have there, ice cream parlor.
7 Because you don't have the parking for that many cars that's
8 going to be coming in and out of there.

9 There was a gentleman that came into this chambers, I don't
10 know how many times, and even myself, asked about occupying the
11 Dairy Bell, and I was told no. So I don't know what changed
12 from that day to this one.

13 I've been beating this horse to death for two and a half
14 years now. Mr. Brown said no. Mr. Evans says we're going to
15 send out an RFP and try to get some local vendors in there. It
16 just doesn't make sense.

17 You need to start developing that entire corridor going to
18 the north, and not waste taxpayers' money trying to paint.
19 Pressure washing is good. But not trying to put no facades out
20 and all that kind of thing.

21 Let's tear the building down. You got \$6,000, and you
22 getting the money out of that piece of property, and you're only
23 getting \$6,000 out of the Ocean Mall, that's almost absurd. So
24 we need to start thinking.

25 And on that corner where you're talking about putting those

1 fountains, sometime ago we talked about the fountains down at
2 the marina, and Mrs. Pardo came up with a great idea about
3 putting Martin Luther King statues down there. I don't know if
4 you guys remember that or not, but I do.

5 Why don't we take that corner and illustrate that with the
6 water fountain, putting Dr. King and some other people that you
7 guys need to come up with on that corner and let the water fall.
8 That will be a good drawing card to come to the west.

9 So think about those things. Thank you.

10 CHAIR DAVIS: That's the end of public comment cards for
11 item number 5. That's the end of public comment cards for item
12 number 5.

13 Anyone from the -- so this is the item, Mr. O'Brien?

14 MR. O'BRIEN: Yes, sir.

15 CHAIR DAVIS: Come on up, please. I'll write it down for
16 you.

17 MR. O'BRIEN: Sorry about that, Mr. Davis.

18 Mr. Chairman, council, always a pleasure to come see you.

19 MAYOR MASTERS: Good evening.

20 MR. O'BRIEN: Progress for the city has not come easily.
21 And I'm always proud to come down here and say that I think
22 you're doing well overall.

23 I went down to the marina today to check out the new
24 improvements down there. Everything looks like it's coming
25 together. It has a unified theme. There were some people down

1 there -- I guess there was a green market or something going
2 on -- selling vegetables and having barbecue; people eating at
3 the new restaurant. I know it's not been without great pain.

4 And I apologize for not being here. We had some family
5 things going on.

6 I don't know if everybody knows, but we're the next door
7 neighbor to the Dairy Bell. So it was painful to see the Dairy
8 Bell go out of business.

9 And I like what you've done with the corner too. The idea
10 of making the corner green, it looks very good now.

11 I would be hard pressed to go through the CRA budget but
12 I'm betting that no taxpayers sitting at home want to hear that
13 you want more money to put in a fountain.

14 Your city is a waterfront city. Everybody knows it. You
15 are selling the best thing going. You don't need to put a
16 fountain on the corner. They are very high maintenance.
17 Additionally they are environmentally -- we're trying to save
18 water. Fountains tend to lose an enormous amount of water
19 because it's just like boiling a steam pipe.

20 So there's a lot of things -- I like Mr. Gentile's design
21 and the pictures. I think they're very pretty.

22 But what you've got there right now, the sign that's on the
23 corner was a temporary sign intended to announce the progress
24 that you've made. I think you could change the sign or put up a
25 City of Riviera Beach or a Dr. King statue or whatever. But the

1 idea of redeveloping that whole thing, tearing it up, there will
2 probably be other changes on that corner to come, when the bank
3 changes. So please reconsider spending a lot of money putting
4 in a fancy fountain and all that; the taxpayers aren't ready for
5 it.

6 As to the Dairy Bell, everybody misses their ice cream.
7 You could reopen an ice cream shop there -- and I would have to
8 disagree with Ms. Larson. I think people will eat outside.
9 We've got our problems. There's been all kinds of problems.
10 But you're bringing it around. The community is together with
11 it. If you just went down and got ice cream you could scoop out
12 of a little bowl, people would come down, there are people
13 excited to come down there.

14 One issue that I see that Ms. Larson deals with every
15 day -- and I've been calling the community code enforcement
16 about -- is the vagrants that are living on West 27th Street.
17 It is a condition. If you drive down West 27th you see Dairy
18 Bell on the left, you look to the right, the two vacant lots,
19 people hanging, blankets, sleeping bags. There's an abandoned
20 septic tank drain field there. Human waste. It's disgusting.
21 It's overgrown. There's piles of dirt that the current owner
22 has dumped there. People can hide behind it. The police can't
23 come down the street now with their lights and shine the light
24 and see. So we've got to get up -- those two vacant lots on
25 West 27th, they've got to be cleaned up.

1 Thank you very much for your time.

2 CHAIR DAVIS: Thank you, sir.

3 That's the end of public comment for item number 5.

4 Any discussion by the commission?

5 VICE-CHAIR MILLER-ANDERSON: Yes.

6 CHAIR DAVIS: Vice-Chair Miller-Anderson.

7 VICE-CHAIR MILLER-ANDERSON: I heard the comments in
8 regards to, you know, possibly bringing the -- an ice cream shop
9 back. There have been a couple individuals that are interested
10 in the property as well.

11 But one of the other things -- and I think if I don't -- if
12 my memory serves me correct, Ms. Pardo may have mentioned that
13 one time regarding incubator programs. I know when we went to
14 Kansas -- I believe it was about last year or somewhere -- we
15 did visit an area that the city had one of their properties as
16 an incubator program where the women -- now obviously this
17 property is not that large. But the concept was that they
18 helped them learn a trade as in cooking, and they prepared the
19 food and then they were able to sell the food. But they were
20 learning the trade as they were going along. And then those who
21 wanted to began their business, they were helped a little bit
22 through that particular project.

23 And with the CRA looking at different programs to assist
24 small businesses and individuals to get started with some type
25 of entrepreneurship, that's something that we could possibly

1 look at as an option.

2 You know, I certainly agree we need to do something with
3 that area because it is so -- it's just deteriorating all the
4 way up to about E Avenue.

5 So all of the options that we discussed, as well as the
6 incubator program, I would like to see us take a look at that
7 and maybe find out what the cost would be for us to do something
8 like that if that was the way we wanted to go. Just so that we
9 have it as an option, if that's something we want to try to
10 bring for our residents and provide them with an opportunity to
11 grow their business or develop an entrepreneur spirit.

12 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

13 CHAIR DAVIS: Commissioner Davis Johnson.

14 COMMISSIONER DAVIS JOHNSON: The concern that I have with
15 that particular piece of property, it is so small in size, and
16 parking is going to continue to be an issue, because if there
17 are visitors to the pawn shop and you place some sort of
18 business there in the Dairy Bell site, we would have to rely on
19 on-street parking, and that's a concern of mine as it relates to
20 safety. Because where else would the people park? They would
21 be parking along the street, along -- there was a church that
22 was directly across the street from the Dairy Bell to the north;
23 and I know that when I visited I had to park on the side of the
24 street there because there was never sufficient parking.

25 So if we're thinking about putting an ice cream shop, you

1 know, an ideal space would be somewhere along Blue Heron where
2 there is reasonable access to parking, heavy traffic; where that
3 business would be able to be successful.

4 Whatever we put there it's going to be a challenge based on
5 the size of the space. But we do recognize that we've got to do
6 something with it. So as we are thinking we probably need to
7 think about demolishing the entire building, both buildings, the
8 Dairy Bell and the building that houses the Cash America, and
9 look to put in -- if we want to put in an incubator, if we want
10 to put in a small business. And then maybe we can take that
11 space where the building is, where the Dairy Bell is, and make
12 that additional parking. That could be a consideration.

13 I mean we have to be very crafty and creative with the use
14 of the space that we have, when we're talking about the
15 redevelopment of that area. Whatever it is that we decide, it
16 could certainly be a mixed use facility that would allow for
17 incubating or a small business or a training facility for our
18 residents. My thought.

19 CHAIR DAVIS: Anyone else from the commission have any
20 comments before we move on to item number 6?

21 MAYOR MASTERS: Mr. Chair.

22 CHAIR DAVIS: Mayor.

23 MAYOR MASTERS: Thank you, sir.

24 I do want to comment on Ms. Larson's comments and her
25 points.

1 She lives right next door, so she gets a chance to see a
2 lot of things I guess.

3 But, you know, a lot of times we hear about these issues of
4 people taking this and taking that. And I always say that's a
5 security issue. When you have security and people feel secure
6 that there's security there; they're putting lighting there,
7 particularly at night as the sun goes down, then you don't have
8 those problems. But if you have darkness and you don't have
9 security where you need security, you're going to always have
10 problems, no matter what neighborhood it is.

11 So I know that back area, that walkway, this property, you
12 know, has light. So that probably will take care of that.

13 And also to make it more secure, a lot of these places like
14 there on the corner may have some type of little small fence,
15 makes it more challenging and difficult for people to take a lot
16 of stuff because they've go to go over the fence.

17 So there's things that can be put in place that can make
18 the area more secure. Even video cameras. To know that there's
19 a video camera right there. When people know that there isn't
20 any security, any lighting, any surveillance, then you open
21 yourself up to anything, to anybody in any neighborhood. And
22 especially when there is not a crime watch there in that
23 neighborhood, starting right next door, across the street in the
24 neighborhood. All of it has to work together.

25 Thank you.

1 CHAIR DAVIS: Item number 6.

2 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Chair, before we
3 move on. We've received a lot of various comments. And it
4 would seem to me like perhaps we should schedule a future
5 workshop on that whole block. And we can come to the table with
6 our lease information, and our cost to demolish, and cost to
7 redevelop, so that the board can look at all of the different
8 options to redevelop the entire block. So if that is the
9 board's wish then we can prepare that for a future meeting.

10 CHAIR DAVIS: Absolutely.

11 COMMISSIONER PARDO: I'm fine with that.

12 CHAIR DAVIS: Based on the comments we hear today, I think
13 that would be a great idea.

14 Item number 6.

15 THE CLERK: A resolution of the Board of Commissioners of
16 the Riviera Beach Community Redevelopment Agency, authorizing a
17 grant match of \$15,000 with the City of Riviera Beach for
18 \$150,000 request for funding from the South Florida Transit
19 Oriented Development Grant Program, to develop a station area
20 master plan for the area surrounding the 13th Street Tri-Rail
21 Coastal Link Station, directing and authorizing the chair person
22 and executive director to take such actions as shall be
23 necessary and consistent to carry out the intent and desire of
24 the agency; providing an effective date.

25 CHAIR DAVIS: Do we have a motion?

1 COMMISSIONER HUBBARD: So moved.

2 COMMISSIONER DAVIS JOHNSON: Second.

3 CHAIR DAVIS: Properly moved and second.

4 Ms. Jenkins.

5 MS. JENKINS: Good evening, commissioners and mayor.

6 Annetta Jenkins, Director of Neighborhood Services.

7 This is a presentation pertaining to a grant opportunity
8 through the South Florida Transit Oriented Development Grant
9 Program to develop a station area master plan for the area
10 around 13th Street and President Barack Obama Highway and the
11 proposed Coastal Tri-Rail stop.

12 Today we're asking for this board to approve our request
13 for a grant match, and to support our application for funds
14 through this program for the Coastal Link Station. And the
15 grant match is needed in the amount of \$15,000 from the CRA to
16 support the application. The City is being asked for a similar
17 amount, and I believe that's an item that you'll see at a future
18 date. One of the requirements of the grant award is that it
19 requires a local match of 20 percent or \$30,000.

20 The proposal contemplates that the City along with the CRA
21 would contract a planning consultant to facilitate, number one,
22 public input meetings to assess our current and future
23 anticipated development, economic conditions and opportunities
24 along that corridor. To recommend mechanisms to facilitate
25 multi-modal transportation and enhance streetscape, public

1 spaces, you know, including green spaces, et cetera. And to
2 ultimately present a station area master plan that would
3 compliment existing plans that we've done in the City, and also
4 be in conjunction with a planned future amendment to our City's
5 comprehensive plan.

6 This is a map showing the proposed station area location.
7 And if I can move the mouse to show this little sliver right
8 here. And there's a call out that shows the area a little
9 wider. And you can see 13th Street going there, and President
10 Barack Obama Highway going north to south there. And this is
11 proposed for the South Florida Tri-Rail link.

12 The focus area is ideal for transit oriented development
13 because there are opportunities that coincide with basic
14 principles that we look for with TODs.

15 The document that was prepared in conjunction with the
16 Tri-Rail expansion identifies various strengths that our area
17 brings. For instance it's near the Port of Palm Beach and our
18 city's industrial core; our future land use designation is
19 downtown mixed use, which would lend itself to TODs. And very
20 well in our citizens' master plan in 2008 it calls for a mixed
21 use green and open space, a pedestrian plaza and traffic calming
22 to support a planned transit station.

23 Here is another map that shows the proposed station area in
24 conjunction with other key sites. And then the item that was
25 posted online, you could see the various -- the legend here that

1 calls out various amenities in the area. For instance, we have
2 the potential large scale development site to the west. We have
3 our industrial core. It's not too far from our marina if you
4 travel eastward on 13th Street. And you're not too far from the
5 FPL Next Generation site, the Port of Palm Beach, Tropical
6 Shipping, et cetera, the Maritime Academy, the Boys and Girls
7 Club, and the new houses that are in the area in Riviera Beach
8 and in Park Manor.

9 The next steps in terms of this commitment is no later than
10 March 31st we have to demonstrate our support and the match
11 commitment from the CRA. We expect that the grant award
12 contract if we're successful with this would be executed in May.
13 We would then come very quickly but expeditiously with an RFP
14 for a planning consultant firm in the early summer. We would
15 procure those services. And then in the fall and early winter
16 we would have a number of community meetings to get input from
17 our residents.

18 Research would be in tandem with the community meetings
19 about market conditions, economic analysis and feasibility, et
20 cetera.

21 We would come back to this commission and to the council
22 proposed in February 2018. We'd have a draft report to present
23 to the public in May. With the final plan hopefully to be
24 adopted in June of 2018 to meet the grant deadline.

25 And with that we ask for your support.

1 And I'm available for any questions.

2 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

3 CHAIR DAVIS: Ms. Davis Johnson.

4 COMMISSIONER PARDO: Mr. Chair.

5 COMMISSIONER DAVIS JOHNSON: I have a question.

6 MS. JENKINS: Yes.

7 COMMISSIONER DAVIS JOHNSON: Well, the first is a comment.
8 So we need to identify the residential neighborhood properly.
9 It is in that city, not Riviera Beach Heights. Riviera Beach
10 Heights is to the south. So we need to make sure that we are
11 identifying that city properly.

12 And then the question that I have: As opposed to going out
13 on the street for an RFP for a planning consultant, why don't we
14 consider the use of the services that we have in Mr. Broussard
15 and Mr. Skyers? Does their skill set not meet with what we're
16 attempting to do with this particular project?

17 INTERIM EXECUTIVE DIRECTOR EVANS: I believe that we would
18 have to follow whatever requirements the grant have. So we
19 could -- once we get the details from the grant we could look
20 into it, if we could hire someone directly. But perhaps they
21 could also respond if we put it out. But we would have to look
22 into that since it's through -- utilizing the grant money, which
23 I believe is coming through the Regional Planning Councils,
24 from --

25 MS. JENKINS: The Feds.

1 INTERIM EXECUTIVE DIRECTOR EVANS: From the federal
2 government.

3 MS. JENKINS: Federal Transit.

4 COMMISSIONER DAVIS JOHNSON: Well, let's think in terms of
5 that because we already have them under contract and I'm sure
6 that we could -- if, if it's feasible and reasonable to do and
7 allowable, we might want to consider that. Because, you know,
8 we have this expertise on board; and unless it is something that
9 is totally outside of their experience and scope, I think that
10 we certainly should give consideration to the consultants that
11 we already have under the contract.

12 MAYOR MASTERS: Mr. Chair.

13 CHAIR DAVIS: Commissioner Pardo was next. And then I'll
14 come to you.

15 Ms. Pardo.

16 COMMISSIONER PARDO: Thank you, Mr. Chair.

17 Ms. Jenkins, when did we find out about this grant?

18 MS. JENKINS: Within the last 30 days.

19 And the grant had a very short turnaround. I don't recall
20 the exact date that the grant announcement was issued. But it
21 came to, I believe, the City and the CRA.

22 COMMISSIONER DAVIS JOHNSON: Excuse me, Mr. Chair.

23 COMMISSIONER PARDO: Through the planning council?

24 MS. JENKINS: Yes.

25 COMMISSIONER PARDO: Thank you.

1 COMMISSIONER DAVIS JOHNSON: Can you just go -- there were
2 some -- when you started in the next steps timeline. I just
3 want to -- back a couple, because there was some other stuff I
4 thought I read. Go on back, please. Because there was some
5 mention of community meetings, outreach, that kind of stuff,
6 public input meetings.

7 COMMISSIONER PARDO: Like from September to November?

8 COMMISSIONER DAVIS JOHNSON: Yeah.

9 COMMISSIONER PARDO: It's the second page of the
10 memorandum.

11 COMMISSIONER DAVIS JOHNSON: No, not that, no. This is --
12 no, go back. That's what I wanted to see.

13 MS. JENKINS: I think you're -- if you're talking about the
14 timeline there?

15 COMMISSIONER DAVIS JOHNSON: No, I want you to go back to
16 where you just where when I was reading.

17 Thank you.

18 MS. JENKINS: Okay.

19 COMMISSIONER DAVIS JOHNSON: So I'm just thinking of -- in
20 terms of the -- maybe not necessarily the planning portion, but
21 when we talk about public input meetings, access current and
22 future development and economic conditions, that's some of the
23 stuff that they've been doing for us, have they not? I'm just
24 wanting to verify. Have they not?

25 INTERIM EXECUTIVE DIRECTOR EVANS: They've done similar

1 work to that, yes, for the CRA and the City.

2 COMMISSIONER DAVIS JOHNSON: Okay. I just want to --
3 that's what I'm talking about. If we have that experience and
4 we have that ability already in-house, we should probably try to
5 utilize that. I think that we could certainly get a better bang
6 for our buck when we talk about putting the RFP out and going
7 out looking for the specific planning services.

8 MAYOR MASTERS: Mr. Chair --

9 CHAIR DAVIS: Mayor.

10 MAYOR MASTERS: -- I was next.

11 Thank you.

12 One of the things that make sure that you include as you
13 sell this area to others is that it's a historic location and
14 it's a tourist attraction as that area is developed with the
15 intersection of Dr. King and President Barack Obama.

16 We've had a senator to visit the area. We've had a
17 delegation from Cuba to visit the area. We've had other
18 tourists from the Bahamas and other places, and they come to
19 hear about it, they want to see it, and they take pictures and I
20 think it went viral. So that may be another selling point,
21 because we are perhaps the only city in the state that has that
22 intersection, if not in the United States, of Dr. King and
23 President Barack Obama Highway.

24 Also there are two or three international businesses that's
25 in walking distance. One is the solar -- I don't know whether

1 you mentioned, whether that's in there. But the solar is one.

2 And a few blocks from that is the -- I don't know the name of

3 the business, but he sells these special kind of cars, the cars

4 that go all over the world. And I think that's perhaps one of

5 the only places in the United States that has what he has.

6 And there's one more international. So I know that's

7 always the selling point.

8 MS. JENKINS: Yes, sir, we'll take that most definitely

9 into consideration.

10 And just to clarify, the study area would include the

11 highlighted area, which is Australian to the west, 1st Street to

12 the south, Broadway to the east, and Blue Heron to the north,

13 with a focus on the corridor.

14 So we would take into account those amenities and

15 opportunities. So thank you.

16 CHAIR DAVIS: I have one public comment card. Ms. Mary

17 Brabham.

18 MAYOR MASTERS: I'm sure Reverend Adams is listening. It's

19 also close to his church as well, Mt. Zion.

20 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

21 Good evening, board.

22 MAYOR MASTERS: Good evening.

23 MS. BRABHAM: I totally agree with utilizing the

24 consultants that are on board now. Why continuously keep going

25 out hiring different and various consultants when we already

1 have some on board? If they are not utilized, why have them?

2 30 days. It's clicking in our heads here, 30 days you
3 comes up with this? CRA, 15,000; City, 15,000; 20 percent
4 equals 30,000, the whole project 150,000.

5 Be mindful, FP&L owes us money. Be mindful about FP&L. We
6 should start collecting from FP&L.

7 Then, then another thing we as residents say too: When you
8 say residents' input, we were supposed -- we had all of that
9 input down at the marina. Where did that go at? To exactly on
10 the board, the CDC board and what they wanted to do, and not for
11 the residents.

12 I attended every last one of those charrettes. And we did
13 diagrams of what we wanted down at that marina and what we saw.

14 It's built incorrect. You have a fountain down there now;
15 and you're going to have spend another thousands of dollars just
16 to correct that. The building is facing Broadway, facing the
17 sun. Tiles down there. Things that we sat and gave our
18 valuable time for in workshops, in what we wanted.

19 If whoever is to execute this, I hope that it is minds with
20 not just a stagnated view. I hope that it is a long-term view
21 for the things to make this really, really work. So Treasure
22 Coast, if Treasure Coast is on board, other high powerful minds
23 need to be on board.

24 We do not anticipate starting something and not living up
25 to the specifications reflecting that corridor, President Barack

1 Obama.

2 And, Commissioner Johnson, I was going to also correct that
3 too, Inlet Harbor. I made mention about that area, that the
4 Tri-Rail was coming in there.

5 So, truthfully, we would like this entire board to get
6 involved in this project here; along with the mayor also.

7 So when you put out residents' participation, let it be
8 known and let it be carried out. This is not a one person city.
9 This is the entire residents' city, from Singer Island on to
10 west.

11 Thank you.

12 CHAIR DAVIS: Thank you.

13 At this time that was the end of public comment.

14 Anyone from the commission got anything they want to add to
15 what's been presented to us at this time? Are there any
16 questions?

17 Okay. Madam Clerk.

18 (Vote taken.)

19 THE CLERK: Motion carries.

20 (Motion passed unanimously.)

21 CHAIR DAVIS: Item number 7.

22 THE CLERK: A resolution of the Board of Commissioners of
23 the Riviera Beach Community Redevelopment Agency, Riviera Beach,
24 Florida, urging the Florida Legislature to oppose Senate bill
25 1770 -- I'm sorry -- Florida Legislature to oppose Senate bill

1 1770 and House bill 113 which phase out Community Redevelopment
2 Agencies and not allow any new CRA projects or debt after
3 October 21, 2017; providing effective date.

4 CHAIR DAVIS: Is there a motion?

5 COMMISSIONER DAVIS JOHNSON: So moved.

6 CHAIR DAVIS: We have a motion. Do we have a second?

7 VICE-CHAIR MILLER-ANDERSON: Second.

8 CHAIR DAVIS: Thank you.

9 Mr. Evans.

10 INTERIM EXECUTIVE DIRECTOR EVANS: Good evening.

11 The Florida Legislature is currently considering bills
12 which would greatly harm and restrict the ability of CRAs to
13 continue to function and promote redevelopment in our City and
14 in Florida.

15 The Riviera Beach CRA currently has 24 years remaining to
16 implement the future directives of the commission. These future
17 initiatives would be eliminated, potentially; which could impact
18 your options for achieving redevelopment in the city.

19 The Florida Redevelopment Association and the Florida
20 League of Cities are actively opposing these bills.

21 They could potentially terminate all CRAs in the state by
22 2037; disallow any new CRAs after July of this year. They could
23 potentially disallow any new CRA projects or debt after October
24 of 2017. And they would limit all CRA expenditures to those
25 budgeted and approved by the county commission; requiring county

1 commission approval for all CRAs in Florida.

2 There are over two hundred of them in Florida; and they
3 provide a tool for revitalization to spur public private
4 partnerships. This financing system is very popular and
5 successful. It provides positive growth without any tax
6 increases. And it decreases the drain on public services in
7 blighted areas.

8 CRAs have demonstrated that the use of tax increment
9 funding dramatically improves economic and social outcomes
10 within their targeted areas because they're able to specifically
11 work on the targeted areas and issues that exist there.

12 And following approval of this proposed resolution I would
13 propose to forward it to the city manager's office requesting
14 that the City Council also consider a similar resolution that we
15 could then forward to our partners at the Florida League of
16 Cities and the Florida Redevelopment Association to ultimately
17 be sent to the Legislature.

18 Thank you.

19 (Chair Davis left the dais. Gavel handed to Vice-Chair
20 Miller-Anderson.)

21 COMMISSIONER PARDO: Mr. Chair.

22 VICE-CHAIR MILLER-ANDERSON: Yes.

23 COMMISSIONER PARDO: I'm sorry. Madam Chair.

24 Okay. So, Scott, this needs to be done ASAP because it is
25 going in front of the Senate Committee on Monday at 4:00 o'clock

1 for a hearing. And their hope is it will go down to the floor
2 for a vote. So if we get this done, this needs to go to
3 Mr. Pittman ASAP; and then the City can do what the City needs
4 to do. But at this point it's the Riviera Beach CRA that needs
5 to take the lead immediately.

6 (Gavel returned to Chair Davis.)

7 VICE-CHAIR MILLER-ANDERSON: We didn't call for the -- we
8 didn't do the public comment. This is where we started.

9 CHAIR DAVIS: Item number 7?

10 VICE-CHAIR MILLER-ANDERSON: Yeah.

11 COMMISSIONER DAVIS JOHNSON: He wants to speak.

12 CHAIR DAVIS: Mr. Evans, do you have something you want to
13 comment on?

14 MR. JONATHAN EVANS: Certainly. What we can do from the
15 City Manager's office, we can send a letter in support. So if
16 the board does take official action to adopt said resolution, we
17 can put out a letter tomorrow stating our support and agreement
18 with the direction that the CRA is going in.

19 CHAIR DAVIS: Correct. Thank you, sir.

20 Ms. Mary Brabham.

21 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

22 Sadly, I wish that the Legislature dismantle the CRAs.

23 Why? Some of them does not work. It was created to address
24 slum and blight. You will say that's all over the city, but you
25 only designate certain parts within the CRA district.

1 Senate bill SB-1770 terminates all the CRAs in the state by
2 2037, and requires a super majority vote of the city and county.

3 I'm encouraging all the residents to get up and vote
4 everywhere, and vote no against it. Sometimes the good has to
5 suffer with the bad.

6 The CDC board, the city funnels money to the CDC board.
7 And I'm quite sure on the CDC board it is people that we know
8 that in this city that does not have the intent and interests of
9 this city. They are seekers, not only seekers, some desires to
10 lock the city down the way they desire.

11 Your board roster is Tari Bolden, BB&T Bank; Verdina
12 Coleman, resident; Scott Evans, interim president; Bruce
13 Herring, resident; Jeffrey Jackson, secretary, resident, LIC
14 rep; Dierdre Jacobs, resident; Delores Jones, resident; Malachi
15 Knowles, treasurer, resident, LIC rep; Darryl Leonard, resident;
16 Renee Lowe, resident; Jim Moogan, resident; Reginald Napier,
17 resident; Elizabeth P. Robertson, chairperson, resident; Pierre
18 Rodriguez, Comerica Bank; Jordia Spence, resident; Tom Sterling,
19 Westgate Sheet Metal; Darren Studstill, resident; and Elizabeth
20 Wade, resident. These are your people that are on the CDC
21 board. And when it comes down to the entirety of the city, some
22 of these peoples do not have the vast interests of this city at
23 heart.

24 And the City itself funds money to the CDC board. And they
25 utilize that money the way that they see fit.

1 Yes, it could have some great good things to impact and up
2 build this city. But you have people that totally lock down
3 this city for their own purpose; gives away land, sets up deals,
4 bailed everybody out. Yes, it's true. It's true.

5 And the residents, that's our taxpayers money too.

6 So I'm hoping that the Legislature disbands it. Thank you.

7 CHAIR DAVIS: That's the end of public comment at this
8 time.

9 MS. LARSON: Public comment?

10 CHAIR DAVIS: On this item. Yeah, I still have you. I
11 apologize. That's the end of public comment for item number 7.

12 So there has been a presentation.

13 So I definitely support this letter.

14 Anyone else got any comments or concerns?

15 MAYOR MASTERS: Yeah, I do, Mr. Chair.

16 CHAIR DAVIS: Mayor.

17 MAYOR MASTERS: I think Ms. Brabham probably meant to
18 say -- so people won't get confused -- if you support the
19 resolution, I mean the bill, then you would vote yes. If you
20 oppose, you would vote no. Is that correct?

21 Okay. And then she said tell people to vote no.

22 UNIDENTIFIED SPEAKER: She voted against it.

23 MS. BRABHAM: I was clear in what I said.

24 MAYOR MASTERS: I thought she voted -- I thought she wanted
25 to support. Okay. I thought she was against the CRA.

1 VICE-CHAIR MILLER-ANDERSON: She is. She is.

2 MS. BRABHAM: We are against it. We've said this in the
3 city for numerous of years.

4 MAYOR MASTERS: Okay. Well, the bill is supporting the
5 CRA. The bill wants to get rid of the C -- okay. My question
6 is this: Does anyone know the position of the governor? Is
7 this something that the governor is supporting, the governor of
8 the state, does anybody know that?

9 And my other question is -- Mr. Scott, this is to you --

10 COMMISSIONER PARDO: I can answer it.

11 MAYOR MASTERS: Yes, Ms. Pardo, do you want to answer it?
12 Is the governor supporting this or opposed?

13 COMMISSIONER PARDO: Yeah, the governor is supporting it
14 because it is another tool for economic development.

15 MAYOR MASTERS: Good.

16 Okay. Mr. Scott, Mr. Evans, could you tell me just for the
17 record, why, why are people opposing this? What is the other
18 side of the coin? What are they saying? Why is it so bad?

19 CHAIR DAVIS: It's political.

20 MAYOR MASTERS: Just put it on the record.

21 INTERIM EXECUTIVE DIRECTOR EVANS: There's a few changes
22 that are sort of regulatory. And when you read the briefing on
23 it, they sort of, the minor changes are what you read first.
24 But I think ultimately it's a fight over tax revenue. The
25 counties all across Florida provide a lot of tax revenue

1 directly to the CRAs. And the cities are then able to directly
2 invest those dollars in their specific cities. And so I think
3 it's a fight over ultimately tax revenue and who gets to decide
4 how those monies are invested.

5 MAYOR MASTERS: Okay. I just wanted you to put that on the
6 record. Thank you.

7 CHAIR DAVIS: And just for the record, the Florida League
8 of Cities has taken a position in support of keeping CRAs.

9 COMMISSIONER PARDO: Mr. Chair.

10 CHAIR DAVIS: Yes, ma'am.

11 COMMISSIONER PARDO: One last thing.

12 And, you know, if you really want the dirt on this bill --

13 MAYOR MASTERS: That's what I want, the dirt.

14 COMMISSIONER PARDO: Yeah. So there are -- seriously, you
15 know, everything in Tallahassee is, you know, everything is a
16 political vendetta.

17 So there were a couple of CRAs down south that were doing
18 some questionable things. And then there was a CRA up north
19 also that was doing questionable things. So a lot of these
20 conservative senators got together and said, you know what,
21 that's the end of that.

22 MAYOR MASTERS: We're going to wipe out everybody.

23 COMMISSIONER PARDO: We're going to wipe out everyone.

24 MAYOR MASTERS: That's a shame.

25 COMMISSIONER PARDO: And they think that the CRAs just have

1 a little too much discretion in what they can and cannot do.

2 And if you look at the bill, you know, part of it is they
3 want the commissioners to take an ethics course every year just
4 like city councilmen and commissioners need to do.

5 And remember also, a lot of the commissions or city
6 councils now throughout Florida are under the purview of an
7 inspector general in the counties. A lot of the counties now
8 have inspector generals. But CRAs are not part of that.

9 And, you know, we learned that a couple of years ago. So
10 we're not under, right, we're not under the inspector general's
11 jurisdiction.

12 MAYOR MASTERS: Right. Well, thank you for the dirt.

13 COMMISSIONER PARDO: Well, there's really even more dirt,
14 but I'm not going public with it.

15 You know, everything's a vendetta.

16 MR. HAYGOOD: As far as -- one of the big issues that's
17 been continuously since the CRA were created was a fight between
18 the cities and the counties. I think the Riviera Beach CRA gets
19 about 2.8 million from the county annually for use in the CRA
20 area. Obviously if that, if the CRAs go away that money will
21 stay with the counties.

22 And some of the counties have an ongoing fight. Broward
23 County has opposed CRAs for years. It's been an ongoing fight.
24 So this is just a carry over.

25 As it relates to the inspector general, we are subject to

1 the -- as you all know from a few years back, we are subject to
2 the auditor general on the state level. The inspector general
3 issue here in Palm Beach County -- I don't know about other
4 counties -- was the way the statute, was the way the ordinance
5 was written. And they'd never go back and amend the ordinance.

6 MAYOR MASTERS: That explains why a couple of the cities
7 have gotten rid of the CRA in the county, a couple of the cities
8 in Palm Beach County.

9 MR. HAYGOOD: You know, it's -- I think it's -- I don't
10 know of any that have gotten rid of them. It's kind of hard to,
11 you know, send back three million dollars to the county.

12 I don't know of any that have been abolished by any cities.

13 COMMISSIONER PARDO: I think California abolished their
14 CRAs.

15 CHAIR DAVIS: The whole state.

16 MAYOR MASTERS: The whole state did.

17 CHAIR DAVIS: The whole state did.

18 COMMISSIONER PARDO: Right. Okay.

19 CHAIR DAVIS: Okay. Do we have a motion to support?

20 COMMISSIONER PARDO: So moved.

21 COMMISSIONER DAVIS JOHNSON: Second.

22 CHAIR DAVIS: You can call it.

23 (Vote taken.)

24 THE CLERK: Motion carries.

25 (Motion passed unanimously.)

1 MAYOR MASTERS: Mr. Chair, the office of the mayor will
2 send a letter as well as the city manager.

3 CHAIR DAVIS: Next we have item number 8.

4 THE CLERK: Presentation 2017 CRA work plan elements.

5 INTERIM EXECUTIVE DIRECTOR EVANS: Each month I would like
6 to have a meeting that's focused on our ongoing projects so that
7 we can continue to provide the board with progress and status
8 updates as we proceed through.

9 Due to board travel this month we only had one meeting so I
10 wanted to just add just one item, which was to start to talk
11 about some of our work plan elements that we have underway at
12 the CRA; and get some discussion and board feedback on some of
13 the items I would like to bring forward.

14 I want to talk -- a couple of things in this presentation,
15 I want to address the Marina Village Phase II opportunity, local
16 business outreach, the Marina Village Event Center operations,
17 and home owner grant program briefly.

18 Our Phase II redevelopment opportunity. We had a --
19 obviously we are creating a new destination. And following the
20 board retreat that we held in January we've been developing the
21 reset to our vision, which is focused on the land and property
22 that we control now.

23 And this picture shows beautiful Phase I. And obviously
24 you can see the great investment that the City has made in this
25 property that we have to build upon. And the next phase of

1 redevelopment on the site will create value and opportunity for
2 the future phases that we hope to follow.

3 And the first phase which resulted in this -- this is the
4 first phase site plan. This is Broadway, and this is 13th
5 Street, to orient you. And this is our Event Center and our new
6 Bicentennial Park, and then our future waterfront development
7 sites.

8 Future development of the site will continue to focus on
9 the vision provided in our concept master plan, which creates a
10 destination property. We would look on providing and expanding
11 recreation, waterfront dining, local public programming and
12 events; and building upon our world class marina, to expand our
13 waterfront activities, including water sports, kayaking,
14 fishing, diving, which are all flourishing under our new marina
15 docks and uplands.

16 Recently I was able to present the outline of this future
17 RFP and redevelopment opportunity to the Commercial Realtors of
18 Palm Beach County, the Women Realtors Commercial Group of Palm
19 Beach County, and the Palm Beach County Planning Congress. The
20 opportunity was very well received by all of these groups, and
21 they look forward to the future RFP and opportunity for Phase II
22 development once this board approves it. So the development
23 community is starting to get excited about this opportunity, the
24 ability to do waterfront restaurants, a hotel, and bring
25 entertainment and public programming to the site.

1 April 26th, which would be the next CRA project meeting, I
2 would propose to present the proposed draft framework for the
3 future RFP for the board to review and comment. And this would
4 include the projected timeline, local participation efforts, and
5 the outline of the specific opportunity that would be a part of
6 the RFP.

7 This above slide shows the board identified key elements
8 that we want to make sure get included in the future Phase II
9 development.

10 On February 22nd, March 15th, March 16th, the CRA in
11 cooperation with the City staff held a public information
12 meeting. It was designed to provide outreach efforts to inform
13 local contractors of all of the future opportunities that will
14 soon be coming, both in this project, in other CRA projects. We
15 also informed residents about our upcoming grant programs. And
16 we're able to let them know working with the City's Purchasing
17 Department about the City's upcoming 22 million dollars in
18 capital projects.

19 The CRA is developing a comprehensive database that's very
20 important to redevelopment of all of the contractors and local
21 businesses in Riviera Beach. And we've started by creating
22 sign-up lists for local businesses at these outreach meetings.
23 We're also building upon the existing lists that have existed
24 previously. And we've gone so far as to research through the
25 state all of the businesses that are registered. And we

1 actually were very surprised at how many we found. This is
2 important because the next phase of development -- and on the
3 screen is sort of the future development build out over a
4 ten-year period. But the next phase of development will be over
5 40 million dollars. And we want to make sure that this RFP is
6 in a position to partner, partner with local businesses so that
7 they can participate in this project. It will be a public
8 private partnership because the City will continue to always own
9 the land. And we want to include as many local businesses in
10 all phases of the project. And on the 26th that will be part of
11 our framework presentation that we make to the board.

12 The other item that I would like to discuss is our Marina
13 Village and Event Center operations. This is our new Event
14 Center. And we've now been operating for about eight months.
15 And as a part of this we have -- I would like to request that we
16 make some changes to enhance our customer experience and improve
17 our operation of the Marina Village and Event Center overall.

18 One of the things in the feedback we've heard is that a lot
19 of people are having to wait several days to get a phone call if
20 they are not able to reach someone at the Event Center. And
21 then once someone has made the initial contact, additionally
22 sometimes they need help in filling out some of the
23 applications. So we want to enhance and improve our customer
24 experience for those who are looking to make rentals at the
25 Event Center; and we can do this I think by providing additional

1 full-time staffing at the Event Center front desk. We are
2 part-time staffing this right now. But if we move to full-time,
3 this would allow us to always have someone there at the front
4 desk to greet visitors. This enhances our security because we
5 always are controlled by knowing who is going in and out of the
6 building. And additionally we could assign one or two Clean and
7 Safe employees who that would be their main job; so they would
8 be more aware of all of the different policies and procedures
9 for people who are looking to rent the Event Center; and they
10 would be able to answer phone calls and return phone calls for
11 people who are looking for more information. Which is the main
12 feedback that we've been getting, that we need to be quicker
13 about responding to phone calls and we need to provide more
14 follow-up and additional help to complete applications.

15 Additionally, when we were at the -- the second concept
16 that came up is when we were at the board retreat one of the
17 suggestions was that we identify a specific events coordinator
18 who could work on larger city events; and it could be just for
19 the Marina Village but it could also be for larger citywide.
20 This would allow us to immediately begin our public event
21 programming. I would like to hire a position of events
22 coordinator; and that person could immediately begin to
23 coordinate biweekly food truck events, and they could allow us
24 to plan and host our own major public events at the marina. I
25 would propose -- but we would bring these back for your

1 approval -- we could do a 4th of July event for Riviera Beach
2 families, a city birthday celebration. We could create a
3 signature festival, like a seafood festival, on the Marina
4 Village. We could have various arts programs. And of course
5 the Martin Luther King celebration and events, which came out of
6 the original board retreat.

7 I would also like to begin planning additional weekly
8 events, including live music, movies in the park, and other
9 items to get our residents down at the marina and actively
10 involved. And that will also help us as we grow public
11 programming to attract future development as the busier the site
12 is and the higher number of visitors we have, the more
13 attractive it is to future developers to build at our site.

14 So I would request the board's direction tonight. I would
15 like to bring back at our next meeting, which is on April 12th,
16 an amendment that would allow us to begin -- to add a position
17 which would be for public events coordinator; and that then they
18 would develop a plan similar to the list of items that I've just
19 referenced for your approval. That we could begin beginning
20 public programming at the Event Center. And in that change I'll
21 also bring back the adjustment that will allow us to improve our
22 customer experience at the marina by enhancing our front desk
23 staff time.

24 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

25 COMMISSIONER HUBBARD: Mr. Chair.

1 CHAIR DAVIS: Commissioner Davis Johnson, then Hubbard.

2 COMMISSIONER DAVIS JOHNSON: So I support the addition of a
3 staff person, because he is correct in our retreat we suggested
4 that we switch the MLK celebration and events over from the HR
5 Department where it originated.

6 Additionally, we only had the one person at the Event
7 Center, Mrs. Davis, who is the dishwasher, cook, janitorial
8 staff, planner, et cetera. And I believe that adding a
9 person -- number one, we need someone who is going to be able to
10 be at that desk and to receive the calls and to return those
11 calls. Because this is one of our -- this venue is one of our
12 successful event centers. We are constantly booked. But the
13 comments that I get from constituents is that, you know, you
14 call over there, you may not be able to get a person directly
15 because she may be out showing a property. So we need to think
16 about what we want to do and how we want to do it. I believe
17 that it would be beneficial to us because we would have a
18 dedicated person there, number one, being able to answer
19 questions, to respond to the inquiries of our citizens and those
20 that do not live in the city wishing to utilize the Event
21 Center. And then having that designated person to plan those
22 events for us. You know, we're seeing individuals coming into
23 the city bringing various events and the city needs to be one of
24 the biggest users of its own property, providing opportunities
25 and experiences for the citizens of Riviera Beach. So for those

1 reasons I support that specific plan that you're discussing as
2 it relates to an additional person.

3 We certainly need -- we have security down there. We could
4 utilize some of the services of the ambassadors. But I do
5 believe that we need to break those services out so that there
6 is a specific and direct focus for the Event Center and how
7 events are planned and coordinated there, as opposed to the
8 other events that we want to put out for the city in the
9 Bicentennial Park as well as in the Event Center.

10 CHAIR DAVIS: Thank you.

11 Commissioner Hubbard.

12 COMMISSIONER HUBBARD: I agree that the city itself needs
13 to use the Event Center more. As a matter of fact at the
14 retreat I suggested that we have an event coordinator that can
15 coordinate all the events for the city. But what I don't agree
16 with is us bringing on more people. I think that the CRA has
17 enough staff that are not placed where they need to be. Number
18 one, I think they're over staffed and they need to use the staff
19 and the bodies that they have more strategically.

20 Number one, the ambassadors, yes, can be rotated out to be
21 the greeters there at the counter. We also have security there.
22 So everybody should be cross-trained and they should be there at
23 the desk at all times.

24 I think that Mrs. Davis, for the few events that we have
25 right now, and for -- at least for the four that we have

1 mentioned there, and the times that they had throughout the
2 year, is quite enough time for her to plan them out.

3 The CRA and the CDC together, I think they have enough
4 people that if they reorganize staff they will be able to cover
5 these functions. And I think it's a good plan.

6 But what I don't think is there isn't a need for another
7 body.

8 CHAIR DAVIS: Anyone else?

9 COMMISSIONER PARDO: Mr. Chair.

10 CHAIR DAVIS: Commissioner Pardo.

11 COMMISSIONER PARDO: I agree with Ms. Hubbard. I think
12 Mr. Evans needs to take a look and take inventory of the staff
13 that he has over at the CRA and also the ambassadors. And, you
14 know, see if everyone's time is being utilized properly. You
15 know, he's still -- he does have a big staff over there. I
16 have -- I really think at this point before I'm okay with hiring
17 someone permanently, I want to make sure that we don't have any
18 one or two people who could possibly share in the position. You
19 know, once you hire them, it's hard to get rid of them.

20 MAYOR MASTERS: Mr. Chair.

21 CHAIR DAVIS: Hold on. I got a quick question before I
22 move to you, Mayor.

23 MAYOR MASTERS: That's fine.

24 CHAIR DAVIS: Mr. Evans, what is the Clean and Safe
25 responsibilities on a day to day routine over there?

1 INTERIM EXECUTIVE DIRECTOR EVANS: So they help us with the
2 maintenance of the building. So they do clean up on the site,
3 clean up in the building. They help with set up; so the event
4 coordinator, who is Marissa Davis, helps direct them to set up
5 for the events, and they do the turnover. So that's -- it's
6 really just facility maintenance that they're helping with. So
7 I'm proposing that the Clean and Safe could help us with more
8 front desk duties and answering the phone. But as far as the
9 person who is helping, working with the people who are actually
10 going to be planning their events and utilizing Bicentennial
11 Park for larger events, if we're going to be doing that at the
12 kind of scale that I'm proposing I would definitely need an
13 additional full-time person on that project. I could look at
14 our staff to see if that person exists.

15 CHAIR DAVIS: Did we have at one time have a vendor doing
16 the maintenance and the cleaning inside the building?

17 MR. EVANS: Yes, when we very first opened we had a firm
18 who was helping us do cleaning. We were able to save some money
19 by having our Clean and Safe ambassadors take over those duties
20 because then when they're not needed to be cleaning at the Event
21 Center they can go out on the site and empty trash around
22 Bicentennial Park and we can utilize them for a variety of
23 things. Whereas when we were previously paying just a cleaning
24 company, they were there full-time and it really wasn't needed.

25 CHAIR DAVIS: And what were we paying that cleaning

1 company?

2 COMMISSIONER HUBBARD: Chair.

3 CHAIR DAVIS: Excuse me. What were we paying that cleaning
4 company?

5 INTERIM EXECUTIVE DIRECTOR EVANS: I believe it was around
6 \$17 per hour. But it was in that range.

7 CHAIR DAVIS: So previously we just had an item as we
8 talked about, the master development agreement, and what I keep
9 hearing from everyone is the traffic: Are you going to have the
10 numbers, are you going to have the parking, all those things.
11 And as it relates to customer service, I keep getting phone
12 calls about -- sometimes the same calls that Commissioner Davis
13 Johnson has stated, that you don't get someone on the phone.
14 There's been times I went over there to talk with Mrs. Davis,
15 and you'd be sitting there, and she goes show staff -- show some
16 potential users of the facility, of the facility, there's no one
17 at the front desk, then I have to run over -- and I stayed there
18 longer for a short visit -- so I have to let people in; and
19 they're sitting there waiting for someone else to come, and
20 she's finishing the tour, the phone is ringing, folks are
21 calling complaining, I'm getting complaints about the fact
22 because they're not getting the phone calls, so the customer
23 service must be the main focus of that facility. Okay? We
24 don't need any lapsed time on it. If it happens to create
25 another job for someone in the local community to participate, I

1 think that would be a great thing. But we must keep the
2 customer service top priority. We've done that. We had some
3 savings when we moved the vendor away and we shifted the
4 responsibility of the Clean and Safe where the vendors doing the
5 cleaning. I feel like staff has done a responsible job so far
6 with the recommendations by trying to use everything we have in
7 our power. But we cannot keep wearing staff out and still
8 failing on the customer service. We need someone there around
9 the clock. Not necessarily 24 hours, but at least up until
10 closing time of the restaurant. Because people are there
11 walking around the building, if you walk over there right now,
12 and if there is no one there they'll walk around the entire
13 building beating on doors trying to see if they can find someone
14 to let them in to see the facility.

15 So at some point we must address that concern, because
16 they're going back out, you know what, we go over to the nice
17 facility but no one is there. So we must protect the integrity
18 of all the work that's been done up to this point with that
19 facility in that location and put the customer service there to
20 get it done.

21 When you talk about the programming of the events, you
22 know, city staff has been -- and human resources have been doing
23 okay for years, but they've got other things, they've got a
24 primary focus, which is human resources, not throwing events.
25 We have to stop that.

1 COMMISSIONER PARDO: Mr. Chair.

2 CHAIR DAVIS: I'm coming to you.

3 COMMISSIONER PARDO: I'm sorry.

4 CHAIR DAVIS: I'm coming to you. All due respect. I
5 apologize.

6 So when you apply for your special events application,
7 which is an outdoor event, we need somebody that can focus on
8 permits, someone that can walk through police, someone that can
9 walk through fire, someone that can walk through the city
10 manager's office, someone that can walk through Community
11 Development, someone that can walk through CRA, someone that
12 can -- oh, by the way, they have to answer phones, they have to
13 do tours.

14 So we have to be extremely careful about understanding the
15 complete responsibility of that area. As we do want to try to
16 have savings, which I respect the whole board if they want to do
17 that. But look at the big picture, we need someone to do a lot
18 of work over there. And it doesn't -- we already got a cost
19 savings, so why not create another job for someone locally in
20 the community and get folks off the street and be proud of
21 something that they have.

22 The mayor is next, then I go to Commissioner Pardo.

23 VICE-CHAIR MILLER-ANDERSON: And I'll come in afterwards.

24 CHAIR DAVIS: Okay.

25 MAYOR MASTERS: Just a couple things. Just in case

1 Ms. Davis is watching, we do want to commend and compliment you
2 because you are doing the job of -- we don't want you to take it
3 a different way because you doing the job of ten people, and
4 you're doing a great job. And I don't know how you're doing it,
5 but you're doing it, and we appreciate it.

6 One of the things as far as the phone calls and -- with all
7 this technology that we have here, if someone doesn't have to
8 answer the phone or they're not at the desk to answer the phone
9 the calls can roll over to the CRA office or they can just roll
10 over to someone who can answer the phone.

11 The other thing is, we can also use the AARP program and
12 not have to pay a dime. The seniors. They are paid by whoever,
13 the county, and they pay them. And we have one person in our
14 office -- we always have one of the seniors. So you may look
15 into that, the AARP program, that would possibly save you some
16 money.

17 Last but not least, on the -- I'm just very happy to -- I
18 love the concept, particularly the weekly events, because West
19 Palm Beach is way ahead of us, and maybe Lake Park too, with
20 weekly events that are musical events, they're having Clematis
21 Live and then they have the weekly signature event on Thursday,
22 but it's every week.

23 My question is -- because I don't know -- do we have any
24 rules as far as the public events, private events or whatever,
25 when people are on the amplified sound, do we have any rules as

1 relates to profanity?

2 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We advise all that
3 we do not allow profanity.

4 MAYOR MASTERS: Okay. Thank you.

5 CHAIR DAVIS: Pardo, then Vice-Chair, correct? Is that the
6 order?

7 INTERIM EXECUTIVE DIRECTOR EVANS: Correct.

8 COMMISSIONER PARDO: Okay. Thank you.

9 So I heard, you know, a couple of people mentioned that
10 people have been going over to the Event Center and knocking on
11 the door and not being able to find someone so they can have a
12 tour of the facility. But, you know, I would think if someone
13 is interested in having a party that they would call and make an
14 appointment to come in. And I'm sure that other cities -- I
15 know private venues, it's difficult for you just to show up and
16 say I'd like to tour the venue and, you know, find out about it.
17 You have to make an appointment.

18 The other thing is, I'm glad we're having this discussion
19 because now things are starting to click with the ambassadors.
20 I have been getting so many complaints because over at the Ocean
21 Mall on the weekends there is a lack of ambassadors. I went
22 around on Sunday looking high and low for a good ten minutes,
23 and I finally found one who was going into the ambassador
24 center. And I believe he was the only one, because I looked in
25 7-Eleven, I drove all around, because there was an incident

1 occurring over on Beach Court. And, you know, couldn't find a
2 police officer either.

3 But I've heard from a number of residents who have asked if
4 we stopped the ambassador program on the weekends over at the
5 Ocean Mall. So, Mr. Evans, I believe I mentioned this to you
6 before, that the -- it looks like the staffing has diminished
7 substantially over at the mall. So now I'm finding out that
8 instead of the ambassadors patrolling, they're cleaning the
9 toilets. And when did we approve that? When did we approve
10 that?

11 I believe they were supposed to be walking up and down
12 Broadway, all through the CRA area; and the cleaning that they
13 would be doing would be cleaning the streets, and then pressure
14 cleaning some of the buildings and the little bridge. So, you
15 know, Mr. Evans, you need to address it. You don't have to
16 address it now but I want it addressed by the end of the week.
17 I want to know what's going on with that.

18 And then the other thing is I want to know who is
19 supervising the ambassadors on the weekend. Because I had asked
20 if, you know, if the two supervisors were available on Sunday,
21 and they weren't. So I'd like to know who is supervising them
22 on the weekend.

23 But, anyway, going back, you know, just to wrap up, you
24 know, at this point it seems like there's support to move
25 forward and, you know, hire another person. Which, you know, it

1 is what it is.

2 CHAIR DAVIS: If the money is there we can look at having
3 another ambassador too.

4 COMMISSIONER PARDO: Exactly. But the ambassadors -- but,
5 again, you know, the ambassadors were supposed to be the eyes
6 and ears; they weren't supposed to be inside the Event Center,
7 you know, washing the floors and cleaning the toilets. I have
8 an issue with that.

9 CHAIR DAVIS: Understood.

10 COMMISSIONER PARDO: Okay. So that's it.

11 CHAIR DAVIS: We can also look at amending the budget if
12 necessary to hire more ambassadors. That's another job
13 creation.

14 The Vice-Chair has the floor at this time.

15 VICE-CHAIR MILLER-ANDERSON: Yeah, I just wanted to say
16 that I know we talked about this some time ago during our
17 meetings regarding the -- looking at the budget to see whether
18 or not we had enough people that were on staff, you know, what
19 was their workload. We at one time talked about it and it
20 appeared that we were a little over staffed, maybe there wasn't
21 enough work for all those people to be doing. And we at one
22 time talked about, you know, maybe cutting the budget a little
23 bit. Maybe I had that conversation with myself, but I remember
24 hearing that somewhere.

25 But I kind of agree with what Ms. Hubbard is saying, if we

1 can take a look at the job responsibilities of everyone and see
2 if we're able to create that person with a combination of two or
3 three people that we already have, and without having to
4 actually hire another person on. You know, just doing a whole
5 job analysis of all of the responsibilities that everyone has.
6 And if that's something that we can do in-house without having
7 to go out for another person, I would think that would probably
8 be the best way to do that.

9 And I must agree with Ms. Pardo, I do recall going and
10 looking for some event halls myself about a year or so ago, and
11 I did pop up at some of the golf courses and they looked at me
12 pretty crazy because they -- you know, it was like you have to
13 make an appointment. So I understand that and I've experienced
14 that myself. So, you know, take a look at that as well and see
15 if that is an option, to be able to -- I think we do have on the
16 window times that someone is available for them to make an
17 appointment, right, already? So, you know, just take a look at
18 all of those things so that we're able to maximize our funds.
19 And if we have the money to spend it on something, there may be
20 some other area that we need to look into.

21 CHAIR DAVIS: The money is there.

22 COMMISSIONER HUBBARD: Mr. Chair.

23 CHAIR DAVIS: Yes, ma'am.

24 COMMISSIONER HUBBARD: The money is there because the money
25 came from the City.

1 The second thing is that -- it's a question. Is Ms. Davis
2 full-time, 40 hours a week?

3 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. But she's -- yeah,
4 she's working 40 hours per week, yeah.

5 COMMISSIONER HUBBARD: Okay. Damian, the gentleman that I
6 guess he started out being an ambassador, he seems to be an
7 assistant now in the Event Center to Mrs. Davis.

8 INTERIM EXECUTIVE DIRECTOR EVANS: Because our events
9 happen over like an 18-hour -- like a long period, the Event
10 Center is open sometimes at 7:00 a.m. and doesn't close until
11 midnight and then they don't get out of there until 1:30. So
12 Damian's role is to be there when Ms. Davis can't be there,
13 primarily. So, yes, he's our concierge, he works on the
14 ambassador team, but he is there. And when there is an event
15 going on he primarily works on the weekends, in the evenings. I
16 believe his shift starts at 2:00. So if anything happens during
17 the events or they need assistance, that's what he's there for,
18 yes.

19 COMMISSIONER HUBBARD: Okay. So as far as coverage goes,
20 we are pretty well covered. If Mrs. Davis leaves her office to
21 go out and show a property, and either Mr. Damian or one of the
22 ambassadors that are appointed there, they would, one would
23 greet the next person that came to visit the site or they would
24 in turn have the person wait, or answer the phone, or what have
25 you. I'm just saying looking through the CDC, your office, the

1 staff that we have with the ambassadors, and for us not to have
2 a major CRA project underway, we have a lot of people, and some
3 people -- so I'm thinking that if you look at all those people
4 that are under the CRA there might be someone that's better
5 suited to work with Mrs. Davis at this time.

6 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Chair.

7 CHAIR DAVIS: Well, just to let you know what we do have is
8 I know that Ms. Hatcher who's next to me works Sundays. She's
9 already been filling in time, along with the work that she's
10 already doing at the CRA. So that's already taking place.

11 But what I would ask all my colleagues to do is take a
12 Saturday or a Sunday for about an hour or whatever minutes, time
13 you got to spare, and go sit there and watch folks come off the
14 boats, who are not necessarily coming for the Event Center, and
15 they just want a tour because they just happen to be in the
16 area; or someone that come off the cruise ship, walk over, call
17 Uber, and they stop by, use our restroom, and say by the way I'm
18 interested in this location.

19 And ask staff what's going on. Do our own survey. Let's
20 go over and be in from our prospective positions, get out there
21 in the field and find out what's really going on. Because I'm
22 telling you, based upon my experience and conversations with
23 various levels of staff, from administrative all the way down to
24 the bottom, and even constituents, now that you have the
25 restaurants you're drawing even more people. We are way

1 overworking staff, and our customer service is falling way
2 under. And the name that's going to suffer is Riviera Beach --

3 COMMISSIONER HUBBARD: Mr. Chairman --

4 CHAIR DAVIS: -- the whole city itself.

5 COMMISSIONER HUBBARD: -- I agree with you, we don't want
6 the city's name to suffer. But I, just as much or more than
7 anybody, is always over there trying to introduce somebody or
8 help them to book a place over there or to rent the facility.
9 So I'm well acquainted with Mrs. Davis, the hardship it is to
10 get her on the phone, as well as it is for other people to get
11 her on the phone. I'm not saying she doesn't need any help.
12 That is not what I've said one time up here.

13 All I said was that Mr. Evans have enough staff to look at
14 his organizational chart and reposition some people.

15 I agree with you wholeheartedly, Ms. Davis needs
16 assistance.

17 CHAIR DAVIS: Okay.

18 COMMISSIONER DAVIS JOHNSON: Mr. Chair.

19 INTERIM EXECUTIVE DIRECTOR EVANS: Mr. Chair.

20 CHAIR DAVIS: I see what you're saying.

21 Davis Johnson. Then we'll go to Mr. Evans.

22 COMMISSIONER DAVIS JOHNSON: Okay. So if we don't add a
23 position to the compliment there is a possibility of looking
24 into the current skill sets of the employees that are over in
25 the CRA office.

1 But the bottom line is simply this: You're asking -- as a
2 council we ask that someone come in and take over the planning
3 of the activities with MLK. So if we are looking to have that
4 action undertaken, then we need to look at someone, we need to
5 look at skill sets. Because there is an art to event planning.
6 And you cannot just randomly place someone who may not
7 necessarily have the skill sets to support that.

8 So, okay, we take a look at who we have in-house. We look
9 to see whether or not those skills meet our needs. If there is
10 a person that is in our current employ who has the skill sets
11 that can meet the needs and the demands that will certainly
12 occur as a result of the various events that this city and this
13 board and the CRA intends to sponsor and present to the citizens
14 of Riviera Beach, we need to make sure that we have staff that
15 is going to be competent, capable, accessible, and ready to do
16 the job.

17 I will bring to your attention, at some point the city
18 several years ago had event planners, and in the body of
19 Ms. Tracy Sweeny and in the body of Mr. Hank Harper. And there
20 was so much going on that the two of them -- they were certainly
21 in different time frames -- the work was so over -- it was just,
22 it was a huge workload based on what we were trying to do as a
23 city. And certainly I'm talking from a resident's perspective.
24 But I was around, I was volunteering, so I saw what that looked
25 like.

1 So what I will say is, okay, let's evaluate, let's see who
2 we have. If there is a possibility of reclassification, then
3 let's go with reclassification. But the one thing that I will
4 not support is putting someone in who is not capable of carrying
5 forth the duties, thereby putting us in a position of presenting
6 events that are not necessarily at the level that we desire to
7 see them be as a council.

8 So let's start with internal, looking internal, because I
9 did ask that same question for the consultants. So let's see
10 what we have. Let's take inventory. Let's take stock. Let's
11 see what we have and how that will work to serve and meet the
12 needs of this council. Because we say we want to move forward,
13 we say we want to utilize our spaces, we say we want to see
14 better and greater, so let's give better and greater.

15 CHAIR DAVIS: I agree.

16 And once the city got into the event planning business,
17 that's what happens. If you're going to extend some services,
18 you're going to have to make some sacrifices.

19 And the projections and the studies stated that if we keep
20 this up we're going to lose money the first six years. It was
21 in the document that the consultant proposed before, we're going
22 to lose money. So if we're going to lose money, let's lose
23 money with people from Riviera Beach getting good jobs; you
24 know, spending their time over there, and being proud of working
25 on their own city's property.

1 Thank you all. Thank you, Mr. Evans.

2 We're going to move to public comment.

3 INTERIM EXECUTIVE DIRECTOR EVANS: Can I just add one
4 thing?

5 CHAIR DAVIS: Yes, sir.

6 INTERIM EXECUTIVE DIRECTOR EVANS: We've looked at other
7 cities. So the main issue is if we want to -- I'm proposing to
8 totally change what we're doing and what we're able to offer in
9 the form of a very robust public events program. And if you
10 look at what other cities do in order to do this, they have
11 departments, not one person, a whole department that looks at
12 continuing to put on. Because when you have just one event,
13 sometimes that's achievable. But if you're going to have events
14 going on every week, every month, that's when you need to have
15 more staff. So West Palm Beach, Boca Raton, they have
16 departments who actually put on their public event programming.

17 CHAIR DAVIS: So that would be a good idea, collaboration
18 for you and the city manager have a discussion about a strategy
19 on how you all can collaborate these resources and figure out a
20 plan. I think that would be a great idea.

21 Ms. Mary Brabham.

22 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

23 I totally agree. Every day, all over the city, we are
24 still working these people every day. We want better. We do
25 want better. We want critical thinking. We want this

1 perception changed in this city. Recycling people all the time,
2 we're tired of that. We're tired of those perceptions.

3 40 million dollars for this Phase II. Now I agree with
4 Commissioner Pardo on some things. I agree with the three of
5 you all on some things. Perhaps we do need more ambassadors.
6 But we also need a skillful qualified receptionist coordinator
7 in this city. Ambassadors are the eyes in the city.

8 We were down there -- I was down there on last Sunday, and
9 Ms. Hatcher was at the info desk, and she was just walking back
10 and forth, trying to do this and trying to do that too.

11 If we are to be better, we need to change the perception of
12 who we are. Put the skill sets, people that are in here. Or
13 not in here. Sometimes we have to step out of that box.

14 If we want greatness, we have to achieve greatness. And
15 it's not always recycling these same people.

16 So we need better skill sets in this city here. Including
17 the department heads -- from anybody that take on anything in
18 this city to do. Because this reflects us. And it does not
19 just reflect one individual.

20 Now the CDC, no, we don't want these people. We don't want
21 them. We do not want them.

22 Mr. Evans has a staff. If they are overloaded, get those
23 components in there that we really, really need for this city.

24 Now the qualifications may come with the skill set. But
25 some people just do not have the critical skill sets in order to

1 do the things that we need for them to do. Because this is what
2 has bogged this city down for years. So let's move out of that
3 mentality state where, you know, giving this one a chance, yes,
4 if that skill set is there, if that qualification is there but
5 that perception is not there. And that makes a difference
6 because it is a reflection on your city.

7 Thank you.

8 CHAIR DAVIS: Thank you so much.

9 Next we're going to go down to public comment because that
10 was just a presentation. Unless anyone have any more questions
11 before we move further?

12 Okay. Cool.

13 Public comments. Please be reminded that the CRA Board of
14 Commissioners has adopted a set of rules of decorum governing
15 public conduct during official meetings, which have been posted
16 at the entrance of the council chambers in an effort to preserve
17 order. If any of the rules are not adhered to the commission
18 chair may have any disruptive speaker removed from the podium,
19 from the meeting or the building if necessary. Please govern
20 all of ourselves accordingly.

21 The first individual will be Ms. Margaret Shepherd.

22 MS. SHEPHERD: Margaret Shepherd, Riviera Beach.

23 To the chair, vice-chair, and to the executive director,
24 Mr. Scott Evans, and of course Mr. Evans here tonight. Glad to
25 see you again at our meetings, knowing how we operate.

1 I'm here take today and I think -- and this was a very good
2 discussion, things that we need to talk about in order to run
3 our house. We have to have an orderly discussion. And it was a
4 great one.

5 I'm here today because I'm glad that -- I raised some
6 concerns at the last meeting. Some of it I apologize for, of
7 the outbursts, talking about the garden. It was billed as the
8 community garden. And I think some of the discussions people
9 were here thinking that as residents they were going to have
10 full access to that garden. I've heard it over and over that it
11 is a garden that has a clique. I don't know what the clique is.
12 I've only been to that garden twice: The day it opened; and the
13 day with your event, Mrs. Tonya, which was a lovely event.

14 The thing that they were really kind of disturbed was, they
15 plant in the soil. The beds are raised. Well, I was told why
16 the beds was raised. I have an understanding that they want you
17 to kind of stand, not get on your knees. Well, people I
18 understand from Georgia, Mississippi, they plant in the ground.
19 And I think that it's a community garden you have to listen to
20 the residents. This is what the seniors wanted. They were
21 quite disappointed. And if I didn't hear it one time, I heard
22 it over and over again.

23 And I thank you, Scott, for listening. That's what it's
24 all about. I might be wrong in my dialect of talking. But when
25 the residents get in their set way -- and I'm getting there now,

1 and I truly understand how they feel. So I thank you for
2 reaching out. And thank Ms. Jenkins as I tell her what I think
3 the residents want. We have to come to an applicable meaning of
4 what the community garden is. Because right now they feel like
5 they're outsiders. I don't feel any way because I don't go over
6 there. I have no reason. There's nothing over there excite me.

7 I got a couple of calls, they was talking about the
8 sunflower seeds, whatever. I went over there, I did take a
9 look. Then they called me and said everything was dying out. I
10 did look. And everything they were saying was true. Now I did
11 get an understanding what happened, the water was cut off, et
12 cetera, et cetera, et cetera.

13 But as you said today, we need to stop and find out what
14 the senior citizens really are interested in.

15 I'm happy that Gwen is over at Lindsey Davis. I can't
16 think of his name right now. But had an event at his church.
17 And it's bringing the seniors together. It's all about them.
18 They're the ones that put you in office. Most of the young
19 people don't vote. It's the seniors.

20 And so I ask you with great tranquility, this is what is
21 very nice. This is your idea, it's not their idea.

22 And then Mrs. Herring, that's their property, even she said
23 it, sitting in a meeting, that was not their perception, from
24 St. Augustine. And I want to say to all of you, it's not the
25 seniors' perception. Look at what the seniors want.

1 And if you want volunteers, why can't the seniors go over
2 there and sit and answer phones. They work at the schools.

3 CHAIR DAVIS: Thank you.

4 MS. SHEPHERD: They have a parent day, whatever.
5 One more thing, Mr. Davis.

6 CHAIR DAVIS: Your time is expired.

7 MS. SHEPHERD: I know, I know. I'm going to get it out of
8 my system today.

9 But it's time, it's really time to put the seniors up front
10 and do some of the things that they want to do. Not what you
11 all want us to do, because we've gotten over the hump.

12 Thank you for your time, Mr. Chair. I didn't mean to be
13 disrespectful --

14 CHAIR DAVIS: I understand.

15 MS. SHEPHERD: -- but I have to get it out my system,
16 because we're tired, I'm tired.

17 Thank you.

18 CHAIR DAVIS: Thank you.

19 Mr. Edwin Ferguson.

20 MR. FERGUSON: Edwin Ferguson, Riviera Beach.

21 I just had a few things I wanted to address with the
22 commission.

23 Good evening.

24 CHAIR DAVIS: Good evening, sir.

25 MR. FERGUSON: Just going back to agenda item 4, the

1 potential Riviera Beach sign, I think that would be something
2 good for the area. Although I was wondering, do we have a
3 master plan for that Broadway and Blue Heron corridor, as far as
4 what we expect to be constructed here in the next 5 to I guess
5 15 years? And if so, I didn't see it on the CRA website. And I
6 admit I may have overlooked it. But if it is not there, can we
7 maybe put it somewhere where it is visible?

8 As to the two renderings, I think that the one that has
9 City of Riviera Beach more at, if you will, car level would be
10 safer. Both are really nice. But I can really foresee
11 essentially the one with the elevated lettering being more of a
12 distraction. We definitely don't want people going through the
13 intersection and looking at the beautiful sign and then, you
14 know, 11:00 news tonight, a tragic accident at the corner of
15 Blue Heron and Broadway.

16 Also there was a statement in reference to possible
17 loitering at that spot. I will represent to you as being an
18 also essentially a resident of West 27th Street -- you all know
19 where my office is -- that's not really a concern. I recall
20 there being similar sentiments echoed in reference to why the
21 car wash should not be built there, that there would be
22 drive-bys and drug dealing and things of that nature. Aside
23 from the occasional water bottle or soda can, I don't have any
24 issues with the owners there. So I think that this would be a
25 good thing to have placed there.

1 As to issue number 5, the vacant Dairy Bell building, I
2 think it would be a good idea to have another business back
3 there, whether it be via incubator or some specific or
4 permanent, if you will, owner. I think that would be a good
5 thing.

6 I can see Commissioner Tonya David Johnson's point that
7 there would be limited parking. But I think that would be a
8 good problem to have if we had a business that that's viable
9 where their twelve spots are constantly being filled. I think
10 that would be a good problem, if you will. So I would
11 definitely say let's not do it because the person might be more
12 successful than the Dairy Bell was in its latter years or
13 whatever the case may be.

14 The trees. I think we do need to address that. The
15 gentleman before me mentioned that. That is a huge health --
16 first of all it's a health issue, that persons are relieving
17 themselves in those trees and in the nearby buildings. That's a
18 serious issue. We need to address that.

19 I know that there have been prior situations in the city
20 where buildings have been knocked over, yards have been cut,
21 trees and landscaping has been cut. I think all those trees
22 need to be raised. Because they are homeless people -- I
23 empathize with them, but they can't be there. I'm concerned
24 whether someone might hurt them or they hurt someone else. And,
25 again, we need to be proactive in terms or our image as a city.

1 So please remove those trees, charge the owner. They've been
2 there for quite some time now.

3 And then lastly could we please have a time certain for
4 public comments. Most of our municipalities do have a time
5 certain. I think it would help this be a much more productive
6 meeting.

7 But I do want to commend you all. I think you ladies and
8 gentlemen are doing a very good job. Keep up the good work.
9 Have a good night.

10 CHAIR DAVIS: Thank you, Mr. Ferguson.

11 Mr. Willis Williams.

12 MR. WILLIAMS: Willis Williams, Riviera Beach, again.

13 Couple things. One was I'm looking for Mr. Evans to give
14 me an update on where we are with my venue at the marina. I
15 haven't heard that as of yet.

16 The second thing is, where does the boundaries lie for the
17 ambassadors? I get up in the morning, it's a routine for me,
18 I'm hitting the floor about 5:00, 5:30 every morning, get out,
19 ride, get my coffee; I ride the city and I come back. So I'm
20 looking at the ambassadors up on top of 8th Street, Martin
21 Luther King Highway up there, on the top of the hill picking up
22 trash where there is construction going on. So I'm saying what
23 is this? I don't understand this. So this afternoon --
24 Ms. Miller, you got a meeting tomorrow in your district at
25 the -- what's the name spot where they give out the food, what's

1 the name?

2 VICE-CHAIR MILLER-ANDERSON: Ms. Watson.

3 MR. WILLIAMS: Mrs. Watson. And the ambassadors are
4 passing this stuff out door to door in my community. So, I'm
5 saying, again, we're not utilizing the people who we got on
6 staff. I will even go further to say I've seen them delivering
7 ice. Okay?

8 So now I don't want to get nitpicky about Mrs. Davis' job.
9 I don't even know who Mrs. Davis is. But we are not utilizing
10 the staff that we have down there now.

11 And the reason I can be so optimistic is because I work
12 there.

13 I've also seen the young lady who was the events
14 coordinator here at the time that Mrs. -- wasn't no work, that's
15 why they wrote it out of the budget, there wasn't enough work
16 here.

17 So we need to utilize the people that we got, number one,
18 and make sure they're doing what they say they're doing or
19 whomever is supervising them say they're doing. Because
20 somewhere there's a discrepancy about who is supposed to be
21 doing what.

22 Thank you.

23 CHAIR DAVIS: Ms. Bonnie Larson.

24 MS. LARSON: Bonnie Larson. I agree with the people who
25 were talking about the ambassadors. I think their job has

1 changed completely from what they were originally supposed to
2 be. Like you said, they were supposed to be patrolling around,
3 keeping the streets clean, whatever. I see them trimming trees.
4 I see them doing -- is MLK even in the CRA? I don't know.
5 Handing out pamphlets and stuff. So I think we need -- and one
6 time I was at the Event Center and there were like six or seven
7 of them right inside the Event Center. So I think we need a
8 little bit more guidance for them. They'll do what they're
9 told, but they need to be doing what the CRA needs them to be
10 doing. So I think that needs to be worked on.

11 Getting back to that area on Broadway. Mr. Ferguson, he
12 has an office there on West 27th, so he's there Monday through
13 Friday, 9:00 to 5:00. He doesn't see the loitering at night and
14 on weekends. Ask somebody who's there 24/7. Ask somebody whose
15 plants get you-know-whated on.

16 Last night -- oh, the light, Mr. Evans, is still not
17 working. The one there that shines -- those are wonderful
18 lights, the CRA lights. But that one is really glitchy. I've
19 sent several letters over the years about that light. So if you
20 call someone to fix it, they haven't been there yet, it has
21 nothing to do with traffic, which that other gentleman suggested
22 it might be. It has nothing to do with traffic. It goes out
23 all night long, then it comes back on. Maybe they're putting in
24 the wrong bulbs. I don't know. Ask an electrician. But I'm
25 telling you it has nothing to do with traffic.

1 Like this morning, 4:30 I'm outside and I see a guy riding
2 a bicycle, all dark clothes, stocking cap on, I said I'm going
3 to watch this guy. I was outside with one of the dogs. And so
4 he went over to that area; just then that light goes off --
5 Mr. Davis, you're laughing. Try living my life.

6 CHAIR DAVIS: I'm coming over.

7 MS. LARSON: Yeah, come on over any time of the night. No,
8 no. No. To the area, Mr. Davis, to the area.

9 CHAIR DAVIS: I'll come to the area any time of night.
10 I'll be there.

11 MAYOR MASTERS: Point of order.

12 CHAIR DAVIS: Make some noise, it's just me.

13 Ms. Larson: Point of order, yeah.

14 Last meeting I was talking about alcoholics. So I don't
15 know.

16 Anyway, let me finish my thing here. Okay. So that guy is
17 riding around like aimlessly. So I called the dog. I thought
18 let him see there's a dog. Just then the light does out. Now
19 the guy gets real bold. All of a sudden he comes up in our
20 driveway behind the cars, like no one could see him. But I was
21 watching him. So I said, what do you want. It's 4:30 in the
22 morning, coming up hiding like behind our car. And I said what
23 do you want. And he said, oh, I thought you called me. No, I
24 didn't call him. I didn't call Mr. Davis. My dog's name is not
25 that guy's name, I can tell you.

1 That light needs to be fixed. Because if an accident
2 happens over there -- I'm still on my three minutes. You've got
3 to give me a few more minutes here.

4 CHAIR DAVIS: I'll give you a little more time.

5 MS. LARSON: Yeah. So, anyway, the light needs to be
6 fixed. And it's been continuing for years. But those are
7 wonderful lights. The CRA should put in more of those lights.

8 I have a suggestion for you about the Event Center now that
9 we've got up and going. We want to make sure that we don't
10 overflow it with city events, because we need to make some money
11 on that thing.

12 Well, you're shaking your head no. Okay. So we won't make
13 any money on it.

14 Anyway, suggestion is, instead of just calling it the Event
15 Center -- Riviera Beach Marina Event Center, that gets too long.
16 How about we start calling it and everybody use the same thing,
17 Marina Event Center. That sounds rather nice. Rather than just
18 Event Center. So that we're all consistent on that.

19 Oh. What is Viking doing there? They're advertising a
20 building they want to put up. And it has in it retail,
21 marine --

22 COMMISSIONER PARDO: Center.

23 MS. LARSON: -- repair. It has apartments in there, stores
24 in there. What kind of zoning do we have that allows all that
25 on one piece of property?

1 COMMISSIONER PARDO: Multi-use.

2 MS. LARSON: Multi-use can have all those facilities in one
3 building?

4 Anyway, they're advertising. And I haven't seen it come to
5 the city yet. But they're advertising it and they're asking
6 people to come there, whatever. It hasn't been even presented
7 to the city yet.

8 COMMISSIONER PARDO: It has.

9 MS. LARSON: When?

10 COMMISSIONER PARDO: Maybe three or four weeks ago, Viking
11 came.

12 MS. LARSON: Somehow I missed that.

13 COMMISSIONER PARDO: They presented that plan; in addition
14 to the Marine Academy, they showed us what they wanted to do
15 with their expansion.

16 MS. LARSON: Oh, I know what they want to do at the Marine
17 Academy. I know. Let's not go there with me. Let's not go
18 there.

19 COMMISSIONER PARDO: They gave a long full presentation on
20 the Marine Center.

21 MS. LARSON: Well, anyway, I just -- you know, we haven't
22 talked about it at a regular meeting. Maybe that was a workshop
23 or something where they came. Was that when Mr. Healey was
24 here?

25 Anyway, think about calling it the Marina Event Center.

1 CHAIR DAVIS: Okay.

2 MS. LARSON: Get the light fixed.

3 And the green market at the marina, why aren't we charging
4 those people. That gentleman who's in charge of it, he charges
5 \$40 at other places for the vendors. How come we don't have a
6 contract with him? How come we don't make any money? We have
7 all the clean up. We've got all kinds of stuff at that. How
8 come we're not making money? He's making money. How come we're
9 not?

10 Thank you.

11 CHAIR DAVIS: Good question.

12 Mr. Evans, is that event on Saturdays or Wednesdays?

13 Oh. Ms. Mary Brabham.

14 The green market, what days is scheduled for that?

15 INTERIM EXECUTIVE DIRECTOR EVANS: It's just on Wednesdays,
16 in the evening.

17 CHAIR DAVIS: When did we change to Wednesdays?

18 INTERIM EXECUTIVE DIRECTOR EVANS: The Saturday wasn't
19 working so he requested the change.

20 CHAIR DAVIS: Okay.

21 COMMISSIONER PARDO: Yeah, and he's not advertising either.

22 CHAIR DAVIS: I didn't know about it.

23 COMMISSIONER PARDO: People called me. You want to talk
24 about not returning calls. So I received a number of calls from
25 people asking about the green market, saying that they've been

1 trying to call him and he doesn't return phone calls. So maybe
2 that's something you could follow up on.

3 I'm done, Ms. Brabham, thank you.

4 MS. BRABHAM: Ms. Mary Brabham, Riviera Beach.

5 On last night I attended FDOT meeting on 45th Street. They
6 called me, the vice president. I had a conversation with the
7 vice president. The meeting on last night was well attended.
8 They sent me an informative letter, requesting that I be there.
9 And I went.

10 And also I would like to say that alternate phase three,
11 that has been completely eliminated. That's on the MLK
12 corridor. So we do not have to worry about that. I asked for
13 it to be signed and sealed and delivered.

14 Mr. Evans, also they informed me you're on your job, that
15 they met with you on last Thursday to bring you up to speed.
16 Hats off to you. Because this is a lot that will be going on
17 with this interchangeable, diamond interchangeable on 45th
18 Street. That connector will come through Riviera Beach Heights
19 over there. So that project is on the board there.

20 So between the Port and the Riviera Beach Heights area over
21 there, representative, I would encourage you to perhaps get with
22 them.

23 But as far as MLK, that has been completely eliminated.

24 Thank you. Thank you, FDOT.

25 This little green little piece of paper here, it says here,

1 Thank you, God, for the things you have done, for the earth you
2 are great. Thank you -- wait a minute. Thank you God for the
3 things that you have done, for the great you gave me, the
4 strength for anything that I can do. Dear God, for all the
5 things you have done, I love you.

6 My granddaughter wrote this. And I carries it around with
7 me.

8 So I feel like this is so appropriate today. Hannah Molly
9 Schoen and Jeremiah Schoen, their birthdays are both on April
10 the 2nd. So she will be six, for those who know -- nine. She
11 will be nine. And Jeremiah will be sixteen. Time has really
12 gone by fast.

13 So your Nanny Poo -- they calls me Nanny Poo -- your Nanny
14 Poo really love you. And other families sends their happy,
15 happy love as always. So we say happy birthday to you.

16 Thank you.

17 CHAIR DAVIS: That's the last public comment card at this
18 time.

19 So do we got any reports by the executive director?

20 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. I would like to
21 introduce our new project manager, Mr. Andre Lewis, if he could
22 just stand up. He comes to us with experience working both in
23 government and in construction. We've had a vacant position
24 left by Latoya James. She left the agency in November of last
25 year. So we're very happy to have Andre aboard.

1 CHAIR DAVIS: Welcome, sir.

2 INTERIM EXECUTIVE DIRECTOR EVANS: Additionally the CRA has
3 published its 2016 annual report. This year the agency's staff
4 chose a theme of connecting people and places in Riviera Beach,
5 as we work toward enhancing our neighborhoods and making our
6 community more pedestrian friendly and safer; and creating new
7 public spaces; and our gardens and our public waterfront which
8 was designed to become future gathering places for all of our
9 residents.

10 And this report will be online if you want to download it.
11 It's also at the back of the room this evening, and we've handed
12 it out.

13 I will have to give a special recognition to Darlene
14 Hatcher who coordinated a team effort to complete this report.
15 And so I just wanted to especially say thank you. And I believe
16 we have one other item. The community garden is hosting an
17 event this Thursday.

18 MS. JENKINS: This Thursday, Art in the Garden, starting at
19 6:00, from 6:00 to 8:00, we're having artists and little
20 munchies and things to drink. So come out and create your own
21 masterpiece.

22 INTERIM EXECUTIVE DIRECTOR EVANS: Thank you, Mr. Chair.

23 CHAIR DAVIS: Thank you, Ms. Jenkins. And thank you,
24 Mr. Evans.

25 Do we have a report by the general counsel?

1 MR. HAYGOOD: I have no report.

2 CHAIR DAVIS: Any discussions by -- we'll start on the end.
3 Commissioner Pardo?

4 COMMISSIONER PARDO: No. The only thing I'll ask is,
5 Scott, so we've been talking about the food trucks for a while.
6 And, you know, we did have the discussion. But at every meeting
7 we have Mr. Williams here. So, you know, if you could try to
8 work something out. Okay?

9 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. Actually, if you
10 would like, I can provide an update on that.

11 COMMISSIONER PARDO: Okay. Fine. Hold up.

12 And then my other item -- when I'm done -- is, again, I'd
13 like to know by the end of the week what's going on with the
14 ambassadors, especially over on the island.

15 Thank you.

16 INTERIM EXECUTIVE DIRECTOR EVANS: Yes. We have been
17 working with Mr. Williams to try and achieve a way for him to
18 locate his -- he has -- it's a mobile unit but once he sets up
19 it needs to stay in place, he cannot be mobile. So we've been
20 meeting -- I coordinated a meeting with the City's Department of
21 Community Development to try and identify how we could locate
22 him. We think that potentially part of what we need to have is
23 a spot where he can locate where we have parking and proper
24 access. And we think that as we build our temporary parking lot
25 on Spanish Courts that potentially that could be a good site for

1 him to be located at.

2 And so we met with the Department of Community Development.
3 They've asked that we -- we would have to present a
4 minor modification to the City's mobile vendor code that would
5 allow him to be located there. So the CRA -- I have offered to
6 draft those proposed regulation changes and submit them to
7 Community Development; which my goal is to do that by the end of
8 this week. And then the City's Department of Community
9 Development would then have to forward those to the Planning and
10 Zoning Board, and then eventually to the City Council for
11 review, so that we could then proceed with the plan to locate
12 him on Spanish Courts.

13 CHAIR DAVIS: Thank you, sir.

14 COMMISSIONER HUBBARD: We have to do all of that before he
15 can come down there? That wasn't -- really, to tell you the
16 truth, that was not the initial thought that I understood, nor
17 was -- did I understand that he was going to be over at Spanish
18 Courts.

19 Just west of the amphitheater, in the tour, very clear I
20 remember Mr. Brown saying these are the three pads for the food
21 trucks; Mr. Williams is going to be our first food truck right
22 here. I was on the tour. And I'm not sure, but I think you
23 were on the tour too, when he took us around on the golf cart to
24 see that area.

25 So why have we moved -- I don't think that he'll get much

1 business way over there at Spanish Court when we have, everybody
2 is down at the marina.

3 CHAIR DAVIS: He'll get more business over there.

4 INTERIM EXECUTIVE DIRECTOR EVANS: The thinking would be
5 that he would be located right along Broadway, so that he could
6 actually get a lot of exposure. And we do plan to have food
7 trucks at Bicentennial Park. But we didn't -- if the board
8 wants to approve a food truck to be permanently in Bicentennial
9 Park, that would be a different -- so you could do that. You
10 could -- the board could elect to have a permanent facility --

11 COMMISSIONER HUBBARD: Those three pads, that's what those
12 three pads were.

13 Now I know we talked about a food truck explosion, where
14 people would come down and they would leave and that possibly
15 would be over at Spanish Courts. But I'm remembering clearly
16 what the three pads to the west of the amphitheater were, and
17 the food truck explosion which comes and goes. Two different
18 things we're talking about right now.

19 CHAIR DAVIS: When this concept came up it was for -- those
20 pads were committed to food truck explosions, specific days we
21 choose.

22 But the problem you're going to have if it's permanent, if
23 someone lease the park and that truck is sitting there, and they
24 choose to do vending there, then that becomes a whole other
25 issue. But we did agree to those pads be there specific so when

1 we have special events and things of that sort that they can use
2 that specific area for their vehicles. Just like when they have
3 cooler fests and all those other things that are going on.

4 COMMISSIONER HUBBARD: That might be the concept --

5 CHAIR DAVIS: Over on Broadway, where he would be at, he
6 would have a chance -- whoever is on that area along Broadway
7 would have more traffic coming at this time that they can take
8 advantage of.

9 But that food truck -- I don't know what Mr. Brown -- he's
10 not here so I'm not going to discuss Mr. Brown. We're not going
11 to do that, with all due respect, Mr. --

12 MAYOR MASTERS: Williams.

13 CHAIR DAVIS: -- Williams --

14 MR. WILLIAMS: I'm not -- I wasn't saying anything about
15 Mr. Brown. Did you see me --

16 CHAIR DAVIS: No, no, no, no. With all due respect we're
17 not going to engage into a conversation because we're closing
18 out this meeting at this time.

19 MR. WILLIAMS: Okay. Well, I just wanted to say one thing,
20 sir. Ms. Hubbard, I agree with you. But I don't want to go
21 into that.

22 As long as Mr. Evans is satisfied with what he's doing, I'm
23 satisfied with it. As long as it gets done. That's all I'm
24 asking. Just get that done.

25 CHAIR DAVIS: Listen, we're going to keep this meeting in

1 order. When we get to our comments, we're going to keep it
2 there. We're not going to keep going back and forth with other
3 folks. We gave the public comment their time. We should not
4 interrupt them when they're speaking. When we're dialoging we
5 have to stay consistent on what we're doing no matter who's the
6 chair as it moves and as it changes. We got to respect the
7 order of this meeting and how it's going to go.

8 Now, I support the food truck going on the location that's
9 been presented to us. There was a plan in place a long, long
10 time ago on that area of that park, because the minute you
11 put -- let's say we don't the person that we discussed, let's
12 say we put somebody else there -- and someone comes and do --
13 like we had somebody that wanted to do the crawfish festival,
14 but ended up going to another location -- and that food truck is
15 sitting there. But they're charging for vending. So how are
16 you going to address that issue?

17 And then you have cooler fest. And then you have
18 Homecoming at Palm Beach, which was this weekend, whatever the
19 event was. You're going to create a whole other situation that
20 legally that we shouldn't even be addressing.

21 Now on food truck night, Mr. Willis Williams, you're the
22 first one on that, you get the spot, you pick the first spot,
23 but we've already set a plan in place on how are we going to do
24 that.

25 I'm going to let you finish out because you probably have

1 some more to say, Ms. Hubbard.

2 COMMISSIONER HUBBARD: Not really. I'm just -- it doesn't
3 matter. Mr. Willis has stated that he's satisfied with the new
4 plan. Because I still contend that it's the new plan and not
5 what was presented to us initially when the idea was brought
6 forth. If Mr. Willis Williams is satisfied, and he is the
7 vendor, and the potential vendor, then it's fine with me.

8 And I make a -- oh. We have someone wants to -- I'm sorry.
9 Ms. Pardo wants to talk.

10 COMMISSIONER PARDO: No, I just had one other thing I
11 forgot to mention. So, Scott, you need to be aware, and your
12 staff that's down at the marina, Sunday is Floatopia over at
13 Peanut Island. So Floatopia, we usually have thousands of
14 people over there. And a lot of them come through the Riviera
15 Beach Marina to get on the ferry to head over there. So Rod
16 needs to be aware of it, and Mr. Evans is here, and I'm sure the
17 police are watching. So now the City of Riviera Beach, you
18 know, I'm putting you guys on notice that this weekend is
19 Floatopia. So you need to get a program together for that.

20 Thank you.

21 COMMISSIONER DAVIS JOHNSON: I would like to bring to your
22 attention and we need some immediate attention to various vacant
23 properties throughout the CRA that are being used as dumping
24 sites. We need to -- we have cameras in certain areas. But I
25 believe that where we know we have problem areas where there is

1 dumping, we need to have cameras placed. We need to have some
2 enforcement. I am unsure how we are going to do it but we need
3 to be very deliberate in our approach and plan to address this
4 issue. Because we have individuals now, not only dropping off
5 furniture, not only dropping off appliances, they're dropping
6 off trailers that are inoperable that are now filled with items.
7 And this is such a horrific eyesore to the community. So we
8 need to work in tandem with the police department. Mr. Evans is
9 here. I'm going to have the same conversation throughout the
10 city. We've got to do something with this illegal dumping.

11 CHAIR DAVIS: I agree.

12 VICE-CHAIR MILLER-ANDERSON: To your point with that. I
13 know over by the Port area, 10th, 11th Street, Major Rozier
14 works very closely with the -- I can't think of their names.
15 Clarks. And the mayor asked for a weekly update, and they do
16 provide us with that. Like I said, Major Rozier has really been
17 working very diligently in that area to clean it up. And they
18 do have a camera in one of those areas off of the bridge, where
19 it's kind of like a dead end area.

20 But to your point, you know, that is certainly something.

21 But what -- in his report he says that, you know, some
22 people are putting -- I understand there are some people that
23 are actually dumping things that should not go out there, but
24 some of them are just dumping ahead of time, and they should --
25 you know, like two, three, four, five days ahead of time instead

1 of -- and it seems like it's, you know, every day ongoing
2 situation, but it's not really what it sounds like.

3 But the part that you're talking about with the trailer, is
4 that on -- where have you seen that at?

5 COMMISSIONER DAVIS JOHNSON: Specifically on my street.

6 VICE-CHAIR MILLER-ANDERSON: Okay.

7 COMMISSIONER DAVIS JOHNSON: It's on my street. But I'm
8 talking about -- you know, I'm in the CRA area, so I'm
9 usually --

10 VICE-CHAIR MILLER-ANDERSON: I was referring to the east
11 side off of Broadway area --

12 COMMISSIONER DAVIS JOHNSON: No, I'm talking in
13 neighborhoods where there are vacant lots. Because what I'm
14 doing is riding through the district, taking a look and taking
15 photos to forward to staff, because it is really increasing.

16 And I don't know if they feel as if we have no enforcement
17 or we have no one that's going to really pay attention. But the
18 issue has to be addressed because it is really an eyesore for
19 the community.

20 And it's one thing if you put your things out two days
21 before the Friday pickup -- because in our area that's Friday
22 for the bulk pickup -- but we're talking about something that
23 may go out Friday afternoon after bulk pickup and it sits there
24 an entire week or I'm forced to call and ask for a special
25 pickup, you know, for the various areas. And we're not just

1 talking 10th Street. I'm talking 10th to 1st and over. So we
2 just have to -- we've got to figure out a better way to address
3 this issue. So I would like for you to make sure of that.

4 And the other thing that I wanted to find out about was did
5 we figure out an alternative way to protect the lighting for the
6 linear park?

7 INTERIM EXECUTIVE DIRECTOR EVANS: Yes, we -- people
8 continue to break into the control box.

9 I would actually ask Rod if he could just provide at the
10 mic just the latest status update on our efforts. The control
11 box that controls the lighting I believe has been broken into
12 several times, and we've been trying to address it.

13 MR. McLEOD: Yes. What happened is that we were using a
14 variable timer initially; and we have now changed that to a
15 solar cell so the lights automatically come on at dusk and they
16 go back off at dawn. I have not heard of any problems since
17 that was installed.

18 If we do continue to have problems, then I haven't heard.
19 And if we are having, I'll get it addressed immediately.

20 COMMISSIONER DAVIS JOHNSON: I appreciate that. Thank you.

21 CHAIR DAVIS: One of the things, to piggy back off what
22 he's stating, me and the city manager was having a conversation
23 about code enforcement, and he's going to come back with a code
24 compliance division. And one of the things that we can
25 do with -- and I'm sure they're -- I think they're already doing

1 it, but put that on the list with the Clean and Safe program as
2 far as they do their reporting, they take the pictures on the
3 cell phone, they give a report everyday. I think that's
4 something they've been working on. We can add that to the list
5 to work with in conjunction with the new potential code
6 compliance that Mr. Evans will be bringing before us. So I
7 think that would be a great strategy to merge our two divisions
8 together as we, you know, get more eyes on the street to focus
9 on that, so we can capture a lot of the things that are
10 happening.

11 Vice-Chair.

12 VICE-CHAIR MILLER-ANDERSON: I just wanted to make a
13 couple -- a few announcements.

14 Did, Ms. Davis Johnson, did you want to mention about the
15 flier you have? Is there an event tomorrow with the Housing
16 Authority?

17 COMMISSIONER DAVIS JOHNSON: Oh, yes. Thank you for the
18 reminder.

19 Yes, on tomorrow there is an outreach opportunity for our
20 local contractors, subcontractors and tradesmen, with regards to
21 the upcoming Housing Authority project. We are the first
22 meeting, and it will be held at the Housing Authority building
23 off of Congress Avenue beginning promptly at 5:30 p.m.

24 If you go to the Housing Authority website I believe that
25 you can pre-register. It's free to register. They just wanted

1 to track the individuals who are coming through.

2 And there will be a series of workshops that will be held
3 for -- Commissioner Miller-Anderson, I believe Ms. Hubbard is
4 scheduling one, and I believe that --

5 CHAIR DAVIS: I'm the last one.

6 COMMISSIONER DAVIS JOHNSON: I think we all are.

7 COMMISSIONER PARDO: I'm the last one.

8 COMMISSIONER DAVIS JOHNSON: Well, okay, they have their
9 order. But we'll all be sponsoring them in the hopes that we
10 can get participation, local participation in the upcoming
11 project.

12 MAYOR MASTERS: Excuse me. You may want to mention the
13 date tomorrow, because it's going to be over and over. Just the
14 date that it will be.

15 COMMISSIONER DAVIS JOHNSON: Tomorrow is March 30th.

16 MAYOR MASTERS: 30th. Okay. March 30th.

17 COMMISSIONER DAVIS JOHNSON: Tomorrow is March 30th. At
18 5:30 p.m.

19 MAYOR MASTERS: Thank you.

20 VICE-CHAIR MILLER-ANDERSON: Thank you.

21 And I had her say that because the one that is -- the flier
22 that is out, it had a to be determined by my date -- well, no,
23 the date was there, it was the time and the location. So the
24 date is April 13th. The time is different; it should be 5:30 to
25 7:30. And it will be at the Marina Event Center, April 13th,

1 5:30 to 7:30 p.m. And there will be an updated flier to go out
2 as well.

3 On next -- on April 6 -- let me go back.

4 Well, let me just make a comment. I know you all have
5 noticed I have these glasses in my hand, I'm really struggling
6 with this, because I'm not a person that wears glasses, but for
7 some reason, a couple days before my birthday I cannot read up
8 close anymore. So I'm, you know, I'm having to keep putting
9 them on because I can't see and taking them off because I
10 can't -- they don't work when I look out there either. So I'm
11 struggling right now. I'm not used to this.

12 But in March -- I did mention that March was National
13 Reading Month. And I wanted to kick off a book club. I
14 originally was supposed -- the dates for the book club are
15 monthly, fourth Mondays every month, but we had a meeting this
16 Monday just past. So it was changed to next week, Thursday,
17 April 6. Every month, the fourth Monday of every month, from
18 6:00 to 7:30, we will meet here in the chambers. Those of you
19 that are interested in participating, our first book will be
20 Hidden Figures; and we look to have a lively discussion with
21 that particular book.

22 You can contact myself at 561-444-5912; or my assistant,
23 Keonna, at 561-371-9030, if you are interested in signing up.
24 We're looking to sign up up to 20 people. And it will be held
25 here in the chambers. Like I said before, the first one will be

1 on next Thursday because it had to be switched from this past
2 Monday, April 6 from 6:00 to 7:30.

3 And also I did host a talk show, Let's Talk Riviera Beach
4 with Councilwoman KaShamba Miller-Anderson. And I kicked it off
5 with, like I mentioned before it is to inform the residents of
6 the different services that we have here within the City and the
7 CRA, and as well as highlighting our schools. I know we're
8 trying to develop a better partnership with our schools.

9 And for those parents that may not be aware, this school
10 year coming up you do have an opportunity to sign your child up,
11 the law was passed where you're able to take your child to any
12 school you desire provided the capacity is there for your child
13 to enroll. And what many people are not aware of is that the
14 application process starts on April 1st. And it will be a very
15 limited time so you want to make sure that you look on the
16 website or go to the school district to inquire about those
17 actions.

18 But one of the parts -- the reason I said that is because
19 we have Riviera Beach schools who are struggling with their
20 student achievement; and I want them to have an opportunity to
21 provide the parents with different tips on what they can do to
22 help their children. Also to highlight some of the things --
23 some of these schools have wonderful innovative programs. But
24 if you don't deal with them on a regular basis you may not be
25 aware of some of the things that they're doing. So those

1 principals are signing up to come and have an opportunity to
2 speak to the residents and highlight their school.

3 We had Viking -- not Viking -- Riviera Beach Marine Academy
4 were on the first show; as well as Mr. Randy Sherman from the
5 Water Utility District, to speak about the billing for the water
6 bills, because that was one of the main concerns of a lot of
7 residents. I know I get a lot of calls about the water bill.

8 And also coming up on tomorrow we will be hosting our next
9 episode and it will be Mr. Evans with the CRA and the different
10 programs that the CRA provides for our residents; as well as
11 Mr. Jonathan Evans talking about his new beginning here with the
12 City; and principal Cory Brooks from John F. Kennedy will be
13 here to highlight his school.

14 So as I explained before, that I also want to get to a
15 point where we have non-profits in our cities that are offering
16 services for our Riviera Beach residents. We have a lot of them
17 here but not everyone is aware of what most of these non-profits
18 do. So if you have a Riviera Beach based non-profit and you
19 want to be able to get the word out on what type of services
20 your non-profit serves, just give me a call, or my assistant.

21 And if you have a neighbor or a community member that's
22 doing, going above and beyond in the community to make the
23 community a better neighborhood, please give me a call; we look
24 to interview those individuals as well. So we're looking for
25 people to come out, share some information with the community,

1 and just get the word out.

2 Thank you.

3 CHAIR DAVIS: Ms. Davis Johnson.

4 COMMISSIONER DAVIS JOHNSON: Just one more thing, yes. I'm
5 sorry.

6 There is a summer camp scholarship program being hosted by
7 the Palm Beach County Youth Services Department. And this
8 information popped up in my e-mail. And it offers eligible
9 children a full scholarship to day camp for the entire summer.
10 So I would suggest that our residents if you are interested and
11 to learn about the eligibility requirements please call
12 Ms. Jacqueline Burke at 561-236-6140.

13 And one of the very interesting things about this, it says
14 it allows parents to choose from participating camps located
15 throughout Palm Beach County that meets their child's needs and
16 interests.

17 There is a summer camp outreach. No appointment is
18 necessary. You can go to the website to download their
19 application.

20 But on Monday, April 3rd, from 4:30 to 7:00 p.m. you can
21 visit 50 South Military Trail, Suite 203. And on Wednesday,
22 April 5th, you can visit 1440 MLK Jr. Boulevard here in the City
23 of Riviera Beach. And they will again host a summer camp
24 outreach on Friday, April 7th; that will be the close out date.

25 So if you are interested in learning more about the summer

1 camp scholarship program, I encourage you to call Ms. Jacqueline
2 Burke at 561-236-6140.

3 Thank you.

4 CHAIR DAVIS: Okay. Mr. Evans?

5 INTERIM EXECUTIVE DIRECTOR EVANS: I have nothing. I have
6 nothing further, Mr. Chair.

7 VICE-CHAIR MILLER-ANDERSON: Mayor.

8 CHAIR DAVIS: Oh. Mayor.

9 MAYOR MASTERS: Thank you.

10 I just want to say, not necessarily in defense of the
11 ambassadors, but some of what they do they probably are asked to
12 do by people who mean them well, like Ms. Watson, assisting her
13 with the ice or whatever. And other people who ask them to do
14 certain things, they just probably don't have the heart to say
15 no, or that's not what I'm supposed to do, so they just do it.
16 So, Mr. Evans, if you can help out and just kind of tell them
17 that they can't do everything for everybody, even though they
18 mean well.

19 Also, April the 20th, which is Thursday, at 6:00 p.m., we
20 have the -- a very special guest, the legendary Gary King, who
21 is the former band leader of the West Palm Beach BB King
22 All-Star Band. This is not just an ordinary band. As you know,
23 it's what they call a stage band. The rhythm section, the
24 horns, and all that. They have agreed to be our special guest
25 for the free Family and Friends event here at city hall in the

1 courtyard. And of course I've already asked Ms. Pardo to name a
2 family that we will be honoring, as well as the representatives
3 of council people.

4 We are looking for additional sponsors. We have one radio
5 station, X102.3. And if there's other radio stations out there
6 that would like to help promote this or to do whatever you can
7 in advertising our event, or any other sponsor, we welcome you
8 to join us.

9 There is a hotel on Singer Island, it has a relationship
10 with the office of the mayor as far as employment. They have
11 reached out to us a couple weeks ago and asked if we would
12 assist them in finding applicants, which we call job seekers,
13 for positions at the hotel on Singer Island.

14 If you are interested, we were able to get several people
15 positions, several positions filled. And a couple of the
16 residents were from the Stonybrook housing complex, and they are
17 doing well over there now.

18 But we received a text today from one of the
19 administrations from this hotel on the island, and they asked if
20 I would assist in the office of mayor -- they kind of jumped
21 ahead of us from our pending job fair. But that's fine, you
22 know, we don't need to wait for job fairs to help get people
23 jobs when they need them now.

24 But they are in need of line cooks and chefs and culinary
25 applicants. They need ten people immediately with five years

1 experience. If you are interested and you meet those
2 qualifications, please call the office of the mayor immediately;
3 and we will have you to come in and prep you for the interview
4 and send you over there. The number is 561-845-4145. That's
5 the number to the office of the mayor. Again, 845-4145.

6 And last but not least --

7 CHAIR DAVIS: Excuse me, Mayor, before you go any further.
8 What was the name of the hotel?

9 MAYOR MASTERS: I didn't want to give that name.

10 CHAIR DAVIS: You're advertising jobs. They want to know
11 where they want to work at.

12 MAYOR MASTERS: I didn't want to give the name because they
13 want to route them through the office of the mayor and not call
14 directly.

15 CHAIR DAVIS: Mayor, Mayor, we are advertising jobs on TV.
16 Folks need to know where they're going to apply to. They might
17 want to go online and see what the company is about and do some
18 research --

19 MAYOR MASTERS: The call the mayor's office and we'll give
20 them that information at that time. They don't want people just
21 going. They're working through us. And that's just the way
22 we're doing it. That's what they've asked me. I've got the
23 text.

24 845-4145. Call us, we'll give you the information. We do
25 want you to come in first and give you the referral, whatever

1 else we need to do. But that's the relationship that we have.

2 Thank you, Mr. Chair.

3 Last but not least, we have had three people, three
4 shootings today in the West Palm Beach area. I think we've had
5 two or three a couple days ago in our city. So we're asking you
6 to continue to pray for the families of these victims who have
7 been hurt or killed.

8 You may have seen me get up earlier and whisper to
9 Councilwoman -- Commissioner Tonya Davis Johnson. I just want
10 to make sure you understand it was not saying anything
11 pertaining to the business here, but I was just letting her know
12 that a certain minister that we know also had a member, family,
13 that was a victim. So please pray for all.

14 Thank you, Mr. Chair.

15 CHAIR DAVIS: Really quick. I want to say to Mr. Evans,
16 thank you for bringing some information here that we can move
17 forward with the RFP as we focus on -- I know one of the areas
18 we've always talked about as a board, specifically Councilperson
19 Hubbard, which is the community benefits agreement for the
20 master development agreement, so we can find a way to make sure
21 that we have as much inclusion as possible on every level for
22 that effort that comes up.

23 Real briefly. On a kind of save the date before the
24 information come. The CRA is going to be partnering with X102.3
25 on April 23rd. That's a Sunday. April 23rd, at 10:00. There

1 will be a South Florida Spades Tournament and the proceeds will
2 be going to Florida A&M and Bethune Cook University Scholarship
3 Fund. X102.3 is coming to Riviera Beach and start hosting the
4 event; and they chose to partner up with the CRA and they chose
5 that Sunday. It's going to be double elimination. The
6 information will probably be going out sometime next week. But
7 I thought I'd put the date out there. It will be inside the
8 Event Center on that Sunday, April 23rd. It will be double
9 elimination.

10 There will be a pre-registration fee of 40 bucks. And on
11 the day of registration 60. And the registration starts on that
12 date at 10:00 that morning. And the actual tournament starts at
13 11:00. So it should be done by mid-day.

14 Later on that day we also have the, you know, T-ball at the
15 Event Center. That will be the first they actually left Palm
16 Beach Gardens. And they wanted to bring this event over to
17 Riviera Beach. So that's great. So we're drawing other people
18 back into the city. Along with Sickle Cell Foundation. I was
19 told that they have chosen Mr. Evans as the keynote speaker this
20 year, from our city manager's office.

21 And right now I'm just really excited about to see what's
22 going to happen with this master development agreement, because
23 this will be a signature piece that everyone is watching. And
24 we talk a lot about doing things for the people of this
25 community, and this will be the opportunity where we can come

1 together as a board and actually do just that.

2 So I want encourage my colleagues as we focus and really
3 take our time and work well and keep the goal in front of us on
4 how we're going to spur private development and also include our
5 community in that process.

6 With that being said, I have a motion to adjourn the
7 meeting.

8 (Proceedings concluded at 9:12 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 Reporter,
7 certify that I was authorized to and did report the foregoing
8 proceedings at the time and place herein stated, and that the
9 foregoing is a true and correct transcription of my stenotype
10 notes taken during said proceedings.

11

12 IN WITNESS WHEREOF, I have hereunto set my hand this 4th
13 day of April, 2017.

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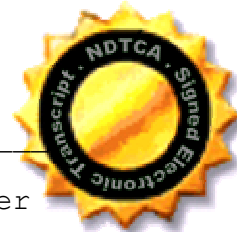
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CLAUDIA PRICE WITTERS
Registered Professional Reporter



ADJOURNMENT

The CRA Regular Meeting was adjourned at 9:12 P.M. The minutes were approved
by the Board of Commissioners on _____.

Terence Davis, 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: 4/26/2017

Agenda Category:

Subject: MONTHLY VENDOR INVOICES

Recommendation/Motion: APPROVAL

Originating Dept	CRA FINANCE	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
--_FORM_--_04-26-17_MTG_Invoices.pdf	FORM -- 04-26-17 MTG Invoices	4/19/2017	Cover Memo
CONSTANT_COMPUTING_#101121_\$3_665.00.pdf	CONSTANT COMPUTING #101121 \$3,665.00	4/19/2017	Backup Material
FL_COURT_REPORTING_#171697_\$762.00.pdf	FL COURT REPORTING #171697 \$762.00	4/19/2017	Backup Material
FL_FISHING_ACADEMY_#0317_\$2_500.pdf	FL FISHING ACADEMY #0317 \$2,500	4/19/2017	Backup Material
J_Michael_Haygood_#NC-94_\$9_619.50.pdf	J Michael Haygood #NC-94 \$9,619.50	4/19/2017	Backup Material
Langton_Associates_#019_\$5_000.pdf	Langton Associates #019 \$5,000	4/19/2017	Backup Material
The_Palm_Beach_Consulting_Group__LLC_#2017-04-003_\$7_950.pdf	The Palm Beach Consulting Group, LLC #2017-04-003 \$7,950	4/19/2017	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	4/20/2017 - 2:35 PM
CRA Internal Review	Evans, Scott	Approved	4/20/2017 - 5:30 PM

Riviera Beach Community Redevelopment Agency
RATIFICATION OF CONSULTANT/VENDOR INVOICES
APRIL 26, 2017 BOARD MEETING

4/19/2017

ITEM #	VENDOR NAME	EXPIRES	RES #, DATE	INVOICE #	AMOUNT	SUBTOTAL
1	Constant Computing	9/30/2017	Res 2016-10 (6-8-16)	101121	\$3,665.00	\$3,665.00
	\$60,000.00					
2	Florida Court Reporting	10/29/2017	Res 2015-33; 9-9-15	171697	\$762.00	\$762.00
	\$15,000 per Calendar Year					
3	Florida Fishing Academy	11/11/2017	Res 2016-19; 10-26-16	317	\$2,500.00	\$2,500.00
	\$30,000/yr.					
4	J. Michael Haygood	N/A	N/A	NC-94	\$9,619.50	\$9,619.50
	N/A					
5	Langton Associates	8/31/2017	RES 2015-29; 8-26-15	19	\$5,000.00	\$5,000.00
	\$60,000/yr.					
6	The Palm Beach Consulting Group, LLC	12/31/2017	Res 2017-05 (2-22-17)	2017-04-003	\$7,950.00	\$7,950.00
	\$60,000.00					

TOTAL OF ALL INVOICES


\$29,496.50**\$29,496.50**

Riviera Beach CRA Payment Authorization Checklist

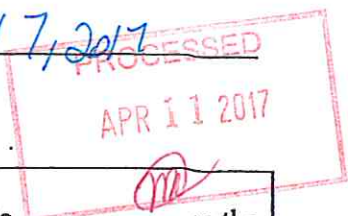
Vendor Name: Constant Computing
 Control No.: Res. No. 2016-10 Invoice No.: 101121
 Invoice Date: 3/31/17 Payment Amount: \$ 3665.00
 Project Supervisor/Responsible Official: Darlene Hatcher

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	RSH
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	RSH
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	RSH
<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 ?	RSH
<input type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	N/A
<input type="checkbox"/> The nature of work being performed is within the scope of the CRA plan.	N/A
<input 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: April 7, 2017



☐ Payment approved by the Board of Commissioners by Motion No. _____ or the Consent Agenda, at its meeting on _____. (If applicable)

entered 4-7-17

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 # 101121
DATE 03/31/2017
DUE DATE 04/15/2017
TERMS Net 15

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/31/2017	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
03/31/2017	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.	4.75	115.00	546.25
03/31/2017	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.	12.75	115.00	1,466.25
03/31/2017	Business Rate Virtual CIO - Planning, evaluation, assist in vendor management, consultation, network documentation, product research, audit support.	0.75	115.00	86.25

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/31/2017	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.	2.75	115.00	316.25
			BALANCE DUE	\$3,665.00

**Riviera Beach CRA
Payment Authorization Checklist**

Vendor Name: Florida Court Reporting
Control No.: Res. No. 2015-33 Invoice No.: 171697
Invoice Date: 4/5/17 Payment Amount: \$ 762.00
Project Supervisor/Responsible Official: Darlene Hatcher

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed ?	<u>DSH</u>
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope ?	<u>DSH</u>
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received ?	<u>DSH</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>DSH</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 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: April 7, 2017

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

PROCESSED
APR 11 2017

Entered 4-7-17

INVOICE

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

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

Invoice No.	Invoice Date	Job No.
171697	4/5/2017	123029
Job Date	Case No.	
3/29/2017		
Case Name		
Riviera Beach Community Redevelopment Agency		
Payment Terms		
Due upon receipt		

Original transcript of:

3-29-17 CRA meeting

127.00 Pages @ 6.00 762.00

TOTAL DUE >>> \$762.00

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. : 123029 BU ID : WPB
Case No. :
Case Name : Riviera Beach Community Redevelopment Agency
Invoice No. : 171697 Invoice Date : 4/5/2017
Total Due : \$762.00

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.: _____ Invoice No.: 03/17

Invoice Date: Feb 17, 2017 Payment Amount: \$ 2500-

SERVICES For Feb 24-march 29
 Project Supervisor/Responsible Official: Annette Jenkins

	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed?	<u>AS</u>
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope?	<u>AS</u>
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received?	<u>AS</u>
<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?	<u>AS</u>
<input checked="" type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	<u>AS</u>
<input checked="" type="checkbox"/> The nature of work being performed is within the scope of the CDC plan.	<u>AS</u>
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	<u>AS</u>

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

 Date: April 7, 2017
☐ Payment approved by the Board of Commissioners by:
 Motion No. _____



or the Consent Agenda, at its meeting on _____. (If applicable)

entered 4-7-17



INVOICE

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

INVOICE # 0217
Date: February 17, 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: February 24, 2017 to March 29, 2017

DESCRIPTION	Service Dates	AMOUNT DUE
Services rendered Note: Refer to Monthly Report	Re: February 24, 2017 to March 29, 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: February 24, 2017 to March 29, 2017

	Annual Target	Current Month	November 2016 To Date
Community Events	2	0	0
Riviera Residents-Single Sessions	550	219	309
Riviera Residents-Camp	140	0	0
Non-Residents-Single Sessions	0	0	258
Non-Residents-Camp	0	0	0
Classes	55	9	19
Weeks of Camp	7	1	0
Volunteer Hours	0	0	0

Highlights

2/28/17, 3/7/17, 3/14/17 and 3/28/17

During the above dates, we met with students from Lincoln Elementary aftercare. We taught them about fishing safety, knot tying, lifejacket safety, fish identification and casting. They are learning all these skills in anticipation of going on a field trip at the Riviera Beach Marina.

3/20/17

The teen students from the Max M. Fisher Boys and Girls Club arrived at the marina this morning to kayak over to Peanut Island. Due to the weather, we had to cancel the kayaking trip and stayed at the marina. Despite the cold, the students swam and snorkeled. They saw many different species of fish. The highlight was when a manatee swam by to see what was going on.

3/21/17

We met the Atkins TLC campers this morning at the marina. It was a little chilly to go swimming. We spent the next 3 hours learning about fishing, lifejacket safety, water safety, casting and tying knots. The students spent the final portion of the session playing in the splash pad.

3/22/17

The students from the Max M. Fisher Boys and Girls Club arrived at the marina this morning with their lunches and ready to enjoy a day on the boat and exploring. We began the morning circling Peanut Island in search of manatees. We headed north to go swimming and snorkeling at Munyon Island. The students spent the day swimming and exploring the island in search of marine critters and shells. They found plenty of shells, crabs and an exoskeleton of a horseshoe crab.

Challenges

Weather determined the activities for certain days. It was chilly and very windy by Thursday. As a result, we had to cancel camp for the rest of the week.

Volunteer Names

Nothing new to report.

Community Partners

Lincoln Elem, Max M Fisher Boys and Girls Club, Atkins TLC

Compliance

Nothing new to report.

Innovation and News

Nothing new to report.



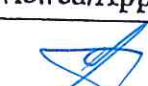






Thank you,

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.: N/A Invoice No.: NC-94
 Invoice Date: April 3, 2017 Payment Amount: \$ 9,619.50
 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 ?	<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 ?	
<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: 4/12/2017

☐ Payment approved by the Board of Commissioners by Motion No. N/A or the Consent Agenda, at its meeting on N/A. (If applicable)



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

April 3, 2017

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

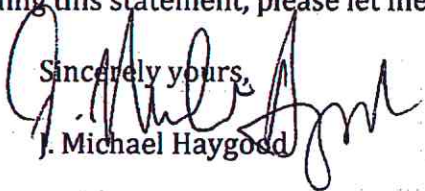
Re: March Invoice

Dear Mr. Evans:

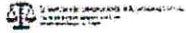
Attached are the statements for legal services from March 1, 2017 through March 31, 2017, in the total amount of \$9,619.50.

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-94
 Date: 4/3/17

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>
3/2/17	Review File	J. Michael Haygood	1.8 hrs	\$265.00/Hr	\$477.00
	Review of discovery request in Cagle v. CRA.				
3/3/17	Meeting	J. Michael Haygood	2.5 hrs	\$265.00/Hr	\$662.50
	Meeting with Scott Evans and Paul Skyras.				
3/7/17	Preparation of Response	J. Michael Haygood	3.3 hrs	\$265.00/Hr	\$874.50
	Preparation of responses to discovery request in Cagle v. CRA.				
3/7/17	Document Preparation	J. Michael Haygood	1.5 hrs	\$265.00/Hr	\$397.50
	Preparation of response to request for audit letter.				
3/7/17	Review File	J. Michael Haygood	0.7 hrs	\$265.00/Hr	\$185.50
	Review lease office lease file.				
3/8/17	Review Document	J. Michael Haygood	1.5 hrs	\$265.00/Hr	\$397.50

<i>Review and comments to proposed marketing agreement for Marketing agreement for Robin Williams.</i>					
3/9/17	Meeting	J. Michael Haygood	2.0 hrs	\$265.00/HR	\$530.00
<i>Meeting with Scott Evans and Darlene re: Lease and pending discovery.</i>					
3/9/17	Meeting	J. Michael Haygood	1.1 hrs	\$265.00/HR	\$291.50
<i>Meeting with representative from Landlord re: Office lease.</i>					
3/9/17	Review File	J. Michael Haygood	0.9 hrs	\$265.00/HR	\$238.50
<i>Review Trawler Fest emails re: Cagle.</i>					
3/13/17	Meeting	J. Michael Haygood	2.0 hrs	\$265.00/HR	\$530.00
<i>Meeting with Scott Evans and Payl Skyrars re: RFP.</i>					
3/13/17	Review Document	J. Michael Haygood	0.7 hrs	\$265.00/HR	\$185.50
<i>Review of email from attorney for Rafiki Tikki re: additional costs.</i>					
3/13/17	Review Document	J. Michael Haygood	1.2 hrs	\$265.00/HR	\$318.00
<i>Review emails and documents re: Marina Uplands insurance.</i>					
3/15/17	Telephone Conference	J. Michael Haygood	0.3 hrs	\$265.00/HR	\$79.50
<i>Telephone conference with Scott Evans re: Tikki lease.</i>					
3/20/17	Meeting	J. Michael Haygood	1.5 hrs	\$265.00/HR	\$397.50
<i>Meeting with Scott Evans and Tikki representatives re: lease.</i>					
3/20/17	Review File	J. Michael Haygood	2.5 hrs	\$265.00/HR	\$662.50
<i>Review of Notice of Disposition and response from Tony's Subs and preparation of resolution authorizing negotiations.</i>					
3/21/17	Document Preparation	J. Michael Haygood	3.4 hrs	\$265.00/HR	\$901.00
<i>Preparation of initial outline of development agreement for Tony's Subs.</i>					
3/23/17	Revise Document	J. Michael Haygood	0.5 hrs	\$265.00/HR	\$132.50
<i>Review and revised memorandum re: Blue Lagoon.</i>					
3/24/17	Document Preparation	J. Michael Haygood	1.6 hrs	\$265.00/HR	\$424.00
<i>Preparation of agreement for costs of additional work for Tikki.</i>					
3/29/17	Meeting	J. Michael Haygood	3.0 hrs	\$265.00/HR	\$795.00
<i>Attendance at CRA meeting.</i>					

3/30/17	Review Document	J. Michael Haygood	2.3 hrs	\$265.00/Hr	\$609.50
	Review existing Economic Development Incentive Program, CRA Procurement Code; prior Commercial Improvement Program Grant Agreement. proposed Underwriting Criteria.				
3/31/17	Meeting	J. Michael Haygood	2.0 hrs	\$265.00/Hr	\$530.00
	Meeting with Scott evans and Paul Skyars				
Hourly Fees Total			36.3 hrs		\$9,619.50

Balance: \$9,619.50

CFA

**Riviera Beach
Payment Authorization Checklist**

Vendor Name: Longton Associates

Control No.: _____ Invoice No.: 019

Invoice Date: 3/24/17 Payment Amount: \$ 500

Project Supervisor/Responsible Official: Donnette Jenkins

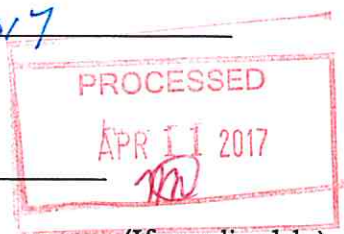
	Reviewed/Approved by
<input checked="" type="checkbox"/> Project "scope of work and deliverables" reviewed?	<u>[Signature]</u>
<input checked="" type="checkbox"/> Payment support documentation appropriate based on work scope?	<u>[Signature]</u>
<input checked="" type="checkbox"/> Deliverables due with this invoice have been received?	<u>[Signature]</u>
<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?	<u>[Signature]</u>
<input checked="" type="checkbox"/> Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	<u>[Signature]</u>
<input checked="" type="checkbox"/> The nature of work being performed is within the scope of the CDC plan.	<u>[Signature]</u>
<input checked="" type="checkbox"/> Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	<u>[Signature]</u>

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

[Signature] Date: April 7, 2017

☐ Payment approved by the Board of Commissioners by:

Motion No. _____
or the Consent Agenda, at its meeting on _____. (If applicable)



4-7/17
entered by



March 24, 2017

Invoice #: 019

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 March 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

Riviera Beach CRA Grant Writing Report

Month: March 2017	
Grants Awarded	<ul style="list-style-type: none"> No grants awarded during this period
Grant Opportunity Research	<ul style="list-style-type: none"> HUD- Lead Hazard Reduction Demonstration (LHRD) Grant Program BB&T grant program- \$10,000
Technical Assistance	<ul style="list-style-type: none"> Comerica research for March 31st meeting
Communication with Staff	<ul style="list-style-type: none"> Consistent phone and e-mail communication related to grant preparation for SFTOD and FMPP Applications Participated in NEA webinar
Grants in Progress	<ul style="list-style-type: none"> NEA Challenge America Grant – Due 5/4/17- \$10,000
Grants submitted	<ul style="list-style-type: none"> South Florida Transit Oriented Development (SFTOD) Grant Program – 13th Street Tri-Rail Coastal Link Station Area Master Plan. Amount applied for: \$150,000.00; USDA – Farmer’s Market Promotion Program – Riviera Beach Public Market Demonstration Project. Amount Applied for: \$135,245








Riviera Beach CRA Payment Authorization Checklist

Vendor Name: The Palm Beach Consulting Group, LLC


Control No.: Rev No. 2017-05 Invoice No.: 2017-04-003

Invoice Date: April 3, 2017 Payment Amount: \$ 7,950.00

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 ?	<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 ?	
<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: 4/10/2017

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





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 #
4/3/2017	2017-04-003

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 March 1 - 31, 2017. Report of activities for the period March 1 - 31, 2017 attached. 	7,950.00
<div>PROCESSED APR 11 2017 </div>	
Total	\$7,950.00

(561) 315-5243
ABroussard@PalmBeachConsulting.com

entered
4-10-17

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

1. General
 - A. Review and analysis of accounting systems and financial reporting structures. Identification of and addressing challenges faced by the finance department staff.
 - External audit requirements and issues.
 - Fiscal year-end closeout requirements.
 - Accounting issues regarding CRA, CDE, and RBECLLC.
 - B. Work status meetings with staff.
2. Riviera Beach CRA (CRA)
 - A. Assisted with 2016 external audit for CRA.
 - B. Addressed financial accounting system and reporting issues, along with audit issues.
 - C. Prepared explanation to auditors and required journal entry adjustments regarding CRA "Loan" from the City .
 - D. Participated in on-going efforts to address property and liability insurance issues between the City, CRA, and the Riviera Beach Event Center, LLC.
3. Agreed Upon Procedures Audit

Worked with CRA attorney to address contract modification. Insured that auditors had information they needed to conduct their review.
4. Project status discussions with CRA Interim Executive Director.
5. Miscellaneous administrative activities, as required.

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

Meeting Date: 4/26/2017

Agenda Category:

Subject: APPROVAL OF RFQ FOR MARINA VILLAGE BRANDING AND COMMUNITY ART
PROJECT

Recommendation/Motion: APPROVAL

Originating Dept	PROJECT MANAGER	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
MARINA_VILLAGE_BRANDING_AND_COMMUNITY_ART_PROJECT.pdf	MEMO - MARINA VILLAGE BRANDING MEMO	4/20/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	4/20/2017 - 5:29 PM
CRA Internal Review	Evans, Scott	Approved	4/20/2017 - 5:30 PM



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, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: April 19, 2017

SUBJECT: Request For Qualification (RFQ) For Marina Village Branding And Art Project.

REQUEST FOR BOARD ACTION

The CRA is requesting approval to issue an RFQ for qualified artists and painters to design, construct and install a public art project. The purpose of the project is to provide beautification and enhancement to the wall surrounding the water tank and the Marina water tank itself. The concept of the design and mural chosen should celebrate, and historically catalog, the region's thriving marine and fishing industry. The overarching goal of this project is to connect the community by soliciting their involvement in the process of beautifying the Marina Village.

The collaborative process will be in a three step exercise. **Step One** will encompass a public meeting introducing the art project to the public, introducing the artist or company to the public, and select a brainstorming team that will provide ideas for the design. The team will consist of youth from the local schools, community stakeholders and residents. **Step Two** will consist of an artistic "meeting of the minds," ideas will be compiled and the artist will provide several renderings based on the input from the team. Finally, **Step Three** will consist of a design Charrette to display the final renderings and announce the design chosen based on stakeholders and CRA staff consensus.

BACKGROUND

Structures

The water tank and wall are located at the corner of 12th Street and Avenue C. The water tank along with the wall was previously painted in 2008, the color scheme chosen was done so to match the other two water tanks in the city. The wall that surrounds the tank is visible if standing on the north side of the building, along Broadway and entering from the cruise ship's docking station.

SE: AL

Art & Marina Village

In the 2014, the CRA received approval to have a cultural consulting firm complete a cultural study of the Marina Village and the City of Riviera Beach. From this study the Lord Cultural Report was produced. The Lord Report focused on activating the Marina District through culture and stressed the importance of the infusion of art and culture into the Marina District to insure success. The Lord Report cited in 2013 that the combined attendance for 19 cultural organizations in Palm Beach County totaled 3.3 million people, and this is an audience base that the Marina District could tap in to. During a visioning charrette hosted by Lord Cultural Resources back in 2013, community stakeholders and residents voiced that a multicultural lens, diversity, historical significance, location and diverse economy be a part of the Marina District's development. Feedback was also requested as to their vision of the Marina District in 2030. This vision shared by the attendees included murals and public art picked by a residential jury as several of many items outlined.

CURRENT SITE STATUS

Water Tank & Wall

The wall surrounds the water tank is visible to all visitors entering the Marina Village from the north and the west traveling by car or by foot. The wall is approximately 10ft. high and the proposed mural side is 123ft long along with area 3 and 4 seen below. The wall is painted all white on the side closest to the Event Center and the remaining sides are a shade of pink and salmon. The water tank in area 2 seen below, is a large feature at the Marina Village and is approximately 75ft in diameter and 30ft. high. The entire structure is painted with the same pink and salmon shade with the City logo on one side; the Marina Village logo is currently absent from the structure. The color scheme of both structures clash with the aesthetics of the Marina Village.



DISCUSSION

Staff is requesting approval for a RFQ for qualified artists and painters to design, construct and install a public artwork project. The purpose of the project is to provide beautification and enhancement to the *wall surrounding the water tank* and the water tank itself. The concept and design will be birthed through community involvement and artistic expression. The final contract will be before the Board at a future date for final approval before the commencement of the project.



REQUEST FOR STATEMENT OF QUALIFICATIONS FOR PROFESSIONAL SERVICES FOR LARGE SCALE ART & PAINTING PROJECT FOR THE MARINA VILLAGE

Date Issued: **June 5, 2017**

Riviera Beach Community Redevelopment Agency (RBCRA) is seeking Statements of Qualifications from qualified artists and painters to design, construct and install a public artwork project. The purpose of the project is to provide beautification and enhancement to the wall around the water tank and the water tank itself located at the City of Riviera Beach Marina ("Marina Village"). The concept of the design and mural chosen should celebrate, and historically catalog the regions thriving marine and fishing industry. The artist and or painter will partner with the CRA and The City of Riviera Beach community-based organizations to create the concept of the design and mural. The artist should be able to create an aesthetically pleasing visual piece of art that stimulates the senses and creates excitement to commuters, tourists and residents visiting or passing near the Marina Village. The overarching goal of this project is to connect the community and its involvement with the process of beautifying the Marina Village.

Two locations that have been identified for this public art work project are the wall around the water tank and the water tank itself located at the Marina Village.

AREA 1, 3, 4-Surrounding Wall

The wall surrounds the water tank and is visible to all visitors entering the Marina Village from the north and the west traveling by car or by foot. The side of the wall slated for the mural is approximately 123ft. long and 10ft. high.

AREA 2-Water Tank

The water tank is a large feature at the Marina Village and is approximately 75ft in diameter and 30ft. high. The water tank is visible at an aerial view, all areas of the Marina Village and by the tourists on the incoming cruise ships.



Submittal Requirements

Riviera Beach Community Redevelopment Agency (RBCRA) is soliciting qualified professional artists and or painters to perform the task of executing a large scale painting project with a large scale mural.

Submittal Materials

The artist and or painter that will be chosen must provide the following materials for consideration.

1. Evidence of prior work with similar large scale public art projects with documentation.
2. 10 images of past work
3. Proof of resources to complete a public artwork project of this size.
4. Demonstrate the ability to furnish renderings of the completed project prior to the commission of the project.

RBCRA must receive complete qualification documents as listed within the Request for Qualifications (RFQ). RBCRA will accept RFQ responses beginning Monday, May 1, 2017. The RFQ will be open for a minimum of thirty (30) days. RBCRA retains the right to close the RFQ at any time beyond 30 days.

Responses are to be submitted to the RBCRA at 2001 Broadway, Suite 300, Riviera Beach, FL 33404.

Submit one (1) original document and two (2) copies marked “(Name of Firm), **Artist and or Painters**” on the outside of the sealed envelope.

Business Requirements

Licenses

All **Artists and or Painters** and sub-contractors are required to have all applicable licenses. Licenses from the Department of Business and Professional Regulation and/or from Palm Beach County, depending on the trade, are required to be submitted with the RFQ response. (Business Tax Receipts must also be submitted with the response.

It is the responsibility of the **Artists and or Painters** to ensure that all sub-contractors are licensed when required (ex: [sandblaster or what subs would be needed for the task]).

The **Artists and or Painters** must possess and submit a copy of one of the following licenses and/or State Registration (if applicable) at the time of RFQ response.

State Licenses:

- Business Licenses
- General Contractors, or

County Licenses (State Registration Required):

- Business Licenses
- General Contractor, or

Insurance

Artists and or painters are also required to provide proof of Liability Insurance and Worker's Compensation Insurance with statutory coverage. Artists and or Painters current insurance certificates must be submitted with RFQ response. All insurance carriers must be licensed to do business in Florida. It is the responsibility of the Artists and or Painters to ensure that all sub-contractors are insured when required.

Preference

Preference will be given to Local and Minority businesses.

(REMAINDER OF PAGE LEFT BLANK)

**RBCRA is seeking Qualifications from Artists and or Painters.
Information Requested from Applicants:**

The following information, at a minimum, is to be included in the response to this RFQ:

- Vendor Profile Form (attached);
- Professional experience including previous similar experiences, number of years in business, capability and capacity of the business to carry out the proposed scope of work, resumes of proprietor/partners and pertinent staff, and a list of other clients with contact information;
- Extent of minority and local business participation;
- Applicable licenses; and
- Insurance certificates

The information requested will be the basic criteria for screening and selection for interviews. Please submit the above information/documentation along with information specified in the qualification request for each profession, industry, or service (retrieve from www.RBCRA.com or from office address below).

Submission Due Date:

The RBCRA will accept Statements of Qualifications for a minimum of 30 days. RBCRA retains the right to close the RFQ at any time beyond 30 days. Submit one (1) original and two (2) copies to:

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

It is anticipated that interviews will be held with a limited number of selected firms. This notice does not bind RBCRA to pursue further steps with any interested parties. Accordingly, RBCRA is not liable for any costs incurred in connection with the submittal of materials in response to this request.

All responses must be complete upon initial submission. Faxed responses will **not** be accepted. Electronic versions will **not** be accepted. Submissions will be time and date stamped.

(REMAINDER OF PAGE LEFT BLANK)

VENDOR PROFILE

All questions must be answered and the responses given must be clear and comprehensive. The contractor may submit additional information as appropriate.

Company Name: _____
Company Owner (s): _____
Address: _____
Phone: _____
Federal IRS Tax I.D. #: _____
DUNS #: _____
License No.: _____ (Attach Copy)

Type of Ownership: Corporation () Partnership () Sole Proprietorship ()

Company Principals and Titles: _____

Names of Corporation Officers (if corporation), Partners (if partnership), Owner (if sole):

1. _____			
Name		Title	
Address	City	ST	Zip
Office Phone #		Cell Phone #	
2. _____			
Name		Title	
Address	City	ST	Zip
Office Phone #		Cell Phone #	
3. _____			
Name		Title	
Address	City	ST	Zip
Office Phone #		Cell Phone #	
4. _____			
Name		Title	
Address	City	ST	Zip
Office Phone #		Cell Phone #	

Attach copy of:

1. Current License/Certificate/Registration
2. Current Insurance Certificate(s)
3. Corporate Resolution verifying authorized signatures

Number of years in business as this entity: _____ years.

If the company name has changed, what was the original name(s)

1. _____
Company Name _____ Dates _____

Address _____ City _____ ST _____ Zip _____

2. _____
Company Name _____ Dates _____

Address _____ City _____ ST _____ Zip _____

Number of individuals on your company's payroll? _____

How many times have you failed to complete any work or defaulted on a contract awarded to you?

If so, when, where and why?

JOB REFERENCES

List three (3) references. Supply name, phone number, address, and type of work completed.
(Please give us references that we can contact and receive a response to reference checks).

1. Name: _____

Address: _____

Phone: _____

Type of work performed:

2. Name: _____

Address: _____

Phone: _____

Type of work performed:

3. Name: _____

Address: _____

Phone: _____

Type of work performed:

ADDITIONAL INFORMATION

General background, such as experience of partners and staff, can be submitted as an attachment. Please list suppliers with whom you have credit accounts:

Name	Phone
------	-------

Name	Phone
------	-------

Name	Phone
------	-------

Name	Phone
------	-------

Provide a current list of subcontractors with whom your company has done business. Include the name of company, phone number(s) and contract person for each subcontractor on the attached reference form.

Have you ever filed for bankruptcy? _____

Name(s) of those authorized to sign contracts, bids, contract change order requests, and endorse checks

Name	Title
------	-------

Name	Title
------	-------

Name	Title
------	-------

I/we hereby certify that the above statements are true and complete to the best of my knowledge.

I/we further understand that Riviera Beach Community Redevelopment Agency will keep all the information confidential and use such information only to verify the qualification of the undersigned as a general contractor.

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by Riviera Beach Community Redevelopment Agency in verification of the recitals comprising this Contractor Profile.

Print Name

Title

Signature

Date

CRA DRAFT

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

Meeting Date: 4/26/2017

Agenda Category:

Subject: EVENT CENTER SHADE ENHANCEMENTS - PRESENTATION

Recommendation/Motion: PRESENTATION

Originating Dept	PROJECT MANAGER	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
EVENT_CENTER_SHADE_ENHANCEMENTS_ _PRESENTATION.pdf	EVENT CENTER SHADE ENHANCEMENT MEMO	4/20/2017	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	4/20/2017 - 5:28 PM
CRA Internal Review	Evans, Scott	Approved	4/20/2017 - 5:30 PM




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, CRA

COPY: J. Michael Haygood, CRA Attorney

DATE: April 19, 2017

SUBJECT: Requesting Approval for Event Center Rooftop Additions to Address Shading Concerns.

REQUEST FOR BOARD ACTION

The CRA staff is requesting approval to begin the procurement process to purchase and install equipment to address the need for additional shading on the Event Center Rooftop. The purpose of this initiative is to firstly, address the numerous requests from the community to add shading to the rooftop area. Secondly, is to provide covering during light showers to avoid an entire event party needing to exit to the lobby area. Thirdly, it is our belief that the addition of sufficient shading will improve the marketability of the rooftop space. The vision of this proposed project is to add shading without the space feeling enclosed and to make additions that are visually pleasing to the eye. Finally, any additional structure or equipment will be in line with the current architectural design of the Marina Village.

CURRENT SITE STATUS

The roof top is 4,325sqft with roughly 4,000sqft of unshaded area. We have identified three roof top shading options that are esthetically in line with the design of the Event Center. The roof top also has a 1,400sqft pergola that is purely decorative with minimal shading with no protection from the rain. The following are three viable options for your consideration.

Sun sails

Fashioned after the sail of a ship, a device created to provide outdoor shading. The fabric is made out of 100% UV stabilized plastic with the durability to with stand severe tropical climate and weather. There are three coverage options presented.

SE: AL



Sun Sails

Retractable Umbrellas

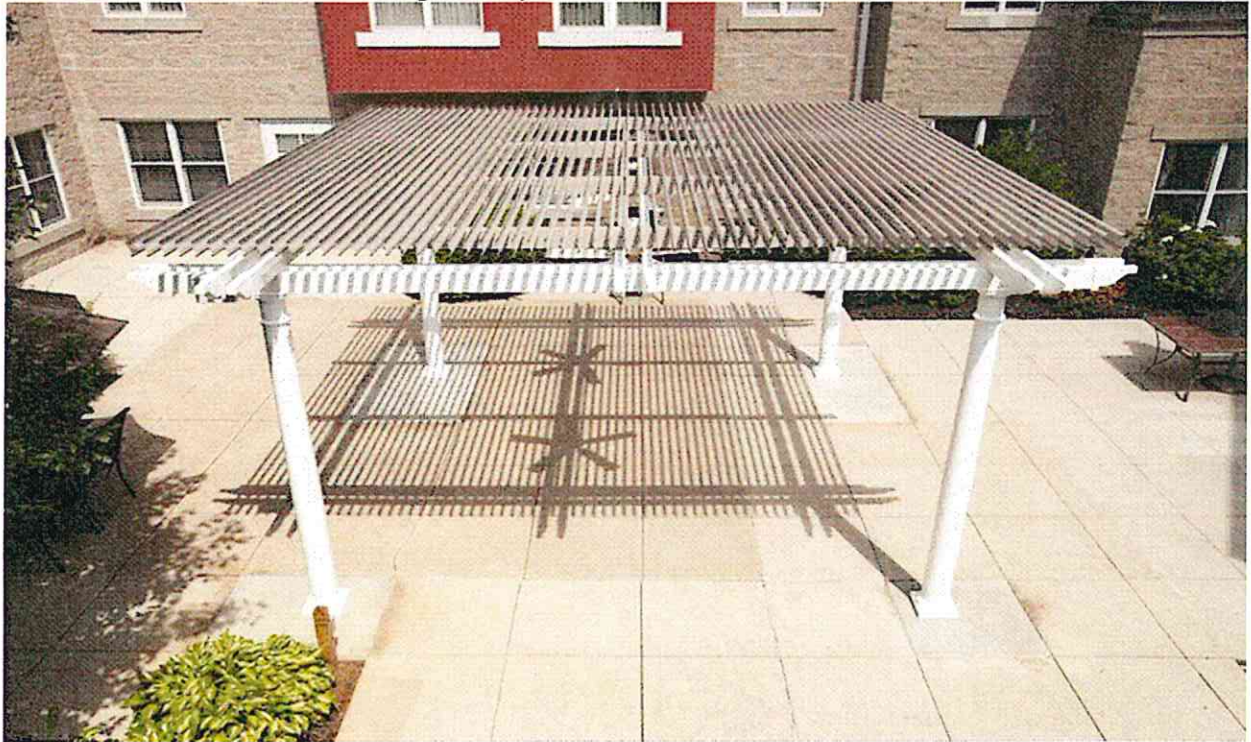
Retractable Umbrellas provide external shading with a crank that provides the ability to easily open and close. The Umbrella is 100% galvanized powder coated steel with Marine grade fabric. The structure also has a weighted freestanding base. There are two coverage options.



Retractable Umbrella

Louvered Roof

Louvered roof system is a versatile motorized adjustable patio cover that can be closed to provide shade and cover from rain and opened by remote control as needed.



Louvered Roof System

FINANCIAL IMPLICATIONS

The table below illustrates the coverage area for each option and the total cost with a 25% allowance for contingencies.

SHADING TYPE	COVERAGE AREA	TOTAL COAST
Sun Sails Opt 1	1,680 sqft	\$125,000
Sun Sails Opt 2	1,176 sqft	\$103,000
Sun Sails Opt 3	810 sqft	\$66,000
Retractable Umbrellas Opt 1	1,014 sqft	\$38,000
Retractable Umbrellas Opt 2	676 sqft	\$26,000
Louvered Roof System	1,472 sqft	\$94,000

RECOMMENDATIONS

The CRA feels that all shading options presented are viable and fit the aesthetics of the Marina Village property, but our current recommendation is the retractable umbrella first coverage option to address the minimal roof top shading at the Event Center. If the retractable umbrella is chosen staff will ensure that the color chosen will coordinate with existing equipment.

SE: AL

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

Meeting Date: 4/26/2017

Agenda Category:

Subject: UPDATE OF CRA 2016 AUDIT PRESENTATION / DISCUSSION

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:

THE CRA'S FY 2016 EXTERNAL AUDIT IS IN THE PROCESS OF BEING COMPLETED. DUE TO THE "RELATED PARTY" RELATIONSHIP BETWEEN THE CRA, RIVIERA BEACH CDE, INC., AND THE RIVIERA BEACH EVENT CENTER, LLC., THE AUDITED FINANCIAL STATEMENT RESULTS OF THE RIVIERA BEACH CDE INC., AND THE RIVIERA BEACH EVENT CENTER, LLC. WILL BE INCLUDED WITH THE FINANCIAL STATEMENT RESULTS OF THE CRA. THEREFORE, THE COMBINED RESULTS OF THE CRA, RIVIERA BEACH CDE, INC., AND THE RIVIERA BEACH EVENT CENTER LLC, WILL BE PRESENTED IN THE CRA'S AUDIT REPORT. A DETAILED DISCUSSION OF THIS PROCESS WILL BE PRESENTED.

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

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	4/20/2017 - 5:52 PM
CRA Internal Review	Evans, Scott	Approved	4/20/2017 - 5:53 PM

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

Meeting Date: 4/26/2017

Agenda Category:

Subject:

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:

The Florida Legislature is currently considering House Bill 13 and Senate Bill 1770 which would limit and restrict the abilities of CRA's to help encourage and promote redevelopment in our City. The Riviera Beach CRA currently has 24 years remaining to implement the future directives of the CRA Board of Commissioners, these future would be affected by the proposed new legislation. The Florida Redevelopment Association (FRA) and the League of Cities are actively opposing these bills. This presentation will provide an update on the progress of the pending bills and discuss the strategy and future actions that will best position the Agency if the legislation passes.

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

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Hatcher, Darlene	Approved	4/20/2017 - 5:41 PM
CRA Internal Review	Evans, Scott	Approved	4/20/2017 - 5:43 PM