



Florida's Dynamic
Waterfront Community

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
AGENDA**

**MARINA VILLAGE EVENT CENTER- 190 E. 13TH STREET
RIVIERA BEACH, FL 33404
REGULAR MEETING
August 26, 2021
6:00 PM**

NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS SHALL CONTACT THE OFFICE OF THE CRA CLERK AT 561-844-3408 NO LATER THAN 96 HOURS PRIOR TO THE PROCEEDINGS; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICES 1-600-955-8771 (TDD) OR 1-800-955-8770 (VOICE) FOR ASSISTANCE

CHAIRPERSON

SHIRLEY D. LANIER - DISTRICT 3

CHAIR PRO-TEM

KASHAMBA MILLER-ANDERSON - DISTRICT 2

CRA COMMISSIONERS

TRADRICK MCCOY - DISTRICT 1

JULIA A. BOTEL - DISTRICT 4

DOUGLAS A. LAWSON - DISTRICT 5

ADMINISTRATION

JONATHAN EVANS, CRA EXECUTIVE DIRECTOR

SHERLEY DESIR, CRA CLERK

PITTMAN LAW GROUP

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the CRA Commission 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 based, pursuant to F.S. 286.0105.

BE FURTHER ADVISED, the meeting location is subject to change. The public is encouraged to visit the CRA's website for up to date information on meeting location and information.

ANY PERSON WHO WOULD LIKE TO SPEAK ON AN AGENDA ITEM PLEASE COMPLETE A BLUE PUBLIC COMMENT CARD LOCATED AT THE FRONT DESK AND GIVE IT TO THE STAFF PRIOR TO THE ITEM BEING TAKEN UP BY CRA COMMISSION FOR DISCUSSION. MEMBERS OF THE PUBLIC WILL BE GIVEN A TOTAL OF THREE (3) MINUTES TO SPEAK ON ALL ITEMS LISTED ON THE CONSENT AGENDA AND THREE (3) MINUTES TO SPEAK ON EACH REGULAR AGENDA ITEM. THE TIME LIMIT FOR PUBLIC COMMENT MAY BE REDUCED BY A VOTE OF THE CRA BOARD OF COMMISSIONERS BASED ON THE VOLUMINOUS NATURE OF PUBLIC COMMENT CARDS. IN NO EVENT WILL ANYONE BE ALLOWED TO SUBMIT A COMMENT CARD TO SPEAK ON AN AGENDA ITEM AFTER THE RESOLUTION IS READ OR ITEM CONSIDERED.

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA APPROVAL

Additions, Deletions, and Substitutions

Disclosures by Commission and Staff

Adoption of Agenda

Comments from the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

ALL MATTERS LISTED UNDER THIS ITEM ARE CONSIDERED TO BE ROUTINE AND ACTION WILL BE TAKEN BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCILPERSON SO REQUESTS, IN WHICH EVENT, THE ITEM WILL BE REMOVED FROM THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

1. REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

MINUTES

2. REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM JUNE 9, 2021 REGULAR BOARD MEETING MINUTES
3. REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM JULY 29, 2021 REGULAR BOARD MEETING MINUTES

RESOLUTIONS

END OF CONSENT AGENDA

UNFINISHED BUSINESS

PRESENTATIONS

4. RIVIERA BEACH CRA AUDIT FINANCIAL STATEMENT- FISCAL YEAR ENDED SEPTEMBER 30, 2020
5. MARINA VILLAGE: FOOD TRUCK OPPORTUNITY AT SPANISH COURTS

DISCUSSION

COMMENTS FROM THE PUBLIC - 7:30 PM Non-Agenda Item Speaker (Three Minute Limitation)

Please be reminded the CRA Board of Commissioners has adopted "Rules of Decorum Governing Public Conduct during Official Meetings" which has been posted at the front desk. In an effort to preserve order, if any of the rules are not adhered to, the Commissioner Chair may have any disruptive speaker or attendee removed from the podium, from the meeting and/or the building, if necessary. Please govern yourselves accordingly.

Public Comments shall begin at 7:30 PM unless there is no further business of the CRA Board of Commissioners, which in that event, it shall begin sooner. In addition, if an item is being considered at 7:30 PM, then comments from the public shall begin immediately after the item has been concluded.

Any person who would like to speak, during public comments, please fill out a public comment card located at the front desk and give it to the staff before the public comments section is announced.

REGULAR

6. MARINA VILLAGE CARPET REFRESH PROJECT
7. BERKELEY LANDING PROJECT UPDATE

DISCUSSION BY EXECUTIVE DIRECTOR

DISCUSSION BY GENERAL COUNSEL

STATEMENTS BY THE RBCRA COMMISSION

ADJOURNMENT

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

Meeting Date: 8/26/2021

Agenda Category:

Subject: REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

Recommendation/Motion: APPROVAL

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

Background/Summary:

REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

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
MONTHLY_VENDOR_INVOICES_FOR_AUGUST_26_2021_MEETING.pdf	MONTHLY VENDOR INVOICES FOR AUGUST 26, 2021 MEETING	8/19/2021	Cover Memo
BRIGHTVIEW_#7426864_\$6316.67.pdf	BRIGHTVIEW #7426864 \$6316.67	8/19/2021	Backup Material
BRIGHTVIEW_#7468819_\$6316.67.pdf	BRIGHTVIEW #7468819 \$6316.67	8/19/2021	Backup Material
J_MICHAEL_HAYGOOD_#NC-161_\$8_294.50.pdf	J MICHAEL HAYGOOD #NC161 \$8294.50	8/19/2021	Backup Material
CONSTANT_COMPUTING_#102786_\$3675.00.pdf	CONSTANT COMPUTING #102786 \$3675.00	8/19/2021	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:15 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:16 PM

Riviera Beach Community Redevelopment Agency
RATIFICATION OF CONSULTANT/VENDOR INVOICES

TO BE CONSIDERED AT THE AUGUST 26, 2021 BOARD MEETING

ITEM	<u>VENDOR NAME</u> Approved Contract Maximum	EXPIRES	<u>RES #, DATE;</u>	INVOICE #	INVOICE AMOUNT	ACTION
1	BRIGHTVIEW LANDSCAPE SERVICES INC (V12459)	5/30/2022	RES 2021-09 4/14/2021	7426864	\$6,316.67	
	LANDSCAPE- SERVICES- JULY EXTERIOR MAINTENANCE FOR EVENT CENTER					
2	BRIGHTVIEW LANDSCAPE SERVICES INC (V12459)	5/30/2022	RES 2021-09 4/14/2021	7468819	\$6,316.67	
	LANDSCAPE- SERVICES- AUGUST EXTERIOR MAINTENANCE FOR EVENT CENTER					
3	J MICHAEL HAYGOOD (V12285)	N/A	N/A	NC-161	\$8,294.50	
	LEGAL SERVICES					
4	CONSTANT COMPUTING (V12152)	MONTHLY	RES 2020-21 9/23/2020	102786	\$3,675.00	
	IT SERVICES- JULY- MONITOR MANAGEMENT, SUPPORT HARDWARE MAINT.					

TOTAL \$24,602.84

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM**

TODAYS DATE: 7/12/2021
 VENDOR NAME: Brightview Landscape Services
 VENDOR #: 12459
 INVOICE #: 7426864
 INVOICE DATE: 7/1/2021
 PO #: _____
 COMPLETED BY: Neimah Spence

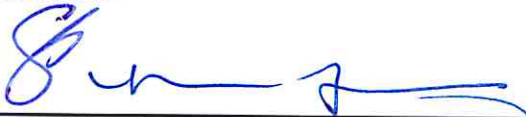
X

BCP
C & S
CDE
CRA
MEC
MV
RBEC, LLC

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150103-534000	Riviera Beach Mairna Vilage Exterior Maintenance July		\$ 6,316.67
INVOICE TOTAL			\$6,316.67

COMMENTS:

APPROVED BY:



CRA POLICY ON PURCHASES LESS THAN \$2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND REASONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.

I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

VENDOR	PRICE QUOTED	COMMENT / RANKING
1		
2		
3		

RECEIVED BY FINANCE:

ENTERED IN TYLER:

DATE MAILED:

<u>7/12/2021</u>
<u>7/19/2021</u>

B4082



INVOICE

V-12459
81150103-53 4000

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

Customer #: 19941880
Invoice #: 7426864
Invoice Date: 7/1/2021
Cust PO #:

Job Number	Description	Amount
353000208	Riviera Beach Marina Village Exterior Maintenance For July	6,316.67
<p>RECEIVED</p> <p>JUL 05 2021</p> <p>RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY</p>		
Total invoice amount		6,316.67
Tax amount		
Balance due		6,316.67

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 561-784-3450

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 19941880
Invoice #: 7426864
Invoice Date: 7/1/2021

Amount Due: \$6,316.67

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

**Riviera Beach CRA
Payment Authorization Checklist**

Vendor Name: **BRIGHTVIEW LANDSCAPE SERVICES, INC.**


Control No.: **RES 2019-07** Invoice No.: 7426864

Invoice Date: 7/1/2021 Payment Amount: \$ 6316.67

Project Supervisor/Responsible Official: Neimah Sperry

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

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

 Date: 7/12/21
Approving Authority

☐ Payment approved by the Board of Commissioners by:


Motion No. **2019-07** or the Consent Agenda, at its meeting on (If applicable)
MAY 8, 2019

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM**

TODAYS DATE: 8/6/2021
 VENDOR NAME: Brightview Landscape Services
 VENDOR #: 12459
 INVOICE #: 7468819
 INVOICE DATE: 8/1/2021
 PO #: _____
 COMPLETED BY: Neimah Spence

	BCP
	C & S
	CDE
	CRA
	MEC
X	MV
	RBEC,LLC

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150103-534000	Exterior Maintenance August		\$ 6,316.67
INVOICE TOTAL			\$6,316.67

COMMENTS:	APPROVED BY:
	

CRA POLICY ON PURCHASES LESS THAN \$2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND REASONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.
 I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

VENDOR	PRICE QUOTED	COMMENT / RANKING
1		
2		
3		

RECEIVED BY FINANCE: 8/6/2021
 ENTERED IN TYLER: 8/16/2021
 DATE MAILED: _____

BULSO

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: Brish View Landscape Services

Control No.: _____ Invoice No.: 7468819

Invoice Date: 8/1/2021 Payment Amount: 6,316.67

Project Supervisor/Responsible Official: _____

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

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

Scott Evans

Date: 8/6/2021

☐ Payment approved by the Board of Commissioners by Motion No. 2019-07 or the Consent Agenda, at its meeting on May 8, 2019
(If applicable)

INVOICE

RECEIVED

AUG 03 2021

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

RIVIERA BEACH COMMUNITY
REDEVELOPMENT AGENCY

Customer #: 19941880
Invoice #: 7468819
Invoice Date: 8/1/2021
Cust PO #:

Job Number	Description	Amount
353000208	Riviera Beach Marina Village Exterior Maintenance For August	6,316.67
	V-12459 \$1150103.534000	
	Total invoice amount	6,316.67
	Tax amount	
	Balance due	6,316.67

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 561-784-3450

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 19941880
Invoice #: 7468819
Invoice Date: 8/1/2021

Amount Due:	\$6,316.67
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Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Riviera Beach CRA
2001 Broadway Ste 300
Riviera Beach FL 33404

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM**

TODAYS DATE: 7/19/2021
 VENDOR NAME: J MICHAEL HAYGOOD
 VENDOR #: 12285
 INVOICE #: NC-161
 INVOICE DATE: 7/19/2021
 PO #: _____
 COMPLETED BY: SDESIR

	BCP
	C & S
	CDE
X	CRA
	MEC
	MV
	RBEC, LLC

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150101-531000	ADMINISTRATIVE LEGAL FEES: CONFERENCES, DOCUMENT REVIEW;		\$ 8,294.50
	DOCUMENT PREPARATION; RESEARCH; CLIENT CORRESPONDENCE		
INVOICE TOTAL			\$8,294.50

COMMENTS:

APPROVED BY:



7-20-21

CRA POLICY ON PURCHASES LESS THAN \$2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND REASONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.
 I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

VENDOR	PRICE QUOTED	COMMENT / RANKING
1		
2		
3		

RECEIVED BY FINANCE:

ENTERED IN TYLER:

DATE MAILED:

<u>7/19/2021</u>
<u>7/21/2021</u>

B4082

**Riviera Beach CRA
Payment Authorization Checklist**

Vendor Name: J MICHAEL HAYGOOD

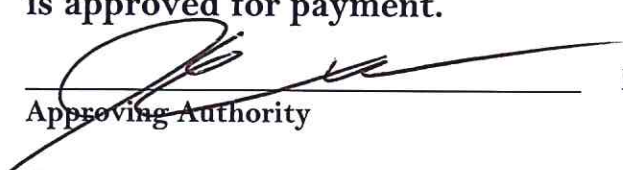
Control No.: MAY 2021 **Invoice No.:** NC-161

Invoice Date: 07/16/2021 **Payment Amount:** \$8,294.50

Project Supervisor/Responsible Official: Sherley Desir

	Reviewed/Approved by
X Project "scope of work and deliverables" reviewed?	JE
X Payment support documentation appropriate based on work scope?	JE
X Deliverables due with this invoice have been received?	JE
If final payment, have all deliverables been received?	
X 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?	JE
X Expense reimbursement amounts meet Agency guidelines or amounts approved by the agreement.	JE
X The nature of work being performed is within the scope of the CRA plan.	JE
X Funds for payment have been budgeted and are available from the appropriate source(s) for payment.	JE

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

 _____ **Date:** 7-20-21

Approving Authority

☐ Payment approved by the Board of Commissioners by:

Motion No. _____

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

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

Statement

Invoice No: NC-161
Date: 7/16/21

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

General Administration

Hourly Fees

<u>Date</u>	<u>Description</u>	<u>Timekeeper</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
5/3/21	Telephone Conference	J. Michael Haygood	0.5 hrs	\$265.00/HR	\$132.50
	Telephone conference with Tamara Sequin and Annetta Jenkins.				
5/3/21	Document Review	J. Michael Haygood	2.7 hrs	\$265.00/HR	\$715.50
	Review of Resolutions and contracts for Art in Public Places.				
5/4/21	Review Document	J. Michael Haygood	1.5 hrs	\$265.00/HR	\$397.50
	Review and comments to agenda item for detox center.				
5/4/21	Review Document	J. Michael Haygood	0.5 hrs	\$265.00/HR	\$132.50
	Review flyer for Community Garden.				
5/5/21	Review Document	J. Michael Haygood	1.5 hrs	\$265.00/HR	\$397.50
	Review and corrected memorandum re: selection of P-3 Consultant.				
5/5/21	Telephone Conference	J. Michael	0.4 hrs	\$265.00/HR	\$106.00

Haygood

Telephone with Lina Buaby.

5/5/21	Document Preparation	J. Michael Haygood	1.7 hrs	\$265.00/HR	\$450.50
	<i>Preparation of resolution approving selection of P-3 Consultant.</i>				
5/7/21	Telephone Conference	J. Michael Haygood	1.0 hrs	\$265.00/HR	\$265.00
	<i>Telephone conference with staff re: Detox facility.</i>				
5/7/21	Research	J. Michael Haygood	1.7 hrs	\$265.00/HR	\$450.50
	<i>Review of research re: Sober Homes.</i>				
5/10/21	Client Correspondence	J. Michael Haygood	0.5 hrs	\$265.00/HR	\$132.50
	<i>Preparation of emails re: Riviera Resorts.</i>				
5/11/21	Client Correspondence	J. Michael Haygood	0.8 hrs	\$265.00/HR	\$212.00
	<i>Review of Statute and emails to Staff re: procurement.</i>				
5/11/21	Document Review	J. Michael Haygood	0.8 hrs	\$265.00/HR	\$212.00
	<i>Review of proposed licensing agreement for the Ocean Mall for art project and contract.</i>				
5/12/21	Meeting	J. Michael Haygood	3.2 hrs	\$265.00/HR	\$848.00
	<i>Attendance at CRA meeting.</i>				
5/12/21	Telephone Conference with Staff	J. Michael Haygood	0.7 hrs	\$265.00/HR	\$185.50
	<i>Conference call re: Agenda item review of proposed detox facility.</i>				
5/13/21	Correspondence	J. Michael Haygood	0.3 hrs	\$265.00/HR	\$79.50
	<i>Preparation of email to Staff re: Riviera Resorts.</i>				
5/13/21	Revise Document	J. Michael Haygood	2.5 hrs	\$265.00/HR	\$662.50
	<i>Review and revised Site Development Agreement and Restrictive Covenants.</i>				
5/14/21	Conference Call	J. Michael Haygood	0.5 hrs	\$265.00/HR	\$132.50
	<i>Telephone conference with Staff re: Riviera Resorts.</i>				
5/14/21	Telephone Conference	J. Michael Haygood	0.4 hrs	\$265.00/HR	\$106.00
	<i>Telephone conference with Staff.</i>				
5/17/21	Review Document	J. Michael Haygood	0.8 hrs	\$265.00/HR	\$212.00
	<i>Review proposed memorandum for 11th Street Project.</i>				

5/18/21	Revise Document	J. Michael Haygood	4.2 hrs	\$265.00/HR	\$1,113.00
	Revised Site Development and Disposition Agreement for 11th Street and prepared Exhibits, including mortgage, restrictive covenant.				
5/19/21	Review Document	J. Michael Haygood	0.7 hrs	\$265.00/HR	\$185.50
	Review of proposed scope of services for P-3 Consultant for Marina.				
5/24/21	Review Document	J. Michael Haygood	0.7 hrs	\$265.00/HR	\$185.50
	Review RFP for Consultant for Broadway and Blue Heron property.				
5/24/21	Review Document	J. Michael Haygood	0.5 hrs	\$265.00/HR	\$132.50
	Review public records request response.				
5/25/21	Document Review	J. Michael Haygood	0.8 hrs	\$265.00/HR	\$212.00
	Review of proposed contract for Paul Skyers.				
5/26/21	Meeting	J. Michael Haygood	2.4 hrs	\$265.00/HR	\$636.00
	Attendance at CRA meeting.				
Hourly Fees Total			31.3 hrs		\$8,294.50

Balance: \$8,294.50

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
PAYMENT REQUISITION FORM**

TODAYS DATE: 7/30/2021
 VENDOR NAME: Constant Computing
 VENDOR #: 12157
 INVOICE #: 102784
 INVOICE DATE: 6/30/2021
 PO #: _____
 COMPLETED BY: DESIN

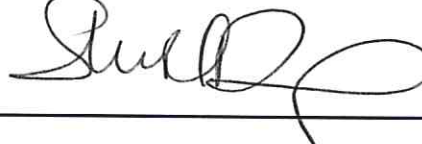
X
X
X

BCP
C & S
CDE
CRA
MEC
MV
RBEC, LLC

FUND ACCOUNT NUMBER	DESCRIPTION	JOB	AMOUNT
81150101-531000	monitor management troubleshoot maintenance		2110.42
81150103-546210	monitor management troubleshoot maintenance		797.91
81150107-546210	monitor management troubleshoot maintenance		766.67
			\$3675.00
INVOICE TOTAL			\$0.00

COMMENTS:

APPROVED BY:



CRA POLICY ON PURCHASES LESS THAN \$2,500 REQUIRES THAT THE PURCHASE PRICE IS "FAIR AND REASONABLE." IF COMPETITIVE QUOTES ARE REQUIRED, PLEASE COMPLETE SECTION C AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2500 PLEASE COMPLETE SECTION A OR B BELOW.

SECTION A - CERTIFICATION

PLEASE ANNOTATE BELOW HOW YOU DETERMINED THAT THE PRICE IS FAIR AND REASONABLE; EXAMPLES INCLUDE: PROFESSIONAL MARKET EXPERIENCE, MARKET TREND, PREVIOUS PURCHASE, CATALOG PRICE, ADVERTISING PUBLICATIONS, ETC.

I HAVE DETERMINED THAT THE PRICE IS FAIR AND REASONABLE. MY REASONS INCLUDE:

SECTION B - OTHER

SECTION C - QUOTES

VENDOR	PRICE QUOTED	COMMENT / RANKING
1		
2		
3		

RECEIVED BY FINANCE:

ENTERED IN TYLER:

DATE MAILED:

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: Constant Computing
 Control No.: 2000-21 Invoice No.: 102786
 Invoice Date: 7/30/2021 Payment Amount: 3,675.00
 Project Supervisor/Responsible Official: SD Bin

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

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

Shuff

Date: 7/30/2021

☐ Payment approved by the Board of Commissioners by Motion No. 2000-21 or the Consent Agenda, at its meeting on 9/23/2020
 (If applicable)

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 # 102786
DATE 06/30/2021
DUE DATE 07/31/2021
TERMS Net 15

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Business Rate Monitoring & Patch Management - Advanced network monitoring & inventory, patch management of physical and virtual servers, patch management of workstations, Antivirus Service - 3 sites, 11 Servers, 22 Workstations (up to 35 A/V Devices)	1	1,550.00	1,550.00
	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.	0.75	125.00	93.75
	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.	7	125.00	875.00
	Business Rate Virtual CIO - Planning, evaluation, assist in vendor management, consultation, network documentation, product research, audit support.	1.50	125.00	187.50
	Business Rate	7.75	125.00	968.75

DATE	DESCRIPTION	QTY	RATE	AMOUNT
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Projects & Setup – Work on projects, setup applications & hardware, install workstations, change/add servers/network appliances, migrations, manage data, modify backup/disaster recovery solutions.

BALANCE DUE

\$3,675.00

1:	Riviera MO - UserSupport, ServersNetwork, VirtualCTO, ProjectsSetup		Marina		Clean & Safe	
June 1			Remote support, monitor ISP outage/resolution	0.25 sn		
June 2	Remote support, troubleshoot/resol ve user issues	0.25 us	Remote support, monitor ISP outage/resolution	0.25 sn		
June 3					Remote support, monitor ISP outage/resolution	0.25 sn
June 4	Remote support, troubleshoot/resol ve user issues, consultation, troubleshoot/resol ve exchange issues	1.25 sn			Remote support, monitor ISP outage/resolution	0.25 sn
June 5						
June 6						
June 7	Remote support, troubleshoot/resol ve user issues, consultation	0.5 vc				
June 8	Remote support, troubleshoot/resol ve user issues, review network and servers, configure network settings	2 sn				
June 9					Remote support, monitor ISP outage/resolution	0.25 sn
June 10			Remote support, monitor ISP outage/resolution	0.25 sn		
June 11						
June 12						
June 13			Remote support, troubleshoot/resol ve user issues, consultation, review recorder alert	0.25 sn		
June 14						
June 15	Remote support, monitor ISP outage/resolution	0.25 sn	Remote support, monitor ISP outage/resolution	0.25 sn		
June 16			Remote support, monitor ISP outage/resolution	0.25 sn		
June 17						
June 18			Remote support, monitor ISP outage/resolution	0.25 sn	Remote support, monitor ISP outage/resolution	0.25 sn

1:	Riviera MO - UserSupport, ServersNetwork, VirtualCTO, ProjectsSetup		Marina		Clean & Safe	
June 19						
June 20						
June 21	Remote support, troubleshoot/resol ve user issues, consultation, data services	1	vc			
June 22					Remote support, monitor ISP outage/resolution	0.25 sn
June 23			Remote support, monitor ISP outage/resolution	0.25	sn	
June 24						
June 25	Remote support, troubleshoot/resol ve user issues, consultation	0.25	us	Remote support, monitor ISP outage/resolution	0.25	sn
June 26	Remote support, troubleshoot/resol ve user issues, upgrade Windows 10 to latest version on PC's, troubleshoot install issues, test/verify	3	ps			
June 27						
June 28	Remote support, troubleshoot/resol ve user issues	0.25	us			
June 29						
June 30	Remote support, troubleshoot/resol ve user issues, upgrade Windows 10 to latest version on PC's, troubleshoot install issues, test/verify	4	ps		Remote support, troubleshoot/resol ve user issues, upgrade Windows 10 to latest version on PC's, troubleshoot install issues, test/verify	0.75 ps
Total		12.75		2.25		2

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

Meeting Date: 8/26/2021

Agenda Category:

Subject:

Recommendation/Motion: APPROVAL

Originating Dept	REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM JUNE 9, 2021 REGULAR BOARD MEETING MINUTES	Costs
User Dept.	ADMINISTRATION	Funding Source
Advertised	No	Budget Account Number
Date		
Paper		
Affected Parties	Not Required	

Background/Summary:

REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM JUNE 9, 2021 REGULAR BOARD MEETING MINUTES

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
06-09-21_CRA.pdf	JUNE 9, 2021 REGULAR BOARD MEETING MINUTES	8/19/2021	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:15 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:16 PM

1 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2 Regular Meeting

3
4
5
6 - - -7 Marina Village Event Center
8 190 East 13th Street
9 Riviera Beach, Florida
10 Wednesday, June 9, 2021
11 6:10 p.m. - 8:17 p.m.12 - - -
13
14
15
16
17
18
19

20 IN ATTENDANCE:

21 Chair Shirley Lanier
22 Vice Chair KaShamba Miller-Anderson
23 Commissioner Julia Botel
24 Commissioner Douglas Lawson
25 Commissioner Tradrick McCoy
Executive Director Jonathan Evans
General Counsel Michael Haygood
CRA Clerk Sherley Desir

1 BE IT REMEMBERED that the following Riviera
2 Beach Community Redevelopment Agency Regular Meeting
3 was had at the Marina Village Event Center on
4 Wednesday, June 9th, 2021, beginning at 6:10 p.m., with
5 attendees as hereinabove noted, to wit:

6 - - -

7 CHAIR LANIER: Good afternoon. We will call
8 the Riviera Beach Community Redevelopment Agency
9 meeting of June 9th, 2021 to order.

10 Madam Clerk.

11 THE CLERK: Commissioner McCoy.

12 COMMISSIONER McCOY: Here.

13 THE CLERK: Commissioner Botel.

14 COMMISSIONER BOTEL: Here.

15 THE CLERK: Commissioner Lawson.

16 COMMISSIONER LAWSON: Here.

17 THE CLERK: Vice Chair Miller-Anderson.

18 VICE CHAIR MILLER-ANDERSON: Present.

19 THE CLERK: Chair Lanier.

20 CHAIR LANIER: Here.

21 THE CLERK: We also have Jonathan Evans,
22 Executive Director of the CRA; Michael Haygood, General
23 Counsel of the CRA; and Sherley Desir, Clerk for the
24 CRA.

25 CHAIR LANIER: Thank you. We will have a

1 moment of silence, with the Pledge of Allegiance led by
2 Commissioner Lawson.

3 (Pledge of Allegiance recited.)

4 CHAIR LANIER: As we review the agenda for
5 this evening, staff -- or are there any additions,
6 deletions or substitutions?

7 EXECUTIVE DIRECTOR JONATHAN EVANS: None from
8 staff, Madam Chair.

9 CHAIR LANIER: Are there any disclosures by
10 Commission and staff in regards to this agenda that's
11 presented to us this evening? Can I get a motion to
12 adopt the agenda as is?

13 COMMISSIONER BOTEL: Move to adopt the agenda
14 as is.

15 THE CLERK: Commissioner McCoy.

16 COMMISSIONER McCOY: Yes.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Lawson.

20 COMMISSIONER LAWSON: Yes.

21 THE CLERK: Vice Chair Miller-Anderson.

22 VICE CHAIR MILLER-ANDERSON: Yes.

23 THE CLERK: Chair Lanier.

24 CHAIR LANIER: Yes.

25 THE CLERK: Motion passes; motion carries.

1 CHAIR LANIER: Yes, unanimous vote.

2 Consent agenda. All matters listed under
3 this item are considered to be routine and action will
4 be taken by one motion. There will be no separate
5 discussion of these items unless a Councilperson
6 or Commissioner so requests, in which event, the item
7 will be removed from the general order of business and
8 considered in its normal sequence on the agenda.

9 Do we have any public comments for our
10 consent agenda?

11 THE CLERK: We don't have any public
12 comments.

13 CHAIR LANIER: Can I get a motion to approve
14 the consent agenda?

15 COMMISSIONER BOTEL: Move to approve the
16 consent agenda.

17 COMMISSIONER McCOY: Second.

18 CHAIR LANIER: Moved and seconded. Madam
19 Clerk.

20 THE CLERK: Commissioner McCoy.

21 COMMISSIONER McCOY: Yes.

22 THE CLERK: Commissioner Botel.

23 COMMISSIONER BOTEL: Yes.

24 THE CLERK: Commissioner Lawson.

25 COMMISSIONER LAWSON: Yes.

1 THE CLERK: Chair Miller-Anderson.

2 VICE CHAIR MILLER-ANDERSON: Yes.

3 THE CLERK: I'm sorry, Vice Chair
4 Miller-Anderson.

5 VICE CHAIR MILLER-ANDERSON: Yes.

6 THE CLERK: Chair Lanier.

7 CHAIR LANIER: Yes.

8 THE CLERK: Motion carries.

9 CHAIR LANIER: Motion passes, five/zero.
10 Regular agenda number four, Madam Clerk.

11 THE CLERK: A resolution of the Board of
12 Commissioners of the Riviera Beach Community
13 Redevelopment Agency approving an agreement with
14 Lambert Advisory, LLC, for an amount not to exceed
15 \$49,000 to provide professional consulting services for
16 the 2600 Broadway redevelopment project, providing an
17 effective date.

18 The acceptance of public comment cards is now
19 closed. We have no public comment.

20 CHAIR LANIER: Thank you.

21 Mr. Jonathan Evans.

22 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
23 Chair and members of the Board, at this time I'd like
24 for our Planning and Development Director, Mr. Scott
25 Evans, to make this presentation.

1 CHAIR LANIER: Mr. Evans, go ahead.

2 MR. SCOTT EVANS: Thank you. Good evening
3 Chairperson and Board.

4 This is a contract to approve for the
5 Community Redevelopment Agency with Lambert Advisory,
6 and it's for consulting services to advise, prepare,
7 develop and negotiate a public-private partnership
8 agreement for the redevelopment of our existing
9 property which is located at 2600 Broadway, which is
10 the northeast corner of Broadway and Blue Heron.

11 And on May 12th, at our previous CRA Board
12 meeting, the Board approved demolition of the existing
13 building on the site. And during that -- at that
14 meeting the Board also received a presentation on the
15 potential concept for what this site could become, and
16 the Board directed staff to move quickly to bring back
17 the next step in the process.

18 The attached agreement will engage Lambert
19 Advisory to provide the Board with a multitude of
20 advisory services, including but not limited to site
21 analysis, financial assessment, preparation of the
22 developer solicitation, evaluation of the developer
23 solicitation. They will conduct a Board workshop and
24 then they will also assist in the formation and
25 finalization of the development agreement for your

1 final consideration.

2 And this project, this process is estimated
3 to have a timeline of about six months. And on April
4 21st the City Council approved the execution of
5 agreements for public-private partnership advisory
6 services with four firms, Avison Young, Jones LaSalle,
7 Lambert Advisory and PFM. And they approved -- City
8 Council approved Resolution 35-21, which approved the
9 City to enter into continuing service agreements with
10 those firms.

11 The proposed scope includes several tasks.
12 The first one is to complete a site analysis and
13 financial assessment of the concept.

14 Task two is the creation of a development
15 solicitation. This is the RFP or ITN, whatever method
16 is finally decided upon. And then to conduct a
17 workshop with the Board to get your feedback and
18 comments on the direction for that solicitation.

19 The task three is to market and coordinate
20 the issuance of the development opportunity.

21 Task four, they will evaluate the development
22 responses and advise the CRA Board on the most suitable
23 selection.

24 Task five would be -- they would coordinate a
25 presentation with the highest ranked developer and

1 present recommendations and analysis for your
2 consideration.

3 And task six would be to negotiate the
4 development agreement with the selected developer and
5 present it to the CRA Board for approval.

6 The CRA has negotiated the attached
7 consulting agreement. Lambert Advisory has strong
8 residential credentials. And the proposed project is
9 primarily a mid-rise residential project with some
10 ground floor commercial to activate the street and
11 possibly some office space on the second floor.

12 The cost for the contract includes a base fee
13 of 39,000 and an additional amount, not to exceed
14 10,000, for negotiation of the final development
15 agreement which will be brought back to the Board. So
16 the total contract amount shall not exceed 49,000. And
17 once completed, the concept that was presented to the
18 Board at our last meeting, a conservative valuation for
19 what that project might bring in tax revenue is more
20 than \$350,000 per year.

21 And staff recommends that CRA Board adopt the
22 proposed resolution approving the agreement with
23 Lambert Advisory.

24 Thank you Madam Chair.

25 CHAIR LANIER: Thank you for your

1 presentation, Mr. Evans.

2 Are there any questions from the Board in
3 regards to this item?

4 COMMISSIONER BOTEL: Madam Chair.

5 CHAIR LANIER: Yes, go ahead.

6 COMMISSIONER BOTEL: Thank you.

7 Mr. Evans, with regard to the study that
8 we're undertaking in terms of density and intensity
9 along our Broadway and Blue Heron corridors, how does
10 this project overlap, if it does, with the work that
11 Treasure -- is it Treasure Coast that's doing that
12 work? How does this project overlap and will this
13 consultant take into consideration whatever
14 recommendations come from Treasure Coast?

15 MR. SCOTT EVANS: The final recommendations
16 from Treasure Coast would be -- it would require us to
17 delay this project considerably before we issued it.
18 So what we're proposing is to go over the existing
19 zoning with the consultant and review that also in
20 coordination with Development Services, and then also
21 possibly to have an option that if we were to perhaps
22 add a couple of floors of height or perhaps we might
23 increase density, that might be able to be included in
24 the solicitation so the response could be, well, here's
25 the project, and if I did get the additional height.

1 But we will make some assumptions so that we
2 can move forward now in case the Board would like to
3 consider a project that's slightly higher or more dense
4 than the current zoning regulations would approve. But
5 if we waited for the final approval of all those
6 changes to issue the solicitation, you know, that would
7 be about another six months delay.

8 COMMISSIONER BOTEL: So if I understand you,
9 you're saying that if the consulting comes back and
10 says, you know, it looks like we could do something
11 higher than -- you referred to it as mid-rise -- then
12 we could take that into consideration and make some
13 exceptions, even though the zoning hasn't changed yet.

14 MR. SCOTT EVANS: Yes. And we could ask for
15 proposals that might have an option to go higher.

16 COMMISSIONER BOTEL: Okay, thank you.

17 CHAIR LANIER: Are there any other questions
18 from the Board?

19 COMMISSIONER McCOY: Yes.

20 CHAIR LANIER: You're recognized, sir.

21 COMMISSIONER McCOY: Thank you, Madam Chair.

22 Mr. Scott Evans, I guess the submittal to the
23 RFP, where is that? Do we have that? I think you said
24 we did an RFQ for --

25 MR. SCOTT EVANS: Yes.

1 COMMISSIONER McCOY: -- PFM and --

2 MR. SCOTT EVANS: So these -- sorry, Madam
3 Chair.

4 The resolution 35-21 was approved by City
5 Council, and I believe that's attached to the agenda
6 item. And so when the City Council approved that, that
7 was they had the responses to all of the P3 procurement
8 from the four firms, and we selected Lambert. They
9 were one of the first firms to complete their
10 continuing services agreement and they had a strong
11 residential credential. So we've attached the
12 resolution that -- it's not signed because I couldn't
13 get the signed version, but it was approved by the
14 Council.

15 COMMISSIONER McCOY: Okay, let me restate my
16 question, because that's not what I was asking. I'm
17 looking for specifically how did they respond to our
18 request for qualifications? And whatever that document
19 is, where is that located? Is that something that can
20 be provided to us, whatever was evaluated that got us
21 to the continuing agreements?

22 MR. SCOTT EVANS: Yes, the City's Procurement
23 Department would have that.

24 COMMISSIONER McCOY: Okay. And the reason I
25 ask is because, you know, I'm looking at their

1 proposal, and I'm not exactly sure that I understand
2 how qualified they are. I mean I don't have a problem
3 with supporting it, but I specifically was looking at
4 the proposal, and it seems to be two separate ones. So
5 help me understand. So this one that's submitted in
6 the backup speaks specifically to 2600 Broadway.

7 MR. SCOTT EVANS: Yes, sir.

8 COMMISSIONER McCOY: Is that separate from
9 what they submitted for the request for qualifications?

10 MR. SCOTT EVANS: Yes, the request for
11 qualifications was just to find companies who are
12 experienced in public-private partnerships. And this
13 particular scope of services before you tonight is the
14 specific scope of work to provide the CRA Board with
15 from start to finish to develop, market and approve a
16 development agreement with a public-private partner.

17 COMMISSIONER McCOY: All right, thank you.

18 CHAIR LANIER: Thank you.

19 Are there any other questions for Mr. Scott
20 Evans regarding this item?

21 COMMISSIONER LAWSON: Madam Chair.

22 CHAIR LANIER: Yes, go ahead, sir.

23 COMMISSIONER LAWSON: Thank you, ma'am.

24 Mr. Evans, just for clarity's sake, you said
25 that there was -- were they the only responsive firm to

1 this sheltered market request from the four firms that
2 we had?

3 MR. SCOTT EVANS: Yes. So we have four firms
4 under continuing services who are approved for
5 continuing services agreements. Only two of the firms
6 had completed a continuing services agreement as of the
7 creation of this agenda item. They're still working on
8 those agreements with the City Attorney's Office.

9 And of the two firms, Lambert, during the
10 evaluation process, was highlighted as having strong
11 residential credentials. And they do have a
12 representative today, Mr. Eric Liff, in case you have
13 any questions for him. But so we negotiated this
14 agreement directly with Lambert in order to try and
15 make -- move it as quickly as possible.

16 COMMISSIONER LAWSON: Okay, the request for
17 RFQ, how long did we have that out to these four firms
18 or the two that were actually eligible to apply?

19 MR. SCOTT EVANS: So we -- these four firms
20 were all approved by City Council to be under contract.
21 So we chose one firm that we felt was the strongest and
22 negotiated this agreement directly with them.

23 COMMISSIONER LAWSON: So you selected from
24 the firms?

25 MR. SCOTT EVANS: Yes, we selected only one

1 firm to negotiate with.

2 COMMISSIONER LAWSON: From my understanding,
3 the sheltered market gives the opportunity for all the
4 firms to be responsive to any of our requests. So
5 that's not how the sheltered market was set up when
6 we -- our intent was to create a vehicle to send out a
7 request and giving all four firms the opportunity to
8 respond. But what you're saying is only two of the
9 firms were eligible or able to do it. So with even
10 those two firms, we didn't give both firms the
11 opportunity to respond to the request to actually
12 submit this bid.

13 So that's not how I think the intent of
14 myself or my colleagues intended for these sheltered
15 markets to be established. We intended for them to
16 give an opportunity for each one of these businesses.
17 We passed an electrical RFQ, we passed a construction
18 RFQ and we passed this one. So just to select them is
19 counterproductive to giving everyone the opportunity.

20 MR. SCOTT EVANS: I don't think this was one
21 of the sheltered market opportunities, but I'm --

22 COMMISSIONER LAWSON: You created a -- we
23 created an RFQ with four private -- public-private
24 partnership advisory firms to allow for us to have a
25 pool of vendors to select from.

1 MR. SCOTT EVANS: Yes, sir.

2 COMMISSIONER LAWSON: But we didn't actually
3 give the pool the option -- the opportunity. We
4 literally just picked one off of the block.

5 MR. SCOTT EVANS: Yes, it was in order to
6 make it on tonight's agenda, it was only possible to
7 negotiate with one firm. If we were to -- we could
8 either wait for all four firms to be under contract, or
9 we could issue to the other firms and then conduct an
10 evaluation process. Staff committee advertised that we
11 were going to make a selection. So the process, the
12 competitive process would take more time and we could
13 do that, but that would result in a delay.

14 COMMISSIONER LAWSON: So the entire Council,
15 all of my colleagues on this dais has shown that we are
16 aggressive with moving in a safe manner and a
17 constructive manner that's going to help establish a
18 unity within our business department, within our City
19 and within the different departments that we have.
20 Right now this doesn't give transparency for me when it
21 comes to just handpicking the firms from this pool
22 without giving every firm the opportunity to be
23 responsive.

24 I understand that we were rushing to get it
25 done because we do want to see this building developed.

1 We gave direction to the staff to get this done
2 immediately. But this wasn't the direction that we
3 gave. I don't want to see it rushed, I want to see it
4 done properly.

5 Thank you, Madam Chair.

6 VICE CHAIR MILLER-ANDERSON: Madam Chair.

7 CHAIR LANIER: Yes, go ahead.

8 VICE CHAIR MILLER-ANDERSON: So with this
9 firm being selected for this particular project, will
10 the other groups be in the running for -- will they be
11 chosen next when we do something else?

12 MR. SCOTT EVANS: Yes. We recently -- well,
13 for example, for the Marina project, we've invited all
14 three firms to provide a proposal to the CRA, and one
15 firm has responded. The other firms said that because
16 they don't have the continuing services contract yet,
17 that they're not in a position to work on our project.
18 And the other firm has taken several weeks, but I guess
19 they're working on the proposal. They are interested.
20 So we did, because the Marina project is much larger,
21 we sent that offer to all three firms who were selected
22 by the CRA Board.

23 VICE CHAIR MILLER-ANDERSON: Not including
24 Lambert though.

25 MR. SCOTT EVANS: Yes, we included Lambert.

1 VICE CHAIR MILLER-ANDERSON: So in all
2 fairness, would it be appropriate for us to leave
3 Lambert out of the next round of, for example, the
4 Marina project and just go with the other three and
5 give them an opportunity, since Lambert has already
6 been selected for this one, or will potentially be
7 selected --

8 MR. SCOTT EVANS: Yes, we could do that.

9 COMMISSIONER BOTEL: Madam Chair.

10 CHAIR LANIER: Go ahead.

11 VICE CHAIR MILLER-ANDERSON: Oh, I'm sorry.

12 COMMISSIONER BOTEL: I'm sorry.

13 CHAIR LANIER: Yes, you're recognized.

14 COMMISSIONER BOTEL: I think my only concern
15 about that would be is the Marina project not going to
16 be a much larger project, and to eliminate somebody
17 just because they've done this relatively small project
18 seems to me unfair. I'm just one voice, but --

19 CHAIR LANIER: Yes, go ahead.

20 VICE CHAIR MILLER-ANDERSON: And I understand
21 what she's saying with that, but I think it would be
22 unfair to doing it the way that we're doing it now with
23 this particular project if that's the case. I mean
24 obviously, we want to move forward, but we want to be
25 fair and equitable in how we're doing it.

1 And so if we're going to move forward with
2 selecting Lambert in this fashion, without giving the
3 -- you know, rotating or giving everyone a fair
4 opportunity to weigh in on it, I could not agree with
5 allowing them to be in the next group of projects that
6 we do. I mean if we're going to do it, we have to do
7 it both times, you know, be fair about it.

8 CHAIR LANIER: Yes, Mr. Jonathan Evans, can
9 you speak to this, because I think what is happening is
10 this. We had a meeting. I don't know if it was the
11 last meeting or the meeting before that. We were
12 presented with four different firms to be able to do
13 business with the City CRA in regards to upcoming
14 projects.

15 And our understanding, at least my
16 understanding, because I don't like to say all my
17 colleagues' understanding because I'm only speaking for
18 myself. My understanding is that there would be a pool
19 of four or how many ever submitted. You would vet
20 those four firms, and then as projects come up, like
21 the 2600 block, like the Marina, like the -- whatever
22 other projects, 11th Street, whatever projects that we
23 have, that we would solicit from that pool a bid, if it
24 were, to be able to see who would be best fit for that
25 project.

1 Now, I don't know what the criteria is in
2 regards to how that is going to be done or how that
3 will be done, but it should be done in that way instead
4 of choosing one and then choosing another. And then I
5 think that every -- the four that came to us and you
6 presented to us should have an opportunity to be able
7 to bid on a project from the City, and not the City
8 just choose, CRA just choose who it is, because if
9 that's the case, we could have just took the four,
10 choose one and there's just one the whole time.

11 So if you can speak to that, Mr. Jonathan
12 Evans, I would appreciate it.

13 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
14 Madam Chair. So the item that's before you this
15 evening, obviously, based on the conversation that we
16 had with the Board, the intent was to bring this
17 consultant on board as quickly as possible to be able
18 to move forward with the solicitation document and then
19 negotiating the terms and conditions once we do receive
20 proposals.

21 With respect to the solicitation process, we
22 selected four firms to be able to utilize based on
23 their expertise and skill sets. Some of these firms
24 possess a more vast skill set and a deeper bench as it
25 relates to economic development projects.

1 So when staff does look at who is the most
2 suitable firm for the job, they do look at the
3 solicitation document, they do look at the expertise,
4 and they do look at the speed in which the Board wishes
5 to move on the project.

6 So there is a process whereby staff believes
7 that this firm is well suited to be able to move
8 forward with this project. The others are still going
9 through the continuing services agreement process, and
10 then we would have to go through the solicitation. So
11 in order to expedite this particular initiative, we
12 wanted to bring this to you all. This is they went
13 through a competitive solicitation process. There's no
14 specific mechanism that requires you to ask them all
15 for proposals. You can, certainly, or you can select
16 the one that's best suited.

17 If we, when we go through the same process
18 for the Marina Phase II, there is one firm that has a
19 deeper knowledge base as it relates to the complexities
20 associated with that process, and so there's going to
21 be a firm that invariably that staff feels more
22 comfortable with moving forward.

23 I think this particular firm has the depth
24 and the experience to be able to bring this process and
25 project out of the ground as quickly as possible. If

1 we look to ask all firms to go ahead and respond, we
2 can certainly do that, but then that's going to, in
3 fact, delay the process, could be anywhere between two
4 to three months before we get it back to you all to get
5 to this exact point.

6 So we thought, based on the direction or the
7 conversations the Board had, that speed and a sense of
8 urgency was the direction that we wanted to go.

9 COMMISSIONER LAWSON: Madam Chair.

10 CHAIR LANIER: Thank you.

11 Yes, let me respond to him, ask him a
12 question.

13 And I see now what you're saying. You have
14 four firms. One may be good in plumbing, one may be
15 good in drywall, but if you're doing a drywall project,
16 of course you would go with the one who is -- has the
17 background in drywall. So I see what you've done.
18 Thank you for that explanation.

19 Yes, go ahead, you're recognized,
20 Commissioner Lawson.

21 COMMISSIONER LAWSON: Thank you, Madam Chair.

22 Well, Mr. Evans, I'm going to be in support
23 of moving forward with this because I do want to see
24 this done. But for the future, what I want to see is
25 that the pool is properly utilized, where we give every

1 opportunity to the vendors, the four vendors to apply
2 for anything that comes before the Board, because
3 putting it back out is only because it was not done
4 properly the first time. So it would delay us three
5 months because we did not give every firm the
6 opportunity, even though there was only two firms that
7 actually have the paperwork in currently, which I
8 understand that would be the only two that would have
9 an opportunity to respond.

10 For the next solicitation, I want to make
11 sure that we give everyone at least a certain
12 timeframe, whether it's 30 or 45 days, to respond so
13 that when it comes before the Board, that we've given
14 all four from these selected firms an opportunity to
15 respond. So that's what I want to see moving forward.

16 But I will be supportive of this, colleagues,
17 because I do want to see some progress done with
18 getting these projects up and going.

19 Thank you, Madam Chair.

20 CHAIR LANIER: Thank you.

21 Are there any other comments in regards to
22 this item? We did not get a motion for that item. Can
23 I get a motion to approve this item?

24 COMMISSIONER BOTEL: I move that we approve
25 the resolution (inaudible) to approve an agreement with

1 Lambert Advisory.

2 COMMISSIONER LAWSON: Second.

3 CHAIR LANIER: Very good. I want to say one
4 more thing before we move on. I just wanted to have
5 the public to understand the reasoning behind the CRA
6 moving in this direction. It just really just clicked
7 and made sense to me in regards to why, out of four,
8 you would choose one, based on the fact that they have
9 a better forte at doing this particular project. So I
10 can understand that. And I trust the judgment of the
11 CRA to be able to understand which one would best suit
12 us for the City, but also giving everybody the same
13 opportunity.

14 Madam Clerk, can I get a -- call the
15 question, please.

16 THE CLERK: Commissioner McCoy.

17 COMMISSIONER McCOY: Yes.

18 THE CLERK: Commissioner Botel.

19 COMMISSIONER BOTEL: Yes.

20 THE CLERK: Commissioner Lawson.

21 COMMISSIONER LAWSON: Yes.

22 THE CLERK: Vice Chair Miller-Anderson.

23 VICE CHAIR MILLER-ANDERSON: Yes.

24 THE CLERK: Chair Lanier.

25 CHAIR LANIER: Yes.

1 THE CLERK: Motion carries.

2 CHAIR LANIER: Unanimous vote.

3 Number five, Madam Clerk.

4 THE CLERK: A resolution of the Board of
5 Commissioners of the Riviera Beach Community
6 Redevelopment Agency approving a professional service
7 agreement with Street Art Revolution for \$114,641 and
8 Fondos Studio, LLC for \$16,400 to provide public
9 artwork and painting services to designated properties
10 within the CRA District, providing for an effective
11 date.

12 The acceptance of public comments is now
13 closed. There are no public comments.

14 COMMISSIONER BOTEL: I move that we accept
15 the resolution of the Board to approve the Street Art
16 Revolution and Fondos Studio contracts.

17 COMMISSIONER LAWSON: Second.

18 CHAIR LANIER: All right, very good. Go
19 ahead, Mr. Evans. Could you introduce the presenter?

20 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
21 Madam Chair and members of the Board, I'd like to
22 introduce Mr. Andre Lewis that will be making the
23 presentation on behalf of the CRA.

24 CHAIR LANIER: Go ahead, sir.

25 MR. LEWIS: Good evening, Commissioners.

1 So we're going to go through the art and
2 branding project, round three. So just to give you a
3 little bit of background -- okay. All right, to give
4 you a little bit of background, back in September of
5 2020 the agency received budget approval for \$165,000
6 for round three of this project. In November of 2020
7 RFP 2020-03 was put out on the street seeking art and
8 painting services.

9 April of 2021 the agency received submissions
10 from Street Art Revolution and Fondos Studios, LLC.
11 Each design was scored and ranked. Also, the
12 Board-appointed representative, Commissioner Dr. Julia
13 Botel, attended the evaluation committee meeting and
14 oversaw the process.

15 So thank you, Commissioner; thank you.

16 CHAIR LANIER: Thank you very much. Are
17 there any questions in regards to this item?

18 MR. LEWIS: No, I was just saying --

19 COMMISSIONER BOTEL: I don't think he's
20 finished.

21 MR. LEWIS: No, I was thanking Commissioner
22 Botel for attending the evaluation.

23 CHAIR LANIER: I got distracted. I'm so
24 sorry, I got distracted. I was about to shut it down.
25 Go ahead.

1 MR. LEWIS: All right. So we'll start off
2 with the first art design. It's for the Ocean Walk
3 beach entrance. It is the front side of the beach
4 entrance. It's about six foot tall and 146 feet across
5 with the two poles, and you can see the design. I know
6 you have copies there. I know it's a little dark here,
7 but you can see the design below and also the
8 underwater design for the poles on each side. And this
9 is Street Art Revolution. Their price for this is
10 11,400. And this would be the back side, the same
11 stance, the poles and the wall itself, and this is
12 going all the way across.

13 Now, this is the retaining wall entering into
14 the beach area from the Ocean Walk entrance. This art
15 will run right across the bottom. It's about two feet
16 high and 120 feet across. You can see the multiple
17 designs there showing a wave motion with the decorative
18 color fishes going across.

19 The next design will be for Fondos Studio,
20 LLC, and it would be installed at Seashell City, which
21 is right across from the current CRA office at 2100
22 Broadway. And this will be installed by, I said,
23 Fondos Studio.

24 CHAIR LANIER: Sir, is that on the front part
25 or the back or the side?

1 MR. LEWIS: It will be on the front part. It
2 will replace the mural that's there now.

3 CHAIR LANIER: Oh, okay.

4 MR. LEWIS: Yes. And this is a 3-D mural,
5 and you know, it will give an opportunity for art
6 splunkas. As I was told by one of the artists that
7 visit the site, they can take a 3-D picture and post
8 it.

9 The next design, as you can see below, will
10 be for the commercial building at 65 West 21st Street.
11 The mural size is about 18 feet high and 90 feet
12 across. And this will be installed by Street Art
13 Revolution.

14 The next one is at Bicentennial Park's
15 concession stand wall, and it's about 18 feet high, 32
16 feet across. Street Art Revolution. And you can see
17 the young people inspired art below.

18 This is also on the east side of the
19 Bicentennial Park concession stand building. You can
20 see the art below. And it also, in the next slide
21 you'll see it encompass the actual poles. And this is
22 for the pole base itself. And these are for the six
23 poles that are out there. You can see the underwater
24 inspired design going 60 feet up the pole.

25 Now, the next three slides are for the

1 submitted -- we requested that the artist give us some
2 Riviera Beach inspired sculptures, and this is what was
3 given to us for the next three slides. These are --
4 would not be a part of this round three, but it will be
5 for future installation, and we wanted to have an
6 opportunity to present it to you. So this will be the
7 proposed sculpture will be placed at 13th Street and
8 Avenue C entering into Marina Village.

9 The next one is proposed for the corner of
10 Blue Heron and Broadway, currently the CRA owned
11 property on that corner. It currently has a welcome
12 sign. We would replace it with this sculpture, and you
13 can add the welcome Riviera Beach to the sign. And in
14 addition, if we had future development, we could move
15 it to another location.

16 And this one is proposed for 23rd or 22nd
17 Avenue on Avenue E. This will be a part of the future
18 development for Avenue E. It called for a roundabout
19 to slow traffic in that area, and one of the proposed
20 ideas from the architect was to put either a mural or a
21 large tree and/or a sculpture in that roundabout, and
22 this would be one of the proposed ideas.

23 So for the budget, Street Art Revolution
24 contract amount would be 114,641. Murals by Georgetta
25 or Fondos Studio, LLC would be for 16,400. The total

1 project amount would be 131,041. The total project
2 square footage will be 6,188 square feet, and that
3 amounts to \$21 per square foot. And the industry
4 average is between 20 and \$30 per square foot for a
5 normal size or a normal looking mural. If you get into
6 the 3-D art, you know, the more the detail, the more
7 expensive it gets.

8 And I'll take any questions that you have at
9 this time.

10 COMMISSIONER BOTEL: Madam Chair.

11 CHAIR LANIER: Yes, go ahead, please.

12 COMMISSIONER BOTEL: Thank you.

13 I love street art. I love art in public
14 places. But when I look at the price tag on this item,
15 it seems to me that we have so many items, so many
16 issues that we have right now in the City and the CRA
17 that we might want to take a look and ask staff to
18 provide us with a list of other items that we could use
19 this money for, maybe table this or vote individually
20 on the separate projects or maybe one or two of them
21 could get done now. And I would really like to hear
22 from staff what other things we could use this amount
23 of money for. \$131,000 is a lot of money.

24 I particularly like the sculptures, which are
25 not even in that \$131,000 amount. But I'm wondering if

1 when we do the project at the Marina, could we not fold
2 some sort of art in public places into the developer's
3 responsibility so that the -- I think that particular
4 sculpture is very, very nice, and I'd love to see it
5 there, but I don't think the City should pay for it. I
6 think whoever does that development might want to -- we
7 might want to ask them to pay for something like that.

8 But my concern right now is spending \$131,000
9 on art, which again, I am very much in favor of, I love
10 the murals that we've done so far, but it just strikes
11 me that right now we have so many other pressing issues
12 that we should at least take a look at what other
13 things the CRA can spend that money for. So my request
14 would be that we get from staff a list of items that we
15 can spend \$131,000 on.

16 COMMISSIONER LAWSON: Madam Chair.

17 CHAIR LANIER: Yes, Commissioner Lawson,
18 you're recognized.

19 COMMISSIONER LAWSON: Thank you.

20 This is part of the program that we started
21 to create. We've started to come up with a more robust
22 plan, which is the arts in public places. The direct
23 funding that we're using could actually be funded
24 through the AIPP program with businesses investing into
25 the community.

1 We've done research throughout the nation
2 when it comes to arts in public places, and the
3 interest that the business sector has in developing and
4 helping the communities grow is beneficial to their
5 business itself.

6 So they have no problem investing into our
7 streets, into our sculptures, into our murals that
8 we're actually placing around the community, because
9 that's going to increase the quality of their business,
10 the residency and beautify the community, which is also
11 going to put their total revenue up. So putting a
12 percentage and creating a robust plan is going to allow
13 for us to actually not use the tax paying dollars, but
14 actually use the dollars of businesses coming to the
15 community to make money off of our city.

16 So I agree tremendously with my colleague
17 Dr. Julia Botel when it comes to the spending that
18 we're doing, because we budgeted this item to allow for
19 beautification because we have to invest into the CRA
20 District, but at the same time we have to quickly and
21 aggressively create the plan and the program to outline
22 beautification with using the businesses that are being
23 attracted.

24 At our meeting last night we imagined Riviera
25 Beach. Our City Manager stated that we're going to be

1 spending 500, \$600 million in development. Imagine a
2 percentage of that going towards our arts in public
3 places, our programs for our kids in the community, the
4 different development and growth that we have, because
5 the arts in public places is not just putting up
6 murals, it's an entire built-out program where there's
7 going to be education, where it's going to be murals,
8 where it's going to be structures, where it's going to
9 be beautification of our community, but then also
10 working with our School District in the programming of
11 the arts.

12 So the robust and diverse plan that we're
13 trying to build, I think we need to get to work on
14 funding it. And I'm concerned with the amount of money
15 we're spending for these murals, but I do know that we
16 have to invest. We have to put investment into the
17 city.

18 But the sculpture I'd be in support of. The
19 murals it's difficult to get behind because I know that
20 the maintenance is a high cost, and then also these
21 probably have a life expectancy of two to three years.
22 So spending that 130,000 on two or three years is
23 difficult for me to accept.

24 Thank you, Madam Chair.

25 CHAIR LANIER: Yes.

1 VICE CHAIR MILLER-ANDERSON: Madam Chair.

2 CHAIR LANIER: Yes, go ahead, you're
3 recognized, Commissioner Miller-Anderson.

4 VICE CHAIR MILLER-ANDERSON: I was going to
5 ask about the maintenance cost. Do we know what it is,
6 the cost of the maintenance for these murals?

7 MR. LEWIS: Well, as a part of the proposal,
8 we have all the murals being sealed after they have
9 been installed, and we've seen that they've held up,
10 especially for the last three years. So there isn't
11 really a maintenance plan that is a part of their
12 proposal. But we're looking at, you know, cleaning, if
13 for some reason they were vandalized. But that's the
14 purpose of having it sealed after it's installed, so we
15 can simply wash it off.

16 COMMISSIONER BOTEL: Madam Chair.

17 Sorry. Are you done?

18 CHAIR LANIER: Are you finished,
19 Commissioner?

20 VICE CHAIR MILLER-ANDERSON: (Nods head.)

21 CHAIR LANIER: Yes, go ahead.

22 COMMISSIONER BOTEL: So the beautiful one
23 that we have on the side of, what is it, that pawn shop
24 on the corner of Blue Heron and Broadway, that's lasted
25 quite a few years. I'm trying to remember how long

1 ago.

2 MR. LEWIS: Yes.

3 COMMISSIONER BOTEL: It seems to be in pretty
4 good shape. I think they do last a fairly long time,
5 given that we've protected them in that way.

6 And I do want to also say before I, you know,
7 completely dismiss this as a possibility, it's painful
8 to have someone like Ms. Fondos and like Street Art
9 come to us, spend the time that it takes to respond to
10 an RFP, take the time to give us some drawings, work
11 with us to change them. You know, I hate to say no,
12 we're not going to do any of this.

13 But, for example, the stuff over at the
14 ocean, and I should -- shame on me, I mean I'm telling
15 you don't do anything on Singer Island and probably
16 some of my constituents will say: What is she, crazy?
17 But, you know, the Ocean Walk beach entrance, maybe it
18 just needs a coat of paint right now. Maybe we just
19 need to spruce some things up.

20 Whereas the Seashell City, because that's
21 right when you come into the city, maybe we should do
22 that one and maybe the one on 21st Street, 65 West 21st
23 Street. Ones that are sort of more visible right in
24 the city are ones that we should say let's do those
25 now, but hold off on Bicentennial Park, hold off on the

1 Ocean Walk Mall so that the people who took the time to
2 propose these things at least get a little something to
3 get started, but we don't have to spend \$131,000 to do
4 the whole thing. That's just --

5 MR. LEWIS: Yes. So if it's the desire of
6 the Board for us to choose some of them and do that,
7 that can be done also.

8 CHAIR LANIER: Are there any other questions
9 for this presenter?

10 COMMISSIONER BOTEL: So if I might, could I
11 propose that we table this item until we get some
12 direction from the City administration -- or excuse me,
13 the CRA administration as to whether or not we have
14 other projects to which this money could be put and
15 whether we could divide this proposal up into chunks so
16 that we could vote separately on whether or not we want
17 to do Ocean Reef -- I mean the Ocean Walk Mall area or
18 Bicentennial Park or the ones that are right in the
19 city.

20 CHAIR LANIER: Very good. Board, what is
21 your pleasure?

22 COMMISSIONER LAWSON: Madam Chair.

23 COMMISSIONER BOTEL: I'll make that motion.

24 CHAIR LANIER: Go ahead.

25 COMMISSIONER LAWSON: I was just going to

1 agree with my colleague when it comes to repurposing
2 some of these funds, allowing for us to have more of a
3 discussion and dialogue with maybe being selective of a
4 few of the murals and then using some of those funds to
5 repurpose to a project that's going to be impactful and
6 beneficial to the community economically and also maybe
7 programming operations-wise. So I will second the
8 motion.

9 COMMISSIONER BOTEL: Thank you.

10 CHAIR LANIER: A motion has been made to
11 table this item, and it's been seconded. Are there any
12 discussion in regards to this motion?

13 COMMISSIONER McCOY: So yes, Madam Chair.

14 CHAIR LANIER: Yes, go ahead, sir.

15 COMMISSIONER McCOY: Okay, so what
16 specifically are we looking to happen when we send this
17 back, Commissioner Botel, like what's the expectation?

18 COMMISSIONER BOTEL: I would like -- you
19 know, because this is CRA money, I want people to
20 understand it's not City money, it's CRA money, so it
21 has to be spent for specific CRA projects.

22 I would like to have from administration a
23 list of CRA projects to which we could put this --
24 toward which we could put this money, and also a
25 recommendation about whether or not there might be one

1 or two mural projects that we could move forward with
2 so that we use a small amount of money for art in
3 public places, but reserve the rest of the money for
4 other projects that -- housing, for example. I mean
5 there are things that we really need as a city that are
6 more pressing.

7 And again, I am very much in favor of art in
8 public places. I love the murals. But it's just that
9 right now it strikes me that there are so many things
10 that we need money for, that I would like for
11 administration to tell us what potentially some of
12 those things could be.

13 COMMISSIONER McCOY: Follow-up.

14 CHAIR LANIER: Yes, go ahead.

15 COMMISSIONER McCOY: Okay, that's fine. I
16 have no issue with it. But I just want to make sure
17 that the CRA Executive Director knows what we're
18 expecting so we're not just sitting here expecting
19 something to come back. I just want to hear from him
20 on, you know, how this can be, you know, how we can see
21 what you're asking us, Dr. Botel.

22 CHAIR LANIER: Before you go, Mr. Evans, are
23 there any other questions in regards to this item
24 before we get to a response from the Executive
25 Director? Very good.

1 Go ahead, sir.

2 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
3 Chair and members of the Board, I think, you know, two
4 opportunities just off the top of the head without
5 having, you know, further conversations with staff
6 would be looking at our down payment assistance
7 program, as well as the grants that we provide to
8 residents to do home repairs. I think that those
9 programs are programs that are very popular within the
10 CRA.

11 And then we could also look at an expansion
12 of our Clean and Safe Program, our -- where we, you
13 know, installed the smoke detectors and the Ring
14 Doorbells and what have you.

15 But we would have a more robust conversation
16 with staff, but that's kind off the top of my head some
17 programs that we certainly want to look at, especially
18 the component that looks to address some of the housing
19 challenges that we have in our community.

20 COMMISSIONER LAWSON: Madam Chair.

21 CHAIR LANIER: Yes, let me make a comment. I
22 do like the project. I do think it's too much money,
23 but I do want to see something from it.

24 All right, very good. Go ahead, Commissioner
25 Lawson.

1 COMMISSIONER LAWSON: Thank you, Madam Chair.

2 I completely agree. I want to see those
3 projects and those funds go towards beautification of
4 our residences in the CRA, the funding for the homes,
5 for just improving the quality of the home ownership in
6 our city, in addition to some of the projects that we
7 have, but not using \$170,000 of it, because there's
8 down payment assistance that we have, 11 townhouses
9 that are going to be coming up in our CRA on 11th
10 Street. We have houses, we have yards that are in bad
11 shape.

12 So right now some of those programs that
13 Mr. Evans just outlined is what we want to see some of
14 that money allocated to or reallocated to. After
15 coming out of this pandemic, I want to really assist
16 with addressing the slum and blight in that CRA
17 District. That's assisting those homeowners in that
18 CRA District. So applying and reallocating some of
19 those funds, while still addressing some of the needs,
20 but on a limited basis.

21 I love the roundabout on 13th. That is a
22 good idea. Possibly looking at a few other ones. But
23 we can sit down with the Executive Director, talk about
24 some of the concerns and possibly bring this back to
25 the Board later.

1 Thank you, Madam Chair.

2 CHAIR LANIER: Thank you.

3 VICE CHAIR MILLER-ANDERSON: Madam Chair.

4 CHAIR LANIER: Yes, go ahead.

5 VICE CHAIR MILLER-ANDERSON: So the motion
6 that Dr. Botel has is to table it until we get more
7 information about how we can utilize the funds and then
8 possibly get more information or have a discussion so
9 that we're able to narrow down to which art projects we
10 want to realize.

11 CHAIR LANIER: Yes.

12 COMMISSIONER BOTEL: Yes.

13 VICE CHAIR MILLER-ANDERSON: (Inaudible.)

14 CHAIR LANIER: Yes.

15 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
16 Chair --

17 CHAIR LANIER: Yes, go ahead.

18 EXECUTIVE DIRECTOR JONATHAN EVANS: -- if I
19 may, if you would postpone the item in lieu of tabling
20 it, because tabling it, then you would have to pull it
21 off the table. If you postpone it until -- if you give
22 staff, maybe at your next or maybe the first CRA
23 meeting in July, we can provide some options for the
24 Board to consider.

25 COMMISSIONER BOTEL: Thank you. I modify my

1 motion.

2 COMMISSIONER LAWSON: Still second.

3 CHAIR LANIER: Go ahead and modify it so that
4 the Clerk can get it.

5 COMMISSIONER BOTEL: To postpone rather than
6 table.

7 CHAIR LANIER: Okay, very good. Does that
8 second still stand?

9 COMMISSIONER BOTEL: Yes.

10 COMMISSIONER LAWSON: Yes.

11 CHAIR LANIER: Very good. We have any public
12 comments for this item? Do we?

13 THE CLERK: Not for this item. Just general
14 public comment.

15 CHAIR LANIER: Okay, call the question,
16 please.

17 THE CLERK: Commissioner McCoy.

18 COMMISSIONER McCOY: Yes.

19 THE CLERK: Commissioner Botel.

20 COMMISSIONER BOTEL: Yes.

21 THE CLERK: Commissioner Lawson.

22 COMMISSIONER LAWSON: Yes.

23 THE CLERK: Vice Chair Miller-Anderson.

24 VICE CHAIR MILLER-ANDERSON: Yes.

25 THE CLERK: Chair Lanier.

1 CHAIR LANIER: Yes.

2 THE CLERK: Motion carries.

3 CHAIR LANIER: Very good. Let us move on to
4 our next item.

5 THE CLERK: RFQ 1024-21-2, request for
6 qualifications for legal services.

7 The acceptance of public comments is now
8 closed. We have one public comment.

9 Mary Brabham for public comment.

10 CHAIR LANIER: Yes, we'll have the
11 presentation first and then we'll have public comment.

12 THE CLERK: Okay.

13 CHAIR LANIER: Mr. Jonathan Evans, could you
14 provide us the information for this item?

15 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
16 Madam Chair and members of the Board. The item before
17 you this evening is the culmination of the solicitation
18 that the CRA put out concerning legal services, based
19 on the direction provided by the Board. The City
20 has -- or the CRA has put out a solicitation. There
21 was four firms that responded, three of which have made
22 it to the final steps in the process, and then one that
23 has withdrawn from the process, leaving two -- well,
24 one entity and one particular individual to make the
25 presentation this evening. We've allotted about

1 30 minutes each for the presenters to provide an update
2 or a presentation on their experience and expertise.

3 The internal staff did look at the
4 solicitation packets and then provided a ranking as to
5 their review of the solicitation. I do want to share
6 with the Board that the decision resides exclusively
7 with the Board. Even though staff did provide the
8 ranking in the solicitation packet, the -- that is
9 merely from the standpoint that they were responsive
10 and responsible respondents to the proposals, and based
11 on the submissions, staff did provide scores, but the
12 scores are not necessarily germane to the discussion
13 and the decision that you will make this evening.

14 After the presentation is provided by both
15 entities, we then have a scoring sheet that we would
16 ask for you to fill out ranking number one and number
17 two. We do need you to also communicate in the ranking
18 sheet publicly your ranking, because that's consistent
19 with the statute as it relates to ranking and
20 communicating that in a public forum. After that, the
21 clerk will grab the scoring sheets, provide the tally,
22 and then provide you with the number one and number two
23 ranked firms.

24 After that, staff will ask for direction to
25 move forward with the negotiation for the terms and

1 conditions of a contract to provide legal services to
2 the CRA. It is my recommendation that the CRA Board
3 allow for me to work with the City Attorney to draft an
4 agreement at the conclusion of the meeting this evening
5 to bring back to you at a future meeting for
6 consideration.

7 With respect to the solicitation and the
8 amount of time that it was out, I will ask that our
9 Procurement Director, Ms. Pemsel, provide some
10 information to the Board and to the public as to the
11 solicitation process and where the solicitation was
12 posted and how long it was out and how many persons did
13 download the packet. But we have gotten to two
14 individuals or two firms, the Pittman Law Group, as
15 well as Michael Haygood, our general counsel for the
16 CRA.

17 Ms. Pemsel, if you can provide an update on
18 the procurement side.

19 MS. PEMSEL: Good evening, CRA Board, Chair
20 and members. For the record, my name is Althea Pemsel.
21 I'm the Director of Procurement.

22 I wanted to go over, as Mr. Evans said, our
23 information about the firms. We did issue a
24 solicitation. That solicitation was issued on
25 March 3rd, 2021, and it was advertised in the Palm

1 Beach Post as well as the City's procurement website,
2 and additionally, the CRA's website.

3 On May 3rd we received four proposals for
4 legal advisers. Two of the firms are from Palm Beach
5 County, one is from Leon County, and the other one is
6 from Miami-Dade County. The firms that responded was
7 Fox Rothschild LLP, J. Michael Haygood, Pittman Law
8 Group and the Center for Professional Legal Services.

9 The committee held a written evaluation of
10 the proposals on May 14th, and that committee consisted
11 of three staff persons. The ranking in the end, which
12 is only to provide a scoring mechanism, a written
13 evaluation scoring mechanism, has Michael Haygood as
14 one, Fox Rothschild is two, and the Pittman Law Group
15 is three, the Center for Professional Legal Services as
16 four.

17 We received, when we issued it, we received
18 80 downloads or 80 reviews. It was broadcast to 80 law
19 firms. Of that 80, 24 of them reviewed it. Of that
20 24, six downloaded it. And we also received an
21 additional suppliers of six, that were six firms that
22 were added as well. As a result, we received the four
23 proposals.

24 Are there any questions? Or again, to
25 reiterate what Mr. Evans said, we did have four. Fox

1 Rothschild withdrew only because there was a scheduling
2 conflict between a current commitment with a Board on
3 the same day or the same times that the CRA Board and
4 the City meet, so they had to withdraw because of that
5 commitment.

6 CHAIR LANIER: So we only have two
7 applicants?

8 MS. PEMSEL: Yes.

9 CHAIR LANIER: Very good.

10 COMMISSIONER LAWSON: Madam Chair.

11 CHAIR LANIER: Yes, go ahead, you're
12 recognized, sir.

13 COMMISSIONER LAWSON: Thank you.

14 Ms. Pemsel, thank you.

15 Well, first and foremost I just want to thank
16 the individuals, the firms that did apply. Thank you
17 for your interest in the City, and thank you for
18 wanting to participate as the attorney for the City.

19 Out of the 80 that viewed this solicitation,
20 did you follow up with these firms to find out why they
21 didn't apply or what interest they had or what were the
22 steps that were taken to not really having an interest?
23 Because with the two that we have remaining before us,
24 that's a low percentage of viewing to what actually
25 applied.

1 MS. PEMSEL: I did not. Because the four
2 responses we had, I did not.

3 COMMISSIONER LAWSON: And then the other
4 thing is you said the solicitation was put out at the
5 CRA website, the Palm Beach Post and the City website.

6 MS. PEMSEL: Yes.

7 COMMISSIONER LAWSON: Was there anywhere
8 else?

9 MS. PEMSEL: I'm not sure. Those are my
10 sources. That's where I placed it.

11 COMMISSIONER LAWSON: That's a very
12 limited --

13 MS. PEMSEL: I'm sorry, say it again.

14 COMMISSIONER LAWSON: That's a very limited
15 path of marketing if we're trying to find a wide base
16 of options for the City. I was just trying to
17 (inaudible) over the last couple days as to why that
18 we're moving in such a positive direction where we have
19 an amazing staff, we have colleagues that are actually
20 willing to work and move forward with the City and work
21 together to get things done in the community, yet we
22 only had a limited number of responsive individuals.

23 I had to look back at the option of it's
24 probably limited marketing, because the only two
25 remaining options we have is our state lobbyist and our

1 former attorney. So as of right now, I'm concerned
2 with how we're marketing and soliciting and producing
3 to people across the country for the City of Riviera
4 Beach.

5 We have to do a better job soliciting for
6 everything across the board, not just this
7 solicitation, but everything that we do, because
8 there's no reason that we're only getting one, two,
9 three responses to these RFPs and RFQs that are going
10 out for multimillion dollar contracts, for hundreds of
11 thousands of dollars that people will be making a year
12 for salaries to come operate with a Council and with a
13 City Manager and with a CRA Director that's very
14 progressive in the direction of working together to get
15 things done.

16 So I'm a little frustrated with the number
17 that we have, but I'm excited to hear about the
18 presentations that they have to bring to the table.
19 But we have to work on a better process of procuring
20 these individuals that give the options for our
21 residents to select more of a base, okay.

22 Thank you, Ms. Pemsel.

23 Thank you, Madam Chair.

24 CHAIR LANIER: Thank you. Are there any
25 questions, any other questions in regards to this item,

1 or of this particular presentation, I should say?

2 Mr. Evans, Jonathan Evans.

3 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
4 Madam Chair. At this particular moment we will allow
5 for the first firm, Pittman Law Group, to make their
6 presentation to the Board. And then following that
7 presentation, if there's no questions, then we will
8 move to the second presenter, which will be
9 Mr. Haygood.

10 CHAIR LANIER: Very good. Mr. Pittman.

11 MR. PITTMAN: Good evening. It's nice to get
12 this mask off for a little bit. Thank you all for the
13 opportunity to come before you, and Madam Chair and
14 Council members, Mr. -- shall I say Executive Director
15 on this one -- thank you all for having us.

16 I first want to start with thanking the
17 committee for their work in trying to put forth --
18 well, evaluating the folks who wanted to work for you.
19 I appreciate them putting that -- that's hard work.
20 I've done it before. I know all of you have before
21 too. It's very, very hard work, and it leads up to the
22 difficult task that you have as well.

23 So on behalf of our firm, we are very, very
24 happy to be here today, because we want to help, and we
25 want to help this CRA with the aggressive and amazing

1 projects that you have before you, and we are prepared
2 to do that.

3 And I do want to introduce my colleagues that
4 I brought with me tonight, and you'll hear from both of
5 them. But our lead attorney, Chris Smith, who many
6 people might remember spent quite a bit of time in the
7 State Legislature, but he spent the last decade as a
8 real, real lawyer, because that's his training. And
9 we're happy to have him part of our team at Pittman Law
10 Group now.

11 And Attorney Mckinney-Williams, who has also
12 been an attorney for -- well, I don't want to date you,
13 Ms. Mckinney-Williams, but for almost 20 years and
14 board certified in education law as well.

15 So we're happy to be here. We want you to
16 get to know us better. And I say that because I've
17 worked with many of you in a different capacity in
18 being our firm has represented you in Tallahassee for
19 many, many years. And in the meantime, if you didn't
20 know, we're a law firm. And we have a very, very
21 robust local government practice, and when this
22 opportunity became available, we thought, you know, we
23 do so much down there already, we could really lean in
24 a little more. And that's why we're here.

25 We want you to know that in our full

1 service -- in our effort to -- sorry. I feel like Vice
2 President Pence who had that fly on his head.

3 In that effort, over the last 20 years we
4 have built a very, very robust local government
5 practice, and we've got five lawyers that have
6 expertise in different areas of local government work.
7 But throughout it all, we are a very, very strong team,
8 and we hope, as we celebrate our 20th year of a firm
9 that was built and developed, created right here in
10 Riviera Beach, that we crown it with the opportunity to
11 do great work for the CRA.

12 You know already that one of the great things
13 about our firm is we are a Florida firm, a firm with an
14 office in Miami, an office here in Rivera Beach, an
15 office in Tallahassee, and on July 1st opening an
16 office in Orlando because of the significant local
17 government work that we're doing there. We are
18 building something that has not been done for a
19 boutique minority firm, and that is we're building a
20 quality firm to do difficult transactional work for
21 local governments throughout the state. And we're good
22 at it because we love doing it. And we're hoping we're
23 able to do that here.

24 Every lawyer in our firm has served as
25 general counsel of some local government or some entity

1 or organization throughout their career. And so we
2 bring a culmination of that type of experience to what
3 you need here at the CRA.

4 I think we have slides. Oh, I'm supposed --
5 oh, that's what this is. Did I say we're not a
6 technology firm? Okay, so I press this button? Oh,
7 this is cool. Okay, all right, I got it. I did this
8 one. All right.

9 Our public entity experience, we provide day
10 to day or on an as-needed basis legal services to a
11 number of local governments, including the Gadsden
12 County Board of County Commissioners, the City of
13 Tallahassee Municipal Code Enforcement Board, Leon
14 County Code Enforcement Board, Tallahassee-Leon County
15 Board of Adjustment and Appeals, Broward County,
16 Broward County Delegation, School Board of Leon County,
17 School Board of Wakulla County, City of Gretna, City of
18 Jacob, Florida.

19 So we are very, very busy, but we're very
20 selective in these opportunities that we go after.
21 We're very selective because we like what we are. We
22 like that we're a boutique law firm, a law firm that's
23 able to give significant time and quality work to the
24 clients that we go after.

25 And having a familiarity with Rivera Beach,

1 it only made sense for us to lean in here and try to
2 continue to do great work for this great city.

3 I want to show you an organizational chart so
4 that you can see what this representation might look
5 like. I'm Sean Pittman, by the way. I don't know if I
6 even introduced myself. I'm Sean Pittman, by the way,
7 the managing partner of this firm.

8 Attorney Chris Smith would be the lead
9 attorney for this opportunity. Attorney Opal
10 Mckinney-Williams, who's here, would be -- she's a
11 senior attorney at our firm and would also be secondary
12 in the seat. And of course, you can see we have two
13 other attorneys at the firm, all of which are very,
14 very involved in local government work.

15 I wanted to -- I don't like talking about
16 myself, but I'm supposed to tonight. I have spent
17 considerable time, I started my career in local
18 government as a staff attorney for the House of
19 Representatives and throughout that time developing
20 just a love and appreciation for local governments and
21 what they need in order to take care of the people's
22 money and what they need in order for people like you
23 to actually service your constituents.

24 I started out here in Riviera Beach,
25 graduated from Suncoast High School and then went to

1 Tallahassee for my undergraduate and law school
2 education. After I left being a staff attorney, I then
3 went on to do significant administrative work before
4 the Department of Business and Professional Regulation,
5 and then on to starting my own firm and making sure
6 that we were growing in those areas as it relates to
7 local governments and governments throughout this
8 state.

9 And throughout that time and that work, I've
10 received many accolades for that work, some of the
11 stuff you'll see in your packet. But the things that
12 I'm -- a couple things I'm most proud of is being
13 appointed as general counsel Designate of the National
14 Bar Association and being awarded by the Tallahassee
15 Barristers a Hall of Fame Award for my years of legal
16 work and a recipient of the National Bar Association
17 Heman Sweatt Award, which was presented by Attorney
18 Benjamin Crump during his years and time as President
19 of the National Bar Association.

20 So very, very proud of that work. And now
21 much of those accolades are because I lead a firm of
22 amazing lawyers that come before many entities and
23 offering them the same thing that we're offering you
24 tonight, and that is an opportunity to work closely
25 with you and advise you, help you with safeguards and

1 making sure that the statutes and interlocal agreements
2 and leases and contracts and development agreements and
3 all those things that are very, very important to a
4 community redevelopment organization, that we are able
5 to assist you in that way.

6 I wanted to go from here and introduce our
7 lead attorney in this project, and that's Attorney
8 Chris Smith. And I'll let him talk about himself. I'm
9 sorry, I will say, because I always tell him that all
10 his pictures look like an album cover, so don't mind
11 that. That's just him. So let me turn it over to
12 Attorney Chris Smith.

13 MR. SMITH: Good afternoon, Board.

14 Just a quick introduction of myself. I'm a
15 '95 graduate of FSU College of Law, so I've practiced
16 law for over 25 years. I began my legal career with a
17 firm in Fort Lauderdale, and we represented Alamo
18 Rent-a-Car, and I was in charge for about five years
19 negotiating all of their leases nationwide. So on
20 behalf of a major corporation, I negotiated most and
21 wrote a lot of the leases as Alamo began expansion
22 nationwide.

23 After that I left the firm and went to a firm
24 in which we did litigation on behalf of the Florida
25 League of Cities. Rivera Beach is not part of the

1 self-insurance, and so we never had an opportunity to
2 represent Riviera Beach, but from Vero Beach to Key
3 West, I represented cities during litigation aspects of
4 it. So it was after a case was filed, after an
5 accident was done, I was in charge of prepping for
6 trial and even sitting in some of the trials defending
7 municipalities from everything from public records
8 requests to auto wrecks and stuff. Quite a lot of
9 experience representing municipalities once litigation
10 is filed.

11 As Attorney Pittman mentioned, I served many
12 years in the Florida Legislature on the Rules
13 Committee, Vice Chair of the Rules Committee in the
14 House and in the Senate, in which we dealt with a lot
15 of legislation and even revamped some of the
16 legislation that you're dealing with. And as a Vice
17 Chair of the Rules Committee, it was my job to make
18 sure that the Legislature followed all of its rules and
19 that the House and the Senate conducted itself in a
20 manner that was spelled out by statute and by the
21 Constitution.

22 After leaving the Legislature, I was
23 appointed general counsel of the Broward Delegation.
24 That is important, because I went from being the senior
25 member of that delegation to now being its general

1 counsel, its lawyer. And I took that role very serious
2 in that we, in order to, as you know, file legislation
3 in Tallahassee as a local bill, there's a lot of things
4 that has to be done locally with your own rules, with
5 the House rules, with the Senate rules and within
6 statute. So I had to make sure that was done.

7 But the reason I really mention that role is
8 I went from senior member policy maker to general
9 counsel, and I understand the difference in that. I
10 went from setting the policy to making sure that the
11 policy set by those elected is implemented in a correct
12 manner.

13 And I take that role very serious and will
14 take that role serious by serving as your general
15 counsel, not as a policy maker, but to follow the
16 direction of the policy makers and make sure that your
17 policies are implemented in a way consistent with
18 Florida law and federal law.

19 When it comes to CRAs, I, in 1996, as a young
20 lawyer, started the Fort Lauderdale Community
21 Redevelopment Association, which was a local
22 association which was the precursor to the Fort
23 Lauderdale CRA. I've worked for many years with the
24 Fort Lauderdale CRA, and as a matter of fact, I've
25 worked on both sides of the table with the CRA,

1 benefiting and using some of the programs within the
2 CRA within Fort Lauderdale. And I'm proud to announce
3 in 2020, my project won the redevelopment project of
4 the year for the state of Florida, a project that I did
5 in conjunction with the Fort Lauderdale CRA.

6 I will be the attorney sitting here at your
7 meetings, advising you upon request. I will be the
8 attorney giving you the legal advice on a day to day,
9 but I will be one of many to provide counsel to you and
10 will seek the assistance of the next person speaking,
11 Attorney Williams, as well as other expertise in our --
12 within our firm and with outside counsel that we may
13 from time to time develop. But I will be the person at
14 the day-to-day meetings to make sure that we do
15 everything in a legal and orderly fashion.

16 MR. PITTMAN: Okay, thank you.

17 Our next speaker is Attorney Opal
18 Mckinney-Williams. And she, like me, doesn't like to
19 talk about herself a lot, but I will tell you the
20 reason I brought her on the Pittman Law Group is
21 because of her particular expertise in the Sunshine Law
22 and in public records law and in procurement law. And
23 there's probably no one better in this state. And I
24 stole her from -- over a year ago now, from a large law
25 firm that pretty much runs things in north Florida, and

1 for our firm to be able to bring her on board and be
2 able to offer her to you tonight is a significant
3 achievement.

4 So Attorney Opal Mckinney-Williams.

5 MS. MCKINNEY-WILLIAMS: Thank you, Attorney
6 Pittman.

7 Good evening, everyone, Madam Chair,
8 Commissioners, Mr. Evans. It's a pleasure to meet you
9 all. I'm grateful for the opportunity to be here.

10 My name is Opal Mckinney-Williams, and as
11 Attorney Pittman said, I am proud to be a senior
12 attorney at Pittman Law Group.

13 A little bit about me. I am a proud product
14 of Miami-Dade County public schools. I attended
15 Florida A&M University where I graduated with my
16 Bachelor's in criminal justice, and I attended Florida
17 State College of Law.

18 I have had over 18 years experience
19 representing local governments, school boards and
20 counties and doing a little bit of work for cities
21 also. Over the years, I've been able to work -- I've
22 had the pleasure of working with a variety of local
23 governments, advising them on a variety of issues,
24 including, as Attorney Pittman said, Sunshine Law,
25 Public Records Act, procurement. That's been a lot of

1 what I've done.

2 But I've also been able to work with, sitting
3 mostly as general counsel, working with local
4 governments on property acquisition and disposition,
5 public-private partnerships, intergovernmental and
6 interlocal agreements and arrangements and general
7 compliance with state and federal law.

8 I'm very proud of the work that I've done
9 over the years. As Attorney Pittman said, it's a good
10 thing to be able to do work for government that's doing
11 work for our people. So I'm happy to be here, and I
12 think at this point we're ready to answer any questions
13 you might have.

14 MR. PITTMAN: Yes, and before we do that, I
15 want to add one thing that Attorney Chris Smith left
16 out. And one of the reasons we're so happy to have him
17 work with us is expert in Robert's Rules of Order that
18 I think you may have -- you started the groundwork of
19 that, not really in law school but as chairman of
20 committees in the Legislature. But that is one of the
21 strong points that I also think he'll bring to this
22 body. Often it won't always be what you want to hear,
23 but it will be the letter of Robert's Rules, and I
24 think that's really important.

25 And before we take your questions, listen, we

1 know that what you do here is very, very important.
2 There was a law put in place that provided for an
3 opportunity for blighted areas of our community, for
4 areas where our seniors live, for areas that deserved
5 opportunity to contribute to their own destiny. We
6 know that that's the work that you do here, and we know
7 whether it's rehabilitative or whether it's
8 conservation or redevelopment, we know that what's most
9 necessary is that you do it within the confines of the
10 law.

11 We also know that we are not the policy
12 maker. You are the policy maker. But in your interest
13 to be creative and to think outside the box, it's very
14 important for us to make sure that you color within the
15 lines. That's what we will be here to do.

16 And we thank you for the opportunity. We
17 thank the committee for giving us the opportunity to
18 stand before you today. But we know you're very
19 serious about this work, and we know that we'll be a
20 partner that will be -- our interest in it will be
21 congruent with yours.

22 So with that, we're happy to take any
23 questions you may have for us. And Madam Chair, thank
24 you.

25 CHAIR LANIER: Thank you, sir.

1 COMMISSIONER BOTEL: Madam Chair.

2 CHAIR LANIER: Yes, go ahead.

3 COMMISSIONER BOTEL: Thank you.

4 Mr. Pittman, where is 2655 North Ocean Drive,
5 Suite 303?

6 MR. PITTMAN: It's right across from the
7 Ocean Mall, the 2655 building.

8 COMMISSIONER BOTEL: Is that the high-rise
9 that --

10 MR. PITTMAN: It's right on the corner where
11 Blue Heron turns into North Ocean.

12 COMMISSIONER BOTEL: So it's the tall
13 building --

14 MR. PITTMAN: Tall building with the --

15 COMMISSIONER BOTEL: Garage.

16 MR. PITTMAN: -- reflective -- the garage and
17 the reflective windows.

18 COMMISSIONER BOTEL: Right, right. So you'll
19 have an office right there?

20 MR. PITTMAN: Our office is there.

21 COMMISSIONER BOTEL: Okay.

22 MR. PITTMAN: And it has been since 2006.

23 COMMISSIONER BOTEL: Okay. When you look at
24 it on Trip -- on Google maps, it looks like it's sort
25 of in the Ocean Walk Mall. I'm thinking, no, you can't

1 have an office over there.

2 MR. PITTMAN: I wouldn't mind it there. But
3 y'all could help with that, but --

4 COMMISSIONER BOTEL: Are you high enough to
5 have a good view?

6 MR. PITTMAN: No, we -- Councilwoman, we've
7 been there a long time. And it's a great location
8 because, you know, listen, I grew up here. When I
9 think about that property across the street from there,
10 I get -- when I'm in the office, get to look at what's
11 real potential and real opportunity. And the things
12 that even have been done there to date is, I think,
13 headed in the direction of where we need to go.

14 So yes, we're there, and we will do office
15 time there. I mean Mr. Smith, Attorney Smith lives
16 right in Fort Lauderdale, so being here with you will
17 be easy. And Ms. Mckinney-Williams will be down during
18 the course of the meetings and both working in the
19 office during those days and the days before as
20 necessary.

21 COMMISSIONER BOTEL: Thank you.

22 CHAIR LANIER: Thank you.

23 Are there any other questions for the Pittman
24 Law Group, specifically Mr. Sean Pittman or his staff,
25 partners?

1 MR. PITTMAN: Partners.

2 CHAIR LANIER: Okay.

3 MR. PITTMAN: Don't say staff. That will
4 cost me.

5 CHAIR LANIER: No, I didn't mean to disparage
6 and say staff --

7 MR. PITTMAN: No. Thank you, Madam Chair.

8 COMMISSIONER MILLER-ANDERSON: Madam Chair.

9 CHAIR LANIER: Yes, go ahead.

10 VICE CHAIR MILLER-ANDERSON: I just wanted to
11 say thank you all for your presentation. And the only
12 question I have is so the two of them would be
13 available to attend the meetings when we have them each
14 week or whenever we have the meetings. We would have
15 someone here present during those meetings?

16 MR. PITTMAN: Yes, Councilwoman. And
17 primarily Attorney Chris Smith will be the one here.

18 VICE CHAIR MILLER-ANDERSON: Okay.

19 MR. PITTMAN: But we've committed also
20 Attorney Opal Mckinney-Williams -- sorry. Her name's
21 so long, it's --

22 VICE CHAIR MILLER-ANDERSON: Kind of like
23 mine. Like mine, right.

24 MR. PITTMAN: Like yours; like yours. So you
25 relate.

1 VICE CHAIR MILLER-ANDERSON: Yes.

2 MR. PITTMAN: But she will be down as
3 support. So oftentimes you'll have two lawyers here,
4 if not all the time.

5 VICE CHAIR MILLER-ANDERSON: Okay, all right.
6 Well, thank you all so much for presenting. Great
7 information.

8 CHAIR LANIER: Thank you.

9 COMMISSIONER LAWSON: Madam Chair.

10 CHAIR LANIER: Yes, go ahead, sir.

11 COMMISSIONER LAWSON: Mr. Pittman, thank you
12 again --

13 MR. PITTMAN: Councilman.

14 COMMISSIONER LAWSON: -- for being a part of
15 the city for many years and obviously having an
16 interest in serving as our counsel.

17 Availability to the Council and to the staff.
18 I understand that we will have representation here at
19 our Council meetings, whether -- or our CRA meetings,
20 whether it's once or twice a month. But accessibility.
21 We tend to call our legal counsel on a regular basis.
22 So how accessible will that be? Are we going to get a
23 bill for those phone calls or are you guys going to
24 just be accessible to us for those constant phone
25 calls, because we want to make sure we're prepared and

1 ready for these meetings coming in.

2 MR. PITTMAN: Absolutely. And listen, it's
3 what we do now, so it's not outside of our routine with
4 other clients. And the good thing about it -- because
5 I know you -- if Attorney Smith doesn't get back to you
6 in 15 minutes, you'll probably call me or you'll call
7 Attorney Opal Mckinney-Williams. But you also know
8 Attorney Jasmyne Henderson in our office and Attorney
9 Clayton Knowles. That would not be an issue.

10 And I think as it relates to even the current
11 work that we do, I'm not sure that anyone here would
12 say that we're not extremely responsive. And that
13 can't change because of the work we have to do here is
14 for taxpayers and for people who expect us to show up
15 for work.

16 COMMISSIONER LAWSON: Perfect. And can you
17 tell us a little bit about your experience with large,
18 complex development agreements, property acquisition?
19 And we have some major projects that we're currently
20 working on, so I want to hear a little bit about that
21 experience and how it can be beneficial for what we're
22 doing here.

23 MS. MCKINNEY-WILLIAMS: Okay, so the
24 experience that I've had has been sitting as general
25 counsel to local governments, working through

1 development agreements with an eye towards the issues
2 and the particular laws that the local government has
3 to deal with.

4 So oftentimes the developer, there will be
5 separate counsel who may be involved in drafting the
6 particulars of the development agreement. Sometimes my
7 job is to review all documents to provide insight, to
8 revise, to prepare with an eye toward what the
9 government is in need of. And so that's what I've done
10 for every local government that I've done -- been
11 involved in. Certain -- there have been certain
12 projects that were public-private partnerships and then
13 other projects involving development. And so that's
14 how I've approached it.

15 COMMISSIONER LAWSON: That was my question --

16 MR. PITTMAN: And, let me add -- oh, sorry.

17 COMMISSIONER LAWSON: Yes, that was my
18 follow-up question, just your involvement in the
19 public-private sector of development and that
20 development aspect, because that's something that we've
21 been speaking about, especially within the conferences
22 that we've traveled throughout the country. And
23 direction with the development we're doing on the City
24 and CRA level is the P3 option.

25 MR. PITTMAN: Sure.

1 COMMISSIONER LAWSON: And we're looking at
2 that, and we want to make sure that we have some
3 insight and we have counsel that can kind of protect
4 and cover us and guide us through these steps.

5 MR. SMITH: Well, from my standpoint, right
6 now in Broward County, Broward County and the City of
7 Fort Lauderdale are seeking to do a P3 project for a
8 joint City Hall. I served as one of the counsels for a
9 developer that presented for that. We subsequently
10 pulled out the last minute for other reasons, but I was
11 part of developing that development plan and submitting
12 it to Broward County.

13 So not from the municipal standpoint, but
14 from the developer standpoint, I've recently worked on
15 a P3 project, White's Construction and a couple of
16 others, that presented for that project in Broward
17 County.

18 COMMISSIONER LAWSON: Thank you, Mr. Pittman.
19 And thank you.

20 MR. PITTMAN: Thank you, Councilman, for the
21 questions.

22 CHAIR LANIER: Thank you.

23 Are there any other questions for this group?
24 Very good.

25 Thank you so much for your presentation, sir.

1 MR. PITTMAN: Thank you all for having us.

2 CHAIR LANIER: Thank you.

3 CRA Director.

4 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
5 Chair, we're awaiting Mr. Haygood. He stepped out to
6 allow for privacy for the firm to be able to make their
7 presentation.

8 CHAIR LANIER: Okay, very good. Do we
9 have -- I guess we'll wait until after the second
10 presentation for our public comment for this item.

11 COMMISSIONER McCOY: So Madam Chair.

12 CHAIR LANIER: Yes, go ahead.

13 COMMISSIONER McCOY: So I guess I want to ask
14 a question of the Executive Director. So obviously,
15 this is transactional in nature that we'll be using the
16 law firm. But, you know, in the unlikely -- and I
17 would hope that this is highly unlikely. I mean we
18 wouldn't be expecting any kind of litigation services
19 from our counsel, will we?

20 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
21 Chair, if I may?

22 CHAIR LANIER: Yes, go ahead.

23 EXECUTIVE DIRECTOR JONATHAN EVANS: No. That
24 would be something that that would be probably more
25 specialized. And then the -- your counsel would

1 provide a recommendation as to who would be best suited
2 to handle the litigation.

3 COMMISSIONER McCOY: Okay.

4 CHAIR LANIER: Yes, good evening,
5 Mr. Haygood. You can proceed.

6 MR. HAYGOOD: Madam Chair, Council members,
7 good afternoon. For the record, my name is Michael
8 Haygood.

9 And you have a copy of my response. I'm just
10 going to highlight some of the areas that I think are
11 relevant to serving as general counsel, not only to
12 this CRA, but the other CRAs that I represent.

13 My initial training out of law school was for
14 municipalities. I represented -- I worked for the City
15 of West Palm Beach, the City of Miami and Boca Raton.
16 In those positions I served various departments.
17 Planning was an area that I've wanted to be involved
18 in, but also did procurement and also pensions.

19 After leaving the Assistant City Attorney
20 position -- my last position was with the City of Boca
21 Raton -- I actually started working for CRAs. As I've
22 listed in my response, I actually established the --
23 established in the sense of drafting all documents
24 necessary to set up the CRAs in West Palm Beach, Boca
25 Raton, Boynton Beach, Port St. Lucie, and actually the

1 City of Riviera Beach Redevelopment Agency also.

2 Since then I have worked as general counsel,
3 or currently work as general counsel, obviously, for
4 the Riviera Beach Community Redevelopment Agency and
5 the City of Lauderdale Lakes Community Redevelopment
6 Agency. I also serve as special counsel to the City of
7 Fort Lauderdale Community Redevelopment Agency.

8 Some of the things I've done in the CRAs was,
9 as I said, draft formation documents for the creation
10 of the agency. I've served as issuer's counsel -- this
11 is in West Palm Beach -- for the initial bond issue
12 that was backed with TIF funding. I think it was
13 one -- I know it was the first in Palm Beach County.

14 At that time the statute had not been tested,
15 and we were being challenged on whether or not we could
16 issue the bond issue by the State Attorney's Office.
17 We established the fact that it was constitutional.
18 There was a big question for a long time whether or not
19 the statute was constitutional because of the way the
20 TIF was computed. And some -- there was some areas,
21 legal areas that thought that was actually a bond issue
22 and that the CRA should have been -- gone to
23 referendum.

24 I also worked in -- I actually served as
25 issuer's counsel for a bond issue that we did for the

1 Kravis Center parking. This was when the Kravis was
2 first established, so that's been a few years.

3 At that time I was doing also eminent domain.
4 I did the eminent domain work for Quadrille Boulevard,
5 which is the street that goes from -- I guess it was a
6 bypass, if you will.

7 I worked in Boca Raton Community
8 Redevelopment Agency when it was first formed. Also in
9 Boynton Beach and Port St. Lucie. Again, most of that
10 work centered around establishing the CRA and getting
11 it up and running.

12 In the Fort Lauderdale Community
13 Redevelopment Agency I actually served as special
14 counsel in the negotiations of several development
15 agreements. One project I think is about completed
16 now. It was -- I don't remember the number of units.
17 I think it was about 200 units that was designated as
18 workforce housing. The City actually provided, or the
19 CRA provided a \$2 million grant to the developer for
20 this property. There are also several smaller projects
21 that we did. I negotiated development agreements on
22 Systron (phonetic).

23 I currently serve as the general counsel for
24 the Lauderdale Lakes Community Redevelopment Agency.
25 We did quite a bit -- I don't know how familiar you are

1 with the City, but we did quite a bit of acquisition.

2 They were concerned that they didn't have any
3 new housing stock, so we acquired 20 acres for a mixed
4 use project, which is called the Bella Vista at
5 Lauderdale Lakes. It included a library. They didn't
6 have a library, so it included the construction of a
7 library and the construction of an apartment
8 building -- all of this is on Oakland Park Boulevard --
9 and did some townhouses in the project also. We also
10 acted as the counsel for the financing of the library
11 when the CRA went out and borrowed funds to actually
12 build the library and then gave it to Broward County.

13 The City is currently constructing an 84
14 single family home development by Pulte Homes. I
15 actually went in and we bought the property initially
16 from -- bought it out of bankruptcy. It had been
17 foreclosed by a bank out of Birmingham. I don't recall
18 the name of the bank. We bought the property, held it
19 for a while, and recently, I think within the last few
20 years, sold it to Pulte Homes. They held a very active
21 micro business loan program, and we also had to
22 borrow -- had legal counsel for the purchase of a
23 \$50 million line of credit.

24 I've been here, as you know, for quite a few
25 years, and so have seen a lot. I've been involved in a

1 lot of things that the CRA's done over those years,
2 including the -- including setting up the new markets
3 tax credit information.

4 We also acted as -- there was originally an
5 agreement between the City and the CRA about the
6 operations of the Marina. We negotiated all those
7 documents and also acted as issuance counsel for the
8 issuance of the revenue bonds that were used to do the
9 infrastructure improvements here at the Marina.

10 I've somewhat specialized now in affordable
11 housing. We also represent the Palm Beach County --
12 make sure I get the name right -- the Trust. I think
13 it's the Trust of Palm Beach County, Land Trust of Palm
14 Beach County. We're currently negotiating a contract
15 between two nonprofits to build a project that's going
16 to be out on, I think down in south county, out in Lake
17 Worth at least.

18 At one point we served, or I served as
19 general counsel for the Palm Beach County Housing
20 Finance Authority.

21 We enjoy the work. We enjoy specifically the
22 housing. If there is an issue that comes up, which I
23 don't have expertise in, such as the -- we had an issue
24 when we were doing the construction here, we brought in
25 Malcolm Cunningham to act, who is a specialist in

1 construction law. And we also used a different firm
2 when we had to negotiate the lease -- excuse me -- for
3 the Tiki Bar.

4 Really, that's in a nutshell my background.
5 Again, I enjoy the work, and if you have any questions
6 I'll be glad to try to answer them.

7 CHAIR LANIER: Thank you for your
8 presentation.

9 Are there any questions for Mr. Haygood in
10 regards to his presentation?

11 Very good. Thank you so much, sir.

12 MR. HAYGOOD: Thank you.

13 CHAIR LANIER: Appreciate it. We especially
14 appreciate all the hard work your provide to the City.
15 Thank you so much.

16 Mr. Evans, is there anything else that we
17 have to have, to do in regards to this item?

18 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
19 Madam Chair. With respect to you've had the
20 presentations, if there's no further questions for the
21 entities that have submitted, now is the discussion and
22 deliberation component of the item.

23 There is some information that staff is
24 requesting from the Board. We do have some forms, I do
25 believe, for you to rank the number one and number two

1 firm. The firm that obviously has the most number ones
2 is the highest ranked firm.

3 We will ask that we go through each of the
4 elected officials to provide us your number one and
5 number two, and then the clerk will receive the
6 document and then tally the scores. But you do need to
7 state publicly who the number one and number two you
8 have on your rankings or scoring sheet.

9 CHAIR LANIER: Thank you, sir.

10 Before we move on to discussion in regards to
11 that item, we're going to take care of two items of
12 business. Number one, there's a public comment for
13 this particular item, and we have to break for our
14 regular public comment for our residents.

15 Madam Clerk, if you can go ahead with the
16 public comment for this particular item.

17 THE CLERK: For this item we have Mary
18 Brabham for public comments.

19 MS. BRABHAM: Good evening. Ms. Mary
20 Brabham, Riviera Beach.

21 I was glad to see that others did apply from,
22 I think it was -- I think she said Leon County and
23 Miami-Dade, Florida.

24 I also would like to know, in order to build
25 on our strength, for someone to find out why did they

1 withdraw. You know, sometimes, you know, they can also
2 give us some critiqueness as well, regardless whether
3 or not they withdrew or not. That's just like with a
4 student. We have to find out, you know, where they at
5 in order for you to meet the standards of where they
6 are. So that was one thing that I wanted to say.

7 And these attorneys here, you all know them
8 very, very well. Now is the time to critique them if
9 you would like them to step up their game, because as
10 everybody know, all over the landscape it's quite
11 different now. We are total in different settings.

12 Pittman Group made mention about Leon County
13 School Board. We need more -- I'm going to say it --
14 teeth and nails in our representations so that they can
15 bring home the meat and butter for this city here. We
16 are not going to continuously pay this money here and
17 we do not receive meat and butter.

18 So I want you all to consider that, and if
19 it's anything that you all need to bring to, you know,
20 so that they can -- they like to know too where they
21 at, even though they're in the rankings, but they need
22 to know too, because a lot of times when meetings go on
23 and then one of the Council, some of the Council people
24 may bring up something.

25 And this is the time for you, as a Board, to

1 do your homework. They are familiar with us and we are
2 familiar with them, and we do love them, but we know,
3 and I know for a fact, that you need to critique them
4 to whereas to get their teeth and nail in
5 representation and meat and butter.

6 Now, Sean, Attorney Sean Pittman made mention
7 about Benjamin Crump. I did read that article. He is
8 a mentor. He love -- I believe that they went to
9 school together or they did something. It was a great
10 article. But please consider that.

11 CHAIR LANIER: Thank you so much,
12 Ms. Brabham.

13 Is that the public comment for this item?

14 THE CLERK: For this item, yes.

15 CHAIR LANIER: At this moment we'll take our
16 public comments from the residents. Please be reminded
17 the CRA Board of Commissioners has adopted rules of
18 decorum governing public comment during official
19 meetings, which has been posted at the front desk. In
20 an effort to preserve order, if any of the rules are
21 not adhered to, the Commission or Chair may have any
22 disruptive speaker or attendee removed from the podium,
23 from the meeting and/or the building if necessary.
24 Please govern yourselves accordingly.

25 Public comments shall begin at 7:30, unless

1 there's no further business of the CRA, which in that
2 event, it shall begin sooner. In addition, if any item
3 is being considered at 7:30, then comments from the
4 public shall begin immediately after the item has
5 concluded.

6 Any person who would like to speak during
7 public comment, please fill out a public comment card
8 located at the front desk and give it to the staff
9 before the public comment section is announced.

10 Madam Clerk.

11 THE CLERK: We have J. B. Dixon, followed by
12 Mary Brabham.

13 MS. DIXSON: J. B. Dixon, Singer Island in
14 Riviera Beach.

15 First, on behalf of everybody who listens to
16 these proceedings at home and who come here and sit
17 here, I would really like to ask the Council people to
18 please use your microphones. I'm sitting in the second
19 row. I cannot understand a word, other than Chairwoman
20 Lanier, who uses her microphone. It's really, really
21 difficult to hear. And when you watch it on television
22 at home, it's also very difficult to understand what
23 people are saying. You need to put your mouth next to
24 your microphone. Thank you.

25 The reason that I came up here tonight was

1 really to go back not so much to the public art
2 subject, but the financing part.

3 I think that we've heard a lot from the
4 public that they want the priorities, like water, to be
5 paid attention to. And I think that that's the intent
6 of the Council when they ask the CRA, and I'm sure
7 they'll also ask the City to look at where those funds
8 can be spent, because most people do not understand,
9 and I think that both the CRA and the City needs
10 perhaps to educate people in the fact that there is not
11 just one big pot of money in either organization.

12 And I know you all know that, but other
13 people don't know that. They think there's one big pot
14 of money, and they don't understand. And I most of the
15 time don't understand which ones are coming from grants
16 that are restrictive. If we've applied for a grant for
17 a community garden, we have to do a garden. You know,
18 we cannot do a park. Well, I guess we could probably
19 do a park. But, you know, we can't do a playground,
20 let's say.

21 And if we have applied for funds for art,
22 they can only be spent on art, is my understanding.
23 And if I'm not correct, we really need -- you need to
24 tell me and I think you need to tell a lot of people
25 every time you go to do something like that, like

1 public art, that someone applied for a grant, they got
2 the grant, hooray, hooray, it can only be used for
3 these things. It cannot be used, let's say, for the
4 water plant, just like the water plant money cannot be
5 used for public art.

6 I know that sounds very simplistic, but I
7 think most people do not understand that and do not
8 understand the budgeting process. And I know that
9 you're about to go into your budget process, and I
10 think that would help people who come to those meetings
11 to understand better how you allocate funds and how
12 sometimes you must allocate funds. Thank you.

13 CHAIR LANIER: Thank you.

14 Madam Clerk.

15 THE CLERK: Mary Brabham.

16 MS. BRABHAM: Mary Brabham, Riviera Beach.

17 Reimagine Riviera Beach. The workshop last
18 night was very informative, very, very, very. I would
19 say it was excellent. Ms. Brabham would grade that A.
20 And residents, this is our time in the sun.

21 Now, the next workshop will be on -- please
22 correct me if I'm wrong -- I think June the 15th. It
23 will be on June the 15th at 6:00 p.m.

24 Now, I know that Ms. Ernestine and the rest
25 of us ladies that canvasses you, a lot of times you

1 tell us we don't want to talk, Ms. Brabham. You don't
2 have to talk. Your presence is more valuable than you
3 opening your mouth, because it shows our working staff
4 that you are attentive. And you do not have to speak.
5 It is enough of us to dialogue what you want conveyed.

6 So Ms. Brabham says that we hear you, and
7 we're proud of our City Manager and the Board trying to
8 move us in some things where we need to be moved at.

9 I attended Mr. Earl Davis' funeral on last
10 Saturday. And I constantly stress my condolences to
11 that family, and I ask that the community pray for his
12 wife as well as the family to give her strength.
13 Mr. Davis was truly a servant. See, we come to serve
14 and not to be served. You may not like it, but it's
15 part of the scope, and a lot of times you build on what
16 you don't like.

17 So Earl Davis did a lot for this community,
18 and we do appreciate his service. He had a saying that
19 says -- and no one could say it better than his sister:
20 What's on your mind and who put it there? So
21 Ms. Brabham going to take that one, because he would
22 always tell me that too.

23 So, and Ms. Charlotte Duval (phonetic),
24 everybody know Ms. Charlotte. She would attend the
25 meetings here. She is very, very ill, and I ask that

1 you all keep her in your thoughts and prayers for a
2 speedy recovery. So you all think about those.

3 And to all of the bereaved families,
4 Ms. Brabham shares her condolences with you. I've been
5 there; I've been there. Your pain is your pain, but we
6 all share a pain. So I constantly say that I think
7 about you all. And when I'm informed -- I can't be to
8 everything. So my thoughts and prayers are with you as
9 well as our community. Thank you.

10 CHAIR LANIER: Thank you, Ms. Brabham.

11 Mr. Evans, do you have any comments for those
12 public comments for the item and for the regular public
13 comment?

14 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
15 Madam Chair, just briefly.

16 The next workshop for Reimagine Riviera Beach
17 is Tuesday, June 15th, and there will be two more
18 sessions after that. Every Tuesday we will be having
19 that session for the month of June. And if you haven't
20 registered, please register online. If not, you're
21 more than welcome to show up at the Wells Recreation
22 Center at 6 p.m., and you can register on site.

23 That's it, Madam Chair.

24 CHAIR LANIER: All right, very good, thank
25 you. All right, so direct us in our next endeavor

1 here. Are we going to just rank and then pass it down
2 to you and then you tell us the results, or how do we
3 do it? We discuss it? I don't know what it is there
4 to discuss, but maybe there may be some questions that
5 the Board wants to discuss with each other.

6 EXECUTIVE DIRECTOR JONATHAN EVANS: So Madam
7 Chair, my recommendation would be for the Board, if the
8 Board wishes to have a discussion, they can certainly
9 do that. If not, you can go straight to the ranking.
10 After you do write in your ranking, if then you can
11 call upon each of your colleagues to communicate their
12 ranking, and then pass the form down. We will then
13 have the Clerk tally it and then provide the
14 information to the Board.

15 CHAIR LANIER: Very good. Are there any
16 comments, or do you want to bring something up in
17 regards to this item, Board?

18 COMMISSIONER McCOY: Madam Chair.

19 CHAIR LANIER: Yes, go ahead, sir.

20 COMMISSIONER McCOY: So just out of
21 curiosity, looking at the tabulation sheets that was
22 done by the evaluation committee, two questions. I
23 want to guess at these initials of these evaluators,
24 but can somebody say who those are?

25 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,

1 Madam Chair, if I may.

2 CHAIR LANIER: Yes, go ahead.

3 EXECUTIVE DIRECTOR JONATHAN EVANS: The
4 evaluation committee was Scott Evans, Ms. Annetta
5 Jenkins and Mr. Randy Sherman.

6 COMMISSIONER McCOY: Okay, follow-up.

7 CHAIR LANIER: Yes, go ahead.

8 COMMISSIONER McCOY: Okay. And it appears
9 that from the score sheet, that there's a line for oral
10 presentations. Was that conducted with the evaluators?

11 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
12 Chair, if I may?

13 CHAIR LANIER: Go ahead.

14 EXECUTIVE DIRECTOR JONATHAN EVANS: No, there
15 was no oral presentation. They were ranked solely on
16 the book.

17 COMMISSIONER McCOY: Okay, all right.

18 CHAIR LANIER: All right, very good. If
19 there are not any other questions in regard to this
20 item, please fill out your form, ranking form.

21 MR. HAYGOOD: And sign it.

22 CHAIR LANIER: And sign it and --

23 COMMISSIONER McCOY: It says name and
24 signature.

25 EXECUTIVE DIRECTOR JONATHAN EVANS: Correct.

1 CHAIR LANIER: Name and signature.

2 COMMISSIONER BOTEL: Print and sign.

3 CHAIR LANIER: Print and sign.

4 All right, very good. There's only two here,
5 so we'll start down with Commissioner --

6 COMMISSIONER McCOY: I'm sorry. Never mind.
7 Disregard.

8 CHAIR LANIER: Commissioner Lawson, could you
9 provide your rankings, please, sir.

10 COMMISSIONER LAWSON: Ranking number one,
11 Pittman Law Group; number two, J. Michael Haygood.

12 CHAIR LANIER: Commissioner McCoy.

13 COMMISSIONER McCOY: Yes, Madam Chair.
14 J. Michael Haygood, number two; Pittman Law Group,
15 number one.

16 CHAIR LANIER: Commissioner Botel.

17 COMMISSIONER BOTEL: Pittman Law Group,
18 number one; Michael Haygood, number two.

19 CHAIR LANIER: Commissioner Miller-Anderson.

20 VICE CHAIR MILLER-ANDERSON: Pittman Law
21 Group, number one.

22 CHAIR LANIER: And for the Chair, Pittman Law
23 Group, number one; J. Michael Haygood, number two.

24 We'll pass these down. You can go over
25 these, and you can provide us with some feedback on

1 that, and we will wait until you do that.

2 And we're going to go ahead, and Mr. Evans,
3 since you're not doing the ranking, could you go ahead
4 and give us your comments for this evening, please.

5 EXECUTIVE DIRECTOR JONATHAN EVANS: I have no
6 comments, Madam Chair.

7 CHAIR LANIER: Very good. Comments by the
8 general counsel.

9 MR. HAYGOOD: No, ma'am.

10 CHAIR LANIER: Starting with Mr. Douglas
11 Lawson. Commissioner Lawson, do you have any comments
12 for this evening?

13 COMMISSIONER LAWSON: Thank you, Madam Chair.

14 CHAIR LANIER: Yes, go ahead.

15 COMMISSIONER LAWSON: As a just follow-up for
16 our Procurement Department, I want to make sure that
17 moving forward we provide the utmost exposure to the
18 City with every solicitation that goes out from this
19 Board, every RFP or RFQ, ITN, any job entry. I just
20 don't want it to be a local exposure, because we're not
21 doing the maximum opportunity or benefit for the City
22 of Riviera Beach.

23 So we want to give the opportunity to really
24 develop and grow this community with international
25 recognition. So the only way that we can do that is by

1 marketing the city properly and effectively. I think
2 that we have to do a better job with that.

3 I'm so appreciative of the firms that have
4 applied, but they're only going to see it if they're
5 looking at the Palm Beach Post or our City website, and
6 that's unacceptable. We didn't even -- go ahead.

7 Ms. Pemsel, if you wanted to comment on that.

8 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
9 Chair, I think I know what Ms. Pemsel's going to
10 communicate, so I may be able to save her a trip.

11 We did put it out on DemandStar. When staff
12 said the website, it's the website through DemandStar,
13 which is a national exposure. So it went out
14 nationally.

15 COMMISSIONER LAWSON: So why was it not
16 placed on the CRA Association, like the -- or
17 associations like the FRA, National Board, Florida
18 Board?

19 CHAIR LANIER: Mr. Evans.

20 EXECUTIVE DIRECTOR JONATHAN EVANS: As it
21 relates to those particular outfits, I don't have a
22 response. Those are certainly some things that we can
23 put it out. But we did put it out on our DemandStar.

24 COMMISSIONER LAWSON: Okay. And just the
25 comments moving forward. I'm satisfied with the firm

1 we've selected, I'm excited with the firm we've
2 selected.

3 We need to do a better job with every
4 procurement option that we have, every RFP that goes
5 out, because receiving one or two responses for this
6 municipality that's on the up and up, that is moving in
7 a great direction, I want to see more and give more
8 opportunities for our residents to pick from.

9 Those are my comments for the night. Thank
10 you, Madam Chair.

11 CHAIR LANIER: Thank you, sir.

12 Councilman McCoy.

13 COMMISSIONER McCOY: Just a couple things.
14 So in response to that, Ms. Pemsel suggested that it
15 was posted on the CRA, the City and on DemandStar. And
16 I tell you, I have this problem all the time. When you
17 go to the CRA and to the City, it loops you to
18 DemandStar.

19 So you can minus one, because I did download
20 the packet, and that doesn't necessarily mean that
21 someone is interested in the solicitation when they
22 download. It's just as a member of the governing body,
23 I just find it so difficult that I don't even know what
24 the City is soliciting for, and I'm now forced to go to
25 this website, create a user account, and I get all of

1 these messages just to know what we're putting out.

2 I had someone ask me: Why did you guys pull
3 back on the solicitation for Utility District security
4 cameras? And I'm saying to myself I have no idea what
5 you're referring to, but I have to literally go to the
6 website that the general public does.

7 So I don't believe that everybody that
8 actually accessed those links and selects it actually
9 has interest in downloading or interest in soliciting.
10 So I don't really believe that we get as many hits as,
11 you know, as we hear, but that's the only way you can
12 access the information.

13 The second item was, you know, Dr. Botel,
14 thank you for bringing that item regarding the
15 painting, because, you know, I look sometimes to try to
16 figure out do we -- we have a lot of responsibility,
17 and I think more importantly, the murals and the street
18 art, which I don't support us putting a sculpture in
19 the middle of Avenue E. That's just an accident
20 waiting to happen.

21 But I think we need to readdress our entire
22 priorities for the CRA. We've purchased a number of
23 properties, both on the City and CRA side, and it seems
24 like we're buying properties with no real, you know,
25 short-term, but long-term plan within the next two and

1 a half years on how we execute and how we bring this
2 all together, because if we're relying on the private
3 sector to help develop, we have to have skin in the
4 game besides the property.

5 So there are some other things that I would
6 expect, like I was surprised to see in the development
7 agreement that we basically contribute almost a million
8 dollars in two properties, in two parcels, with nothing
9 in return.

10 So I think going forward there is going to be
11 some monetary contribution when we begin to do a Phase
12 II redevelopment, or I think now, which is back on the
13 table, the Avenue F and Blue Heron project -- Blue
14 Water, I believe it was, or something of that -- Blue
15 Water?

16 EXECUTIVE DIRECTOR JONATHAN EVANS: Blue
17 Lagoon.

18 COMMISSIONER McCOY: Blue Lagoon project.

19 So, you know, I mean art is good, but the
20 purpose is, as I heard mentioned today, is to reduce
21 slum and blight, and I don't want us to get too far
22 with that, because we can paint pretty pictures and
23 still have crumbling infrastructure.

24 So, and I would hope, you know, when we bring
25 this back that we kind of take a look, which is kind of

1 an opportune time that now we're going into budget
2 discussions, to look at how we reallocate not just the
3 160,000 that we have set aside for murals, but overall
4 our priorities as to what we're doing in the CRA,
5 because it seems like déjà vu and I've seen this movie
6 before, seems like we keep talking about the same
7 thing.

8 And as well as the special events. I'm being
9 asked about special events that I have no idea. And we
10 ought to be a promotion company at this point, the
11 number of special events that we're doing. And you
12 know, the very first thing that I would expect is I
13 want to see what our return on investment is. Did we
14 get, you know, a certain number of participants, and
15 you know, what was the overall consensus, what was the
16 survey, what was the buy-in or what did folks take out
17 of it other than having a party.

18 And lastly, Mr. Evans, I know I asked this
19 question yesterday in our meeting about Phase II, but
20 was there some sort of timeline that you indicated as
21 far as when we'll see that again, or in light of the
22 tax credit applications?

23 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
24 Chair, if I may?

25 CHAIR LANIER: Yes, go ahead.

1 EXECUTIVE DIRECTOR JONATHAN EVANS: With
2 respect to the Phase II, we are moving forward with
3 bringing an item before you all for consideration as it
4 relates to the application for the tax -- state tax
5 credit program and having the Board make a
6 determination if that is the project that they wish to
7 support as they go through the phases, as well as the
8 discussion as it relates to site control, because there
9 has to be some type of an agreement in place with
10 regards to site control, and then the consulting,
11 getting the consultant cued up and ready to review the
12 financial structure.

13 So there's a couple of things that will be
14 coming back before the Board. I will put together a
15 timeline and send that to the Board via e-mail so you
16 have a tentative schedule and when we can anticipate
17 some items coming before the Board for decisions.

18 COMMISSIONER McCOY: One last thing, Madam
19 Chair.

20 CHAIR LANIER: Yes, one last thing. Go
21 ahead, sir.

22 COMMISSIONER McCOY: Mr. Evans, the
23 conversation that I brought to you yesterday regarding
24 Ambassadors' pay for holiday, do you want to respond to
25 that, or is that best fitted for a budget discussion?

1 But I wanted to see if we can retro during the fiscal
2 year now.

3 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
4 Madam Chair, if I may.

5 I did have the conversation with staff today.
6 We are having a discussion tomorrow. It's in regards
7 to the compensation for some of our frontline
8 personnel, that they don't -- they're not entitled to
9 or do not receive the same type of benefits that are on
10 the City side.

11 So one of the things that we will be offering
12 to those employees that do work holidays, they would
13 get the same type of pay as their colleagues on the
14 City side. Also, we will look for those that worked
15 Memorial Day to compensate them the same way we would
16 compensate persons that worked Memorial Day on the City
17 side.

18 But as part of the budget discussions, we are
19 going to look to create parity both on the CRA and City
20 side with respect to compensation and compensation
21 philosophies and benefits.

22 COMMISSIONER McCOY: Thank you, Madam Chair.

23 CHAIR LANIER: All right, thank you, sir.

24 Commissioner Botel.

25 COMMISSIONER BOTEL: Thank you.

1 Am I speaking into my microphone, Ms. Dixon?

2 Thank you.

3 I first wanted to thank Mr. Haygood for his
4 service. That was a very, very difficult decision, I'm
5 sure not only for me, but for my colleagues as well.

6 I want to remind people that we'll have the
7 dedication and opening of the Singer Island community
8 garden on June 20th from 4 to 6 p.m. Bring your dads.
9 That's Father's Day. But it will be fun for them, we
10 promise.

11 And please, colleagues, mark your calendars.
12 It's going to be a very nice event and I hope that you
13 can all join us there for that event.

14 On Sunday, this coming Sunday from -- that's
15 the 13th, from 2 to 5 at the Ocean Walk Mall under the
16 blue awnings, we'll have a celebration of World Oceans
17 Day where you can learn how to cook a lionfish, join
18 Loggerhead Marine Life staff to help us clean up the
19 beach, hear about dolphin research, meet some local
20 divers and a host of other interesting ocean related
21 things.

22 As did one of our speakers, I would like to
23 encourage people to attend the Reimagine Riviera Beach
24 workshop. It was such an informative presentation last
25 evening. And they'll feed you. So get out there next

1 Tuesday. It's at Wells. Not here. It's over at
2 Wells, and it's at 6:00 on next Tuesday.

3 And this morning I attended the Palm Beach
4 County Housing Steering Committee meeting along with
5 Ms. Jenkins. And I would like to know if we can please
6 ask Ms. Jenkins to do a report about housing at one of
7 our upcoming meetings. We need to adopt a housing plan
8 for the city. We need to commit to doing affordable
9 housing workshops so we can understand, all of us
10 understand the need that we have here.

11 We need a vigorous affordable housing trust
12 fund linked to a substantive community
13 benefits/workforce set-aside program. And I know that
14 Ms. Jenkins is the person that could inform us about
15 all those topics, so I would hope that she would speak
16 with us on the issue of affordable housing at one of
17 our next meetings.

18 And that's all I have. Thank you.

19 CHAIR LANIER: Thank you.

20 Commissioner Miller-Anderson.

21 VICE CHAIR MILLER-ANDERSON: Thank you, Madam
22 Chair.

23 Just wanted to say thank you, Mr. Haygood,
24 for your service to the CRA Board over these last few
25 years.

1 And look forward to, you know, working with
2 our new group, the Pittman Law Group.

3 Thank you, Madam Chair.

4 CHAIR LANIER: Thank you.

5 My comments are residents in the Federal
6 Garden area, including those who missed the traffic
7 calming informational session can review the video on
8 the City of Riviera Beach's You Tube website, and you
9 can still vote on the traffic calming options of your
10 preference by using a SurveyMonkey link that is on the
11 City's website.

12 Also, the Riviera Beach Urban Farm Project is
13 in need of volunteers for planting, weeding and
14 clearing garden space on Tuesdays and Thursdays from 5
15 to 7 or Saturdays from 8 to 10 during the months of May
16 and June at Barracuda Bay, 1621 West Blue Heron
17 Boulevard.

18 A month or two ago we planted seeds. And if
19 you pass by Blue Heron, those things are flourishing,
20 so we will have some food very soon. But I encourage
21 residents to become involved with this community
22 garden. This garden is going to produce, you know,
23 everywhere from five to 10,000 pounds of food for the
24 residents of this city.

25 Sustainability, us taking care of ourselves

1 and able to be -- and being able to have community
2 involvement, because it's not just planting and seeding
3 there. They're having workshops, they're having
4 meditation, they're having yoga, they're going to have
5 a farmers market. So I want you to get in on the
6 ground floor of this perfect location and perfect
7 program that the City has put out. Thank you so much.

8 And Mr. Evans, do you have any information in
9 regards to the ranking, sir?

10 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
11 Madam Chair.

12 At this particular time I'd ask the Clerk to
13 be able to provide the rankings based on the
14 submissions by the Board.

15 CHAIR LANIER: Thank you.

16 THE CLERK: Do I just name the law firm that
17 won?

18 CHAIR LANIER: Yes.

19 THE CLERK: Okay. The law firm is Pittman
20 Law Group for the CRA.

21 CHAIR LANIER: All right, thank you, Mr. Sean
22 Pittman and your group for your presentation, and
23 welcome to the City of Riviera Beach. We look forward
24 to reimagining the City of Riviera Beach and for you to
25 help us to get there. Thank you so much.

1 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
2 Chair.

3 CHAIR LANIER: Yes.

4 EXECUTIVE DIRECTOR JONATHAN EVANS: We need
5 official action from the Board.

6 CHAIR LANIER: We need official action.
7 Could we please get a motion to accept these rankings?

8 COMMISSIONER BOTEL: Make a motion to accept
9 the rankings.

10 VICE CHAIR MILLER-ANDERSON: Second.

11 CHAIR LANIER: Second by --

12 EXECUTIVE DIRECTOR JONATHAN EVANS: And Madam
13 Chair, to direct the Executive Director and the City
14 Attorney to work on a contract with the number one
15 ranked firm.

16 COMMISSIONER BOTEL: I make a motion to
17 direct the Executive Director to work on the contract
18 with the City Attorney.

19 CHAIR LANIER: There's a second from
20 Miller-Anderson.

21 Clerk.

22 THE CLERK: Commissioner McCoy.

23 COMMISSIONER McCOY: Yes.

24 THE CLERK: Commissioner Botel.

25 COMMISSIONER BOTEL: Yes.

1 THE CLERK: Commissioner Lawson.
2 COMMISSIONER LAWSON: Yes.
3 THE CLERK: Vice Chair Miller-Anderson.
4 VICE CHAIR MILLER-ANDERSON: Yes.
5 THE CLERK: Chair Lanier.
6 CHAIR LANIER: Yes.
7 THE CLERK: Motion carries.
8 CHAIR LANIER: Thank you. Welcome to the
9 city, Pittman Group.
10 We are adjourned.
11 (Whereupon, at 8:17 p.m., the proceedings
12 were concluded.)
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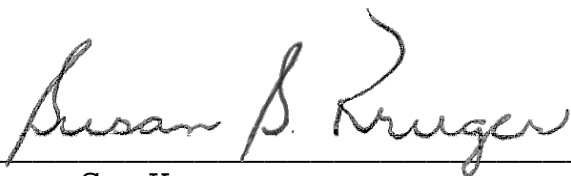
C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Susan S. Kruger, do hereby certify that I was authorized to and did report the foregoing proceedings at the time herein stated, and that the foregoing pages comprise a true and correct transcription of my stenotype notes taken during the proceedings.

The certification of this transcript does not apply to any reproduction of the same by any means unless under the control and/or direction of the certifying reporter.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of July, 2021.



Susan S. Kruger

1 ADJOURNMENT

2 The CRA Regular Board Meeting was
3 adjourned at 8:17 p.m. The minutes were approved by
4 the Board of Commissioners on _____.

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7 _____
8 Shirley Lanier, Chairperson
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**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 8/26/2021

Agenda Category:

Subject: REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM JULY 29, 2021
REGULAR BOARD MEETING MINUTES

Recommendation/Motion: APPROVAL

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

Background/Summary:

REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM JULY 29, 2021 REGULAR
BOARD MEETING MINUTES

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
07-29-21_CRA.pdf	MONTHLY VENDOR INVOICES FOR JULY 29 2021 MEETING	8/19/2021	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:15 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:16 PM

1 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2 Regular Meeting

3
4
5
6 - - -7 Marina Village Event Center
8 190 East 13th Street
9 Riviera Beach, Florida
10 Thursday, July 29, 2021
11 7:05 p.m. - 9:37 p.m.12 - - -
13
14
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18

19 IN ATTENDANCE:

20
21 Chair Shirley Lanier
22 Vice Chair KaShamba Miller-Anderson
23 Commissioner Julia Botel
24 Commissioner Douglas Lawson
25 Commissioner Tradrick McCoy
Mayor Ronnie L. Felder
Executive Director Jonathan Evans
General Counsel Michael Haygood
CRA Clerk Sherley Desir

1 BE IT REMEMBERED that the following Riviera
2 Beach Community Redevelopment Agency Regular Meeting
3 was had at the Marina Village Event Center on Thursday,
4 July 29, 2021, beginning at 7:05 p.m., with attendees
5 as hereinabove noted, to wit:

6 - - -

7 CHAIR LANIER: We will call the Community
8 Redevelopment, the City of Riviera Beach Community
9 Redevelopment Agency to order. It is July 29th, 2021.
10 The meeting is starting at 7:05 p.m.

11 Madam Clerk, for the roll call.

12 THE CLERK: Commissioner McCoy.

13 COMMISSIONER McCOY: Here.

14 THE CLERK: Commissioner Botel.

15 COMMISSIONER BOTEL: Here.

16 THE CLERK: Commissioner Lawson.

17 COMMISSIONER LAWSON: Here.

18 THE CLERK: Chair Miller-Anderson.

19 VICE CHAIR MILLER-ANDERSON: Here.

20 THE CLERK: Chair Lanier.

21 CHAIR LANIER: Here.

22 THE CLERK: We have Jonathan Evans as the
23 Executive Director for the Riviera Beach CRA.

24 EXECUTIVE DIRECTOR JONATHAN EVANS: Present.

25 THE CLERK: Michael Haygood as the counsel

1 for the CRA, and Sherley Desir, CRA Clerk.

2 CHAIR LANIER: Shirley Lanier, I'm the CRA
3 Clerk too?

4 COMMISSIONER BOTEL: Desir.

5 CHAIR LANIER: Oh, she said Desir, okay.

6 All right, very good. We will have the
7 Pledge of Allegiance and a moment of silence from
8 Commissioner Douglas Lawson.

9 (Moment of silence observed. Pledge of
10 Allegiance recited.)

11 CHAIR LANIER: As we look at our items under
12 agenda, do we have any additions, deletions or
13 substitutions for this item?

14 EXECUTIVE DIRECTOR JONATHAN EVANS: None from
15 staff, Madam Chair.

16 CHAIR LANIER: I'm sorry, for the whole
17 agenda. None from staff. Any from the Council,
18 Commission? Very good.

19 As we look at this agenda before us this
20 evening, are there any disclosures by Commission or
21 staff in regards to any of these items that are listed
22 on this agenda this evening? Very good. Can I get a
23 motion to adopt the agenda as is?

24 COMMISSIONER BOTEL: So moved.

25 VICE CHAIR MILLER-ANDERSON: Second.

1 CHAIR LANIER: Madam Clerk.

2 Let me interject before you give the roll
3 call that the Mayor has joined the dais.

4 Go ahead, ma'am.

5 THE CLERK: Commissioner McCoy.

6 COMMISSIONER McCOY: Yes.

7 THE CLERK: Commissioner Botel.

8 COMMISSIONER BOTEL: Yes.

9 THE CLERK: Commissioner Lawson.

10 COMMISSIONER LAWSON: Yes.

11 THE CLERK: Chair Miller-Anderson.

12 VICE CHAIR MILLER-ANDERSON: Chair Pro Tem
13 here. I mean yes.

14 THE CLERK: Chair Lanier.

15 CHAIR LANIER: Here.

16 THE CLERK: Motion carries.

17 CHAIR LANIER: Very good. The consent
18 agenda. All matters listed under this item are
19 considered to be routine, and action will be taken by
20 one motion. There will be no separate discussion of
21 these items unless a Councilperson so requests, in
22 which event the item will be removed from the general
23 order of business and considered in its normal sequence
24 on the agenda.

25 Are there any items on the consent agenda

1 that anyone wants to pull for further discussion?

2 COMMISSIONER BOTEL: Motion to approve the
3 consent agenda.

4 VICE CHAIR MILLER-ANDERSON: Second.

5 CHAIR LANIER: Very good. Madam Clerk.

6 THE CLERK: Commissioner McCoy.

7 COMMISSIONER McCOY: Yes.

8 THE CLERK: Commissioner Botel.

9 COMMISSIONER BOTEL: Yes.

10 THE CLERK: Commissioner Lawson.

11 COMMISSIONER LAWSON: Yes.

12 THE CLERK: Co-Chair Miller-Anderson.

13 VICE CHAIR MILLER-ANDERSON: Yes.

14 THE CLERK: Chair Lanier.

15 CHAIR LANIER: Yes.

16 THE CLERK: Motion carries.

17 CHAIR LANIER: Very good. We are at the end
18 of our consent agenda and are into our regular agenda.

19 Number four, Madam Clerk.

20 THE CLERK: A resolution of the Board of
21 Commissioners approving an agreement with Pittman Law
22 Group, LLC for a term of three years to provide legal
23 services to the RBCRA.

24 Acceptance of public comment cards is now
25 closed.

1 CHAIR LANIER: Do we have any public comments
2 on this item?

3 THE CLERK: Yes, I do.

4 CHAIR LANIER: All right, very good.

5 Mr. Evans.

6 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
7 Chair and members of the Board, this item before you
8 this evening is to seek approval of the --

9 CHAIR LANIER: Let's back up. We didn't get
10 a motion for it.

11 COMMISSIONER BOTEL: Motion to approve the
12 resolution authorizing a contract with the Pittman Law
13 Group.

14 CHAIR LANIER: All right, very good. We have
15 a motion on the floor for this item.

16 VICE CHAIR MILLER-ANDERSON: Second.

17 CHAIR LANIER: Very good. Madam Clerk, could
18 you say that the public comment for this item is
19 closed.

20 THE CLERK: The acceptance of public comment
21 cards is now closed.

22 CHAIR LANIER: Sorry, Mr. Evans. Go ahead.

23 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
24 Chair and members of the Board, the item before you
25 this evening is to enter into an agreement with the

1 Pittman Law Group for the purposes of providing legal
2 services to the Community Redevelopment Agency for a
3 term of three years. If there are any questions on the
4 item, our City Attorney, Ms. Dawn Wynn, is present to
5 provide any guidance or perspective with respect to the
6 agreement that's before you this evening. And staff
7 recommends approval of the resolution.

8 CHAIR LANIER: Thank you. Are there any
9 discussions in regards to this item from the Council?

10 COMMISSIONER LAWSON: Madam Chair.

11 CHAIR LANIER: Yes, go ahead, sir.

12 COMMISSIONER LAWSON: Yes, discussion for the
13 contract. Taking a look at the terms of the
14 contract -- well, do we have any public comments, Madam
15 Chair?

16 THE CLERK: Yes, we do.

17 CHAIR LANIER: Yes, we do. I'm sorry, you're
18 right.

19 Go ahead, Madam Clerk.

20 I'm sorry, Ms. Wynn.

21 THE CLERK: Ms. Brabham for public comment.

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

24 I did have a card on the consent here. I did
25 give her a card before you even started --

1 CHAIR LANIER: Okay.

2 MS. BRABHAM: -- in with your meeting. This
3 was about the posted position --

4 CHAIR LANIER: You guys had comments for
5 consent?

6 MS. BRABHAM: -- of the CRA as well. So I
7 don't know how you all are going to conduct this, but
8 now you're on item number four.

9 CHAIR LANIER: Yes, we apologize,
10 Ms. Brabham. Could you go ahead and give your
11 comments? Even though we voted on it, you can go ahead
12 and give your comments for the consent agenda.

13 MS. BRABHAM: I also had a card in there for
14 item number four.

15 CHAIR LANIER: Yes, ma'am, but go ahead and
16 do the three minutes for that --

17 MS. BRABHAM: Thank you.

18 CHAIR LANIER: -- and we'll go ahead and --

19 COMMISSIONER McCOY: Madam Chair.

20 CHAIR LANIER: Yes.

21 COMMISSIONER McCOY: So procedurally, because
22 it's required that we have public comments before we
23 decide, I think we have to move back to reconsider
24 consent. That is the only proper way to move forward.
25 And I think Mr. Evans is trying to get your attention.

1 CHAIR LANIER: Oh, were you trying to get my
2 attention?

3 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
4 Madam Chair.

5 CHAIR LANIER: All right.

6 EXECUTIVE DIRECTOR JONATHAN EVANS: The
7 Commissioner is absolutely right.

8 CHAIR LANIER: Yes, okay, we can just back up
9 then.

10 COMMISSIONER McCOY: So I would offer --

11 CHAIR LANIER: So who made the motion to --

12 COMMISSIONER BOTEL: I withdraw the motion to
13 approve the consent agenda.

14 CHAIR LANIER: Very good.

15 VICE CHAIR MILLER-ANDERSON: I think I did.
16 I withdraw mine as well.

17 COMMISSIONER McCOY: So, Madam Chair, can
18 we -- can I move to reconsider consent?

19 CHAIR LANIER: Yes, go ahead, sir.

20 COMMISSIONER LAWSON: Second.

21 COMMISSIONER McCOY: So moved.

22 COMMISSIONER LAWSON: Second.

23 CHAIR LANIER: Is there a second? Very good.
24 So it's off the table. And Ms. Brabham --

25 COMMISSIONER McCOY: Roll call; roll call.

1 CHAIR LANIER: Roll call for the --

2 COMMISSIONER LAWSON: To reconsider the
3 consent.

4 CHAIR LANIER: -- to reconsider the consent
5 item -- agenda.

6 THE CLERK: Commissioner McCoy.

7 COMMISSIONER McCOY: Yes.

8 THE CLERK: Commissioner Botel.

9 COMMISSIONER BOTEL: Yes.

10 THE CLERK: Commissioner Lawson.

11 COMMISSIONER LAWSON: Yes.

12 THE CLERK: Co-Chair Miller-Anderson.

13 VICE CHAIR MILLER-ANDERSON: Yes.

14 THE CLERK: Chair Lanier.

15 CHAIR LANIER: Yes.

16 THE CLERK: Motion carries.

17 CHAIR LANIER: Very good. Now, Ms. Brabham,
18 you can give us your public comment.

19 MS. BRABHAM: Now we can speak on the item on
20 the consent now?

21 CHAIR LANIER: Yes, ma'am.

22 MS. BRABHAM: Okay.

23 CHAIR LANIER: Yes, ma'am.

24 MS. BRABHAM: Ms. Mary Brabham, Riviera
25 Beach.

1 To post those positions for the clerk as well
2 as the administrative assistant is very important for
3 this Board here. This Board here is the Board that
4 we're hoping that will move our redevelopment. What we
5 as the general public want, we want that roundabout.
6 We want multitaskers, because we know that the budget
7 is in a shortfall, not just on the City side, but as
8 well as all over.

9 So in order to get qualified and good people
10 in these positions here, I for one, and I know that
11 others stand with me as well, if we are to look better,
12 be better, we need to have people in the positions
13 whereas that not common on-the-job training. I don't
14 have time to train you. I need for you to bring it to
15 that table there. I need for you to be at the table
16 there, whereas that if something needs to be done,
17 you're already familiar with this, you already know how
18 to move it.

19 And a lot of times we get stagnated and
20 antiquated because you've had somebody in positions for
21 umpteen years, you sort of get that stagnation and that
22 antiquated mind, you know, whereas that, you know, this
23 is how it's going to move. But critical thinking is
24 always thinking that it's also dictated out of the box
25 as well.

1 So if we are to move and if we are to see
2 ourselves in a better limelight for the City here, we
3 need that type of not just skill set, but someone that
4 comes on the job that have been in that field there,
5 that Ms. Brabham will not have to stand over your
6 shoulder and watch you.

7 And another thing too, we cannot keep afford
8 to hire people that know someone, you know, because a
9 lot of times we get hung up and caught up in there,
10 because this is also what I've seen in this City time
11 and time and time again.

12 And if you do not work out, I don't want you
13 to stay in here a year, two years or three or four
14 years. I think we did pass some resolutions in
15 reference to those type of amendments that do not stay
16 in here, do not do this to us, do not just sit and
17 parlay our money and do not live up to the profession.
18 Thank you.

19 CHAIR LANIER: Thank you, Ms. Brabham.

20 Consent agenda next. Do you have the cards
21 for the consent agenda?

22 THE CLERK: I did for her. That was my
23 mistake. I don't have any more.

24 CHAIR LANIER: Ms. Larson, you didn't have --
25 come on up; come on up.

1 MS. LARSON: Bonnie Larson.

2 For a long time my cards would get lost. I
3 hope this is not starting again, because I put it there
4 even before the meeting started; I put it there.

5 All right, we have on here -- well, first of
6 all, let me do the short one. It says request for
7 approval of meeting minutes from May, May 28th. That's
8 two months late. That's unacceptable.

9 Now, I'm a little disappointed. We used to
10 have a court reporter, and I think that was a very good
11 idea. It's worth its weight in gold, because now we
12 have an RFP for a clerk, executive administrative --
13 slash -- the same person, CRA Clerk. Should we have
14 had a clerk all along, or is this just something we
15 want to do now or what's the deal with that? But I
16 read the -- I read what that person's supposed to do.
17 Boy, that list is about a mile long. I don't know how
18 one person can do all that.

19 The other thing in there is transcribing the
20 minutes. Do you have any idea how long it takes to
21 transcribe minutes? You listen to it, you backtrack on
22 it, hours and hours and hours. I think that court
23 reporter was well worth it, and it got here and it was
24 word for word. Because to put -- in any office you go
25 into, the receptionist usually gets charged with doing

1 the minutes, and everybody hates that. They don't want
2 to do the minutes because it's so time consuming.

3 We had, years ago, I remember one particular
4 meeting when the City was doing their own minutes, and
5 they said a particular speaker I shall not name talked
6 about the Marina. That was in the minutes. So-and-so
7 talked about the Marina. That told you nothing. And
8 that's the way our minutes were going. We can't have
9 that.

10 We've got a lot of things coming up, going
11 on. We need word for word so if something happens, we
12 got it right there in writing. And like I said, I
13 don't know how one person can do all those things, and
14 what does that leave for the office manager to do? I
15 don't know.

16 I went to the City today, or the CRA today
17 looking for a copy of the backup of this meeting
18 because I had a lot of comments on it. I couldn't get
19 it. The CRA said, oh, we're moving, we don't have a
20 printer. I was over at the City where they're moving,
21 they said, no, we don't have a working printer. Nobody
22 had a printer for tonight's backup. And out here
23 there's no backup. I would like a copy of that.

24 Now, what kind of organization is that when
25 the office manager doesn't have a printer? That makes

1 no sense. I said: Could you send it to somebody else,
2 you know, in the City, maybe they could print it? No,
3 can't do it. So that's also unacceptable. The office
4 manager has got to be on top of things, and it's not a
5 good situation to say we don't have a printer. So I
6 will be looking for the agenda tonight. I want to see
7 it, the backup, because I have a lot of things to
8 comment on tonight. Now I can't tell you on page so
9 and so because I didn't get it. That's my story and
10 I'm sticking to it. Thank you.

11 CHAIR LANIER: Thank you, Ms. Larson.

12 Are there any other consent agenda comment
13 cards?

14 THE CLERK: No, there isn't.

15 CHAIR LANIER: All right, very good.

16 Mr. Evans, do you want to address those comments from
17 the consent agenda?

18 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
19 Madam Chair.

20 The position that folks were talking about is
21 an existing position in the agency. It was more of an
22 administrative level position and clerk duties. But
23 really secondary, we decided to flip the job duties and
24 responsibilities to make the clerk function more robust
25 and professionalize the position, so we added

1 additional degree requirements.

2 We did put that we did want somebody with a
3 CMC or MMC, Certified Municipal Clerk or Master
4 Municipal Clerk, so that provides for additional depth
5 and understanding of Florida statutes and the operation
6 of a city clerk. Also, they will be assisting in some
7 clerical duties and responsibilities.

8 Our office manager, Ms. Desir, functions as
9 the office administrator, but also our de facto HR wing
10 of the agency. So she's involved in a lot of personnel
11 actions, onboarding persons, working with Human
12 Resources, benefits administration and the like. So
13 there's a lot of things that that particular position
14 does, whereby this position would be more focused on
15 the city clerk and in supporting some of the other
16 duties and responsibilities in the office.

17 We do apologize for the inconvenience. CRA
18 staff is moving. The move should be completed over the
19 next couple of days, and so we're hooking up, getting
20 things connected to the network. And so we should be
21 able to provide those types of services, and so we can
22 cure that concern that one of the residents pointed out
23 in subsequent meetings.

24 And we will provide additional copies at the
25 regular meetings that have backup. But again, those

1 backup documents are quite lengthy, so if persons do
2 want the backup, if you could provide us advance
3 notice, we can also provide that to you, because in
4 some cases, I know on the City side and also on the CRA
5 side, you can have five to 1,000 pages of backup. So
6 if there is advance notice, we certainly will
7 accommodate folks.

8 VICE CHAIR MILLER-ANDERSON: Madam Chair.

9 CHAIR LANIER: Yes, go ahead.

10 VICE CHAIR MILLER-ANDERSON: About the
11 question about the transcription, we still have the
12 lady that does the minutes, right?

13 EXECUTIVE DIRECTOR JONATHAN EVANS: Right.
14 We still have the transcription services, and she just
15 provides it in a remote, because she obviously watches
16 our meeting. And then what will happen, then that
17 information is provided to the clerk, and then the
18 clerk is the custodian in making sure that that gets
19 placed on the agenda.

20 That's why we've decided to bolster the
21 requirements associated with the job, because we wanted
22 to make sure those types of things are done with a lot
23 more frequency and are coming to the Board in a shorter
24 timeline than it has been. But also, it does depend on
25 the time that person has that is transcribing the

1 minutes and providing them to us to getting it on the
2 agenda with the Board to approve.

3 CHAIR LANIER: Thank you.

4 We are at the end of our consent agenda.
5 We've had public comment. Is there any other
6 discussion regarding the consent agenda?

7 COMMISSIONER McCOY: Move to approve consent.

8 COMMISSIONER BOTEL: Second.

9 CHAIR LANIER: Madam Clerk.

10 THE CLERK: Commissioner McCoy.

11 COMMISSIONER McCOY: Yes.

12 THE CLERK: Commissioner Botel.

13 COMMISSIONER BOTEL: Yes.

14 THE CLERK: Commissioner Lawson.

15 COMMISSIONER LAWSON: Yes.

16 THE CLERK: Co-Chair Miller-Anderson.

17 VICE CHAIR MILLER-ANDERSON: Yes.

18 THE CLERK: Chair Lanier.

19 CHAIR LANIER: Yes.

20 THE CLERK: Motion approves.

21 CHAIR LANIER: Motion approved, five/zero.
22 Item number four.

23 THE CLERK: A resolution of the Board of
24 Commissioners approving an agreement with Pittman Law
25 Group, LLC for a term of three years to provide legal

1 services to the RBCRA.

2 The acceptance of public comment cards is
3 closed.

4 COMMISSIONER BOTEL: Move to approve the
5 agreement with Pittman Law Group.

6 COMMISSIONER LAWSON: Second.

7 CHAIR LANIER: Very good. Mr. Evans.

8 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
9 Chair and members of the Board, pursuant to the actions
10 that the Board took with regards to legal services and
11 directing staff to go out for competitive solicitation,
12 staff has done that, and the Board authorized staff to
13 negotiate an employment agreement with the Pittman Law
14 Group to provide legal services for the Community
15 Redevelopment Agency.

16 Working in collaboration with the City
17 Attorney's Office, we were able to come to terms with
18 an agreement that's before you this evening, and staff
19 is recommending approval of the resolution. And the
20 City Attorney, Ms. Dawn Wynn, is here to answer any
21 legal questions the Board may have related to the
22 agreement.

23 CHAIR LANIER: Thank you.

24 Do you have a presentation, or are you just
25 answering questions?

1 MS. WYNN: I have a short presentation.

2 CHAIR LANIER: Sure. Go ahead.

3 MS. WYNN: Thank you, Madam Chair.

4 As Mr. Evans stated, this is a contract with
5 the Pittman Law Group for a term of three years. The
6 firm will receive, according to the RFP, a monthly
7 retainer of \$10,000, which will apply to the first 40
8 hours of services, and thereafter, any additional
9 services will be billed at the rate of \$250 per hour
10 for each attorney.

11 Because your last CRA meeting was canceled,
12 there will need to be a change to the agreement just to
13 reflect the date of today's date as the start date of
14 the, or the commencement date of the agreement, and
15 then, of course, the ending date will correspond to
16 that.

17 Additionally, I did place in here incorrectly
18 the paragraph concerning -- it's usually standard in
19 the contracts -- it's the paragraph concerning the
20 Office of the Inspector General having jurisdiction
21 over this contract. And the Office of the Inspector
22 General does not have jurisdiction over CRAs. And so
23 when I make the change to the date, I will be making
24 the change to take that out as well.

25 And I understand that your former clerk is no

1 longer with the CRA, and I'll be making the change to
2 the clerk as it relates to the request for, any request
3 for public records in this document.

4 And I'm prepared to answer any questions you
5 have.

6 CHAIR LANIER: Very good. Any questions for
7 Ms. Wynn in regards to this item?

8 COMMISSIONER LAWSON: Madam Chair.

9 CHAIR LANIER: Yes, go ahead, sir.

10 COMMISSIONER LAWSON: Thank you, Madam Chair.

11 Ms. Wynn, in regards to negotiation and
12 discussion of the contract, there were a few things
13 that I was reviewing in the contract that concern me.
14 The initial retainer of \$10,000 is going to be based on
15 the first 40 hours of service, so if this firm provides
16 two hours or 40 hours, they're still going to receive
17 that \$10,000 retainer, correct?

18 MS. WYNN: That's correct.

19 COMMISSIONER LAWSON: That was the first
20 concern. And then the second concern is in regards to
21 billing of calls to the Commission. Any time that we
22 actually make a call to our representation, we will be
23 billed for those services within those hours?

24 MS. WYNN: That's correct.

25 COMMISSIONER LAWSON: Okay. And outside of

1 that top 40, it will be 250 per hour?

2 MS. WYNN: That's correct.

3 COMMISSIONER LAWSON: Okay. My concerns were
4 the pricing. Everything else looks standard in the
5 contract based upon what we saw, but the pricing was my
6 biggest issue. With our responsibility to our
7 taxpayers, the last few years of legal services we've
8 had an average maximum of, I believe, 7,600 is the
9 maximum we paid to the previous firm.

10 In regards to discussion and negotiation, in
11 good faith I'd be willing to counter with this amount
12 that we've offered to this firm for the sake of keeping
13 our consistent legal services and rate comparable to
14 what we've been paying so that we don't push the budget
15 that we've had over the last ten years in regards to
16 legal services.

17 I'm ecstatic with the firm that we've
18 selected and also the representation that we will have,
19 but I would actually want to see if we can actually
20 reduce that initial retainer, possibly to a flat 40
21 hours with the same retainer, but looking at a maximum
22 of between 7,500 and \$8,000 for retainer purposes, and
23 then still being billed at that additional 250 per hour
24 for services over the 40, just because we want to keep
25 it consistent with what we've been doing and with

1 paying for our legal services.

2 Thank you, Madam Chair.

3 CHAIR LANIER: Any other questions in regards
4 to this item? Go ahead, sir.

5 COMMISSIONER McCOY: Thank you, Madam Chair.

6 Commissioner Lawson, I appreciate your
7 comments, and I too kind of thought that was
8 concerning. But this is actually completely
9 inconsistent, because while we had a firm that had one
10 attorney, this firm is bringing three attorneys. And
11 certainly I'm not trying to not be frugal, but, you
12 know, I don't want to sit here and -- you know, this is
13 complex, and I think what we do need is someone that's
14 going to hit the ground running.

15 Quite frankly, just looking at the nature of
16 the various subject matters that's going to be covered
17 in this, from Sunshine Law to special district law,
18 municipal law, CRA, general Florida statutes, public
19 records, you know, I certainly don't have an issue with
20 that amount, but I just wanted to point to you that
21 they aren't consistent. You know, we had one attorney,
22 and you know, those were the terms for quite some time.
23 And, you know, I'm okay with it. So that is my
24 response to you.

25 But I did have a question to perhaps

1 Mr. Evans regarding this contract. Does this contract
2 cover -- it wouldn't include any CDC legal services,
3 would it?

4 EXECUTIVE DIRECTOR JONATHAN EVANS: No --
5 Madam Chair, if I may?

6 CHAIR LANIER: Go ahead.

7 EXECUTIVE DIRECTOR JONATHAN EVANS: No, it
8 doesn't cover CDC services. They actually have their
9 own legal representation.

10 COMMISSIONER McCOY: Okay. So, but because
11 the CRA is connected with the CDE, and I know I'm
12 thinking in terms of how we conduct the audit, we have
13 a CDE separate audit and then we also have the CRA
14 audit, does the same apply here, that they'll be the
15 counsel for the CDE?

16 EXECUTIVE DIRECTOR JONATHAN EVANS: They will
17 be the counsel for the CDE, yes, sir.

18 COMMISSIONER McCOY: Okay. All right, thank
19 you, sir.

20 CHAIR LANIER: Thank you. Any other
21 questions in regards to this item?

22 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
23 Chair, if I may?

24 CHAIR LANIER: Yes, go ahead, sir.

25 EXECUTIVE DIRECTOR JONATHAN EVANS: During

1 that period when this item was going to come before the
2 Board, there was correspondence and conversations that
3 were happening with the Pittman Law Group related to
4 CRA business and making sure that they were up to
5 speed.

6 And so I know the attorney had specified that
7 the contract -- making it effective today. But I
8 wanted to see if I can get direction from the Board to
9 basically make the firm whole for the services and
10 review that they have done in good faith from the time
11 when this was supposed to come before the Board.

12 Remember, the reason that this did not come
13 from the Board, unfortunately, we had a situation
14 related to COVID that required us to postpone the
15 meeting, and so there was an impetus that we were going
16 to be moving forward on that. And so we were providing
17 information and making sure that they could be up to
18 speed and hit the ground running.

19 So I was going to see if I can get
20 authorization from the Board to effectively make them
21 whole now. We were still working with Mr. Haygood,
22 because he was still counsel of the CRA, but we thought
23 it was only prudent to make sure that the new counsel
24 was up to speed with regards to some of the things we
25 have going on so there's a short learning curve for

1 them to be able to provide service to the CRA.

2 COMMISSIONER McCOY: Question.

3 CHAIR LANIER: Yes, go ahead.

4 COMMISSIONER McCOY: Mr. Evans, do you know
5 exactly what that amount is?

6 EXECUTIVE DIRECTOR JONATHAN EVANS: I do not
7 know exactly that amount. I can certainly provide that
8 and bring that back on a subsequent agenda with the
9 actual amount, if that's the pleasure of the Board.

10 COMMISSIONER McCOY: Well, my thinking is
11 we're on, what, the 29th of the month, and I mean if
12 we're talking something that's -- you know, I don't
13 even want to estimate and guess incorrectly what that
14 amount is. Would this contract, if it went into effect
15 today, would that payment for \$10,000 a month cover the
16 month of July, or would that essentially start August
17 1?

18 EXECUTIVE DIRECTOR JONATHAN EVANS: I think
19 what we would probably do is end up rolling it from,
20 you know, the start of. So the 29th would actually be
21 the -- so the 29th of every month conceivably would be
22 that 30 day period or that month, or we would look to
23 prorate it for the month. I don't think we got into
24 those specific nuances.

25 Ms. Wynn, if you had some comments with

1 regards to that?

2 MS. WYNN: Well, another suggestion, if the
3 parties are all amenable, is that the work that they
4 did from July 14th until today could be billable at
5 \$250 an hour, so you get away from the monthly retainer
6 for the month of July because it was not a full month
7 anyway.

8 COMMISSIONER McCOY: That sounds -- well,
9 Madam Chair.

10 CHAIR LANIER: Yes, go ahead, sir.

11 COMMISSIONER McCOY: I'm okay with that, but
12 I just don't want to blindly circumvent the processes
13 that's set forth and why we actually get contracts and
14 have legal agreements to establish that rate.

15 And certainly it's nothing to you, Mr. CRA
16 Director, but you know, we would be essentially
17 authorizing the payment of legal services when the very
18 item that we passed or we voted on on consent was just
19 that legal services that generally always come to the
20 Board. So I don't have a problem with allowing for, I
21 guess, exactly what Ms. Wynn stated, but I didn't want
22 to kind of start off, you know, upside down, if you
23 will.

24 EXECUTIVE DIRECTOR JONATHAN EVANS: And Madam
25 Chair, if I may?

1 CHAIR LANIER: Yes, go ahead.

2 EXECUTIVE DIRECTOR JONATHAN EVANS: And I
3 asked the question as it relates to legal services, and
4 that's been something that's been a practice. There's
5 no actual policy that says that the invoices that come
6 in -- we still are going to bring the invoices as part
7 of the agenda, but I did want to know that that's just
8 been common practice for the CRA to effectively do
9 that, to bring those invoices.

10 But the reason that we did provide them
11 information is we were having a lot of substantive
12 discussions and conversations and thought it was only
13 prudent to make sure that they were on the front end of
14 some of those conversations.

15 So if it is the pleasure of the Board, I can
16 bring that back with what the billable rate would be
17 and the services that were provided, and that will be
18 something that you can authorize at your next regular
19 meeting.

20 CHAIR LANIER: Thank you.

21 Any other items in regards or questions in
22 regards to this item?

23 COMMISSIONER LAWSON: Madam Chair.

24 CHAIR LANIER: Yes, go ahead, sir.

25 COMMISSIONER LAWSON: I want to ask staff if

1 we know what the average hours, monthly, that our
2 previous legal counsel was billing for the last
3 probably six months.

4 CHAIR LANIER: Any response?

5 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
6 Chair, if I may?

7 CHAIR LANIER: Yes, go ahead.

8 EXECUTIVE DIRECTOR JONATHAN EVANS: I believe
9 the last six months probably was around that 78 to
10 7,500 mark.

11 COMMISSIONER LAWSON: Total hours, Mr. Evans?

12 EXECUTIVE DIRECTOR JONATHAN EVANS: For the
13 six month period?

14 COMMISSIONER LAWSON: No, per month. If we
15 can give just the last three months, what were the
16 hours, if you can pull that up for us?

17 EXECUTIVE DIRECTOR JONATHAN EVANS: If you
18 can give me a moment, I'd have to --

19 COMMISSIONER LAWSON: Thank you. And to that
20 point, while Mr. Evans is pulling that up, I wanted to
21 tell my colleague, Councilman McCoy, one of the biggest
22 things that we have to look at is we do have the
23 representation from three attorneys from this firm, but
24 at the same time I believe that this initial offer was
25 what was provided and put into the RFP. I don't

1 believe any negotiation or discussion with regards to
2 the item was done.

3 If we go back to when our great City Manager
4 and CRA Director came, there was still going to be
5 discussion about contracts, because my profession, and
6 a few of us, we negotiate contracts for a living. And
7 based upon this price point, it wouldn't be nickel and
8 diming. It's getting the most bang for our buck.

9 So we do have a fiduciary responsibility to
10 our taxpayers. At the same time, an ask I think would
11 be necessary versus just giving what was put on the
12 table. And that's where the request would come in,
13 because looking at the hours that we're going to be
14 billed, that price is going to take us about 30 percent
15 higher in regards to our budget we've been operating
16 for the last couple years.

17 CHAIR LANIER: Very good. Thank you.

18 Do you have any information for Commissioner
19 Lawson, Mr. Evans?

20 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
21 Chair, we're pulling it from our system.

22 CHAIR LANIER: Okay, very good.

23 COMMISSIONER McCOY: Question.

24 CHAIR LANIER: Yes, go ahead, sir.

25 COMMISSIONER McCOY: So Commissioner Lawson,

1 I certainly respect that, and you know, I would be the
2 one that would be making that argument, and you know, I
3 respectfully understand your position. You know, I
4 don't care either way. If you want to submit an offer,
5 a counteroffer, then that's fine.

6 Ms. Wynn, or perhaps even the better person
7 is Mr. Evans, the last contract we had, was that even
8 adjusted during the time of the last 16 years with that
9 firm, because when I looked at that agreement, I think
10 that agreement took us all the way back to -- it must
11 have been at least 2004 maybe?

12 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
13 Chair, if I may?

14 CHAIR LANIER: Yes, go ahead.

15 EXECUTIVE DIRECTOR JONATHAN EVANS: I believe
16 that there wasn't -- what I saw when we did the
17 research was basically a memorandum or an agreement
18 that had the stipulated billable rate. That was what
19 carried the relationship in perpetuity. I don't think
20 there was an actual contract per se that was utilized
21 for legal services. And I don't think that there was
22 any adjustments, to my knowledge, to the billable rate
23 since the inception of the relationship. Mr. Haygood
24 is on the line. He can provide more specificity on
25 that.

1 CHAIR LANIER: Very good. So Mr. Haygood, do
2 you want to speak to that issue? Mr. Haygood? There
3 you go.

4 MR. HAYGOOD: It was a 265 per hour fee that
5 was charged to the CRA in the inception of the
6 retainer.

7 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
8 Chair.

9 CHAIR LANIER: Yes, go ahead.

10 EXECUTIVE DIRECTOR JONATHAN EVANS: I have
11 the number. So based on the last three months, the
12 amount has been about \$8,300 per month.

13 CHAIR LANIER: Very good. So are the
14 questions answered, sir?

15 VICE CHAIR MILLER-ANDERSON: Madam Chair.

16 CHAIR LANIER: Go ahead, sir.

17 COMMISSIONER LAWSON: So to that point -- go
18 ahead. I'm sorry. Madam Chair?

19 CHAIR LANIER: Yes, go ahead.

20 COMMISSIONER LAWSON: I guess to that point,
21 we've been paying an average of about 30 hours based
22 upon the price point of 265 an hour, and the average
23 amount of 8,300 for the last three months is only based
24 on 30 hours. So we'd be paying \$10,000 for the 40 hour
25 mark. And I just wanted to see if my colleagues would

1 be in support of negotiating a price with the firm,
2 being that there was no negotiation done from the
3 initial RFP.

4 VICE CHAIR MILLER-ANDERSON: Madam Chair.

5 CHAIR LANIER: Yes, go ahead.

6 VICE CHAIR MILLER-ANDERSON: I certainly
7 understand the concern for the amount of money. But I
8 think we have to take into consideration, as Mr. McCoy
9 said, what we're getting for this amount. I think with
10 the experience, the relationships, the knowledge, I
11 think that supports the amount in itself.

12 I mean, you know, we've paid for things all
13 the time where we probably didn't always get our
14 money's worth. And so I think for this particular
15 situation, knowing what we're getting, knowing what the
16 potential is -- obviously, they haven't been with us
17 yet, so we don't have a track record, but just from
18 track records of other things that we've seen them
19 being involved with, I'm comfortable with moving
20 forward with this amount in the contract. Thank you.

21 CHAIR LANIER: Thank you.

22 Are there any other questions about this
23 item? Yes, go ahead, sir.

24 COMMISSIONER LAWSON: Yes, Madam Chair.

25 So it's just -- and that's where the question

1 is. I wanted to have this dialogue and discussion with
2 my colleagues because I absolutely want to be uniform
3 when we support this firm. If we're going to go into a
4 discussion of a price point, I want to have that
5 amount. If we're going to go forward with this amount
6 and this is where my colleagues stand, I want to
7 support them as well.

8 So that's why I wanted to have this
9 discussion before we take a vote, because if there's
10 any differences of opinion or any way of us moving
11 forward, let's talk about that, and then otherwise, we
12 can move forward with this new firm.

13 CHAIR LANIER: Thank you, sir.

14 Madam Clerk.

15 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
16 Chair, you have public comment cards.

17 CHAIR LANIER: Oh, I'm sorry. It's been a
18 long day. I'm so sorry. Public comment, please, item
19 number four, please.

20 THE CLERK: We have Ms. Brabham, followed by
21 Ms. Larson.

22 CHAIR LANIER: I did not forget about you,
23 Ms. Brabham, I just --

24 MS. BRABHAM: Ms. Mary Brabham, Rivera Beach.

25 I was in here when the presentations was made

1 for both attorneys, the Pittman Law Group as well as
2 Attorney Haygood. I sat in, I took notes, I
3 (inaudible) --

4 CHAIR LANIER: Pull the microphone up,
5 Ms. Brabham. There you go.

6 MS. BRABHAM: I sat in here. I went through
7 the presentations of both. I agree with what McCoy was
8 saying, as well as Commissioner Anderson was saying.
9 We can only get as good and great as we are.

10 The Pittman Group is a firm. It is three or
11 maybe four attorneys in there. We have a tendency that
12 when we have one attorney and their areas are not
13 precisely in those areas, we have to go outside, and we
14 spend tons and tons of money. And what we are in now
15 and how we are to proceed, we need the expertise of
16 that roundabout that this firm can bring.

17 I'm sort of saddened when I hear about we
18 taxpayers when we can give different groups and stuff
19 moneys and stuff and ask the Manager to set aside these
20 moneys here to pay for this when we're trying to move
21 forward and then have what we need in order to move us
22 forward. We have to stop this reprobated mind. Either
23 you're going to be right or you're going to be wrong.
24 It is no middle here when we're trying to do the things
25 that are right to move us forward and to have what we

1 need in order to move us forward.

2 I have no problem in paying for good service
3 because remember what I said in the interview: I want
4 the butter and the meat. I don't want the bread. I
5 want the butter and the meat. So if I pay you, you're
6 going to produce in all of those areas what you need to
7 produce in, because this is the CRA, and I always say
8 the CRA is the City itself.

9 So we will only be as great as we are. And I
10 want to believe that all of you all are great, because
11 Ms. Brabham want to be great too. And I'm not great,
12 but I want to be great. And whoever we have, hopefully
13 that if they don't work out, remember what I said
14 before, we're not going to keep you around here,
15 because you're wasting our taxpayers' money. That's
16 where the taxpayers' money comes from.

17 CHAIR LANIER: Thank you, Ms. Brabham.

18 THE CLERK: Ms. Larson.

19 MS. LARSON: Bonnie Larson.

20 I've advocated for a firm to be our attorney
21 for a long time. Only when we get Mr. Jonathan Evans
22 does he put that before the Board, because we ask one
23 attorney to do all kinds of different situations, and
24 one attorney is not well versed in everything we ask
25 him to do.

1 Now, my question now is I heard you say
2 something about we'd have three attorneys there. We're
3 not going to get Sean Pittman, because he's our
4 representative; so it's not going to be him, it's going
5 to be three other people. Are we limited to those
6 three people? I mean what if we have a situation and
7 those three are not well versed in it? Are they going
8 to, you know, allow other attorneys to step in and give
9 us good advice? I hope so.

10 The thing I noticed when I started reading
11 the contract -- you know I like to read contracts. But
12 I was reading it online, and one thing I noticed right
13 away was at some times during a contract we have to,
14 Rivera Beach has to certify letters to our vendor and
15 them to us. What I noticed right away is there's no
16 address in there for Pittman law firm. We need that to
17 be on the first page where we announce them. We need
18 their address, their legal address.

19 And they have -- they say they're going to
20 give copies of correspondence to Tamara at the CRA, and
21 they list the BB&T address. No. Is Tamara the one
22 who's not there anymore? I'm not sure. Anyway, we
23 need our documents to go to Mr. Jonathan Evans also.
24 We can't have it going to just one person. And like I
25 said, the address is at the BB&T building. We're

1 moving, so, you know, that's got to be changed.

2 There's one paragraph in there about their
3 charges which leaves things kind of open-ended, almost
4 like you're writing a blank check. I can't tell you
5 what page it's on -- I think it's in the beginning --
6 because I don't have a copy, but it's very open-ended
7 about what they can charge us for.

8 When I would ask for documents at the CRA, I
9 would often be told Mr. Haygood has the original
10 documents. Well, don't we have a copy here? No, he
11 keeps all our documents. Whoa, that's a poor system, a
12 really poor system. We're the City. We need the legal
13 documents as well as our attorney, whoever that is. We
14 need to have that. So that was always an issue with me
15 that they said he's the one who has it, and he's the
16 only one who has it.

17 Oh, okay. All right, so this is Sean
18 Pittman's firm that we're hiring. How is that going to
19 affect us because he's now an employee, because he's
20 also our representative in Tallahassee? How's that
21 going to work out? Is that a conflict of interest, or
22 what's going to happen there with that when we sign
23 this agreement?

24 Also, when we have contracts other than the
25 Pittman --

1 CHAIR LANIER: Sorry.

2 MS. LARSON: Okay.

3 CHAIR LANIER: So sorry, Ms. Larson.

4 Are there any other comments for this item?

5 THE CLERK: There are no more public
6 comments.

7 CHAIR LANIER: Mr. Evans, could you speak to
8 a couple of those issues that were raised?

9 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
10 Madam Chair.

11 The Pittman Law Group is going to, of course,
12 provide legal services to the CRA. There are two
13 attorneys that will be assigned to us if this contract
14 moves forward. Mr. Pittman will also jump in,
15 depending on whatever the needs of the agency are. I
16 would assume that if his -- in his firm if they cannot
17 provide the service, then they would look to bring
18 additional legal counsel in that can assist in
19 facilitating whatever the challenge or issue may be
20 with the CRA.

21 But I know Mr. Pittman will be involved. He
22 still will serve as the principal lobbyist on behalf of
23 the City and continue to do that. That's why he has
24 the competent and capable staff that he has to be able
25 to work with the CRA exclusively.

1 I did have a conversation with staff. We do
2 have all the legal documents. We are the custodians of
3 those documents, so we, in fact, do have them.

4 And I believe that may have been all the
5 questions that were just asked by the speaker.

6 CHAIR LANIER: Very good.

7 MS. WYNN: Madam Chair.

8 CHAIR LANIER: Yes, go ahead.

9 MS. WYNN: To provide a bit of clarification,
10 the contract states that not only Mr. Pittman, but
11 Attorney Smith and Attorney McKinney Williams, as well
12 as other members of the firm will be available to
13 assist. So however many members of the firm are at the
14 firm, employed by the firm, they will be at the
15 disposal of the CRA, should they need them.

16 We will add the address of the Pittman Law
17 Group to the contract while we're making all these
18 other changes.

19 And there also is no conflict, because
20 Mr. Pittman or -- and none of the members of the firm
21 are employees of the CRA. They're all independent
22 contractors.

23 CHAIR LANIER: Very good. Thank you. Any
24 other questions before we call this question? Very
25 good.

1 Madam Clerk.

2 COMMISSIONER McCOY: So Madam Chair,
3 Commissioner Lawson offered a -- I'm sorry, I don't
4 know where we left off. Was there something you were
5 looking for, Commissioner?

6 COMMISSIONER LAWSON: Yes, I was looking for
7 a discussion in regards to negotiation of the contract.
8 There was no negotiation that was done in regards to
9 the pricing. There was an acceptance of what the
10 initial offer was. My colleagues, based upon the two
11 comments, seem like there is a direction of moving
12 forward with the price as is. I didn't hear from the
13 other two colleagues.

14 So Madam Chair, call the question. Moving
15 forward.

16 CHAIR LANIER: Thank you.

17 Madam Clerk.

18 THE CLERK: Commissioner McCoy.

19 COMMISSIONER McCOY: Yes.

20 THE CLERK: Commissioner Botel.

21 COMMISSIONER BOTEL: Yes.

22 THE CLERK: Commissioner Lawson.

23 COMMISSIONER LAWSON: Yes.

24 THE CLERK: Co-Chair Miller-Anderson.

25 VICE CHAIR MILLER-ANDERSON: Yes.

1 THE CLERK: Chair Lanier.

2 CHAIR LANIER: Yes.

3 THE CLERK: Motion carries.

4 CHAIR LANIER: Thank you.

5 We have a 7:30 public comment for our public
6 comment, not on specific agenda items. Do we have any
7 public comments for our regular public comment time?

8 THE CLERK: Yes, we do.

9 CHAIR LANIER: All right, very good.

10 Please be reminded the CRA Board of
11 Commissioners has adopted rules of decorum governing
12 public conduct during official meetings which has been
13 posted at the front desk. In an effort to preserve
14 order, if any of the rules are not adhered to, the
15 Commissioner Chair may have any disruptive speaker or
16 attendee removed from the podium, from the meeting
17 and/or the building, if necessary. Please govern
18 yourselves accordingly.

19 Public comments shall begin at 7:30 unless
20 there's no further business of the CRA Board of
21 Commissioners, which in that event, it shall begin
22 sooner. In addition, if an item is being considered at
23 7:30, then comments from the public shall begin
24 immediately after the item has been concluded, which is
25 this case.

1 Any persons who would like to speak during
2 public comment, please fill out a public comment card
3 located at the front desk and give it to the staff
4 before the public comment section is announced.

5 Madam Clerk.

6 THE CLERK: The first --

7 CHAIR LANIER: Please say that public comment
8 card --

9 THE CLERK: Oh, sorry.

10 CHAIR LANIER: -- the public comment section
11 is now closed.

12 THE CLERK: The public comment section is now
13 closed.

14 CHAIR LANIER: Thank you.

15 THE CLERK: I have Mary Brabham, followed by
16 Margaret Shepherd, then Erica Davis, Bonnie Larson, Rod
17 James and Ms. Paulk.

18 MS. BRABHAM: Ms. Mary Brabham, Riviera
19 Beach.

20 I'm going to give a shout-out. Ms. Brabham
21 will never be accused of not being a participator
22 instead of a spectator. On last Saturday, I attended
23 the seniors, you know, the senior little thing there.
24 And they came out because they was glad to get out.
25 That's all that I was (inaudible). COVID has locked

1 them down, so you know, whenever they can get a little
2 breather, oh, they enjoyed that.

3 Don't you tell what happened either. Mayor,
4 don't tell what happened. Ms. Brabham not going to
5 tell either. But I'm going to tell you all the
6 (inaudible). And Tessa had Ms. Brabham trying to do
7 some, and I told them I never win anything, just bring
8 me some linament. Please bring us some linament.

9 On that note there, I agree with you all
10 throwing that bid out. It was convoluscent. It wasn't
11 air tight. It was flaws in there, not because of how
12 it was put out. But we have to do a better job as a
13 City, because I was in with the Pittman Group, and you
14 only had four. And that was the Pittman Group and
15 Attorney Haygood, and one was from Miami and one from
16 over on the west coast, and they withdrew.

17 I'm going to tell you, Lawson, why they --
18 Councilman Lawson, why sometimes they withdraw.
19 Because they look at this City as being lined up and
20 planned by the playbook, so others do not want to come
21 in here because they know it's a fixture somewhere. So
22 we have to stop that. We are in the same mode here
23 with the two garbage collectors here. The same thing
24 is happening here. We must do better.

25 Now, how we are to do better? We get -- I

1 totally agree with some of what Mr. Evans has said.
2 Put those parameters in there so that both will be
3 weighed equally and not on a blind justice scale
4 whereas it is tilted, because this is what this City
5 here has done to this City here. And you wonder why
6 you do not get people in? These are a lot of the
7 reason why you do not get them in. So we have to do
8 better, and I'm glad that you threw it back out. So
9 let's get it right.

10 CHAIR LANIER: Thank you; thank you,
11 Ms. Brabham:

12 THE CLERK: Ms. Shepherd.

13 MS. SHEPHERD: Margaret Shepherd, Rivera
14 Beach.

15 Thank you, Ms. Lanier, for making that
16 comment. My phone's blowing up, and they're saying
17 thank you for (inaudible). Sometimes we need clarity.
18 Sometimes people don't understand. But when you start
19 talking, it's coming through. They understand.

20 Now, with that, I am deeply happy for the CRA
21 moving forward. I'm very happy with the projects
22 that's going on. I am indeed glad to know about the
23 Reimagine Riviera Beach. Those that didn't come, God
24 bless you. They said 35 came, and 35 is going to make
25 the decision. Well, if you had been here with your

1 mother, your brother and your sisters, everybody, you
2 would have had a great crowd.

3 But I think the presentation just went on
4 fabulous. We know where we at, we know where we going
5 with the city, and now we know where the CRA is going
6 to take us. I am indeed happy to see these programs
7 moving on. And if nobody went over to see the public
8 library, shame on you. If you have not seen Walgreens
9 torn down, shame on you. The City's moving. Somebody
10 said they didn't see this. Well, you wasn't there.
11 How could you see anything?

12 But I want to say to you all, please come out
13 and support your city. If you don't support your home,
14 that means that who are you to support your city? Your
15 city is the most precious gift that you can give to
16 your grandchildren.

17 My daughter, Summer, told me, she says: I'll
18 never come back here. And I said: Well, why? She
19 says: Nothing here. I said: Well, you come back in
20 the next four or five years, you will see it. And she
21 said: Well, by that time, you'll be dead. I said:
22 Stop it, Summer; stop it, Summer. I'm going to be
23 alive. She said: I don't know; I don't know. But,
24 you know, that's my little girl. She always got
25 something smart to say. But I made sure I've told when

1 the groundbreaking start moving, I'm going to give her
2 a free trip back here to Rivera Beach.

3 I'm proud of my city. And nobody else is
4 proud? I'm proud. My family moved here. My dad came
5 from the Bahamas. My uncle, aunts lived in Rivera
6 Beach. I'm proud to live in the city. Shame on you.
7 Thank you.

8 CHAIR LANIER: Thank you, Ms. Shepherd.

9 THE CLERK: Ms. Davis.

10 MS. DAVIS: Erica Davis, Riviera Beach.

11 I just want to piggyback off what Ms. Brabham
12 said earlier about taking our RFP and our City business
13 serious. People are looking at us, and they are
14 disgusted by wanting to come in here, but we're always
15 with these personal issues or these technical issues
16 that we can't get right in order to bid and make a
17 decision on a project. Time is money and money is
18 time. And it's time out of their time and money out of
19 their pockets that they come in and put their things
20 together in order to get business and do business out
21 here in the City of Riviera Beach.

22 What needs to happen to cut down the time,
23 there is no negotiation when you're getting ready to
24 make a decision on a contract. No negotiation
25 whatsoever. Make sure you do that before you even step

1 to this Council. That means both Council and staff,
2 before you even step in here to even say anything about
3 all the things you're worried about, whether it's the
4 negotiated contract, whether it's any question that you
5 have.

6 You need to have a workshop or something to
7 cut down on the time and not come in here when it's
8 time to make a decision on something, to come and then
9 have questions about it. You guys need to communicate.
10 Do your homework when the staff give you your agendas
11 or whatever, or talk about that in a workshop to say,
12 well, okay, well, we need to do this or I got a
13 question about this, so when you come to make that
14 decision on saying yes or no on this contract, you can
15 do so.

16 Because you got to treat it like corporate.
17 Treat it like a corporate business, because this is
18 getting out of hand with all these major contracts and
19 you can't make a decision or you got to throw it out or
20 it's prolonged, such as the Marina project. There's no
21 reason for that Marina project to be four years going
22 in. It's ridiculous.

23 So you guys, all of you have to do better
24 with how you -- you got to oversee, backtrack. You
25 need eyes. If you need eyes to see the contracts or

1 whatever, then do so. But we need to stop doing this,
2 getting right up here and then saying, well, I want to
3 do this, I want to do that. It doesn't make any sense.
4 Treat it like a corporate business, because the boss
5 man in the corporate business won't go for this. We
6 need to do better.

7 And our police officers need more police
8 officers in the budget. So when you discuss that, we
9 need to hire more police officers. Thank you.

10 CHAIR LANIER: Thank you, Ms. Davis.

11 THE CLERK: Ms. Larson.

12 MS. LARSON: Bonnie Larson.

13 I asked about a court reporter. Do we or
14 don't we have a court reporter? I didn't quite
15 understand what the response for that was.

16 Okay. All right, we put out an RFP for a
17 clerk for the CRA, and I know there's a long list of
18 things for that person to do. But in there it said
19 they had to have a degree, they had to have this and
20 that, but there could be an exception if you had
21 similar experience.

22 Forget those exceptions. You either want an
23 education or you don't, because there's something to be
24 said about having an education. So let's not put in
25 those exceptions, because that's -- that can be

1 interpreted in a different way, and we'll get somebody
2 like we've had before, friends or family. So let's not
3 do that. Let's close it up.

4 Oh, also, it was said that they would change
5 the address on the Pittman contract, they would get
6 their address on there. But I didn't hear it mentioned
7 we need to change the address and names of who we're
8 giving the contract to, who they're giving the contract
9 to and the correct address on there, because it still
10 had the Broadway address.

11 I think we could have a disclosure from the
12 public when they come to this podium to disclose if
13 they do not live in the city, and also if they work for
14 the vendor being considered. You need to know that.

15 We had some cards. I picked up some cards,
16 and this is from the Recreation Department. What I
17 noticed was we have some of these cards, they're
18 printed on very nice paper and everything, but we pay
19 twice as much because we print the same thing on both
20 sides. We don't need to do that. We don't need to pay
21 double for these cards. Let's just pay single. Some
22 of them have different things on either side, that's
23 fine, but the ones that have the exact same thing on
24 both sides, you know, let's not do that.

25 Oh, we talk about vendors not being

1 interested in Riviera Beach. That's been for years and
2 years and years. But you know what? These vendors
3 have not heard we have a new guy in charge. They don't
4 know Mr. Jonathan Evans and that he plays fair and he's
5 now running the City. They need to know that so they
6 know it's not going to be the same old Rivera Beach
7 with the same old criteria that we had before

8 Ms. Brabham or somebody asked -- no.
9 Somebody talked about the tearing down of the
10 Walgreens. We had -- when I was a kid, the City Hall
11 was at the location where they're talking about putting
12 it now.

13 I didn't know it was a City Hall because, you
14 know, I wasn't interested in that. But anyway, that
15 thing sat there for years and years and years in a
16 dilapidated -- I have pictures of it. The roofs were
17 caving in, there were broken out windows, the rebars
18 were all -- it was just a mess. And that sat there for
19 years.

20 I and a couple other people begged the
21 Council, tear down those buildings so we don't look so
22 bad on Broadway, and they didn't do it for years and
23 years. Many years after this, after the new City
24 Hall -- well, it's old now, but the one on Blue Heron
25 was built, those buildings sat there. And that

1 dilapidated building, I almost got high when I drove by
2 there because people were doing drugs in there all the
3 time, all the time.

4 CHAIR LANIER: Thank you, Ms. Larson.

5 MS. LARSON: Thank you for doing things now;
6 thank you.

7 CHAIR LANIER: Thank you.

8 THE CLERK: Mr. James.

9 MR. JAMES: Hi. Rod James, Rivera Beach.

10 My comment's going to be pretty brief. I
11 want to talk about the water issue. People have been
12 talking about this water issue. In my opinion, the
13 water issue is dead. I put out a post on Facebook with
14 regards to that. I ended up meeting with the staff.
15 They explained everything to me thoroughly. And in the
16 Reimagine Riviera Beach, they also stated that, you
17 know, we're getting a new water plant. We understand
18 the water bill's going up and that's the reason why, or
19 one of the reasons why. So to me, that issue's, you
20 know, it's a dead issue.

21 What I think should happen is I think the
22 water department should, you know, probably put out a
23 video, a You Tube video or something to kind of get
24 ahead of all of these allegations and stop, you know,
25 propagating these mistruths.

1 And in addition to that, I attended a
2 meeting, and you know, there was an elected official,
3 you know, present who didn't dispute any of the
4 comments that was being said.

5 And lastly, the -- a more dedicated and
6 concerted effort in bringing business to the west side
7 of the tracks. So that's, you know, maybe if the Board
8 can, you know, focus on that, that would be greatly
9 appreciated for small businesses on the west side of
10 the tracks. Thanks.

11 CHAIR LANIER: Thank you, sir.

12 THE CLERK: Ms. Paulk.

13 MS. PAULK: Good evening. My name is Doretta
14 Paulk. I'm a resident of the City of Riviera Beach.

15 And I thank Mr. Lawson for letting me know,
16 because when I'm in error, I can definitely say sorry
17 about the Sunshine Law prohibiting both Chair and
18 himself in speaking privately concerning. But, yes,
19 thank you for informing me of that.

20 And also, I think I was definitely wrong
21 concerning that I think there's mutual -- the comment
22 was made mutual respect between the both of you. And
23 I'm very glad to know that, because this, sometime it
24 didn't seem like this was happening. It seemed like it
25 was like disrespect towards Councilman Lawson against

1 Chair. But that's not how it was.

2 So anyway, when I am wrong, I definitely will
3 be proud and say, hey, I was in error. And I thank
4 both of you all for your service, all of you all for
5 your service.

6 Another thing concerning, when I do look at
7 the Planning & Zoning meetings, it's very cordial. I
8 mean it's smooth like butter, and it seem like respect
9 is with each one of the Council people that sits on the
10 Planning and Zoning. And I know Mrs. Clark, I think
11 she's the Chair. I know Mr. Wyly, he's on it. And my
12 friend here, Margaret Shepherd, Mrs. Shepherd's on it,
13 and it just seems like it goes very well.

14 But now I see that I was in error, that you
15 all have mutual respect for each other and you all get
16 along, so that's great, because that's not the prospect
17 that we see when we're hearing these things. It's like
18 contention, you know.

19 And another thing I want to comment on, it
20 was said at the last Council meeting how much does the
21 Manager get for salary for doing the CRA. So I hope we
22 can put this to bed that he's getting absolutely zero.
23 And what Manager in any city who's taking care of both
24 different divisions of the City is not getting paid for
25 both divisions that he is covering?

1 I think that shows regard, the love that he
2 has for the City and the love that he has for all the
3 citizens. He's doing all this work and getting
4 absolutely zero. And if it comes up again, maybe the
5 people who want to contradict this, maybe they should
6 go to Mr. Sherman, because he's our financial chief,
7 and he can set this straight.

8 CHAIR LANIER: Thank you.

9 MS. PAULK: I thank you all very much --

10 CHAIR LANIER: Thank you, Ms. Paulk.

11 MS. PAULK: -- very much for what you do for
12 us, Mr. Evans.

13 CHAIR LANIER: Thank you.

14 THE CLERK: There are no more public
15 comments.

16 CHAIR LANIER: Thank you so much.

17 Mr. Evans, do you have any responses to some
18 of the comments made at the public comment?

19 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
20 Madam Chair.

21 With regards to the job description for the
22 clerk, of course we're looking for somebody that
23 obviously meets all the prerequisites for the job and
24 certainly retains the educational requirement.

25 That caveat is placed in there that in a lot

1 of cases, some folks have become Certified Municipal
2 Clerks or Master Municipal Clerks for X amount of years
3 in the industry, so we did want to provide for that
4 opportunity, that if you've got somebody that has 25 or
5 30 years of experience that may not have a degree, but
6 have worked in multiple government entities or one
7 government entity, for that matter, that they are also
8 considered. But we are going to look to hire the best
9 and the brightest to help us move the agency forward.

10 With respect to the water quality issue, we
11 are in the process of setting up a series of, I would
12 say road tours. We're actually going to be going to a
13 couple of parts of our community and having some
14 in-depth conversation with the community with respect
15 to water quality and some of the things we've got on
16 the horizon, especially related to the new water
17 treatment plant.

18 And I'm happy to report to the Board that
19 that solicitation has closed, and we have received four
20 submittals for a partnership with the City of Riviera
21 Beach associated with a new water treatment plant.
22 Amend remember when we did put out the solicitation, we
23 said in 36 months we want something to be up and
24 operational. So that's refreshing to know, that four
25 entities have assembled teams for the purposes of

1 working with the City to bring that to fruition.

2 We're also going to be having some more
3 conversations with the Board as part of the budget
4 process to look how can we spur some economic growth
5 and redevelopment and how do we help and support some
6 of our local businesses. We have a project that will
7 be coming to the Board for more discussions as to how
8 the CRA is going to take more of a leadership role with
9 the Blue Lagoon project, to help that particular
10 opportunity come to fruition.

11 And as a result of that particular
12 initiative, there's two more business incubator spaces
13 that hopefully we'll be able to bring to market and
14 have available, as well as how do we look to expand
15 outside of the CRA boundaries within the City to help
16 and support some of our local business, especially in
17 light of some of the things we're seeing related to
18 COVID and some of the challenges that are occurring.

19 So whether it's grants, whether it's
20 education, whether it's opportunities to do business
21 with the City, we're going to make sure that we leave
22 no stone unturned and look at some policy, public
23 policy that the Board can put in place to help
24 facilitate some small business growth, and also tapping
25 into some of the relationships with the County to pull

1 on some of the resources that they got through the
2 American Rescue Plan where they got \$236 million that
3 we certainly would love to help them spend.

4 CHAIR LANIER: Very good. Thank you, sir.

5 Before we get back to our item number five, I
6 would just like to welcome the Pittman law firm to the
7 City of Riviera Beach, and looking forward to a long,
8 fruitful relationship with your firm. And we
9 appreciate having you on board.

10 COMMISSIONER BOTEL: He wants to say
11 something.

12 CHAIR LANIER: Go ahead, sir.

13 MR. SMITH: Thank you on behalf of myself and
14 my partner, Opal Williams and Sean Pittman. We look
15 forward to work with the City in providing great
16 response to the City.

17 One thing that was mentioned earlier about
18 contacting the firm, you will receive contact
19 information for all members of the firm regarding those
20 phone calls, that we will be cognizant of the billing
21 of the phone calls. Sometimes if it's just a phone
22 call, a phone call, it's just a quick question. But
23 you will receive contact information for all of us.

24 And I think what was mentioned earlier about
25 having a large firm, you will have access to every

1 member of the firm to answer your questions at any
2 time, and you'll receive all of our contact information
3 in the morning. Look forward to it.

4 CHAIR LANIER: Thank you so much, sir.

5 Any response from the colleagues for our new
6 law firm?

7 COMMISSIONER McCOY: Madam Chair.

8 CHAIR LANIER: Yes, go ahead, sir.

9 COMMISSIONER McCOY: It's a little bit off
10 subject, but you know, I get in this position after a
11 few hours.

12 Mr. Evans, we have some really nice chairs
13 over at the chambers. These have got to be the most
14 uncomfortable chairs at about three hours in. I have
15 a -- oh, gosh, I can't even remember. I have a clip in
16 my back. I had back surgery. So this isn't the best.
17 And I'm sorry for saying that, because I'm just so
18 uncomfortable right now. I had -- it's called an ALIF,
19 a lumbar fusion. So yes, Mr. Evans, are those being
20 used, because at this point, I'm almost like I can't
21 sit still.

22 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
23 Chair, that's actually by design, especially that
24 chair.

25 No, we can look to find more comfortable

1 chairs. I don't believe the chairs that we have at the
2 dais would actually go under these, but we can
3 definitely get some other chairs for these. So that
4 will be something staff will work on tomorrow.

5 COMMISSIONER McCOY: Okay, thank you.

6 And thank you -- I want to say Senator Smith,
7 but thank you, Mr. Smith, who served as our Senator
8 when I worked in the Legislature. So thank you for
9 coming here to Rivera Beach, and we look forward to
10 good things. Thank you.

11 COMMISSIONER BOTEL: Madam Chair.

12 CHAIR LANIER: Yes.

13 COMMISSIONER BOTEL: I just want to echo
14 those emotions. I appreciate Mr. Smith being here.

15 VICE CHAIR MILLER-ANDERSON: Same here, for
16 the whole firm.

17 CHAIR LANIER: Yes, thank you so much.

18 Let us move forward, people.

19 Item number five, Madam Clerk.

20 THE CLERK: The request for the approval of
21 the execution of a development agreement and
22 agreement for sale and purchase by and between the
23 agency and RBCDC 11th Street, LLC for the sale and
24 development of the 11th Street Townhouse Project,
25 finding that the sales price represents fair value,

1 finding that the project eliminates slum and blight,
2 and directing and authorizing the Chairman and
3 Executive Director to take such actions as shall be
4 necessary and consistent to carry out the intent and
5 desire of the agency.

6 The acceptance of public comment cards are
7 now closed.

8 COMMISSIONER BOTEL: Move that we approve the
9 proposed development agreement for the 11th Street
10 Townhouse Project.

11 VICE CHAIR MILLER-ANDERSON: Second.

12 CHAIR LANIER: Mr. Evans.

13 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
14 Chair and members of the Board, I will ask that the
15 Director of Neighborhood Services, Ms. Annetta Jenkins,
16 make this presentation.

17 CHAIR LANIER: Ms. Jenkins.

18 MS. JENKINS: Good evening. And thank you,
19 Chairperson Lanier and to the other Commissioners,
20 Mr. Mayor, our new attorney and Mr. Evans. Thank you
21 for the opportunity to bring the final document to you
22 for the 11th Street Townhouse Project, a project that
23 we have been contemplating for some months.

24 You have seen the project summary and terms
25 several times, and at the last time that this was

1 before you, there was some discussion about some
2 concerns about the restrictive covenant period.

3 And with -- in conjunction with Mr. Haygood,
4 as General Counsel for the CRA, and he's on the line,
5 and Mr. Edwin Ferguson, counsel for the CDC, and also
6 in seeking counsel from our new attorneys at the
7 Pittman Law Group, we brought you a final document.

8 And I just want to point out that the change
9 in the terms there that speaks to the consensus that
10 came from this Board the last time this was before you
11 was around the timing of the restrictive covenant. And
12 the attorneys have come up with two restrictive
13 covenants for this project.

14 In terms of security, the land would have a
15 mortgage, a note, a restrictive covenant during the
16 construction period, and at the completion of
17 construction, the restrictive covenant remains in
18 perpetuity. And that is a covenant to make sure it
19 remains as home ownership, not for rental.

20 And then in terms of the financing, during
21 the construction period there's a restrictive covenant
22 that says that for no more than 25 years for an end
23 buyer who receives any subsidy. And that speaks to the
24 difference between the workforce units and market rate
25 units, as you asked us to do.

1 So having said that, I present this contract,
2 and I will stop at this point and see if there are any
3 questions or concerns. And we look forward to your
4 approval and continuing to move this project forward.

5 CHAIR LANIER: Thank you for your
6 presentation.

7 Are there any questions for Ms. Jenkins in
8 regards to this item?

9 COMMISSIONER LAWSON: Madam Chair.

10 CHAIR LANIER: Yes, go ahead, sir.

11 COMMISSIONER LAWSON: Ms. Jenkins, I just
12 wanted to thank you for the amazing work that you're
13 doing. This is just another project that is going to
14 represent what our City is looking to do, continue to
15 grow, address slum and blight in our CRA District,
16 provide home ownership. So you're addressing and
17 hitting on all the points that our Council has put out
18 from the day we were actually elected until today. So
19 coming out of the ground with these projects is what we
20 want to constantly see, so thank you, and I support
21 this project.

22 MS. JENKINS: Thank you.

23 VICE CHAIR MILLER-ANDERSON: Madam Chair.

24 CHAIR LANIER: Yes, go ahead.

25 VICE CHAIR MILLER-ANDERSON: I, for one, am

1 very happy to hear about this project coming in. If it
2 could get done in the next month, I would be very
3 happy. Thank you.

4 MS. JENKINS: Talk to Mr. Sirmons.

5 CHAIR LANIER: All right, very good.

6 COMMISSIONER McCOY: I don't think we can do
7 that. We're not permitted for that.

8 COMMISSIONER BOTEL: What are we not
9 permitted for?

10 COMMISSIONER McCOY: We can't encourage him
11 on, you know, adjusting the time line on it.

12 MS. JENKINS: I'm sorry, that was a bad job.

13 COMMISSIONER BOTEL: He knows that. He's the
14 master of --

15 CHAIR LANIER: He's just messing with you.

16 COMMISSIONER McCOY: But, you know, Madam
17 Chair, if I can?

18 CHAIR LANIER: Go ahead.

19 COMMISSIONER McCOY: Do you know how many
20 people call me, and I have to literally forward it over
21 to the Manager because they just think that I have some
22 inherent control to direct staff. And I just want to
23 be clear, because they're going to be like I heard it
24 at the meeting that you can contact so-and-so.

25 So thank you for clarifying, Ms. Jenkins.

1 MS. JENKINS: I'm sorry.

2 CHAIR LANIER: Very good. And you are not
3 alone in people calling, asking for miracles to be
4 made. And we try as hard as we can, but you know, we
5 all understand that we have to follow the rules as
6 well.

7 COMMISSIONER BOTEL: Madam Chair.

8 CHAIR LANIER: Yes, go ahead.

9 COMMISSIONER BOTEL: I just also want to
10 thank Ms. Jenkins. She's done an excellent job with
11 this project. It's going to be beautiful and a real
12 wonderful addition to the community. So thank you.

13 MS. JENKINS: Thank you.

14 CHAIR LANIER: Very good. Madam Clerk.

15 THE CLERK: Commissioner McCoy.

16 COMMISSIONER McCOY: Yes.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Lawson.

20 COMMISSIONER LAWSON: Yes.

21 THE CLERK: Co-Chair Miller-Anderson.

22 VICE CHAIR MILLER-ANDERSON: Yes.

23 THE CLERK: Chair Lanier.

24 CHAIR LANIER: Yes.

25 THE CLERK: Motion carries.

1 CHAIR LANIER: Thank you. Item number six.

2 THE CLERK: Resolution to approve the
3 execution of the contract with public-private
4 partnership advisory firm Jones Lang LaSalle for the
5 Phase II Marina project in accordance with the attached
6 proposal.

7 The acceptance of public comment cards is now
8 closed.

9 COMMISSIONER McCOY: So moved.

10 COMMISSIONER BOTEL: Second.

11 CHAIR LANIER: Very good. Are there any
12 public comment cards for this item?

13 THE CLERK: There is one public comment.

14 CHAIR LANIER: All right, go ahead with your
15 presentation, and we will do that public comment.

16 UNIDENTIFIED SPEAKER: (Inaudible.)

17 CHAIR LANIER: No, we're going to have the
18 presentation first so that you can hear it and then you
19 can make your comments.

20 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
21 Chair and members of the Board, I ask that our Planning
22 and Development Director, Mr. Scott Evans, make this
23 presentation.

24 MR. SCOTT EVANS: Madam Chair and members of
25 the CRA Board, tonight is a resolution to approve a

1 completion of a contract for public-private
2 partnerships with the firm Jones Lang LaSalle. And
3 this is for the Phase II Marina project. And we've
4 attached their proposal.

5 And on May 2021 of this year, the Board
6 approved a resolution which selected three firms for
7 utilization for public-private partnerships. And the
8 resolution selected Avison Young, Jones Lang LaSalle
9 and Lambert Advisory and directed staff to select one
10 of these qualified firms. The joint work team
11 requested proposals from all three firms, and they have
12 selected Jones Lang LaSalle as the best qualified team
13 to assist for the project.

14 The proposal is broken up into three
15 different phases. The first phase is project review
16 and element analysis. This would take approximately
17 two months, and this includes review of all project
18 background materials, full review of the development
19 proposal, review and assessment of developer
20 performance, review of the related parking analysis.
21 And this will result in the completion of the proposal
22 analysis, which would then be presented to the CRA
23 Board for your consideration.

24 Phase two would be negotiation of the master
25 development agreement and the key ground lease terms.

1 This will include participating in a series of
2 negotiation meetings with the City and the CRA,
3 developing a negotiation term sheet and preparing
4 materials to assist the Board in negotiating the
5 agreement.

6 I'm sorry, could someone get me a glass of
7 water? I shouldn't have eaten popcorn before I came up
8 here.

9 CHAIR LANIER: I was about to do the
10 Heimlich, man.

11 EXECUTIVE DIRECTOR JONATHAN EVANS: This
12 presentation tends to get him choked up.

13 MR. SCOTT EVANS: That's much better.

14 The third phase would be to finalize the
15 development agreement, and that would be to negotiate
16 ground leases and present them to the Board. And that
17 would take approximately three months.

18 The cost for the contract would be funded
19 through our approved budget, and specifically that line
20 item is the Marina Village Phase II project support.

21 Phase one will take approximately two months,
22 so that's between August and September, with
23 presentations of their proposal and analysis in
24 October. And phase one would cost approximately
25 75,000.

1 CRA staff recommends that the CRA Board adopt
2 the proposed resolution directing the Chair and the
3 Executive Director to complete an agreement with Jones
4 Lang LaSalle. And their vice president, Mr. Jeremy
5 Becker, is available by video if the Board has any
6 questions related to their agreement.

7 COMMISSIONER McCOY: Madam Chair.

8 CHAIR LANIER: Very good. Go ahead, sir.

9 COMMISSIONER McCOY: Mr. Evans, so did you
10 say --

11 CHAIR LANIER: Be specific about which Evans.

12 COMMISSIONER McCOY: Mr. Scott Evans, did you
13 say that they were going to have the proposals for two
14 months?

15 MR. SCOTT EVANS: The very first two months
16 of the phase of their review would be the project
17 review and an element analysis. And at that time
18 they'll look at all of the materials that we've
19 received thus far, they'll conduct interviews with CRA
20 Board staff, they will discuss the project with the
21 development team, and they will also consider the
22 public parking analysis that we've completed. So then
23 they'll complete that review, and the deliverable for
24 that would be a proposal analysis that would come then
25 before the CRA Board before we move to phase two of the

1 contract.

2 COMMISSIONER McCOY: Follow -up.

3 CHAIR LANIER: Go ahead.

4 COMMISSIONER McCOY: So Mr. Evans, I guess
5 who proposed the two months? That seems quite
6 extensive if they are -- this is their specialty. I
7 mean I'm trying to understand where did two months come
8 from and why, you know, why do we need two months?

9 MR. SCOTT EVANS: When we asked for their
10 proposal, we did specify the Board's desire to move
11 quickly. Two months is as fast as they felt that they
12 could do it, because there's a lot of background
13 materials for them to review.

14 And for the project they'll also have to
15 gather some of the materials -- which we've already
16 started -- from the development team. And then they
17 will want to go through them and then discuss them with
18 the developers so that they can understand the
19 proposal, the pro formas and how that would best assist
20 the City.

21 COMMISSIONER McCOY: Follow-up.

22 CHAIR LANIER: Go ahead.

23 COMMISSIONER McCOY: So that sounds good, but
24 you know, I guess in terms of a complete time line,
25 because if this isn't going to work, I don't want to

1 spend another seven months to try to figure that out.
2 You know, quite frankly, if this is their specialty,
3 you know, I was thinking -- and I can't be really, you
4 know, putting the time on it, but I mean two and three
5 weeks, perhaps a month, you know, in my opinion.

6 But I mean I don't understand what exactly
7 about reviewing the solicitation, I guess the financing
8 mechanisms, you know, and having discussion with
9 administration as to, you know, what the CRA's position
10 is that it would really require that much time.

11 MR. SCOTT EVANS: I mean what we could do is
12 try and accelerate that. So the two months is the
13 target. And if the Board wanted to hear from them, and
14 you know, get a progress report and see how far we've
15 come, we could have them come back to the meeting and
16 update you on the status.

17 I think part of the time line is that not
18 only do they have to review all the materials, but then
19 they have to prepare their report, which then needs to
20 be reviewed by staff and then provided to the Board, of
21 course, seven days in advance of your next meeting. So
22 that's also playing into the time frame, is that they
23 will actually, if they have a two month time frame,
24 they would have to complete their analysis in six weeks
25 in order to make that next Board agenda.

1 COMMISSIONER McCOY: Okay. I would certainly
2 like to see that sooner. And you know, it just seems
3 like, you know, when you think you're crossing the goal
4 line, it gets moved. And I certainly want them to do a
5 thorough job, but you know, quite frankly, I thought we
6 selected them because this was their specialty.

7 And you know, I don't know how complex it is,
8 but the elements that I've seen seem to suggest that,
9 you know, if they can assess it, they'll be able to
10 determine whether or not, you know, the feasibility of
11 it, and you know, it can be brought to staff and then
12 subsequently to the Board and then we can move from
13 there. But that doesn't -- two months doesn't seem
14 practical.

15 COMMISSIONER BOTEL: Madam Chair.

16 CHAIR LANIER: Yes.

17 COMMISSIONER BOTEL: I have a question about
18 phase one and what triggers moving to phase two. If in
19 phase one the Jones LaSalle, Jones Lang LaSalle decides
20 or recommends to us that there is not sufficient
21 financial support or the developer does not have the
22 experience and financial capacity, then do we just --
23 what do we do?

24 MR. SCOTT EVANS: At that time they would --
25 their deliverable, which is their proposal analysis,

1 would be presented to the CRA Board, and at that time
2 you could make a determination if you wanted to make
3 changes or if you wanted to start over or whatever the
4 proposed analysis determines. You would have a variety
5 of options at that point.

6 CHAIR LANIER: Did that answer your question?

7 COMMISSIONER BOTEL: Yes. I'm sorry.

8 CHAIR LANIER: Okay. Are there any other
9 questions in regards to this item?

10 I wanted to ask how long would it take for an
11 assessment of the proposed master developer's capacity
12 to perform, you know, look at, you know, their
13 financials, their track record? How long do you think
14 that that would take? That should be fairly quickly,
15 you know. Basically --

16 COMMISSIONER McCOY: Madam Chair, that's
17 exactly what the question I asked.

18 CHAIR LANIER: Yes, that's -- yes, I'm asking
19 what's the -- because I mean I think that what you're
20 saying is that there is maybe other things that are
21 included in this review. But we're just basically
22 talking about background, just basically financials in
23 terms of are they in a position to be able to undertake
24 this task.

25 MR. SCOTT EVANS: And I would at this point

1 refer to their Vice President, Mr. Jeremy Becker. I
2 believe he might be able to comment on what components
3 of that first phase could be done in an expedited
4 manner.

5 MR. BECKER: Hi, Scott. I just appreciate
6 everyone's time. I'm actually only on audio right now.
7 My apologies.

8 CHAIR LANIER: Who's this?

9 MR. BECKER: This is Jeremy Becker with Jones
10 Lang LaSalle.

11 CHAIR LANIER: Yes. Okay, go ahead, sir.

12 MR. BECKER: And I apologize for being only
13 on audio.

14 But I would say this. You know, in terms of
15 developer capability, (a), I think that is always part
16 of a project feasibility analysis, and this would be as
17 well. We were asked to review the totality of the
18 proposal, and candidly, developer financials are a part
19 of that. Your current selected development team is
20 actually two firms, so there's a little bit more
21 background when it comes to two developers.

22 And candidly, the overall development
23 feasibility, that's a part of it. It's certainly not
24 the entirety. It's not the end-all, be-all.
25 Obviously, if you have a developer who's not

1 financially capable, that's a nonstarter, and you know,
2 we would certainly analyze that as well. But again,
3 we've been asked to analyze the deal as a whole, and
4 that is certainly, you know, what we are -- what we
5 intend to do and what we specialize in.

6 CHAIR LANIER: Very good. That answers my
7 question.

8 COMMISSIONER McCOY: Madam Chair.

9 CHAIR LANIER: Go ahead, sir.

10 COMMISSIONER McCOY: My question is for
11 Mr. Scott Evans.

12 Mr. Scott Evans, that's not the same question
13 that I asked you. So maybe it needs to be bifurcated
14 in that, you know, we just take the financial
15 feasibility part and that becomes the initial thing.
16 They review -- I'm sorry, not the capacity. Well, the
17 capacity and the feasibility of the finances that's
18 proposed. And then that kind of gets us off to a
19 start.

20 Because I don't want the firm of LaSalle to
21 start, you know, creating this whole plan if we haven't
22 even got past step A. And I think that that's most
23 important, especially now that we've been -- you know,
24 this has been discussed for over three years.

25 Mr. Evans, can we -- Mr. Jonathan Evans, can

1 you offer anything?

2 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes.

3 Madam Chair, if I may?

4 CHAIR LANIER: Yes, go ahead.

5 EXECUTIVE DIRECTOR JONATHAN EVANS: With
6 regards to the review of element eight, because based
7 on the conversation that we had with the Board, the
8 Board wanted to look at the elements individually from
9 the standpoint that if you looked at the project in its
10 entirety, the ability to bring a project of that
11 magnitude and one developer, one development team being
12 able to do that and having the financial capabilities
13 to do that would invariably be a heavier lift.

14 So based on the direction that the Board
15 provided was to look at element eight and be able to
16 determine the financial feasibility associated with
17 that. So I would envision that the analysis that will
18 be conducted is the financial feasibility and the
19 development team's wherewithal and capabilities and
20 financial means to bring element eight and the
21 associated assets to the table.

22 And then after that assessment is done and
23 then there's activity going, then subsequent elements
24 would be reviewed. But there are major components that
25 would still have to come back to this Board as part of

1 the discussion, one of the modifications of the
2 proposed site plan as it relates to parking, also
3 ground lease conditions, a lot of items that are in
4 correlation of being able to determine is this project
5 feasible and is the Board willing to make the
6 concessions that would have to be required in order to
7 bring that.

8 So there's a lot of additional clarity that
9 we need to get to the Board as part of the review
10 process. Now, we are going to move that as quickly as
11 possible, but there was direction that was provided by
12 this Board to look at these elements individually.

13 I think the proposal and the scope speaks to
14 the entire project, and they would be the firm that
15 would look at the entire project, so they will build
16 upon things. But we would look more specifically and
17 more exclusively on element eight, and subsequent
18 elements would come on line. So that may, you know,
19 speed up the process.

20 But there is some subsequent follow-up
21 conversations that, after the analysis, or at least a
22 portion of the analysis is done, we need to have a
23 conversation with the Board to say what are you willing
24 to do as it relates to part of the arrangement to
25 facilitate the structure that's necessary to bring

1 those elements -- that element out of the ground.

2 COMMISSIONER McCOY: Thank you, Madam Chair.

3 Mr. Jonathan Evans, that certainly seems
4 very -- a little more specific by addressing the
5 elements and the feasibility of it as opposed to, you
6 know, just dropping, you know, everything and say, hey,
7 you know, take everything. I want to at least get a
8 starting point, because I don't want to, you know,
9 spend too much energy on, you know, working on through
10 it if for some reason, you know, we feel that we have
11 to pivot and go in a different direction. That's me,
12 Mr. Evans.

13 Thank you, Madam Chair.

14 EXECUTIVE DIRECTOR JONATHAN EVANS: And Madam
15 Chair --

16 CHAIR LANIER: Yes, go ahead.

17 EXECUTIVE DIRECTOR JONATHAN EVANS: -- if
18 there's any deviation from the Board or the Board is in
19 agreeance with that particular pathway, please provide
20 us some direction so we know that we are, in fact,
21 going to accomplish what the Board wants to see related
22 to the review of this, because obviously, there's a lot
23 of other elements that are associated with it.

24 This is a large one in and of itself, but we
25 just want to make sure that we have clarity from the

1 Board that it's to look at element eight, the financial
2 structure, and what would have to occur to facilitate
3 the transaction for the purposes of the development of
4 the townhomes -- or the condos.

5 COMMISSIONER BOTEL: Madam Chair.

6 CHAIR LANIER: Go ahead.

7 COMMISSIONER BOTEL: For purposes of those
8 people who are listening from home and want to know
9 what element eight comprises, that's the garage and
10 the -- could you just be clear about that, Mr. Evans,
11 please.

12 EXECUTIVE DIRECTOR JONATHAN EVANS: So the
13 element eight consists of the development of the
14 apartments or condos or what have you, roughly, I
15 think, about 135, if I'm not mistaken, Scott?

16 MR. SCOTT EVANS: Yes.

17 EXECUTIVE DIRECTOR JONATHAN EVANS: And what
18 was proposed was one particular parking garage that
19 would accommodate both towers. Now it's looking that
20 the parking garage would be incorporated in each of the
21 towers, so it would be different, and there was a
22 discussion as one garage that would connect both
23 towers.

24 So there's other components that we need to
25 bring back to the Board to make sure that you're in

1 agreeance of what some of the modifications are to
2 those elements to facilitate them moving forward.

3 Also, that particular proposal, and based on
4 the submission, that it also contemplates that the
5 development is an affordable development that leverages
6 the financing that's available, the tax credits that
7 are available through the State for workforce housing.
8 And so that's another major funding component
9 associated with that particular element, so that will
10 be reviewed.

11 And as we spoke some time ago that we need to
12 make sure that the Board -- if the Board is going to
13 support that project when it looks to come back to you
14 possibly in a year for the application for the tax
15 credit program, that it is a project that is eligible
16 to receive the local contribution or loan, what have
17 you, for the purposes of facilitating the stacking of
18 the funding, which roughly is about \$650,000, similar
19 to the same process that we went through with Berkeley
20 Landing.

21 So there's some nuances into that, the ground
22 lease, what's the ground lease terms that the Board is
23 considering, and if you're in favor of the structure as
24 far as the parking and how that is able to facilitate.

25 Scott, is there any other components?

1 MR. SCOTT EVANS: Yes. It also includes
2 elements zero through five, which is the waterfront
3 restaurants, the build-out of the Event Center, and
4 then also some market retail in the center of the
5 Marina.

6 COMMISSIONER BOTEL: Madam Chair, may I
7 follow up?

8 CHAIR LANIER: Yes.

9 COMMISSIONER BOTEL: So, but what I'm hearing
10 Mr. Evans, Scott -- excuse me -- Mr. Jonathan Evans say
11 is that initially Jones Lang LaSalle will be looking at
12 element eight, and then once we're past that, then
13 they'll go back and look at elements one through
14 whatever.

15 My question back to Mr. Jonathan Evans is if
16 it's yet to be determined by decision of this body what
17 the nature of the housing will be, for example, will it
18 be affordable, will it be workforce, will it be market
19 rate, how can Jones Lang LaSalle analyze the proposal
20 without having that information from this Council?

21 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
22 Chair, if I may?

23 CHAIR LANIER: Go ahead.

24 EXECUTIVE DIRECTOR JONATHAN EVANS: The
25 submission, in and of itself, and the discussions we've

1 had with the Board that there was direction that was
2 provided that in the original submission it was
3 contemplated that it would have workforce housing, and
4 then in subsequent conversations that we've had with
5 the Board it's been workforce housing.

6 Now, there's been Board members that have
7 said that they want to see a market rate product, but
8 the overarching direction that's been provided by this
9 Board is that it still has that affordable or workforce
10 component. And that was fundamental to the submission
11 that was responded to when the Board did put out --
12 when we did put out the solicitation.

13 And Mr. Scott Evans, correct me if I'm wrong.
14 In the solicitation document, wasn't that an item that
15 was requested as part of the RFP or RFQ process that
16 was utilized at the time, that there was a request for
17 some workforce component?

18 MR. SCOTT EVANS: Yes, we did anticipate that
19 there would be affordable housing within the Marina
20 Village project.

21 COMMISSIONER BOTEL: Affordable or workforce?

22 MR. SCOTT EVANS: I'm not sure that it was
23 delineated. I'm not sure which term was used, but
24 likely affordable.

25 COMMISSIONER BOTEL: I see a difference

1 between affordable, workforce and market rate, and I
2 see them as sort of a hierarchy. So I just wanted to
3 know if in the original request there was that
4 delineation, but I guess you're saying there wasn't.

5 MR. SCOTT EVANS: Yes, I think what we did
6 was we said that we desired housing and that they
7 should provide a list of the types of housing and what
8 kind of subsidies would be included in that.

9 COMMISSIONER BOTEL: Okay.

10 MR. SCOTT EVANS: So I think it was --

11 COMMISSIONER BOTEL: So we left it open
12 initially, and what came back to us was that it was
13 affordable and workforce.

14 MR. SCOTT EVANS: Yes. Well, what came back,
15 I think, was a mix of uses. It's some private
16 residential envisioned in the future.

17 COMMISSIONER BOTEL: Okay, thank you.

18 CHAIR LANIER: Any other questions in regards
19 to this item?

20 I just wanted to say that, you know, of
21 course my colleagues know my position on this whole
22 Marina project. You know, four or five years we've
23 been having this discussion about this particular
24 project, and you know, we haven't even got past the
25 point where we know if the people who are supposed to

1 be our master developers have the financial wherewithal
2 to even do this.

3 And I think a lot of times when we have had
4 this conversation up here and putting the cart before
5 the horse and we're talking about different types of
6 housing and we're talking about all of this, and we
7 don't even know, we don't even have anything that has
8 been done by a reputable, certified, you know,
9 financial (inaudible) to say if the developers are in a
10 position to be able to do it.

11 And I think it is a very simple -- it's a
12 very simple item. Does the master developer have the
13 opportunity or the financial wherewithal to complete
14 the project? And if it's a master developer, that
15 means all of it. Can you complete all of it? That's
16 the purpose. That is the definition of master
17 developer, basically. You can do all of this and you
18 can -- you know, you do all of this work that we're
19 doing because you can, you know, we have the money to
20 do all of this piece here and there.

21 So if we're going to look at different
22 pieces, you know, now we need to look at, you know,
23 additional developers. You know, they can only do one
24 piece or they can only afford one piece or they can
25 only be, you know, certified for one piece in terms of

1 financial wherewithal, then we have to look at other --
2 opening this up to other developers for opportunities.

3 So, you know, we have this and have had this
4 conversation for the last four or five years, and it
5 seems as if we have not even moved an inch in terms
6 of -- and I know that what we're doing now, especially
7 Mr. Jonathan Evans has, you know, made sure that we're
8 in a position going forward that we know exactly what
9 we're getting ourselves into here.

10 So I can appreciate the fact that he has
11 brought on these experts to be able to let us know,
12 because, you know, you're talking about a \$65 million
13 contract for the garbage. We're talking about 100 to
14 \$200 million for a project that has not even seen the
15 light of day.

16 So, and also, in addition to that, you know,
17 we have this conversation about Reimagine Rivera Beach.
18 And, you know, we're talking about this big investment
19 to the city. I want the City, the CRA to go out to the
20 public, to the residents and say, look, this is what
21 we're trying to do over at the Marina. Give the
22 residents the information that we're doing on all of
23 these big projects, because we're having this
24 conversation about the Marina and have not had one
25 community meeting about it with the residents of the

1 city.

2 And if we're going to be moving forward with
3 something that expensive, 100 -- I mean in the
4 newspaper, you know, sometimes they say a \$300 million
5 deal. If we're moving forward with something that
6 huge, it has to come to the community and to the
7 residents to be able to have the same conversation. It
8 should not just be us talking about this. And if we're
9 going to go forward and put out City Hall to the public
10 to talk about, the fire station, then we need to do the
11 same thing with this particular project. This is a lot
12 of money.

13 So we're having these discussions about we
14 don't even know if the developer who won the bid is
15 financially capable enough to do the project. And
16 we've had this conversation for the last two years
17 about if they are capable of doing this. And I'm not
18 saying that they're not. I am pro development. I am
19 pro economic development. I want this to happen.

20 But I don't want us to be in a position five
21 years from now where we're holding the bag here and you
22 have projects that are -- I mean look at the whole deal
23 with Boynton Beach. I mean they're stuck with the
24 project that they tried to go forward with but did not
25 have all of these things in place.

1 So I think that as we're talking about this
2 Marina deal, we need to talk to the community about it.
3 This is something that they want to know about. And I
4 know as, you know, taking off this Councilwoman's hat
5 and putting on my resident, lifelong resident hat, I
6 would want to know all of this.

7 So didn't mean to go on that rant, but I just
8 wanted a place to kind of get out that, you know -- and
9 I know all of my colleagues are just kind of
10 frustrated, you know, that this project has just
11 lingered and lingered and lingered.

12 So Mr. Evans, once again, Jonathan Evans, I
13 appreciate you trying to put these things in place so
14 that we don't get down this road and find ourselves
15 stuck like Boynton Beach.

16 So I mean that's my say. But, you know, it's
17 just that this is a lot of money we're talking about,
18 and if we're going to have these conversations with
19 ourselves, we need to have these conversations with the
20 community and with the residents about what we're doing
21 here. And that's all I have to say. Sorry about that,
22 people.

23 Are there any other questions?

24 COMMISSIONER McCOY: One last -- well, I just
25 wanted to kind of make sure we're -- so --

1 CHAIR LANIER: Go ahead.

2 COMMISSIONER McCOY: -- I think, Mr. Evans,
3 is that something for you to take, because the item is
4 still -- I mean the question still remains on the
5 resolution. We're going to authorize them. I just had
6 concerns about what the next steps forward are in the
7 timeline. But you know, with all intents and purposes,
8 you know, I want to see that we move forward. I think
9 the time line and what actually happens next needs to
10 be tweaked at the staff level. But I think, you know,
11 the resolution is what it is.

12 So I think do we have -- so we go to public
13 comments?

14 CHAIR LANIER: Yes, we do. Yes, we'll start
15 with the Council comments, and we'll get the public,
16 and then if you want to come back, we can have some
17 other things to say.

18 Madam Clerk.

19 THE CLERK: Ms. Brabham.

20 MS. BRABHAM: Ms. Mary Brabham, Riviera
21 Beach. I, for one --

22 CHAIR LANIER: Hold on one second,
23 Ms. Brabham, let me get the time up. One second. I
24 don't want you to lose your time. All right, go ahead.
25 They got it.

1 MS. BRABHAM: Ms. Mary Brabham, Rivera Beach.

2 I, for one, and many other residents that
3 live in this city here, we've been wagging with this
4 for six or seven or five years. This apple is too big,
5 and it is not ripe.

6 Just two months ago we had this article in
7 the paper about the other group that was not
8 financially stable. Our advisers here -- and I hope
9 that you're listening to Ms. Brabham. That's just what
10 you are. You are advisors to let us know that our i's
11 are dotted and our t's are crossed and our financial
12 and feasibility in the directions that we are should
13 and supposed to go.

14 We hold you accountable for this. The moneys
15 is just not there. Stop, stop, stop, stop fooling
16 yourselves. It's just not there. Just like we threw
17 the Waste Management out, and I'm not saying if that's
18 what you all want to do, but it's just not workable.
19 And I am tired of it, along with the city in general.

20 In phase one, the project review and element
21 analysis, it will review our project background
22 materials for review of developer proposals, review an
23 assessment of developer performance, evaluation of
24 proposed financial support requested from the City and
25 the CRA, and review of the developers' experience and

1 financial, financial capacity to undertake this
2 project. Review of related parking analysis completed
3 by Desman Parking.

4 The City Manager just said you had one
5 pocket. Now two pockets will have to be incorporated
6 in those hours there. It is a lot of gaps in here.
7 When those two groups first came in this chambers here
8 over there, Mr. Brabham stood there and said, wait a
9 minute, it's flawed. And Scott Evans was there. And I
10 said the project was tainted then. Ms. Miller-Anderson
11 and Dr. Botel, you were there. You were headed in the
12 right direction then.

13 And all of these years here, this is what we
14 have been stuck in this mode here, trying to please and
15 fan. It's time out for it. It's time out for the
16 Board. It's time out for it. If the shoe can't fit,
17 it's no way that you can wear that shoe, and we must
18 give others a bite of this apple.

19 CHAIR LANIER: Thank you, Ms. Brabham. I
20 thank you for your comments.

21 MS. BRABHAM: It shouldn't have been this way
22 from the beginning. Time out for this.

23 CHAIR LANIER: Are there any more public
24 comments?

25 MS. BRABHAM: I love them all, but time out.

1 CHAIR LANIER: Madam Clerk.

2 THE CLERK: Commissioner McCoy.

3 CHAIR LANIER: No, no, no, he -- I'm asking
4 are there any more public comments.

5 THE CLERK: Oh. No more public comments.

6 CHAIR LANIER: Okay.

7 COMMISSIONER McCOY: Maybe I got a comment
8 card in. No, unless somebody put it in for me. I
9 didn't do it.

10 CHAIR LANIER: All right, very good. So
11 we've had our public comment. Any other comments
12 before we call the question about this item? Very
13 good.

14 Madam Clerk.

15 THE CLERK: Commissioner McCoy.

16 COMMISSIONER McCOY: Yes.

17 THE CLERK: Commissioner Botel.

18 COMMISSIONER BOTEL: Yes.

19 THE CLERK: Commissioner Lawson.

20 COMMISSIONER LAWSON: Yes.

21 THE CLERK: Co-Chair Miller-Anderson.

22 VICE CHAIR MILLER-ANDERSON: Yes.

23 THE CLERK: Chair Lanier.

24 CHAIR LANIER: Yes.

25 THE CLERK: Motion carries.

1 CHAIR LANIER: Thank you. Item number seven.

2 THE CLERK: Presentation and discussion,

3 Marina Village Rivera Beach Event Center, unwinding new

4 market tax credit financial agreements.

5 The acceptance of public comments is now

6 closed.

7 CHAIR LANIER: Do we have any public comment

8 cards?

9 THE CLERK: No, we don't.

10 CHAIR LANIER: All right, very good.

11 Mr. Evans, Jonathan Evans.

12 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam

13 Chair and members of the Board, I'd ask for Scott

14 Evans, our Planning and Development Director, to make

15 this presentation.

16 CHAIR LANIER: Mr. Evans.

17 MR. SCOTT EVANS: Good evening, Madam Chair

18 and members of the Board.

19 Our new market tax credits agreements and the

20 financial structures associated with them need to be

21 closed. And they have a seven year time period. So

22 previously the CRA has hired the law firm of by Bryant

23 Miller Olive to assist us in unwinding those

24 transactions. And that process is already underway, in

25 accordance with our agreements.

1 And the first phase of that process is an
2 unwinding of our agreements with the banks who helped
3 us with that transaction. But what will remain for
4 this Board to make a decision on is how they want to
5 proceed in the future with the unwinding of the
6 agreements, and primarily with who you want to be
7 responsible for the operation, management of the Event
8 Center.

9 Now, the next steps in this process, Bryant
10 Miller Olive presented to both the City Council and the
11 CRA Board previously to try and provide some background
12 on this fairly complicated unwinding. So following
13 tonight's presentation, Bryant Miller -- Bob Reid from
14 Bryant Miller Olive has another presentation for you
15 tonight.

16 But following tonight's meeting, what we're
17 trying to look for is Board direction on which agency
18 that you want to operate and run the Event Center
19 moving forward. And we need to know that so that we
20 can develop the unwinding of the agreements. And so if
21 we get some direction tonight, whether it's the CRA or
22 the City itself, who are probably the most two likely
23 options you might consider, then we can develop those
24 agreements in August so that we can bring them back
25 before you in September for approval.

1 And then we also envision that there's been
2 several questions of the Board related to the future of
3 the CDE, which is one of the entities that was created
4 in order for us to receive the new market tax credits.
5 And we're also planning to have a presentation in
6 September.

7 So after we've developed the agreements to
8 unwind the transactions on our side, then we'll also go
9 through a presentation that will be provided by Bryant
10 Miller Olive on what the CDE is and what the future of
11 it could be, and to try and get the Board's
12 recommendations for what they would like us to do with
13 that entity going into the future. So that's another
14 step that we were looking to bring to you in September.

15 But tonight we have a few options that we
16 really need to get some feedback on, because we need to
17 start preparation of those unwinding agreements. And
18 the current operational mode is that the CRA operates
19 and manages the Event Center, and it's leased from the
20 City. The City actually owns the land underneath. So
21 we have a few determinations.

22 And with that, I'd like to introduce Mr. Bob
23 Reid from BMO. He'll go through the various options
24 that we're trying to get Board direction on. And if we
25 could get that direction, you can always change it. So

1 if we develop the agreements that are approved, say
2 perhaps for the CRA Board -- I mean for the CRA to
3 continue to manage it, then we would develop those
4 unwinding agreements, but you would always have the
5 ability in the future to make changes to that or to
6 come back and reassess, you know, who you would like to
7 manage the Event Center.

8 And with that, I'd like to introduce Mr. Bob
9 Reid.

10 MR. REID: Thank you. Pleasure to meet with
11 you all again.

12 And I can report to you that the unwind of
13 the new market tax credit transaction closed today, so
14 it is over, it is done. And it's what is left are the
15 interactions between the Riviera Beach Event Center,
16 the Riviera Beach CDE, the Riviera Beach CRA and the
17 City of Riviera Beach.

18 So what we have here is really to decide
19 where is the best place to house the Event Center where
20 it would be operated and maintained, marketed, utilized
21 by which entity would take the best of that. And that
22 would be, you know, more than likely either the CRA or
23 the City itself.

24 So really, the first decision would be which,
25 between the City and the CRA, would be the ones that

1 would, or the entity that would take on that long-term
2 obligation to market the facility, operate it and
3 maintain it, which is a, you know, ongoing financial
4 obligation.

5 What you have in your agenda packages tonight
6 is a slightly graphically changed presentation that was
7 presented to the City a few weeks ago, hopefully much
8 easier to read. And skipping through that, there's
9 really a few situations or a few questions that need to
10 be addressed.

11 As we -- as I said earlier, the City is still
12 the owner of the land underneath the Event Center. The
13 Event Center is leased to a limited liability company
14 that is really the alter ego of the CDE --

15 CHAIR LANIER: The slides need to be
16 advanced?

17 COMMISSIONER BOTEL: Well, I'm on the next
18 slide and he's not, so --

19 MR. REID: Well, move it to -- let's see,
20 one, two, three -- fourth slide, Now Who Owns What?

21 COMMISSIONER BOTEL: Keep going.

22 CHAIR LANIER: Okay, go ahead.

23 MR. REID: Okay, so --

24 COMMISSIONER BOTEL: We're not there yet.
25 Keep going, because that's only the -- you're on the

1 second slide here. Keep going to the fourth, he said.
2 Who's advancing the slides?

3 MR. SCOTT EVANS: Oh.

4 COMMISSIONER BOTEL: Oh, Scott.

5 MR. REID: I have no control over them, or I
6 would be happy to.

7 EXECUTIVE DIRECTOR JONATHAN EVANS: It was
8 the popcorn.

9 COMMISSIONER BOTEL: There you go.

10 EXECUTIVE DIRECTOR JONATHAN EVANS: It's the
11 popcorn.

12 MR. REID: There we go, all right.

13 So going back where we have the City owns the
14 land, it is leased to the Event Center LLC, which is,
15 in essence, an instrumentality of the CDE. And they
16 owe the new market debt to the CDE, the somewhat paper
17 debt at this point. The CDE owes a recoverable grant
18 back to the CRA.

19 The CRA is currently the master tenant of the
20 Event Center, and as such, they have currently the
21 obligation to operate, maintain and market the Event
22 Center. Under that lease, they also have an obligation
23 to make substantial lease payments to the Event Center,
24 which were designed to demonstrate financial viability
25 in that entity for purposes of the new market tax

1 credit, and they are not really needed at this time.
2 So we have a circle, if you will, of obligations where
3 various parties owe each other basically the same
4 dollars in a big circle.

5 Go to the next slide. I'm not sure if its
6 progressed or not.

7 These are basically questions, you know, and
8 I think the main question is which entity is in the
9 best position to undertake the long-term oversight of
10 the Event Center, and is there any reason to transfer
11 the underlying property ownership from the City, for
12 example, to the CRA.

13 And depending on who winds up -- whoever is
14 going to have the long-term operation and maintenance
15 obligations for the Event Center should be either the
16 owner of the Event Center or a lessee from the City so
17 that they have the possessory rights that are
18 necessary.

19 I would skip the next couple slides and go
20 to -- the first line, it says: Option One, CRA Retains
21 Management.

22 If the decision is to have the CRA be that
23 long-term entity or the entity with the long-term
24 obligation to operate and maintain the facility, then a
25 few steps need to be taken.

1 Number one, the CDE needs to transfer the
2 debt it now holds, or holds through an instrumentality
3 and will hold directly, the mortgage loans that
4 represented the new market tax credit loan to the Event
5 Center. Those need to be transferred to the CRA,
6 basically in satisfaction of the recoverable grant that
7 the CRA made to facilitate this whole transaction.

8 The CRA and the Event Center LLC then can
9 basically terminate, which I would suggest, the master
10 lease between the CRA and the Event Center LLC and
11 exchange for the cancellation of the underlying
12 mortgage notes and either an assignment of the ground
13 lease from the City to the CRA or a new ground lease
14 from the City to the CRA.

15 MR. SCOTT EVANS: And if I could just jump in
16 right at that point --

17 MR. REID: Yes.

18 MR. SCOTT EVANS: This is the option that
19 staff is recommending. Due to our current placement in
20 the budget process and the City and the CRA developing
21 our budgets, we currently have proposed them in a
22 manner that would meet option one.

23 Now, all of the details and financial costs
24 related to the running of the Event Center of course
25 will be looked at both by the City Council and by the

1 CRA Board during our future budget workshops. But
2 because of where we are in the budget adoption cycle,
3 this would be the easiest option for us to implement
4 now, even if the Board decided to change at a future
5 date, because we are currently, the CRA is currently
6 operating and managing the Event Center.

7 And we think that there are some future
8 changes that we've heard the Board would like us to
9 consider, including how we can make it more financially
10 profitable. And we have some -- we'll also include how
11 we propose to do that as we move through the budget
12 process. And one of them would just be to look at how
13 we operationally manage and operate this facility, in
14 addition, of course, as we move forward with the
15 build-out, having more rents, of course, would help
16 also.

17 But I just wanted to say at this point that
18 this is the option that staff is recommending that we
19 do currently. And of course, whichever decision the
20 Board makes, you could always come back at a future
21 time and say, well, at this point we would like the
22 City Council, or rather the City itself to manage it.
23 So you always have the option to change in the future,
24 but currently we're preparing our budgets for your
25 review in accordance with this option.

1 CHAIR LANIER: All right, before you go any
2 further, sir, I have a question on the floor for you
3 two guys.

4 Go ahead.

5 COMMISSIONER McCOY: Thank you, Madam Chair.

6 Mr. Scott Evans, so the CDE would transfer
7 and assign the mortgages to the CRA. So what happens
8 to the cash on hand or accumulated cash? Would that go
9 over to the CRA as well?

10 MR. SCOTT EVANS: I would let Mr. Reid answer
11 that. But no, I don't -- the CDE's accumulated cash is
12 the difference between the rent that we paid each year
13 and their mortgage payments and some of the operational
14 things that they still contributed to. I think
15 insurance was one of them. But no, those dollars would
16 remain with the CDE until we got this Board's direction
17 in September what you wanted to do with the CDE. And
18 that's approximately \$700,000.

19 COMMISSIONER McCOY: Okay, follow-up.

20 CHAIR LANIER: Go ahead.

21 COMMISSIONER McCOY: The other thing is you
22 spoke of the build-out. So if we do assign the
23 mortgages over to the CRA, then the CRA would
24 ultimately accept, inherently, the responsibility of
25 the build-out.

1 MR. SCOTT EVANS: Yes. Whichever entity you
2 want to manage and operate the Event Center will have
3 to solve for finding about 1 to \$1.5 million to assist
4 in the build-out of the currently vacant spaces in this
5 building. And some of those CDE dollars, which is over
6 \$700,000, could, of course, assist in that. But at
7 this time we're not asking the Board to make a
8 determination on what the future of the CDE is, but
9 there are dollars in the CDE that could contribute in
10 the future, yes, Mr. McCoy.

11 COMMISSIONER McCOY: Thank you.

12 COMMISSIONER BOTEL: Madam Chair.

13 CHAIR LANIER: Yes, go ahead.

14 COMMISSIONER BOTEL: Mr. Scott Evans, when
15 you say that this is the recommendation of staff, I'm
16 guessing that that's the CRA staff. Does the City
17 staff concur with that recommendation?

18 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
19 Chair, if I may?

20 CHAIR LANIER: Yes, go ahead.

21 EXECUTIVE DIRECTOR JONATHAN EVANS: I've had
22 extensive conversation with the Manager --

23 COMMISSIONER BOTEL: Glad to know.

24 EXECUTIVE DIRECTOR JONATHAN EVANS: -- and we
25 concur with the recommendation.

1 I think as it relates to where we are in the
2 budget process and then what the impact would be to the
3 workforce, you know, if they do come over to the City
4 side, now you have a situation where you have a large
5 segment of the employees. Now, where do we slot them
6 in the pay plan? Now they're represented employees and
7 the like.

8 And so there's a lot of other items that we
9 believe that we really need to do our due diligence
10 before we would ever consider that. And where we are
11 in the transaction, it would probably take us at least
12 six months to be able to bring something that the Board
13 can consider. And so our recommendation would be to
14 move forward as discussed.

15 COMMISSIONER BOTEL: Thank you.

16 CHAIR LANIER: All right, go back to the
17 presentation.

18 MR. SCOTT EVANS: Okay. Mr. Reid, do you
19 want to continue?

20 MR. REID: Certainly. The other two
21 potential options are in the presentation in the next
22 two pages, which is the City takes over management and
23 it winds up staying under the guise of the Riviera
24 Beach CDE, which is -- has some affiliation with the
25 City, but is not a City controlled entity like the City

1 and the CRA is.

2 Again, it goes back to who is going to be
3 responsible and has the financial wherewithal to take
4 on that long-term operation, maintenance, build-out and
5 marketing of the Event Center. So --

6 CHAIR LANIER: The presenter, we have a lot
7 of background noise from your presentation.

8 MR. REID: I apologize.

9 CHAIR LANIER: That's okay. Go ahead,
10 proceed.

11 MR. REID: See if I can quiet it down a
12 little bit. Unfortunately, I can't really control
13 what's going in the microphone.

14 The really, I guess, the biggest question for
15 this body is really those ongoing expenditures. You've
16 got, I think Scott said a million and a half estimated
17 build-out costs, you have ongoing, you know,
18 operational expenses for the property. And you know,
19 which is the entity that is best positioned to be able
20 to, you know, assume those obligations?

21 And all things considered, that would
22 probably be either the City or the CRA. The CDE has a
23 limited revenue generating ability, so -- because of
24 their operations. So we're really, I think from a
25 financial standpoint, looking at the City or the CRA

1 taking on that obligation. And so I think the real
2 decision is which entity is the best place for now to
3 house that responsibility.

4 COMMISSIONER BOTEL: Madam Chair.

5 MR. REID: As Scott said earlier, this is not
6 a once you make the decision, you're forever locked
7 into it.

8 COMMISSIONER BOTEL: Madam Chair.

9 CHAIR LANIER: Yes. Hold on.

10 MR. REID: Yes, four, six, eight years down
11 the road it can change.

12 CHAIR LANIER: Presenter, hold on one second.
13 We have a question.

14 COMMISSIONER BOTEL: Thank you. I want to
15 make a motion that we approve going with option one
16 where the CRA retains management.

17 VICE CHAIR MILLER-ANDERSON: Second.

18 CHAIR LANIER: Any discussion in regards to
19 this item? We didn't even get -- I really wanted to
20 hear --

21 UNIDENTIFIED SPEAKER: (Inaudible.)

22 CHAIR LANIER: Public comments for this item,
23 Madam Clerk?

24 THE CLERK: No, there are no public comments.

25 MR. SCOTT EVANS: That was the end of the

1 presentation.

2 CHAIR LANIER: Was that the end of it?

3 MR. SCOTT EVANS: Yes.

4 CHAIR LANIER: I didn't see a third option.
5 It was the option of the CRA, the City, and what was
6 the third one?

7 MR. REID: The CDE, the City or the CRA.

8 CHAIR LANIER: Oh, the two options, I see.

9 MR. SCOTT EVANS: There was three options,
10 Madam Chair. But in order for the CDE, I think there
11 would have to be a lot more structural changes that
12 would have to take place in order for that to be an
13 option that we pursue, and we're really not in a
14 position to pursue that option at the moment because we
15 would have to do a lot more due diligence in order to
16 prepare the agreements for that particular option.

17 CHAIR LANIER: Well, I mean it seems my
18 colleagues like the first option. But I do like the
19 option of the City retaining control so that they can
20 maintain ownership and control of the property, but --

21 COMMISSIONER BOTEL: Madam Chair.

22 CHAIR LANIER: -- that's just my druthers.

23 COMMISSIONER BOTEL: Madam Chair, my
24 understanding, if I'm correct, is that we can do that
25 in September, October, November, at some future date

1 when it might be easier from a budget standpoint.

2 CHAIR LANIER: I see.

3 Go ahead, sir.

4 COMMISSIONER McCOY: Well, actually, not so
5 fast, because my question that I was going to ask, so
6 associated with the current losses, obviously it's
7 going to take a long time to even get a, I guess
8 perhaps even if I could use the word break, to get to
9 the break even point. So I guess if we do option one
10 and assign the mortgages, so the CRA is now going to
11 carry those losses on its books?

12 MR. SCOTT EVANS: As the Event Center is
13 currently operating, it is a loss. And whichever
14 entity takes over, whether it's the City or the CRA,
15 until there's changes made, that loss will continue.

16 COMMISSIONER McCOY: Right. But my question
17 is does that now carry over to the CRA those losses?
18 So starting at -- I mean even if we just write off what
19 the losses are, just starting at month number one and
20 carrying forward, that's going to create losses on the
21 books.

22 MR. SCOTT EVANS: Yes, under the current
23 arrangement, it's approximately 650,000 a year.

24 COMMISSIONER McCOY: So from a holistic
25 financial standpoint as far as some of the other

1 financing items that we've tried to do, like did we --
2 you know, I guess we did the BB&T loan. So like what
3 does that do as far as our capacity to borrow money if
4 we're now taking on such a loss with no real plan on
5 how we're going to get that back where it can actually
6 generate revenue is my concern. And that's the first
7 part.

8 CHAIR LANIER: Go ahead, sir.

9 MR. REID: If I can answer that, to some
10 extent those losses, and I've not looked at your books,
11 but there is a substantial rent payment due under the
12 current master tenant agreement between the Event
13 Center and the CRA, in addition to which, it's a net
14 lease, so that the CRA is responsible for all of the
15 operating expenses, maintenance, repairs, whatnot.

16 So by eliminating that master tenant
17 agreement, you are eliminating those substantial lease
18 payments which are affecting the loss, if you will,
19 being currently booked to the CRA, because as master
20 tenant under that lease, it is the one who is carrying
21 the burden of those losses.

22 CHAIR LANIER: I see. Does that answer your
23 question, Mr. McCoy?

24 COMMISSIONER McCOY: No.

25 CHAIR LANIER: It doesn't?

1 COMMISSIONER McCOY: But we, you know --

2 CHAIR LANIER: No, no, no, ask your question.

3 COMMISSIONER McCOY: I guess I don't

4 understand that. You know, he's --

5 MR. SCOTT EVANS: May I?

6 CHAIR LANIER: Yes, go ahead. Mr. Evans, go
7 ahead.

8 MR. SCOTT EVANS: So previous years the cost
9 to the CRA to manage the Event Center would be a
10 million dollar loss. By proceeding with unwinding of
11 this transaction, the loss is going to be reduced to
12 650,000.

13 And then what we'd like to do is, whether
14 it's the CRA or the City, is undergo a study to review
15 the operations, costs and revenues so that we could
16 bring back some changes to this Board for your
17 consideration that would help further change that. So
18 by unwinding the tax credit transaction, we are
19 reducing the loss that the CRA experiences.
20 Unfortunately, it's still --

21 COMMISSIONER McCOY: Can I clarify and ask a
22 question?

23 CHAIR LANIER: Yes, go ahead.

24 COMMISSIONER McCOY: So Mr. Scott Evans, I
25 think I've heard that the CRA currently isn't absorbing

1 any of the losses currently associated with the
2 operation of the Marina Event Center. That's only
3 prospectively. So if we exercise option one, at that
4 point we will be absorbing the losses. Am I correct?

5 MR. SCOTT EVANS: Well, we've absorbed the
6 losses since it was first constructed.

7 COMMISSIONER McCOY: Right, but I thought
8 that was with, specifically with the Marina Event
9 Center. What is that, the RBMEC?

10 MR. SCOTT EVANS: Yes, because of the way the
11 new market tax credit transaction was set up, any
12 losses didn't occur to the CDE. They, in fact, made a
13 profit every year, which can now be reinvested into the
14 project for build-out or whatever the Board --

15 COMMISSIONER McCOY: Can I insert a
16 clarification? But right now at this point, we're not
17 carrying the losses on our books at the CRA, is what
18 I'm saying.

19 MR. SCOTT EVANS: This year the CRA is
20 responsible for any losses in this building.

21 COMMISSIONER McCOY: No, no, no. I mean
22 before the dissolving of the tax credits, before that
23 burns off, we're not carrying losses on our books
24 related to the Event Center operations.

25 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam

1 Chair, if I may?

2 CHAIR LANIER: Yes, go ahead.

3 EXECUTIVE DIRECTOR JONATHAN EVANS: We are.

4 And that's an operational cost. So the cost for us to
5 provide the services here, payroll costs, insurance or
6 what have you, it is at a deficit, but it's considered
7 as part of the operational budget. It's no different
8 than Barracuda Bay. We don't show it -- we know that's
9 a loss, but our budget is balanced and we utilize other
10 revenue to be able to subsidize.

11 So it is still a situation where it shows up
12 in the budget, but it is not in a specific line item
13 that shows that this particular operation is at a loss.
14 So it is always reflected in the budget documents. We
15 just balance it out as part of the revenue intake with
16 the CRA. So it's always been there since the inception
17 of the relationship.

18 COMMISSIONER McCOY: Okay. And if I can just
19 add this last point.

20 CHAIR LANIER: Go ahead.

21 COMMISSIONER McCOY: Could you have -- you
22 know, and I brought this up before, you know, the
23 maintenance of just the common areas of Bicentennial
24 Park, and even, I guess, the promenade out there, that
25 essentially is the City's property that the CRA has

1 been covering. So you know, from a standpoint, a lot
2 of the losses aren't necessarily generated by the
3 operation of the Marina Event Center. There are common
4 area costs that goes into that.

5 So and, you know, I don't know, it could not,
6 no way possible could it have been this complex to put
7 this deal together just to take it apart, because, you
8 know, this is just beyond me. And it takes only four
9 or five times, and I still don't understand it. So
10 that's, you know, why I'm asking these questions,
11 Mr. Scott Evans and Jonathan Evans.

12 CHAIR LANIER: And I have to agree with
13 Mr. McCoy in the sense that it seems like the City
14 would be more in a position to cover those losses than
15 the CRA. And the way that, you know, the way that it's
16 looking, I think the City is in a better position to do
17 that.

18 And I understand that it may be a budget
19 issue at this time for it and this was just for
20 discussion. This was not, you know, for something that
21 we should be voting on. And because I still do, as
22 Mr. McCoy does, I still do have some questions about
23 this --

24 COMMISSIONER BOTEL: Madam Chair.

25 CHAIR LANIER: -- so what option it should

1 be.

2 COMMISSIONER BOTEL: Madam Chair, if I could
3 though, we have the ability to change this six months
4 down the road. Right now adopting option one makes it
5 easier, if you will, for the staff to make those
6 staffing changes, to make those changes to the -- it
7 becomes an issue of allowing the staff the time to make
8 this transfer. So doing this tonight accommodates
9 staff's request to have this set up this way.

10 And then ultimately, if we -- I mean
11 ultimately, the CRA is not going to be in existence, so
12 of course we want the City to be, you know,
13 responsible. But at this point in time, the best thing
14 to do would be to say to the staff we'll go ahead, this
15 body approves option one, and then ultimately the City
16 can take over, but for right now the CRA will do this.

17 And I just have one other quick question, if
18 I may.

19 CHAIR LANIER: Yes.

20 COMMISSIONER BOTEL: When is the CRA budget
21 process beginning?

22 EXECUTIVE DIRECTOR JONATHAN EVANS: Well,
23 we've been --

24 CHAIR LANIER: Mr. Evans.

25 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,

1 Madam Chair.

2 We are incorporating that in the discussion
3 with the City budget. So you're going to hear about
4 the Utility District, the City, the CRA --

5 COMMISSIONER BOTEL: Okay.

6 EXECUTIVE DIRECTOR JONATHAN EVANS: -- all of
7 it in one instead of having the additional meetings.

8 COMMISSIONER BOTEL: Okay, thank you.

9 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
10 Chair, if I may?

11 CHAIR LANIER: Yes, go ahead.

12 EXECUTIVE DIRECTOR JONATHAN EVANS: To
13 provide some additional clarity, we do need a decision
14 from the Board this evening. We are still going to go
15 through a comprehensive analysis. And I had a
16 discussion with Scott not too long ago about if the
17 City was to operate it, the costs associated with it if
18 the CRA continues to maintain it, what is the cost, and
19 then bring that back in subsequent discussion and then
20 some recommendations on the marketing promotion and the
21 cost that we levy related to activities and events and
22 programs.

23 And so we are going to end up bringing this
24 back to you, but for the purposes of the budget
25 process, on the City side I'm not, at this particular

1 moment, not really enthused about taking an operation
2 that's a \$650,000 loss leader, because then that puts
3 it on the City side. So how do I find the \$650,000 to
4 balance the budget? So it would actually put us in a
5 precarious situation if we made the transfer
6 immediately.

7 Now, if we have conversations and discussions
8 and we can plan accordingly, we may be able to see,
9 okay, is there a situation with some of the staff
10 coming over, is there some other positions that we
11 have, is there some tweaks that we can make to operate
12 a little bit more efficiently.

13 There's a very comprehensive analysis that
14 I'd recommend us going through, which we are going to
15 do before we made that. But if we were to transfer it
16 to the City right now, the balanced budget that I'll be
17 sending to you on Saturday, I would have to find
18 \$650,000 to balance it out to be able to accept the
19 operation as it is right now versus the situation where
20 the CRA's budget is already prepared and has been
21 absorbing the deficit related to the revenues versus
22 the expenditures.

23 CHAIR LANIER: And I certainly understand
24 that much better. Could I offer an amendment that we
25 do this temporary until we can do a modernization plan

1 so that we can come back and know where this is,
2 because it seems if it's a -- it's not an issue of, you
3 know, who has what, but an issue -- to me it clearly
4 looks like a budget issue. So we can, you know, with
5 the caveat that we can bring this back.

6 COMMISSIONER BOTEL: I think that's the
7 understanding.

8 CHAIR LANIER: Yes.

9 COMMISSIONER BOTEL: And I don't -- I mean I
10 accept that modification to the motion if --

11 CHAIR LANIER: Yes, that's what we do.

12 COMMISSIONER BOTEL: Does the second of the
13 motion accept that modification?

14 VICE CHAIR MILLER-ANDERSON: Yes.

15 COMMISSIONER LAWSON: Madam Chair.

16 CHAIR LANIER: Yes. Yes, sir, go ahead.

17 COMMISSIONER LAWSON: Thank you, Madam Chair.

18 While we're just making a decision right now
19 for our budget discussions, we will be bringing this
20 item back, I really think that we have to address it
21 immediately, because for seven years we still have dirt
22 in our Marina, we have space that's been not utilized,
23 and we could have invested into building it out and
24 getting a tenant in there to generate some additional
25 revenue.

1 So I really think that we have to look at the
2 management and operations of the Event Center, whether
3 it's in the City or within a private sector, to get
4 this done immediately. So once we do move forward with
5 this just for the budget item, I think this is an item
6 that needs to come back immediately to us. As quickly
7 as the budget is announced and processed, we need to
8 discuss what we're going to do with this event space
9 and have some tough discussions about it to figure out
10 how we can move forward.

11 Because an unfinished Marina, when I walked
12 through and saw dirt inside of the Marina, and it's
13 been there from inception, and not even utilizing that
14 rental space, whether it's for expansion of what's
15 currently here or additional space, it doesn't make any
16 sense. And that actually shows why we are losing the
17 money, because we have a lack of management.

18 So we can move forward tonight with keeping
19 it within the CRA just for the budget talks, but as
20 Councilwoman Lanier stated, let's make sure that we
21 bring this back as quickly as we can.

22 Thank you, Madam Chair.

23 CHAIR LANIER: Thank you, sir.

24 COMMISSIONER McCOY: Madam Chair.

25 CHAIR LANIER: I agree with that.

1 Go ahead.

2 COMMISSIONER McCOY: Okay, that's fine.

3 So Mr. Evans, CRA Director, can you ask the
4 Manager, can you ask the Manager to have this a part of
5 those departmental quarterly reports that we get from
6 Mr. Sherman, because quite frankly, if you're balancing
7 the budget, there's no real expectation, and I think
8 the auditor was right on point that we know or
9 understand that the real, true operations of the Marina
10 Event Center, because we've never seen that. And that
11 is so tough for us to make a decision about this when
12 that's the case.

13 And to Mr. Lawson's point, that is absolutely
14 fine, and I support it. But the grand question is we
15 go back to the issue of parking. Can you really afford
16 to put one point however much, \$1.5 million into
17 building out that space and we currently don't even
18 have, you know, enough parking to accommodate the
19 existing amenities around the Marina? So this is
20 something that has a lot of strings and tentacles
21 attached to it, and I think we have to be able to get
22 this addressed sooner than later.

23 EXECUTIVE DIRECTOR JONATHAN EVANS: Madam
24 Chair, if I may?

25 CHAIR LANIER: Yes, sir.

EXECUTIVE DIRECTOR JONATHAN EVANS:

Absolutely. And Councilperson, to your point, we are going to bring all the programs and activities that we charge a fee for service as part of the quarterly reports so you can be able to see realtime which operations are exceeding their projections and are generating revenue versus those that are loss leaders, because we may want to make some tweaks or modifications to be able to capture or take a look at these operations if we can make some efficiencies to be able to continue to make some improvements.

So that will be incorporated in the quarterly reports that we provide by finance that shows, you know, our ledger to be able to see which is running in a deficit and which is exceeding projections.

CHAIR LANIER: Thank you, Mr. Evans.

And I want to call the question, but I want to make sure that we know we bring this back according to -- not according to, but I agree with Mr. McCoy in terms of all of these tentacles. I think that for a long time, you know, this Board has kind of been in the dark about all of these streams that could or could not happen. So bringing that information, by having the Finance Director to lay it out, that is something that we definitely need to know in terms of information to

1 move forward.

2 And with that being said, Madam Clerk.

3 THE CLERK: Commissioner McCoy.

4 COMMISSIONER McCOY: Yes.

5 THE CLERK: Commissioner Botel.

6 COMMISSIONER BOTEL: Yes.

7 THE CLERK: Commissioner Lawson.

8 COMMISSIONER LAWSON: Yes.

9 THE CLERK: Co-Chair Miller-Anderson.

10 VICE CHAIR MILLER-ANDERSON: Yes.

11 THE CLERK: Chair Lanier.

12 CHAIR LANIER: Yes.

13 THE CLERK: Motion carries.

14 CHAIR LANIER: Very good. That is the end of
15 our agenda. Any comments, Mr. Evans?

16 EXECUTIVE DIRECTOR JONATHAN EVANS: Yes,
17 Madam Chair.

18 We had an opportunity to host the Governor
19 from the U.S. Virgin Islands, as well as the Senate
20 President and other Senators that were in the Riviera
21 Beach Marina, telling them about some of the great
22 things that we have going on.

23 I do want to say, unfortunately,
24 Councilperson Lawson, the Mayor and I have taken the
25 liberty to take one for the team to be the first ones

1 to go visit them in the U.S. Virgin Islands, and then
2 the next delegation we can definitely send.

3 But nonetheless, they're excited about a
4 relationship with the City of Riviera Beach. And we
5 did proffer the opportunity to work with them in a
6 sister city relationship, and the Mayor did present the
7 Governor with a key to the City of Riviera Beach.

8 And so they were very appreciative of the
9 hospitality and had an opportunity to take a brief tour
10 of the fulfillment center that is on 13th and President
11 Obama, from the company that we are not supposed to
12 name, that will be operating here in the City of
13 Riviera Beach, as the U.S. Virgin Islands is getting
14 the same type of facility.

15 So they did take a tour of the facility down
16 in Miami. And this facility here in Riviera Beach is
17 going to be a unique facility that is going to provide
18 basically expedited service, that you can conceivably
19 order something that day and get it later on in the
20 afternoon. And roughly right now, it's about 200 jobs,
21 and the minimum starting wage is \$15 per hour.

22 If any of the Board members are interested in
23 taking a peek into the building as it makes progress,
24 we do have some contact information from the
25 construction manager that's running the project, as

1 well as a representative from that company that is on
2 site as they do some of the build-out.

3 So we were definitely enthusiastic about the
4 opportunity to work with the Port, Tropical Shipping,
5 and we are excited about the relationship that we're
6 going to have with the U.S. Virgin Islands.

7 And that concludes my comments.

8 COMMISSIONER BOTEL: Madam Chair.

9 CHAIR LANIER: Yes, go ahead.

10 COMMISSIONER BOTEL: I do think that it ought
11 to be the decision of this august body as to the
12 composition of that delegation. However, I know --

13 CHAIR LANIER: The composition of that
14 delegation, of course. There are no women.

15 COMMISSIONER BOTEL: Yes, what happened to
16 the --

17 CHAIR LANIER: Very good. Comments from our
18 attorney.

19 MR. SMITH: I just look forward to being of
20 service to the City. And thank you for your kind
21 consideration.

22 CHAIR LANIER: Thank you, sir.

23 Mayor?

24 MAYOR FELDER: No comments.

25 CHAIR LANIER: Mr. Lawson.

1 COMMISSIONER LAWSON: Thank you, Madam Chair.

2 And first and foremost, I just wanted to
3 welcome our new attorney to the team. We are excited
4 to move forward. Thank you so much for actually coming
5 to work with the City.

6 For residents that didn't get to hear
7 earlier, we're going to be hosting a Congress Corridor
8 Community Town Hall. District 5 will be hosting a
9 series of town halls starting on August 5th. It will
10 be at 6:30, with a tour of the library. We're going to
11 be looking at addressing public safety, youth
12 empowerment programs, Fire Station 88, Parks master
13 plan, and also having a condensed version of the
14 Reimagine Riviera Beach. That's going to be hosted by
15 Mr. City Manager, Jonathan Evans.

16 So please, residents, if you're available,
17 please come out to the library next Thursday at 6:30
18 p.m. This is going to be focused on the Congress
19 corridor, but what we will do is be hosting different
20 forums throughout the community over the next two
21 months, two to three months, so that we can really just
22 take our ideas, discussions and concerns from the
23 residents into the communities to have them answer any
24 questions or concerns they may have with staff there.

25 So colleagues, again, you're welcome.

1 Please, I would love for you to attend so that our
2 residents can get directly to our staff and to their
3 elected officials.

4 Thank you so much, Madam Chair.

5 CHAIR LANIER: Thank you, sir; thank you,
6 sir.

7 Councilwoman Botel.

8 COMMISSIONER BOTEL: I made my comments at
9 the earlier meeting. I'll pass.

10 CHAIR LANIER: Very good.

11 Pro tem.

12 VICE CHAIR MILLER-ANDERSON: I just wanted to
13 repeat my announcement from earlier. The medical
14 detox, potential medical detox center that may be
15 coming by 14th and Broadway, they'll have a community
16 meeting for those that live in the area. The meeting
17 will be on Tuesday, August 3rd at 5:30 p.m. at J.A.Y.'s
18 Ministries, 2831 Avenue S. We do -- or the man that is
19 running the center definitely understands that the
20 community wants to be involved, so please make sure you
21 come out on August 3rd at 5:30.

22 CHAIR LANIER: Thank you. We are adjourned.

23 (Whereupon, at 9:37 p.m., the proceedings
24 were concluded.)
25

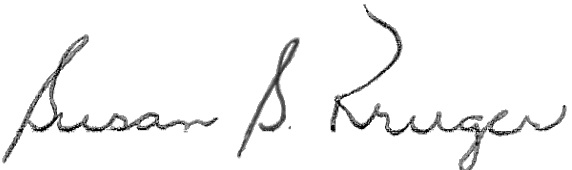
C E R T I F I C A T E

THE STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

I, Susan S. Kruger, do hereby certify that I was authorized to and did report the foregoing proceedings at the time herein stated, and that the foregoing pages comprise a true and correct transcription of my stenotype notes taken during the proceedings.

The certification of this transcript does not apply to any reproduction of the same by any means unless under the control and/or direction of the certifying reporter.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of August, 2021.



Susan S. Kruger

1 ADJOURNMENT

2 The CRA Regular Board Meeting was
3 adjourned at 9:37 p.m. The minutes were approved by
4 the Board of Commissioners on _____.

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7 _____
8 Shirley Lanier, Chairperson

9 _____
10 Jonathan Evans, City Manager
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**CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD OF
COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: 8/26/2021

Agenda Category:

Subject: RIVIERA BEACH CRA AUDIT FINANCIAL STATEMENT- FISCAL YEAR ENDED
SEPTEMBER 30, 2020

Recommendation/Motion: APPROVAL

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

Background/Summary:

RIVIERA BEACH CRA AUDIT FINANCIAL STATEMENT- FISCAL YEAR ENDED SEPTEMBER
30, 2020

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
FY_2020_RBCRA_FINANCIAL_REPORT.pdf	PRESENTATION- FY 2020 RBCRA FINANCIAL REPORT	8/19/2021	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:18 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:19 PM

**RIVIERA BEACH
COMMUNITY REDEVELOPMENT AGENCY**
(A component unit of the City of Riviera Beach, Florida)

**Audited Financial Statements
Fiscal year ended September 30, 2020**



HCT Certified Public Accountants & Consultants, LLC
3816 Hollywood Boulevard, Suite 203
Hollywood, Florida 33021
Telephone: (954) 966-4435
Facsimile: (954) 962-7747

RIVIERA BEACH
COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)

Audited Financial Statements
Fiscal year ended September 30, 2020

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)

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Independent Auditor's Report

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
The Riviera Beach Community Redevelopment Agency
Riviera Beach, Florida

We have audited the accompanying financial statements of the governmental activities, business-type activities, and each major fund of the Riviera Beach Community Redevelopment Agency (the Agency), a component unit of the City of Riviera Beach, Florida (the "City"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and Chapter 10.550, Rules of the Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the Agency as of September 30, 2020, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3–8 and 32–33 respectively be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board*, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2021, on our consideration of the Agency, a component unit of the City's internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency, a component unit of the City's, internal control over financial reporting and compliance.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida
June 24, 2021

Management's Discussion and Analysis

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

The Riviera Beach Community Redevelopment Agency (Agency) Management's Discussion and Analysis (MD&A) is intended to provide the readers of the Agency's financial statements with a general overview of the financial activities during Fiscal Year 2020. This report and related financial statements include the consolidated financial position and result of activities of the Riviera Beach CDE, Inc. (RBCDE), which is a controlled entity of the Agency. Refer to Note 1 of the *Notes to the Basic Financial Statements*. The information in this section should be read in conjunction with the financial statements and the notes.

HIGHLIGHTS

Financial Highlights

- As of fiscal year end 2020, the Agency's total net position increased by \$2.253 million, or 28.88%, which is a slight increase from the prior year's deficit of \$8.025 million.
- For FY 2020, total revenues increased slightly by \$0.307 million or 3.33%, over those reported in the prior year. This is due mainly to an increase in taxes and interest.
- For FY 2020, total expenses decreased by \$1.147 million, or 13.63%, over those reported in the prior year. This is due mainly to an increase in operating expenses and interest costs.

OVERVIEW OF FINANCIAL STATEMENTS

The Agency's basic financial statements provide information on both the Agency as a whole (government-wide) and the major individual funds.

Government-Wide Financial Statements

The government-wide financial statements provide readers with a broad overview of the Agency's finances, in a similar manner to a private-sector business. The government-wide financial statements are prepared using the accrual basis of accounting.

The government-wide financial statements include:

Statement of Net Position – This statement presents information on the Agency's assets, deferred outflows of resources, liabilities, and deferred inflows of resources. This statement format combines and consolidates the governmental funds' current financial resources with capital assets and long-term obligations.

Statement of Activities – This statement presents information showing how the Agency's net position changed during the fiscal year. All changes in revenues are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements present functions of the Agency that are principally supported by tax increment financing (governmental activities). The governmental activities of the Agency include general government activities and redevelopment projects.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

Fund Financial Statements

Fund financial statements provide readers with an overview of each fund and its related function in a traditional format. A fund is a grouping of related accounts that maintain control over resources that are segregated for specific activities or objectives. The Agency uses fund accounting to ensure and demonstrate legal compliance with financial related legal requirements. The General Fund is the only governmental fund that is used to account for the operating activities of the Agency. The General Fund also includes the activities of the redevelopment programs which are funded by restricted debt proceeds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the governmental fund financial statements focus on near-term inflows and outflows of spendable resources and balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The focus of governmental funds is narrower than government-wide financial statements and, therefore, useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. The *Balance Sheet – Governmental Funds* and *Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds* are reconciled to the government-wide statements to facilitate the comparison between the two presentations.

Notes to the Basic Financial Statements

The Notes to the Basic Financial Statements provide additional information that is essential to the full understanding of the information presented in the government-wide and the fund financial statements and is required by generally accepted accounting principles.

Required Supplementary Information

In addition to the basis financial statements and accompanying notes, this report also presents required supplementary information concerning the Agency's budget to actual results for the General Fund. The Agency adopts an annual appropriated budget for the General Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve as a useful indicator over time of the Agency's financial position. Assets and deferred outflows of resources were less than liabilities and deferred inflows of resources by \$5.548 million as of September 30, 2020, an increase of \$2.253 million, or 28.88%, over last fiscal year. The following is a condensed version of the Statement of Net Position presented in the basic financial statements section.

The remainder of this page was left blank intentionally.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$28,286,968	\$23,035,223	\$5,894,722	\$5,780,020	\$34,181,690	\$28,815,243
Capital assets	7,754,006	8,574,731	7,994,645	8,320,227	15,748,651	16,894,958
Total assets	36,040,974	31,609,954	13,889,367	14,100,247	49,930,341	45,710,201
Deferred outflows of resources	433,400	128,683	-	-	433,400	128,683
Current and other liabilities	2,411,797	4,397,742	23,728	138,753	2,435,525	4,536,495
Long-term liabilities	39,666,356	35,319,652	13,755,312	13,737,499	53,421,668	49,057,151
Total liabilities	42,078,153	39,717,394	13,779,040	13,876,252	55,857,193	53,593,646
Deferred inflows of resources	54,887	47,030	-	-	54,887	47,030
Net investment in capital assets	1,424,748	1,814,943	-	-	1,424,748	1,814,943
Restricted	6,329,258	8,128,833	8,332	8,331	6,337,590	8,137,164
Unrestricted	(13,412,672)	(17,969,563)	101,995	215,664	(13,310,677)	17,753,899)
Total net position	\$(5,658,666)	\$(8,025,787)	\$110,327	\$ 223,995	\$(5,548,339)	(7,801,792)

The Statement of Activities that follows shows changes in the Agency's net position for fiscal years ended September 30, 2020 and 2019. Changes in the net position are reported as soon as the underlying event giving rise to change occurs, regardless of the timing of the related cash flows. Revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

- For FY 2020, total revenues increased slightly by \$0.307 million or 3.33%, over those reported in the prior year. This is due mainly to an increase in taxes and interest.
- For FY 2020, total expenses decreased by \$1.147 million, or 13.63%, over those reported in the prior year. This is due mainly to an increase in operating expenses and interest costs.

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

The following is the Statement of Activities presented in the basic financial statements section.

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 50,000	\$ 422,304	\$ 323,904	\$ 318,288	\$ 373,904	\$ 740,592
General revenues:						
Taxes	8,717,479	8,378,475	-	-	8,717,479	8,378,475
Other revenues	341,267	23,720	84,928	67,683	426,195	91,403
Total revenues	<u>9,108,746</u>	<u>8,824,499</u>	<u>408,832</u>	<u>385,971</u>	<u>9,517,578</u>	<u>9,210,470</u>
Expenses:						
General government	3,048,739	2,571,614	-	-	3,048,739	2,571,614
Redevelopment program	2,800,814	4,206,078	-	-	2,800,814	4,206,078
RB CDE	-	-	522,500	559,941	522,500	559,941
Interest and debt costs	892,072	1,073,191	-	-	892,072	1,073,191
Total expenses	<u>6,741,625</u>	<u>7,850,883</u>	<u>522,500</u>	<u>559,941</u>	<u>7,264,125</u>	<u>8,410,824</u>
Change in net position	<u>2,367,121</u>	<u>973,616</u>	<u>(113,668)</u>	<u>(173,970)</u>	<u>2,253,453</u>	<u>799,646</u>
Net position - beginning	<u>(8,025,787)</u>	<u>(8,999,403)</u>	<u>223,995</u>	<u>397,965</u>	<u>(7,801,792)</u>	<u>(8,601,436)</u>
Net position - ending	<u>(\$5,658,666)</u>	<u>\$(8,025,787)</u>	<u>\$110,327</u>	<u>\$ 223,995</u>	<u>(\$5,548,339)</u>	<u>\$(7,801,792)</u>

FINANCIAL ANALYSIS OF THE FUND FINANCIAL STATEMENTS

The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows and balances of expendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The Agency's governmental funds reported an ending fund balance of \$17.755 million in comparison to the prior year's ending fund balance of \$10.892 million. This increase is due mainly from unspent bond proceeds.

BUDGETARY ANALYSIS FOR THE GENERAL FUND

For FY 2020, the original budget was not amended during the fiscal year. The General Fund's budget for FY 2020 was \$9.148 million. Actual revenues fell short of the budgeted revenues by \$0.039 million due mainly to a reduction in rents and leases. Actual expenditures were below the budgeted amount by \$4.461 million due mainly to a reduction of real estate and redevelopment program and capital outlay expenditures.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

ANALYSIS OF CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of September 30, 2020, the Agency's investment in capital assets (net of accumulated depreciation) amounted to \$15.749 million, a reduction of \$1.146 million over the prior fiscal year. Capital assets include land, buildings, improvements, furniture, and equipment.

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Land	\$ 5,913,241	\$ 3,913,365	\$ -	\$ -	\$5,913,241	\$3,913,365
Buildings and improvements	2,464,261	5,489,868	8,875,700	8,875,701	11,339,961	14,365,569
Furniture and equipment	348,782	327,159	518,451	518,451	867,233	845,610
Total capital assets	8,726,284	9,730,392	9,394,151	9,394,152	18,120,435	19,124,544
Accumulated depreciation	(972,278)	(1,155,660)	(1,399,506)	1,073,925)	(2,371,784)	(2,229,585)
Total capital assets, net	\$ 7,754,006	\$ 8,574,732	\$ 7,994,645	\$ 8,320,227	\$ 15,748,651	\$ 16,894,959

Long-term Debt

As of September 30, 2020, total long-term debt amounted to \$55.409 million, which represents an increase of \$5.292 million or 10.56%. During FY 2020, Series 2011, 2013A, 2013B, and 2018 were refunded and Series 2020A and 2020B were issued.

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Series 2006	\$1,823,621	\$2,374,543	\$ -	\$ -	\$1,823,621	\$2,374,543
Series 2011	-	7,850,000	-	-	-	7,850,000
Series 2013A	-	2,190,000	-	-	-	2,190,000
Series 2013B	-	4,970,000	-	-	-	4,970,000
Series 2018	-	8,807,000	-	-	-	8,807,000
Series 2020A	13,297,000	-	-	-	13,297,000	-
Series 2020B	16,338,000	-	-	-	16,338,000	-
Advance from City	10,194,621	10,194,621	-	-	10,194,621	10,194,621
Recoverable grant	-	-	7,298,000	7,298,000	7,298,000	7,298,000
Loans payable, net	-	-	6,457,312	6,430,766	6,457,312	6,430,766
Total long-term liabilities	\$41,653,242	\$36,386,164	\$13,755,312	\$13,728,766	\$55,408,554	\$50,116,949

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2020

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Agency's budget for FY 2021 includes an increase in tax increment revenues of 6.11%% due to an increase in real estate values. Focus will continue to be placed on redevelopment projects, which include promoting development of the Broadway Corridor, provision of parking to facilitate and promote new growth in the City, expansion of the neighborhood programs that will enhance the quality of life of the community, improving residential property values, and to provide residents with improved neighborhoods. The Agency will continue to focus on developing and implementing the second phase of the private development opportunities within the Marina Village and encourage real estate development and related new jobs and business opportunities within the CRA District.

The Agency primarily relies on tax increment financing from property taxes to assist with the operations of the Agency and its subsidiaries. For FY 2021, total budgeted expenditures are \$13.807 million. The following table shows the composition of the expenditures:

Core operations	\$ 3,906,366
Development programs and projects	5,537,369
Capital projects	289,000
Debt service payments	4,073,244
Total expenditures	\$ 13,806,979

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning this report or requests for additional information should be addressed to the Executive Director, Riviera Beach Community Redevelopment Agency, 2001 Broadway, Suite 300, Riviera Beach, Florida 33404.

Basic Financial Statements

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020

	Primary Government		Total
	Governmental Activities	Business-type Activities	Primary Government
Assets			
Current assets			
Cash and cash equivalents	\$14,462,187	\$104,419	\$14,566,606
Cash and cash equivalents - restricted	6,329,258	1,148,439	7,477,697
Receivables, net	-	17,060	17,060
Deposits held with others	60,927	-	60,927
Internal balances	136,596	(136,596)	-
Total current assets	20,988,968	1,133,322	22,122,290
Non-current assets			
Loans receivable	7,298,000	4,761,400	12,059,400
Non-depreciable	5,913,241	-	5,913,241
Depreciable, net	1,840,765	7,994,645	9,835,410
Total non-current assets	15,052,006	12,756,045	27,808,051
Total assets	36,040,974	13,889,367	49,930,341
Deferred outflows of resources			
Deferred outflows for FRS Pension	433,400	-	433,400
Total deferred inflows of resources	433,400	-	433,400
Liabilities			
Current liabilities			
Accounts payable	195,735	23,728	219,463
Accrued liabilities	50,968	-	50,968
Deposits and other liabilities	3,094	-	3,094
Bonds and notes payable	2,162,000	-	2,162,000
Total current liabilities	2,411,797	23,728	2,435,525
Non-current liabilities			
Recoverable grant	-	7,298,000	7,298,000
Advance from City of Riviera Beach	10,194,621	-	10,194,621
Compensated absences	197,328	-	197,328
Net FRS pension liability	1,801,407	-	1,801,407
Bonds and notes payable	27,473,000	6,457,312	33,930,312
Total non-current liabilities	39,666,356	13,755,312	53,421,668
Total liabilities	42,078,153	13,779,040	55,857,193
Deferred inflows of resources			
Deferred inflows for FRS Pension	23,495	-	23,495
Deferred inflows for deferred rents	31,392	-	31,392
Total deferred inflows of resources	54,887	-	54,887

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Riviera Beach, Florida)
STATEMENT OF NET POSITION (continued)
SEPTEMBER 30, 2020

Net Position

Net investment in capital assets	1,424,748	-	1,424,748
Restricted	6,329,258	8,332	6,337,590
Unrestricted	(13,412,672)	101,995	(13,310,677)
Total net position	<u>(\$5,658,666)</u>	<u>\$110,327</u>	<u>(\$5,548,339)</u>

The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
STATEMENT OF ACTIVITIES
SEPTEMBER 30, 2020

Function / program	Expenses	Program Revenues		Net (Expenses) Revenues and Changes in Net Position		Total
		Charges for services	Grants and Contributions	Governmental Activities	Business - type Activities	
Governmental activities:						
General government	\$3,048,739	\$50,000	\$ -	(\$2,998,739)	\$ -	(\$2,998,739)
Real estate and redevelopment	2,800,814	-	-	(2,800,814)	-	(2,800,814)
Interest on long term debt	892,072	-	-	(892,072)	-	(892,072)
Total government activities	6,741,625	50,000	-	(6,691,625)	-	(6,691,625)
Business-type activities:						
RBCDE	522,500	323,904	-	-	(198,596)	(198,596)
Total business-type activities	522,500	323,904	-	-	(198,596)	(198,596)
Total primary government	\$7,264,125	\$373,904	\$ -	(\$6,691,625)	(\$198,596)	(\$6,890,221)
General revenues:						
Taxes				8,717,479	-	8,717,479
Interest				9,574	84,928	94,502
Miscellaneous				331,693	-	331,693
Total general revenues, special items, and transfers				9,058,746	84,928	9,143,674
Change in net position				2,367,121	(113,668)	2,253,453
Net position – beginning				(8,025,787)	223,995	(7,801,792)
Net position – ending				(\$5,658,666)	\$110,327	(\$5,548,339)

The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 220

Assets

Cash and cash equivalents	\$ 14,462,187
Cash and cash equivalents - Restricted	6,329,258
Due from other funds	687,240
Deposits held in escrow	60,927
Investment in joint venture	6,930,000
Total assets	28,469,612

Liabilities

Accounts payable	195,735
Accrued liabilities	50,968
Unearned revenue	31,392
Due to other funds	10,433,534
Other liabilities	3,094
Total liabilities	10,714,723

Fund Balances

Nonspendable	50,421
Assigned to:	
Redevelopment	17,704,468
Total fund balances	17,754,889

Total liabilities and fund balances	\$ 28,469,612
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The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020

Fund balances of governmental funds		\$ 17,754,889
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in governmental funds:		
Capital assets	8,726,284	
Less: accumulated depreciation	(972,278)	
	<hr/>	7,754,006
Long term liabilities, including bonds and notes payable, are not due and payable in the current period and therefore, are not reported in the governmental funds:		
Issuance of refunding bonds	(22,135,000)	
Bonds and notes payable	(7,500,000)	
Compensated absences	(197,328)	
Net pension liability	(1,801,407)	
	<hr/>	(31,633,735)
Some revenues are not available to pay for current period expenditures and, therefore are deferred in funds.		446,329
Certain deferred inflows/outflows related to pension are not reported on the modified accrual basis of accounting:		
Deferred outflows of resources related to pensions	43,340	
Deferred inflows of resources related to pensions	(23,495)	
	<hr/>	19,845
Net position of governmental activities		<hr/> <hr/> \$ (5,658,666)

The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

Revenues

Taxes	\$ 8,717,479
Charges for services	50,000
Interest	9,574
Miscellaneous	331,693
Total revenues	<u>9,108,746</u>

Expenditures

Current:

General government	3,586,802
Real estate and redevelopment program	2,800,814

Debt service:

Principal retirement	2,495,922
Interest	892,072

Capital outlay:

Capital outlay	80,901
Total expenditures	<u>9,856,511</u>

Excess (deficiency) of revenues over expenditures	<u>(747,765)</u>
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Other Financing Sources (Uses)

Issuance of notes	29,635,000
Other financing use - refunded bonds	<u>(22,024,098)</u>
Total other financing sources (uses)	<u>7,610,902</u>

Net change in fund balances	6,863,137
Fund balances - beginning	<u>10,891,752</u>
Fund balances - ending	<u>\$ 17,754,889</u>

The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component Unit of the City of Riviera Beach, Florida)
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2020

Net change in fund balances – total governmental funds \$ 6,863,137

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are depreciated over their estimated useful lives and reported as depreciation expense.

Capital outlay	2,099,493	
Depreciation expense	(149,144)	
		1,950,349

The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. These amounts are the net effect of these differences in the treatment of long-term debt and related items:

Payment to escrow agent	22,024,098	
Issuance of bonds and notes	(29,635,000)	
Principal paid on bonds and notes	892,072	
		(6,718,830)

Some revenues in the statement of activities do not provide current financial resources and therefore not reported as revenues in the governmental funds. (15,638)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds.

Change in net pension liability	514,983	
Change in deferred inflows related to pensions	23,495	
Change in deferred outflows related to pensions	(304,717)	
Change in compensated absences	54,342	
		288,103

Change in net position of governmental activities	\$ 2,367,121
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The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2020

	Riviera Beach CDE, Inc.
Assets	
Current assets	
Cash	\$ 104,419
Cash - restricted	1,148,439
Accounts receivable	17,060
Total current assets	<u>1,269,918</u>
Non-current assets	
Loans receivable	4,761,400
Building (net)	
Furniture and equipment (net)	85,257
Total non-current assets	<u>12,756,045</u>
Total assets	<u>14,025,963</u>
Current liabilities	
Accounts payable	23,728
Due to affiliates	136,596
Total current liabilities	<u>160,324</u>
Non-current liabilities	
Recoverable grant	6,930,000
Note payable	368,000
Loans payable, net	6,457,312
Total non-current liabilities	<u>13,755,312</u>
Total liabilities	<u>13,915,636</u>
Net position	
With donor restrictions	8,332
Without donor restrictions	101,995
Total net position	<u>110,327</u>
Total liabilities and net position	<u>\$ 14,025,963</u>

The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	Riviera Beach CDE, Inc.
Operating revenues	
Rents and leases	\$ 323,904
Total operating revenues	323,904
Operating expenses	
Asset management fees	24,500
Accounting fees	16,875
Bank charges	345
Management service fee	50,000
Loan servicing fee	1,000
Depreciation of capital assets	325,583
Total operating expenses	418,303
Operating income (loss)	(94,399)
Nonoperating revenues (expenses)	
Interest income	84,928
Interest, including amortization	(104,197)
Total nonoperating revenues (expenses)	(19,269)
Change in net position	(113,668)
Net position - beginning	223,995
Net position - ending	\$ 110,327

The notes to the financial statements are an integral part of this statement.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
STATEMENT OF CASH FLOWS
SEPTEMBER 30, 2020

	Riviera Beach CDE, Inc.
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts	\$306,845
Payments	1,933
Net cash provided by operating activities	308,778
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Interfund transfers	(240,585)
Net cash used in noncapital financing activities	(240,585)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Interest paid on debt	(68,885)
Net cash (used) in capital and related financing activities	(68,885)
CASH FLOWS FROM INVESTING ACTIVITIES	
Change in real estate	229,575
Investment earnings	84,927
Net cash (used) in investing activities	314,502
Net increase in cash and cash equivalents	313,810
Balances - beginning of year	939,048
Balances - end of the year	1,252,858
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income	(94,399)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	325,583
Changes in assets and liabilities:	
Accounts receivable	(17,060)
Prepaid expenses	350,501
Accounts payable	(255,847)
Net cash provided (used) by operating activities	\$308,778

The notes to the financial statements are an integral part of this statement.

Notes to the Basic Financial Statements

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
NOTES TO THE BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The summary of significant accounting policies of the Riviera Beach Community Redevelopment Agency (Agency) is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should, therefore, be read in conjunction with the basic financial statements.

The accompanying basic financial statements are presented in conformity with generally accepted accounting principles (GAAP) for governments in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB). The following is a summary of the Agency's significant accounting policies and reporting practices.

Reporting Entity

The Agency was established by a special act in 1969 of the Florida Legislature under Chapter 163 to develop and revitalize the blighted areas of the City of Riviera Beach (City). The Agency's services are rendered wholly within the boundaries of the City and its activities and transactions are intended to benefit the City by returning improved property to the City's tax rolls to enhance the business and cultural environment of the Agency's area and to provide employment to its citizens. The Agency was created by the City's Resolution No 130-84 dated August 7, 1984.

Community redevelopment agencies (CRA) are a common governmental tool for redevelopment in the State of Florida and operate on a budget generated by an increase in property taxes within a defined area. Once a CRA is established, a percentage of the increase in property taxes goes to the CRA. This tax increment is used to finance the redevelopment projects outlined in the Community Redevelopment Plan. The principal mission of the Agency is the preservation or enlargement of the community redevelopment area's tax base from which taxing authorities receive tax revenues to carry out public initiatives that stimulate the rehabilitation or redevelopment of the community redevelopment area.

Pursuant to GASB Statement No. 14, *The Financial Reporting Entity* and GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*; the Agency is considered a blended component unit of the City. The Agency is reported in the City's basic financial statements, as required. The Board of Commissioners of the Agency is comprised of the members of the City Council.

Riviera Beach CDE, Inc. (RBCDE) – The RBCDE was organized in May 2011, pursuant to the laws of the State of Florida as a 501(c) (3) non-profit corporation and its primary mission is to provide investment capital to low-income communities or persons of low-income and to engage in other community development activities for neighborhood improvement and community and economic development by providing sustainable job opportunities for low income residents. The RBCDE is certified by the U.S. Department of Treasury, CDFI Fund, as a Community Development Entity. The RBCDE is governed by a Board of Directors that consists of a minimum of five directors. At least three directors must be either City or CRA employees and two shall be residents or business owners of the CRA area and represent low income communities.

The RBCDE is the sole member of the Riviera Beach Event Center, LLC (RBEC) which was formed in September 2013 pursuant to the laws of the State of Florida as a limited liability company. The RBEC is also recognized by the Internal Revenue Service as a tax-exempt organization under section 501 (c) (3) of the Internal Revenue Code. The purpose of the RBCDE is to facilitate the redevelopment and improvement of areas of blight and deterioration within the municipal limits of the City and to own and operate a community facility open to

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
NOTES TO THE BASIC FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

the public. These entities are part of a combined New Markets Tax Credit financing redevelopment of the Marina and to provide a community event center for the residents, businesses and visitors of the City.

Separate financial statements are issued for the RBCDE and the RBEC. The statements may be obtained from the Riviera Beach Community Redevelopment Agency, 2001 Broadway, Suite 300, Riviera Beach, Florida 33404.

Principles of Consolidation - The RBCDE and RBEC are consolidated and all material intercompany transactions and balances have been eliminated in consolidation. In accordance with standards prescribed by the Financial Accounting Standards Board (FASB), the RBCDE evaluated its interests and determined that based on the rights afforded to it in the agreements, the RBCDE controls the RBEC and both entities have been consolidated in its statements. The financial statements for the RBCDE and RBEC are included in the Agency's financial statements for fiscal year ended September 30, 2020.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-wide financial statements include the Statement of Net Position and Statement of Activities. These statements present summaries of governmental activities for the Agency. The government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Assets and liabilities, including long-term liabilities, are included in the Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then use unrestricted resources, when needed and as appropriate.

Fund financial statements use the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period, or soon thereafter, to pay for liabilities of the current period.

For this purpose, the Agency considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Incremental property taxes, interest income, and certain loan repayments are susceptible to accrual. Other revenues that are generally not measurable until actually received are not accrued. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payments are due.

The General Fund is the Agency's primary operating fund which accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Capital Assets

Capital assets are reported in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$750 and an estimated useful life in excess of one year. Capital assets which are purchased or acquired are carried at historical cost or estimated historical cost and capital assets which are donated or contributed are recorded at estimated fair value on the date received.

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The costs of normal maintenance and repairs are charged to operations as incurred. Outlays for capital assets and improvements are capitalized as projects are constructed and depreciated over the remaining useful lives of the related assets, as applicable. Depreciation is computed using the straight-line method over the following estimated useful lives:

Buildings and improvements	10 to 40 years
Furniture, fixtures and equipment	3 to 10 years

Restricted Assets

Restricted assets represent developer deposits held in escrow and cash restricted for capital improvements. Proceeds of revenue bonds are set aside in accordance with bond covenants or by ordinance are classified as restricted assets. Restricted long-term assets are not required to be presented on the balance sheets of governmental funds under the modified accrual basis of accounting; however, certain assets are restricted as to their use. Such assets include debt proceeds and amounts held for debt service.

Compensated Absences

Regular full-time employees may accumulate, within certain limits, sick leave annually. A liability is accrued for unused vacation leave at year end. Sick leave is accrued as a liability as the benefits are earned by the employee only to the extent that it is probable that the employee will be compensated for the benefits upon termination or retirement. Compensated absences are accrued when earned in the government-wide and enterprise fund financial statements. Compensated absences liability is calculated based on the salary rate in effect at year end. In the government-wide financial statements, compensated absences liability is classified into two components - amounts due within one year (current portion) and amounts due in more than one year (non-current portion).

Long-Term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the government-wide and proprietary fund type Statement of Net Position. Bonds payable are reported net of bond premiums or discounts and deferred refunding amounts. Premiums, discounts, and issuance costs are amortized over the life of the bonds using the effective interest method. Deferred amounts on refunding are amortized over the shorter of the remaining life of the old debt or the life of the new debt using the straight-line method, which does not result in a material difference from the effective interest method. Costs of issuing bonds and deferred charges on refunding bonds are capitalized in the governmental activities of the Statement of Net Position.

Governmental funds recognize bond premiums and discounts, as well as issuance costs during the current period. The face amount of the debt is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Debt issuance costs and debt payments are reported as expenditures.

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Fund Balance Policies

GASB Statement No. 54, *Fund Balance Reporting Governmental Fund Type Definitions*, establishes accounting and financial reporting requirements for governmental funds and criteria for classifying fund balances. Accordingly, the governmental fund financial statements report fund equity classifications that comprise a hierarchy based primarily on the extent to which the Agency is legally bound to honor the specific purposes for which amounts in fund balance may be spent. Amounts which are restricted to specific purposes either by a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation are classified as fund balances.

Amounts which may be appropriated, modified, or rescinded for specific purposes pursuant to constraints imposed by the Board are classified as committed fund balances. Amounts which are constrained by the intent to be used for specific purposes, but are neither restricted nor committed are classified as assigned fund balances. Fund balances can only be assigned by the Board. Non-spendable fund balances include amounts which cannot be spent because they are either a) not in spendable form; or b) legally or contractually required to be maintained intact.

Fund balances for governmental funds are displayed in the following classifications depicting the relative strength of the spending constraints placed on the purposes for which resources can be used. The fund balance classifications are summarized below:

Non-spendable - Amounts that cannot be spent because they are a) not in a spendable form; or b) legally or contractually required to remain intact.

Restricted - Amounts that are restricted for specific purposes by a) constraints imposed by external providers; or b) imposed by constitutional provisions or through enabling legislation.

Committed - Amounts for specific purposes pursuant to constraints imposed by the Board.

Assigned - Amounts intended to be used for specific purposes, but are neither restricted nor committed. Assignments of fund balances are made by management based upon the direction of the Board.

Unassigned - Amounts not restricted, committed or assigned to specific purposes.

Committed fund balance is used first, followed by assigned fund balance, and then unassigned fund balance when expenditures are incurred for the purposes for which amounts in any of the unrestricted fund balance classifications may be used.

The Agency uses restricted amounts first when both restricted and unrestricted fund balances are available, unless there are legal agreements that prohibit doing this, such as grant and loan agreements that require dollar for dollar spending. The Executive Director has created assigned fund balance for major program expenses associated with the Marina and the Clean and Safe program.

Net position

Contributions received, if any, are recorded as with or without donor restrictions depending on the existence and/or nature of any donor restrictions. Support that is restricted by the donor is reported as an increase in net position without donor restrictions if the restrictions expire in the reporting period in which the support is recognized. Other donor-restricted support is reported as an increase in net position with donor restrictions, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction

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ends or purpose restriction is accomplished), net position with donor restrictions are classified to net position without donor restrictions and reported on the statement of activities as net assets released from restriction. It is the RBCDE's policy to recognize gifts of long-lived assets as unrestricted support in the period in which the assets are placed in service.

Restatement of net position

Certain reclassifications have been made to prior year amounts to conform to certain presentation. The reclassification resulted in certain restatements to the net position for the beginning net position for FY 2019.

Use of Estimates

Management is required to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities and amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from management's estimates. Significant estimates used in these financial statements include allowances for uncollectible accounts.

Budgets

The Agency's Board adopts a balanced operating budget and appropriates funds for the General Fund on an annual basis. Appropriations are legally controlled at the object code level and expenditures may not legally exceed budget appropriations.

Tax Increment Financing

In January of each year, the Palm Beach County Property Appraiser's Office and the City of Riviera Beach provide the Agency with an estimated tax increment financing amount. When the final tax roll valuations are issued, the Property Appraiser's Office notifies the Agency of the actual payment and the shortage is remitted to the Agency. If there is an overpayment, a refund is requested from the Agency.

Income Taxes

The RBCDE and RBEC are exempt from income taxes under Section 501 (c) (3) of the IRC, except for income taxes on "unrelated business income," as defined in the IRC. Management believes that all material activities of the RBCDE and the RBEC are not subject to income taxes. The RBCDE and RBEC are required to file and does file tax returns with the IRS and other taxing authorities. Accordingly, the consolidated financial statements of the RBCDE do not reflect a provision for income taxes and the RBCDE and RBEC have no other tax positions which must be considered for disclosure. Income tax returns filed by the RBCDE and RBEC are subject to examination by the IRS for a period of three years. The first year that the RBCDE was required to file tax returns with the IRS was 2014.

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NOTE 2 – DEPOSITS

Cash and cash equivalents include cash on hand, amounts in demand and time deposits, and short-term investments with original maturity dates within three months of the date acquired. Deposits are held in qualified public depositories (QPD) pursuant to Florida Statutes, Chapter 280, *Florida Security for Public Deposits Act*. Provisions of the act require that public deposits may only be held at QPD. The Act requires that QPD deposit with the State Treasurer, eligible collateral equal to or in excess of the required collateral as determined by the provisions of the Act. The Treasurer establishes minimum required collateral pledging levels. Collateral must be deposited with an approved financial institution. Potential losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other QPD of the same type as the depository in default.

NOTE 3 – CAPITAL ASSETS

Capital assets activity for fiscal year ended September 30, 2020 is as follows:

	Beginning Balance Oct 1, 2019	Additions	Deletions	Ending Balance Sep 30, 2020
Governmental activities:				
Capital assets not being depreciated:				
Land	\$3,913,365	\$3,325,607	(\$1,325,731)	\$5,913,241
Total capital assets not being depreciated	3,913,365	3,325,607	(1,325,731)	5,913,241
Capital assets being depreciated:				
Buildings and improvements	5,489,868	-	(3,025,607)	2,464,261
Equipment	327,158	21,624	-	348,782
Total capital assets being depreciated	5,817,026	21,624	(3,025,607)	2,813,043
Less accumulated depreciation for:				
Buildings and improvements	854,248	134,727	(332,527)	656,448
Equipment	301,413	14,417	-	315,830
Total accumulated depreciation	1,155,661	149,144	(332,527)	972,278
Governmental activities capital assets, net	8,574,730	3,198,087	(4,018,811)	7,754,006
Business-type activities:				
Capital assets being depreciated:				
Buildings and improvements	8,875,700	-	-	8,875,700
Equipment	518,451	-	-	518,451
Total capital assets being depreciated	9,394,151	-	-	9,394,151
Less accumulated depreciation for:				
Buildings and improvements	744,418	221,893	-	966,311
Equipment	329,234	103,960	-	433,194
Total accumulated depreciation	1,073,653	325,853	-	1,399,506
Business-type activities capital assets, net	\$8,320,498	(\$325,853)	\$ -	\$7,994,645

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NOTE 4 – LONG-TERM LIABILITY

Long-term liability activity for fiscal year ended September 30, 2020 is as follows:

	Beginning Balance Oct 1, 2019	Additions	Reductions	Ending Balance Sep 30, 2020	Amount Due in One Year
<u>Governmental activities</u>					
Community Redevelopment Project Notes, Series 2006	\$2,374,543	\$ -	(\$550,922)	\$1,823,621	\$578,468
Redevelopment Revenue Notes, Series 2011	7,850,000	-	(7,850,000)	-	-
Redevelopment Revenue Notes, Series 2013A	2,190,000	-	(2,190,000)	-	-
Redevelopment Revenue Notes, Series 2013B	4,970,000	-	(4,970,000)	-	-
Redevelopment Revenue Notes, Series 2018	8,807,000	-	(8,807,000)	-	-
Redevelopment Revenue Notes, 2020A	-	13,297,000	-	13,297,000	1,413,000
Redevelopment Revenue Notes, 2020B	-	16,338,000	-	16,338,000	749,000
Advance from City	10,194,621	-	-	10,194,621	674,641
Total bonds and notes payable	36,386,164	29,635,000	(24,367,922)	41,653,242	3,415,109
Compensated absences	142,986	54,342	-	197,328	-
Net pension liability	1,286,424	514,983	-	1,801,407	-
Total governmental activities	37,815,574	30,204,325	(24,367,922)	43,651,977	3,415,109
<u>Business-type activities</u>					
Recoverable grant	7,298,000	-	-	7,298,000	-
Loans payable, net	6,439,499	17,813	-	6,457,312	-
Total business-type activities	13,737,499	17,813	-	13,755,312	-
Total long-term liabilities	\$51,553,073	\$30,222,138	(\$24,367,922)	\$57,407,289	\$3,415,109

Community Redevelopment Projects Note, Series 2006

The Agency issued two series of bond anticipation notes to finance the development and implementation of capital projects included in the Community Redevelopment Plan. The Series 2002A note, in the amount of \$5,010,000, was issued in March 2002. The Series 2003A note, in the amount of \$2,000,000, was issued in August 2003. Series 2002A and Series 2003A notes were retired in full on July 5, 2006. In July 2006, the City issued the *Community Redevelopment Projects Note, Series 2006* in the amount \$7,175,876 to repay the Series 2002A and Series 2003A notes. The Series 2006 note was issued by the City; however, the proceeds were used to refinance the Agency's debt and the Agency makes the debt service payments. The Series 2006 note bears an interest rate of 4.19% per annum. Principal and interest payments are secured by a pledge of tax incremental financing to the City, which in turn has subordinated its interest to BB&T Bank and the Series 2011 note.

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Future debt service requirements to maturity are as follows:

Year Ending September 30	Principal	Interest	Total
2021	\$ 578,468	\$ 64,291	\$ 642,759
2022	607,392	39,447	646,839
2023	637,761	13,361	651,122
Total	\$ 1,823,621	\$ 117,099	\$ 1,940,720

Redevelopment Revenue Notes, Series 2011

In 2011, the CRA issued *Redevelopment Revenue Notes, Series 2011* in the amount of \$25,570,000 to acquire, construct and equip certain capital improvements according to the Community Redevelopment Plan. The notes bear a fixed interest rate of 4.44% per annum and paid semi-annually each February 1 and August 1. The notes are secured by a pledge of and first lien on the CRA's tax increment revenues. These notes were refunded in August 2020.

Redevelopment Notes, Series 2013A & 2013B

In August 2013, the CRA repaid \$7,855,000 of the Series 2011 Notes by refinancing the debt and issuing two new tax-exempt notes: Series 2013A in the amount of \$3,550,000 and 2013B in the amount of \$8,000,000 were used to pay down the original debt and for the purposes as stated above. Series 2013A Notes bear interest at 3.01% per annum and will mature on August 1, 2025. Series 2013B Notes bear interest at 4.50% per annum. Series 2013A and 2013B Notes are secured by a pledge of and first lien on the CRA's tax increment revenues. These notes were refunded in August 2020.

Redevelopment Revenue Notes, Series 2018

In November 2018, the CRA issued *Redevelopment Revenue Note, Series 2018* notes in the amount of \$8,807,000 to fund various community redevelopment projects with the Riviera Beach CRA including the acquisition and renovation of certain property within the CRA, marina infrastructure, street improvements, and affordable housing projects to include grants to low income homeowners, rehabilitation and improvement of existing properties, and infrastructure improvements and other projects. These notes were refunded in August 2020.

Redevelopment Refunding Revenue Note, Series 2020A

In August 2020, the CRA issued *Redevelopment Refunding Revenue Note, Series 2020A* in the amount of \$13,297,000 in order to refinance its outstanding Redevelopment Revenue Note, Series 2013A and a portion of its outstanding Redevelopment Revenue Note, Series 2018.

Future debt service requirements to maturity are as follows:

Year Ending September 30	Principal	Interest	Total
2021	\$ 1,413,000	\$ 223,962	\$ 1,636,962
2022	1,437,000	215,100	1,652,100
2023	1,956,000	189,091	2,145,091
2024	1,997,000	153,687	2,150,687
2025	2,040,000	117,541	2,157,541
2026-2030	2,709,000	306,741	3,015,741
2031-2033	1,745,000	63,549	1,808,549
	\$ 13,297,000	\$ 1,269,671	\$ 14,566,671

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Taxable Redevelopment Refunding and Improvement Revenue Note, Series 2020B

In August 2020, the CRA issued *Taxable Redevelopment Refunding and Improvement Revenue Note, Series 2020B* in the amount of \$16,338,000 to refinance the outstanding Redevelopment Taxable Refunding Revenue Note, Series 2013B and a portion of its outstanding Redevelopment Revenue Notes, Series 2018 and to fund various community redevelopment projects within the Riviera Beach Community Redevelopment area including the acquisition and renovation of certain property within the CRA, marina infrastructure, street improvements, affordable housing projects, and qualified grants and such other projects as may be approved by the CRA from time to time in accordance with the redevelopment plan.

Future debt service requirements to maturity are as follows:

Year Ending September 30	Principal	Interest	Total
2021	\$ 749,000	\$ 364,882	\$ 1,113,882
2022	749,000	374,136	1,123,136
2023	934,000	356,160	1,290,160
2024	955,000	333,744	1,288,744
2025	970,000	310,824	1,280,824
2026-2030	7,219,000	1,099,440	8,318,440
2031-2033	4,762,000	230,376	4,992,376
	\$ 16,338,000	\$ 3,069,562	\$ 19,407,562

Loans payable

Riviera Beach Event Center – NDC Loan A

The Riviera Beach Event Center, LLC (RBEC), a subsidiary of the RBCDE, executed a loan payable with NDC New Markets Investments LXXXIV, LLC (Lender) on July 8, 2014 in the amount of \$4,761,400. The loan bears an interest rate of 1.00% per annum. The loan is secured by a mortgage, assignment of leases and rents, security agreement, and a performance and completion guaranty from the RBEC. Commencing October 5, 2014, quarterly payments of interest only are due through January 5, 2023. Commencing April 5, 2023, monthly payments of principal and interest shall be due based on a 333-month amortization period through maturity on October 1, 2050, at which time all outstanding principal and any accrued interest shall be due. The following is a summary of principal maturities for each of the ensuing years through maturity:

Year Ending September 30	Principal	Interest	Total
2021	\$ -	\$ 48,275	\$ 48,275
2022	-	48,275	48,275
2023	111,988	47,990	159,978
2024	150,384	46,697	197,081
2025	152,043	45,038	197,081
2026-2050	4,346,985	580,029	4,927,014
Total	\$ 4,761,400	\$ 816,304	\$ 5,577,704

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Riviera Beach Event Center – NDC Loan B

RBEC executed a loan payable with the Lender on July 8, 2014 in the amount of \$2,028,600. The loan bears an interest rate of 1.00% per annum. The loan is secured by a mortgage, assignment of leases and rents, security agreement, and a performance and completion guaranty from the RBEC. Commencing October 5, 2014, quarterly payments of interest only are due through January 5, 2023. Commencing April 5, 2023, monthly payments of principal and interest shall be due based on a 333-monthly amortization period through maturity on October 1, 2050, at which time all outstanding principal and any accrued interest shall be due.

The following is a summary of principal maturities for each of the ensuing years through maturity:

Year Ending September 30	Principal	Interest	Total
2021	\$ 105,000	\$ 20,442	\$ 125,442
2022	-	19,503	19,503
2023	45,244	19,388	64,632
2024	60,756	18,865	79,621
2025-2050	61,426	18,195	79,621
Total	\$ 1,756,174	\$ 234,335	\$ 1,990,509

Debt issuance costs, net of accumulated amortization totaled \$332,678 as of September 30, 2020. Amortization of debt issuance costs on the above loans payable is being amortized under the effective interest method using an imputed interest rate of 1.31%.

NOTE 5 – LEASE OBLIGATIONS

The CRA leases commercial office space for its operations. During the fiscal year, the CRA made payments of \$112,265 pursuant to the lease agreements. The term of the lease was further extended through September 30, 2021 with a one year tenant option with a three percent increase in the rental rate of the term September 2020 through September 30, 2021. The future minimum lease payments for these leases are as follows:

Year ending September 30	Total
2021	\$ 115,633
Total	\$ 115,633

NOTE 6 – RETIREMENT PLAN

Effective June 1, 2015, those Agency's employees who were eligible to participate in the Florida Retirement System (FRS) became participants in FRS jointly with the City. As provided by Florida Statutes, Chapters 112 and 121, the FRS provides two cost sharing, multiple employer defined benefits plans administered by the Florida Department of Management Services, Division of Retirement.

As a general rule, membership in the FRS is compulsory for all employees in regularly established positions for a state agency, county government, or a participating city or special district within the State of Florida.

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Enrolled members of FRS, other than DROP participants, are required to contribute 3% of their salary to FRS and no contribution is required for HIS members. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year.

Employer contribution rates by job class for the period from October 1, 2019 to June 30, 2020 and July 1, 2020 to September 30, 2020, respectively, were as follows: Regular – 8.47% and 10.00%, Special Risk – 25.48% and 24.45%, Elected Officers – 56.03% and 58.91%, Senior Management – 25.41% and 27.29%, and FRS DROP participants – 14.60% and 16.98%. Employer contribution rates include 1.66% HIS Plan subsidy for the period October 1, 2019 through September 30, 2020. The CRA's contributions to FRS and HIS for the fiscal year ended September 30, 2020, was \$148,461 which was equal to 100% of the required contributions for the year.

Certain employees who met specific criteria had the option to continue with the existing plan, a defined contribution 401 (a) plan, managed by Nationwide Insurance. Seven qualified employees opted to continue with this plan. Contributions to this plan are immediately 100% vested. Employees are not allowed to contribute additional funds. The Agency makes contributions to the Nationwide 401(a) plan in the amount of 6% of the participant's qualified compensation.

For additional disclosures related to the Agency's participation in FRS, please refer to Note 13 of the City's Comprehensive Annual Financial Report.

NOTE 7 – RELATED PARTY TRANSACTIONS

2006 Note

In July 2006, the City issued the Community Redevelopment Projects Note, Series 2006, in the amount of \$7,175,876 to refund the *Community Redevelopment Bond Anticipation Notes, Series 2002A and Series 2003A*. Through an interlocal agreement, the Agency pledged its tax incremental revenues to the City for the payment of the amounts due by the City pursuant to the Series 2006 Note.

Ocean Mall Redevelopment (OMRD) Loan

The Ocean Mall, a retail property, and the Municipal Beach are owned by the City. The properties are located within the Agency's boundaries. In October 2009, the City loaned \$10,194,621 to the Agency and in turn, the Agency provided a grant to Ocean Mall Redevelopment, LLC (OMRD) to make required infrastructure, parking and beach improvements. On behalf of the Agency, the City advanced the loan proceeds to OMRD based on draw requests from OMRD for construction of the improvements based on inspection and approval of the requests by the City.

In April 2011, the City agreed to modify the loan agreement by offering more flexible terms to the Agency. The loan agreement was further modified in February 2016, in order to enhance the Agency's cash flow to meet ongoing operational needs. The Agency's Board approved the Second Modification to the Loan Agreement. The terms of the Second Modification reduced the interest rate to zero percent for the remainder of the term of the loan and the Agency will pay the City fifteen equal installments of \$679,641 each October 1st, commencing October 1, 2023 until the loan is paid in full.

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SEPTEMBER 30, 2020

RBCDE Recoverable grant

The RBCDE entered into a services agreement with the Agency to manage its books, records, and operations. As a consequence, the Agency has a controlling influence over the day-to-day management and operations of the RBCDE. Additionally, the Agency's Executive Director was named as the uncompensated non-member manager of the RBEC.

The RBCDE entered into a recoverable grant agreement with the Agency on December 1, 2013. Funding up to \$8,928,728, payable in installments, was granted to provide funding for the construction of the Event Center. The grant proceeds are reflected in recoverable grants in the financial statements. Repayment of the grant proceeds is due upon repayment of loan receivable principal payments, unless otherwise canceled in accordance with the grant agreement. As of September 30, 2020, the RBCDE received advanced grant proceeds of \$6,930,000.

RBCDE Note payable

During 2013, the Agency over funded the recoverable grant by \$368,000. The amount over funded is to be repaid by the RBCDE out of available cash flow. As of September 30, 2020, the amount remained payable as there was no available cash flow for repayment.

RBCDE Management services fee

The Agency entered into a services agreement with the RBCDE to manage its books, records, and operations and for other management services as required. An annual management services fee of \$50,000 is due October 31st of each year for services provided during the prior year. For the year ended September 30, 2020, a fee of \$50,000 was incurred.

RBEC Facility lease

The RBEC entered into a facility lease agreement to lease the Event Center to the Agency so that the Agency could vest control of the operations of the Event Center and to allow the RBEC sufficient funds to service loans from NDC New Markets Investments LXXXIV, LLC. The Agency took possession of the Event Center upon substantial completion of the Event Center and receipt of a certificate of occupancy, which occurred April 26, 2016. The lease agreement will terminate on September 30, 2050. Annual rent of \$299,349, under triple net lease terms, shall be increased annually by the Consumer Price Index for All Urban Consumers, and is due quarterly in arrears.

RBEC Ground lease

On July 2, 2014, the RBEC entered into an agreement with the City to lease land containing real property of approximately 36,488 square feet in order to construct and operate a mixed use community center. The term of the lease is fifty years. The annual rent is \$1 for the lease term and was prepaid by the RBCDE.

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NOTE 8 – RISK MANAGEMENT

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The Agency purchases insurance through the Florida Municipal Insurance Trust. There have been no settlements that exceeded insurance coverage during the fiscal year.

NOTE 9 – SUBSEQUENT EVENTS

The Agency has evaluated subsequent events through June 24, 2021, the date that the financial statements were issued.

Ocean Mall Redevelopment (OMRD) loan

In October 2020, the City and the CRA agreed to a third modification to the Loan Agreement between the City and CRA to change the date of the previously agreed to repayment schedule to begin payments in the CRA's FY 2021 budget year. The CRA shall pay fifteen equal annual installments of \$674,641.40 each January 1st, commencing January 1, 2021 until the loan is paid in full.

Required Supplementary Information

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
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SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – GENERAL FUND
SEPTEMBER 30, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	\$ 8,727,676	\$ 8,727,676	\$ 8,717,479	\$ (10,197)
Charges for services	-	-	50,000	50,000
Interest	-	-	9,574	9,574
Miscellaneous	420,000	420,000	331,693	(88,307)
Total revenues	<u>9,147,676</u>	<u>9,147,676</u>	<u>9,108,746</u>	<u>(38,930)</u>
Expenditures				
Current:				
Economic environment	7,812,076	7,812,076	6,387,615	1,424,461
Total current	<u>7,812,076</u>	<u>7,812,076</u>	<u>6,387,615</u>	<u>1,424,461</u>
Debt service:				
Principal retirement	2,495,922	2,495,922	2,495,922	-
Interest	1,058,085	1,058,085	892,072	166,013
Total debt service	<u>3,554,007</u>	<u>3,554,007</u>	<u>3,387,994</u>	<u>166,013</u>
Capital outlay:				
Capital outlay	2,990,322	2,990,322	80,901	2,909,421
Total capital outlay	<u>2,990,322</u>	<u>2,990,322</u>	<u>80,901</u>	<u>2,909,421</u>
Total expenditures	<u>14,356,405</u>	<u>14,356,405</u>	<u>9,856,510</u>	<u>4,499,895</u>
Excess (deficiency) of revenues over expenditures	<u>(5,208,729)</u>	<u>(5,208,729)</u>	<u>(747,764)</u>	<u>4,460,965</u>
Other Financing Sources (Uses)				
Issuance of notes	-	-	29,635,000	29,635,000
Other financing use - refunded bonds	-	-	(22,024,098)	(22,024,098)
Carryover	5,208,729	5,208,729	-	(5,208,729)
Transfers in	2,228,172	2,228,172	11,037,426	8,809,254
Transfers out	(2,228,172)	(2,228,172)	(11,037,426)	(8,809,254)
Total other financing sources (uses)	<u>5,208,729</u>	<u>5,208,729</u>	<u>7,610,902</u>	<u>2,402,173</u>
Net change in fund balances	-	-	6,863,138	6,863,138
Fund balances - beginning	<u>10,891,752</u>	<u>10,891,752</u>	<u>10,891,752</u>	<u>-</u>
Fund balances - ending	<u>\$ 10,891,752</u>	<u>\$10,891,752</u>	<u>\$17,754,890</u>	<u>\$ 6,863,138</u>

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
(A component unit of the City of Riviera Beach, Florida)
NOTE TO SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL – GENERAL FUND
SEPTEMBER 30, 2020

NOTE 1 –BUDGETARY ACCOUNTING

The Agency prepares its budget for the General Fund on a basis consistent with generally accepted accounting principles. The procedures for establishing budgetary data reflected on the budgetary comparison schedule are as follows:

- Approximately July 1, the Executive Director submits to the Agency Board a proposed operating budget prepared for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to October 1, the budget is legally enacted through the passage of a resolution.
- Appropriations are legally controlled at the fund level and expenditures may not legally exceed budgeted appropriations.
- For the year ended September 30, 2020, expenditures did not exceed appropriations. Budgetary appropriations for capital outlay were higher than actual expenditures.

Compliance Section

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Riviera Beach Community Redevelopment Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, and each major fund information of the Riviera Beach Community Redevelopment Agency (the 'Agency'), a component unit of the City of Riviera Beach, Florida (the "City") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated June 24, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida
June 24, 2021

**City of Riviera Beach Community Redevelopment Agency
Schedule of Findings and Questioned Costs (Continued)
For the Fiscal Year Ended September 30, 2020**

I. Summary of Independent Auditor's Results

Financial Statements

Type of report the auditor issued: **Unmodified**

Internal control over financial reporting:

- Material weakness(es) identified? ___yes Xno
- Significant Deficiency(s)? ___yes Xnone reported

Noncompliance material to financial
statements noted? ___yes Xno

II. Prior Year Findings

2019-001 Reporting - SIGNIFICANT DEFICIENCY

Condition: HCT noted that the audit report had not been filed with the Florida Department of Financial Services for the fiscal year ended September 30, 2019 timely.

Recommendation: We recommend that the CRA reviews the financial reporting processes and make necessary changes to facilitate timely preparation of financial reports.

Current Year Status: Fully implemented.

III. Financial Statement Findings

None

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH SECTION 218.415,
FLORIDA STATUTES, LOCAL GOVERNMENT INVESTMENT POLICIES**

To the Board of Directors
The Riviera Beach Community Redevelopment Agency
Riviera Beach, Florida

We have audited the financial statements of the Riviera Beach Community Redevelopment Agency (the "Agency"), a component unit of the City of Riviera Beach, Florida (the "City") as of and for the year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards, Schedule of Findings and Questioned Costs; the Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General, and the management letter in accordance with the rules of the Auditor General of the State of Florida. Disclosures in those reports and schedule, which are dated June 24, 2021, should be considered in conjunction with this report.

Local Government Investment Policies

We have examined the Agency's compliance with the requirements of Section 218.415, Florida Statutes, Local Government Investment Policies, during the year ended September 30, 2020. Management is responsible for Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020. This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida

June 24, 2021

MANAGEMENT LETTER

To the Board of Directors
The Riviera Beach Community Redevelopment Agency
Riviera Beach, Florida

Report on the Financial Statements

We have audited the financial statements of the Riviera Beach Community Redevelopment Agency (the “Agency”), a component unit of the City of Riviera Beach, Florida, as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

Auditor’s Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standard*; and the Independent Accountant’s Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 24, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Agency’s official title is disclosed in Note 1 to the Financial Statement. The Agency has no component units.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Directors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

HCT Certified Public Accountants & Consultants, LLC

Hollywood, Florida

June 24, 2021

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

Meeting Date: 8/26/2021

Agenda Category:

Subject: MARINA VILLAGE: FOOD TRUCK OPPORTUNITY AT SPANISH COURTS

Recommendation/Motion: APPROVAL

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

Background/Summary:

MARINA VILLAGE: FOOD TRUCK OPPORTUNITY AT SPANISH COURTS

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
PRESENTATION- _FOOD_TRUCK_PROGRAM.pdf	MARINA VILLAGE: FOOD TRUCK OPPORTUNITY AT SPANISH COURTS	8/19/2021	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:17 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:17 PM



Florida's Dynamic
Waterfront Community

Marina Village:
Food Truck Opportunity at Spanish Courts

Spanish Courts Food Truck Program

Phase I: (September – November)

- Monthly Food Truck Event: Pilot Program (Sept, Oct, Nov.)
- Design and seek approval for 2-year program to locate additional trucks on-site full-time
- Create entrepreneur Incubator program to provide local business owners with funding assistance.
- Purchase some site furniture and lighting for Pilot Program (and 2 year program)



Spanish Courts Food Truck Program

Phase II: November - January

- Complete site improvements for water and electric
- Minor site enhancements, furniture and lighting improvements as approved in 2-year program
- Approval of 2-year program applicants and Business Incubator Applicants, including approval for continuation of monthly events.

Phase III: January 2022 – January 2024

- 2-year program begin
- Monthly events resume



Pilot Program: Thursday Tastes of Riviera Beach

- Pilot Program would consist of three (3) dates:
 - September 16, 2021 5:30pm – 7:30pm
 - October 21, 2021 5:30pm – 7:30pm
 - November 18, 2021 5:30pm – 7:30pm
- There is an open invitation to submit their certificate of liability insurance and business license for consideration before the interest meeting, if concept is approved.
 - Meeting Date: September 9, 2021 at Riviera Beach Marina Village Event Center at 4pm.



Pilot Program: Thursday Tastes of Riviera Beach

- Survey during the event:
 - Volunteers will have a five (5) question survey to get feedback on the pilot series from attendees.
- Marketing:
 - CRA and City Social Media, Websites, and Newsletters
 - TV18
 - Flyers at Riviera Beach Marina, Barracuda Bay, Dan Callaway, City Hall, and the Library.
 - Posted on Facebook Group – Socially Distanced Supper Club for Riviera Beach
 - Eventbrite link – Sign Up for Event
 - Local Media Release to various news entities





Florida's Dynamic Waterfront Community

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

Meeting Date: 8/26/2021

Agenda Category:

Subject: MARINA VILLAGE CARPET REFRESH PROJECT

Recommendation/Motion: APPROVAL

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

Background/Summary:

STAFF IS PRESENTING THE PROPOSED MARINA VILLAGE EVENT CENTER PHASED REFRESH PROJECT. OUR FIRST PHASE WAS WORKING TO GET ART PIECES ON THE WALLS TO CREATE AN ART GALLERY. WE HAVE WORKED WITH ARTIST SHOWCASE OF THE PALM BEACHES DURING 2021 AND WILL BE PUTTING THIS OUT FOR RFP FOR ADDITIONAL LOCAL ARTISTS FOR FUTURE DEVELOPMENT OF THIS GALLERY. THE SECOND PHASE OF THE PROJECT IS TO REPLACE THE CARPET IN THE BALLROOMS BECAUSE THE EXISTING CARPET CAN NO LONGER BE CLEANED AND REFRESHED TO REFLECT THE QUALITY AND STANDARDS INTERNAL AND EXTERNAL CUSTOMERS EXPECT. STAFF WENT THROUGH A PROCESS OF SOLICITING INPUT FROM VARIOUS STAKEHOLDERS ON TYPE OF FLOORING, COLOR, AND DESIGN. WE REACHED OUT TO SENIOR MANAGEMENT IN THE CITY AND CRAAS WELL AS OUR LOCAL RESIDENTS.

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
MEMO- _CARPET_REFRESH_FOR_MARINA_VILLAGE_.pdf	MEMO- MARINA VILLAGE CARPET REFRESH	8/19/2021	Cover Memo
PRESENTATION- _CARPET_REFRESH_FOR_MARINA_VILLAGE_.pdf	PRESENTATION- MARINA VILLAGE CARPET REFRESH	8/19/2021	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:17 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:17 PM



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

600 W. BLUE HERON BLVD.,
SUITE C-225
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043

MEMORANDUM

TO: HONORABLE CHAIR AND CRA BOARD OF COMMISSIONERS

FROM: JONATHAN EVANS, MPA, MBA, ICMA-CM, CRA EXECUTIVE DIRECTOR

COPY: CHRIS SMITH, P.A., CRA ATTORNEY

DATE: AUGUST 26, 2021

SUBJECT: MARINA VILLAGE CARPET REFRESH PROJECT

BACKGROUND

Staff is presenting the proposed Marina Village Event Center Phased Refresh Project. Our first phase was working to get art pieces on the walls to create an Art Gallery. We have worked with Artist Showcase of the Palm Beaches during 2021 and will be putting this out for RFP for additional local artists for future development of this gallery.

The second phase of the project is to replace the carpet in the ballrooms because the existing carpet can no longer be cleaned and refreshed to reflect the quality and standards internal and external customers expect.

Staff went through a process of soliciting input from various stakeholders on type of flooring, color, and design. We reached out to senior management in the City and CRA as well as our local residents.

FEEDBACK ON POSSIBLE OPTIONS:

We created a survey that went out to the CRA and City senior management --- a total of twenty-two (22) members --- to vote on the eight potential options that would coordinate with the paint scheme and furnishings, on Wednesday, April 7, 2021 until Tuesday, April 13, 2021. The top two choices were then emailed to the general public through the CRA Constant Contact list, which went out to 1,576 residents on April 16, 2021 and closed out on April 30, 2021. This allowed for resident feedback on the samples. There were 121 residents that completed the survey.

We are bringing resident feedback to you today, so we may get your consensus to move forward with this project. We also have a display to provide additional visual feedback.

SURVEY RESULTS

Public Survey Results were:

Carpet 1 – Blue and Yellow – 58.9% liked it

Carpet 2 – Tan and Blue – 41.1% liked it



Carpet #1



Carpet #2

BACKGROUND

We have researched other banquet facilities, talked to several commercial carpet experts, and reviewed the original carpet selection for the Event Center.

- We propose to replace 6,409 s. f. of carpet
- Marina Village Event Center will be down for a proposed total of ten (10) days for renovations
- The total cost for the project is estimated at \$65,000 plus a 15% contingency/overage cost. At the time of ordering, a fifty percent deposit will need to be given to the company.
- The carpet will be installed in segments, so that Hatcher can be used when Newcomb is down and vice versa. The process will consist of all materials and labor
- Staff will be trained on proper cleaning and maintenance techniques
- Once the approval of the project is made and an order is placed with the company, it will take seven to ten weeks to receive the carpet.
- The Riviera Beach Marina Village Event Center would need to be closed for these renovations for approximately ten days.

BENEFITS TO THE COMMUNITY

Refresh of the Event Center Space at the Marina Village will continue to make it a destination of choice for meetings and premier events.

NEXT STEPS

- We will work with City of Riviera Beach Procurement Department to assist us with a Request for Bid process.
- Staff will bring back an item for approval of the proposed contract.
- The third part of this refresh project will be painting and additional greenery.

RECOMMENDATION

Staff is asking for a consensus choice on the carpet pattern as well as providing support for us to move forward with our plan of action.



Florida's Dynamic
Waterfront Community

Marina Village Refresh Project

August 26, 2021

Marina Village Refresh Project Phases:

- **Phase I:**
 - Art in the Hallway at the Marina Event Center 2021
 - Worked with Artist Showcase to have 4 showcases in 2021
- **Phase II:**
 - Replace the Carpet in the Ballrooms at the Marina Event Center 2021
- **Phase III:**
 - Painting and Greenery Update at the Marina Village Event Center 2022



Carpet Selection Process:

- Survey went out with seven (7) potential options of carpet to City and CRA senior management
 - Survey was open to vote from April 7, 2021 through April 13, 2021
 - Samples were then narrowed down to two (2) options
- Survey went out to general public through CRA Constant Contact to 1,574 subscribed.
 - Survey was open to vote from April 16, 2021 through April 30, 2021
 - 121 subscribed contacts completed the survey.

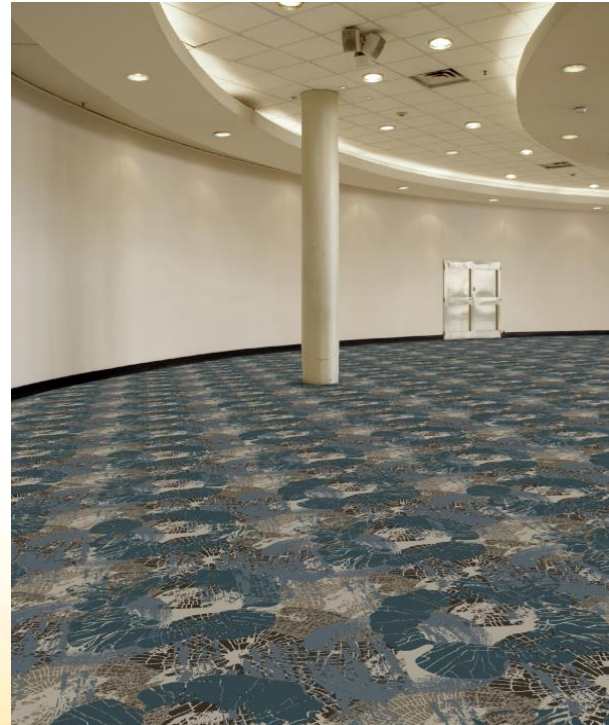


Potential Carpet Samples:

Sample #1



Sample #2



Potential Carpet Samples:

Sample #1



Feedback:
58.9% favored

Sample #2



Feedback:
41.1% favored



Benefits and Potential Cost – Phase II:

- **Benefits**

- The refresh of the Marina Event Center would help continue to make it a destination of choice for meetings and premier events.

- **Potential Costs**

- **Cost of Money:**

- Estimated \$65,000 + 15% Contingency

- **Downtime of the Marina Event Center**

- Ten (10) to Sixteen (16) days downtime of ballrooms





Florida's Dynamic Waterfront Community

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

Meeting Date: 8/26/2021

Agenda Category:

Subject: BERKELEY LANDING PROJECT UPDATE

Recommendation/Motion: APPROVAL

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

Background/Summary:

ON OCTOBER 8, 2020, THE BOARD DEEMED THE WENDOVER/PINNACLE TEAM THE SUCCESSFUL APPLICANT FOR A LOCAL GOVERNMENT AREA OF OPPORTUNITY FUNDING CONTRIBUTION LOAN/GRANT IN THE AMOUNT OF \$640,000, NECESSARY TO APPLY FOR HOUSING CREDITS IN THE RFA 2020-2021 CYCLE. THE SUBSIDY AWARD IS CONDITIONED UPON THE AWARD OF TAX CREDITS TO THE WENDOVER/PINNACLE GROUP FOR THE BERKELEY LANDING PROJECT. ADDITIONALLY, THE SUBSIDY IS TO BE USED FOR THE DEVELOPMENT OF RENTAL HOUSING UNITS AFFORDABLE TO RESIDENTS WITH INCOMES NO MORE THAN 80% OF AREA MEDIAN INCOME AND NOT DISBURSED UNTIL CLOSING OF THE ENTIRE TRANSACTION. STAFF IS PLEASED TO PRESENT THE FOLLOWING UPDATE.

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
MEMO- _BERKELEY_LANDING_PROJECT_UPDATE.pdf	MEMO- BERKELEY LANDING PROJECT UPDATE	8/19/2021	Cover Memo
PRESENTATION- _BERKELEY_LANDING_PROJECT_Berkeley_.pdf	PRESENTATION- BERKELEY LANDING PROJECT UPDATE	8/19/2021	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
CRA	Evans, Scott	Approved	8/19/2021 - 7:18 PM
CRA Internal Review	Evans, Scott	Approved	8/19/2021 - 7:19 PM



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

600 W. BLUE HERON BLVD
SUITE C-225.
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043

MEMORANDUM

TO: HONORABLE CHAIR AND CRA BOARD OF COMMISSIONERS

FROM: JONATHAN EVANS, MPA, MBA, ICMA-CM, CRA EXECUTIVE DIRECTOR

COPY: CHRIS SMITH, THE PITTMAN LAW GROUP, CRA ATTORNEY

DATE: AUGUST 26, 2021

SUBJECT: BERKELEY LANDING PROJECT UPDATE

SUMMARY

On October 8, 2020, the Board deemed the Wendover/Pinnacle Team the successful applicant for a Local Government Area of Opportunity Funding Contribution Loan/Grant in the amount of \$640,000, necessary to apply for Housing Credits in the RFA 2020-2021 cycle. The subsidy award is conditioned upon the award of tax credits to the Wendover/Pinnacle Group for the Berkeley Landing project. Additionally, the subsidy is to be used for the development of rental housing units affordable to residents with incomes no more than 80% of area median income and not disbursed until closing of the entire transaction. Staff is pleased to present the following update.

PROJECT DESCRIPTION AND BACKGROUND

Berkeley Landing is a proposed new development adjacent to the Park Manor neighborhood of Riviera Beach. The proposed development will add approximately \$31+ million in development value on a property currently assessed at \$970,030. The project will generate an estimated \$257,786 of *ad valorem* tax revenue.

CURRENT STATUS

The Pinnacle Group has been successful in securing an allocation of housing credits. Additionally, Pinnacle has total site control.

1. Two rounds of review with all city disciplines on the site plan, plat and rezoning a section of the site to create a unified zoning for the entire development.
2. Presentation to CRA and P & Z on August 26th and City Council for approvals in September/October.

3. Have begun to apply for horizontal permits such as SFWMD, DEP, traffic concurrency and codifying the FDOT approval for the driveway connection on US 1.
4. Design team to work towards construction document completion.
5. Commencing local recruitment outreach and efforts for construction on in early October.
6. Working on selection of equity investor and debt providers for this development.
7. Targeting a closing and commencement of construction in the middle of the first quarter, 2022 (February/March).

Berkeley Landing will have 112 multi-family rental units, 110 affordable and income-restricted, and 2 market rate units which they anticipate pairing with the two proposed live/work lofts. Berkeley Landing will contain 28 one-bedroom units, 62 two-bedroom units, and 22 three-bedroom units, set aside at varying income levels ranging from 30% to 80% of area median income. The total proposed development cost is in excess of \$31 million.

PROJECTED TIMELINE

Item	Start Date	End Date
Pre-Development		
Execution of PSA	09/04/18	09/04/18
Phase I Environmental Received	10/01/20	10/01/20
Submitted application to FHFC	10/20/20	10/20/20
Application Final Ranking Approved	12/04/20	12/04/20
Initiate Building Design Process	01/19/21	01/19/21
Invitation to Credit Underwriting	02/03/21	02/03/21
Pre-app meeting	02/16/21	02/16/21
Alta Survey Received	03/01/21	03/01/21
FDOT Pre-app meeting	03/25/21	03/25/21
Pre-app meeting #2	04/06/21	04/06/21
Geotechnical report	04/23/21	04/23/21
Initiate Full Building Design Process	06/10/21	06/10/21
Land Closing	06/30/21	06/30/21

FDOT: Access/Driveway

Submit for review	03/25/21	03/25/21
FDOT review	03/25/21	07/01/21
FDOT approval	07/01/21	07/01/21

Plat Approval (City of Riviera Beach)

CRA Board Review/Comment	08/26/21	08/26/21
Planning and Zoning Board Review	08/26/21	08/26/21

City Council Review/approval	10/06/21	10/06/21
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Site Plan Approval (City of Riviera Beach)

Initial Site Plan Submittal	04/16/21	04/16/21
Site Plan Resubmittal	08/05/21	08/05/21
CRA Comments on Site Plan	08/26/21	08/26/21
P&Z Board Approval - site plan review	08/26/21	08/26/21
1st Reading - zoning conformance, City Council	09/15/21	09/15/21
2nd Reading, zoning conformance and site plan approval, City Council	10/06/21	10/06/21

Potable Water Permit (DEP FORM)

Submit Plans to Health Department	10/18/21	10/18/21
Health Department review #1	10/18/21	11/01/21
Health Department issues comments	11/01/21	11/01/21
Submit revised plan to Health Department	11/15/21	11/15/21
Health Department review #2	11/15/21	11/29/21
Health Department approval	11/29/21	11/29/21

Waste Water Permit (DEP FORM)

Submit Plans to Health Department	10/18/21	10/18/21
Health Department Review #1	10/18/21	11/01/21
Health Department issues comments	11/01/21	11/01/21
Submit revised plan to Health Department	11/15/21	11/15/21
Health Department review #2	11/15/21	11/29/21
Health Department approval	11/29/21	11/29/21

SFWMD: Stormwater ERP

Submit permit plans	09/06/21	09/06/21
SFWMD review #1	09/06/21	10/15/21
Comments issued	10/18/21	10/18/21
Resubmit plans	11/01/21	11/01/21
SFWMD review #2	11/01/21	12/06/21
Approval	12/06/21	12/06/21

Building Permits

Submit for Building Permits (including civil and all major municipal permits & resubmittals based on comments)	11/01/21	01/20/22
Permit approved/issued	02/16/22	02/16/22

Construction Documents

Design Development	07/01/21	08/16/21
Client Review & Revision	08/16/21	09/10/21
Construction Documents	09/13/21	10/27/21

Construction, Financing, Leasing & Conversion

Carryover Agreement Executed	07/01/21	07/01/21
LBE and MBE contractor and employment recruitment process	09/01/21	09/30/23
Equity and Debt Firm Commitments Executed	10/21/21	10/21/21
Start Construction Bidding Process	10/27/21	01/31/22
Special Needs MOU	11/15/21	11/15/21
Construction Contract Signed	02/01/22	02/01/22
10% Test Met & Site Control	01/31/22	01/31/22
Closing on Debt and Equity	04/30/22	04/30/22
Issue Notice to Proceed to Contractor	05/15/22	05/15/22
50% Complete Construction	12/31/22	12/31/22
Initiate Pre-Leasing/Property Management	06/01/23	06/01/23
Substantial Completion (100%)	09/30/23	09/30/23
Lease-Up Complete	06/01/23	12/10/23
Stabilized Operations	01/01/24	04/01/24
Conversion to Permanent Debt	04/01/24	06/01/24

NEXT STEPS

Pinnacle will present the project before Planning and Zoning on August 26, 2021 and hopefully have this project before the City Council in September.

ACTION REQUIRED AT THIS TIME

No action required at this time. Staff is presenting this project for updates.



Florida's Dynamic
Waterfront Community

Berkeley Landing Update Presentation

August 26, 2021

Berkeley Landing



Project Updates

1. Two rounds of review with all city disciplines on the site plan, plat and rezoning a section of the site to create a unified zoning for the entire development.
2. Presentation to CRA and P & Z on August 26th and City Council for approvals in September/October.
3. Have begun to apply for horizontal permits such as SFWMD, DEP, traffic concurrency and codifying the FDOT approval for the driveway connection on US 1.
4. Design team to work towards construction document completion.
5. Commencing local recruitment outreach and efforts for construction in early October.
6. Working on selection of equity investor and debt providers for this development.
7. Targeting a closing and commencement of construction in the middle of the first quarter, 2022 (February/March).



Project Updates



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AL00000000

Berkeley Landing
3100 / 3124 Broadway, Riviera Beach, FL
Site Plan



Scale: 1" = 30'-0"
Date: 08.02.2015
Project No.: 2015-0000
Designed By: Architect
Drawn By: UDS
Checked By: UDS
Revisions:
01.01.15: Initial
01.07.15: Revisions
01.08.15: Final

SP-1
of 1



Project Updates

- Site located at 3100 & 3124 Broadway, a currently vacant parcel.
- The developers have closed on the land and have total site control.
- Proposed: 112 units
- Site Amenities: playground, pool, club room, public art feature, bus stop, green spaces





Florida's Dynamic Waterfront Community