

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY AGENDA MARINA EVENT CENTER-190 E 13th STREET, RIVIERA BEACH, FL 33404 RIVIERA BEACH, FL 33404 REGULAR MEETING September 22, 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.

 REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

MINUTES

2. REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM AUGUST 26, 2021 REGULAR BOARD MEETING

RESOLUTIONS

END OF CONSENT AGENDA

UNFINISHED BUSINESS

PRESENTATIONS

DISCUSSION

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

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

- 3. A RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING THE THIRD MODIFICATION TO A LEASE AGREEMENT OF 4,439 SQ. FT. OF OFFICE SPACE FOR THE CLEAN AND SAFE DEPARTMENT LOCATED AT 1229 E. BLUE HERON BOULEVARD, RIVIERA BEACH, FL
- 4. TENTATIVE ANNUAL CRA OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2021-2022

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: 9/22/2021

Agenda Category:

Subject: REQUEST FOR THE APPROVAL OF MONTHLY VENDOR INVOICES

Recommendation/Motion: APPROVAL

Originating Dept FINANCE Costs

User Dept. FINANCE Funding Source

Advertised No Budget Account Number

Date

Paper

Affected Parties Not Required

Background/Summary:

SEE ATTACHED

Fiscal Years

Capital Expenditures

Operating Costs

External Revenues

Program Income (city)

In-kind Match (city)

Net Fiscal Impact

NO. Additional FTE Positions

(cumulative)

III. Review Comments

- A. Finance Department Comments:
- B. Purchasing/Intergovernmental Relations/Grants Comments:
- C. Department Director Review:

Contract Start Date

Contract End Date

Renewal Start Date Renewal End Date Number of 12 month terms this renewal **Dollar Amount** Contractor Company Name Contractor Contact Contractor Address Contractor Phone Number Contractor Email Type of Contract Describe ATTACHMENTS: Upload File Name **Description Type** Date **MONTHLY VENDOR INVOICES** Cover MONTHLY_VENDOR_INVOICES_FOR_SEPTEMBER_22_2021_MEETING.pdf FOR 9/16/2021 Memo **SEPTEMBER** 22 2021 **MEETING** J MICHAEL **HAYGOOD** Backup 9/16/2021

REVIEWERS:

J._MICHAEL_HAYGOOD_#NC162_\$7_446.50.pdf

J._MICHAEL_HAYGOOD_#NC163_\$3_206.50.pdf

BRIGHTVIEW_LANDSCAPE_SERVICE_#7514502_\$6_316.67.pdf

| Department | Reviewer | Action | Date |
|------------|----------------|----------|---------------------|
| CRA | Seguin, Tamara | Approved | 9/16/2021 - 5:09 PM |

#NC162

#NC163

\$3,206.50 **BRIGHTVIEW**

#7514502

\$6,316.67

\$7,446.50 J MICHAEL **HAYGOOD**

Material

Backup

Material

Backup

Material

9/16/2021

9/16/2021

Riviera Beach Community Redevelopment Agency

RATIFICATION OF CONSULTANT/VENDOR INVOICES

TO BE CONSIDERED AT THE SEPTEMBER 22, 2021 BOARD MEETING

| ITEM | VENDOR NAME Approved Contract Maximum | EXPIRES | RES #, DATE; | INVOICE # | INVOICE AMOUNT | ACTION |
|------|---|-----------|-----------------------|-----------|-------------------|--------|
| 1 | J MICHAEL HAYGOOD (V12285) | N/A | N/A | NC-162 | \$7,446.50 | |
| | JUNE LEGAL SERVICES | | | | | |
| 2 | J MICHAEL HAYGOOD (V12285) | N/A | N/A | NC-163 | \$3,206.50 | |
| | JULY LEGAL SERVICES | | | | | |
| 3 | BRIGHTVIEW LANDSCAPE SERVICES, INC. (V12459) | 5/30/2022 | RES 2021-09 4/14/2021 | 7514502 | \$6,316.67 | |
| | LANDSCAPE SERVICES- SEPTEMBER EXTERIOR MAINTENANCE FOR EVENT CENTER | | | | | |

| RIV | /IERA | BEACH COMMUNITY REDEV | ELOPMENT AC | ENCY | |
|--------------------------------|-------------|--|------------------------|-------------------|-----------------|
| | | PAYMENT REQUISITION | FORM | | _ |
| TODAYS DATE: | | 8/19/2023 | 1 | | ВСР |
| VENDOR NAME: | | J. MICHAEL HAYGOOI | | | C&S |
| VENDOR #: | | 12285 | 5 | | CDE |
| INVOICE #: | | NC-162 | | | CRA |
| INVOICE DATE: | | 8/18/2021 | | | MEC |
| PO #: | | | _ | | MV |
| COMPLETED BY: _ | | DONNA BOURBEAU | 1 | | RBEC,LLC |
| FUND ACCOUNT NUM | BER | DESCRIPTION | | JOB | AMOUNT |
| 81150101-531000 | r | ADMINSTRATIVE LEGAL FEES: DOC | IIMENT DEVIEW | | \$7,446.50 |
| 81130101-331000 | | ADMINGTRATIVE LEGAL FEEG. DOC | OMENT REVIEW, | | φ1,440.50 |
| | | DOCUMENT REVISION; CLIENT COR | RESPONDENCE | | |
| | | | | | |
| | | | | | |
| | | | 100/01 | CE TOTAL | |
| COMMENTS: | | APPROVED BY: | INVOI | CE TOTAL | \$7,446.5 |
| | | len | | | 26-21 |
| CRA POLICY ON PURCHASES LESS T | HAN \$2,5 | DO-REQUIRES THAT THE PURCHASE PRICE IS "FAIR A | AND REASONABLE." IF CO | OMPETITIVE QUOTE | S ARE REQUIRED, |
| PLEASE COMPLETE SE | ECTION C | AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2 | 2500 PLEASE COMPLETE S | ECTION A OR B BEL | ow. |
| MARKET TREND, PREVIOUS PURCHAS | SE, CATALO | INED THAT THE PRICE IS FAIR AND RESONABLE; EXA | AMPLES INCLUDE: PROFES | SIONAL MARKET EX | PERIENCE, |
| HAVE DETERMINED THAT THE PRICE | : 15 FAIR A | ND REASONABLE. MY REASONS INCLUDE: | JULY 202 | 1 MONTHLY SERVIC | ES |
| | | | | | |
| SECTION B - OTHER | | | | | |
| SECTION C - QUOTES | | | | | |
| VENDOR | | PRICE QUOTED | СОМ | MENT / RANKING | |
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| ENTERED IN TYLER: | X | 00 200 | 1410 | | |
| DATE MAILED: | | | | | |

Riviera Beach CRA Payment Authorization Checklist

| Vendor Name: J MICHAEL HAYGO | OD | |
|---|-------------------------------------|-----------------------|
| Control No.: NA | Invoice No.: | NC-162 |
| Invoice Date: AUGUST 18, 2021 | Payment Amoun | nt: \$7,446.50 |
| Project Supervisor/Responsible Official: SF | IERLEY DESIR | |
| | | Reviewed/Approved |
| X Project "scope of work and deliverable | es" reviewed? | |
| X Payment support documentation app work scope? | propriate based on | J& |
| X Deliverables due with this invoice ha | ve been received? | JE |
| If final payment, have all deliverables | been received? | |
| X Amount of payment is in agreement was schedule or is appropriate and is with the total agreement amount, on a cubbasis? | hin the limits of | JE |
| X Expense reimbursement amounts me | et Agency | JE |
| guidelines or amounts approved by t | | <i></i> |
| X The nature of work being performed i | s within the scope |)F- |
| of the CRA plan. | | 0 |
| X Funds for payment have been bud available from the appropriate sou payment. | | Je |
| | ntation have been Date: (ー 30- 刈 | reviewed and it |
| Approving Authority | | |
| VENDOR = 12285 ACCOUNT = 81150101-531000 | | |
| | | |
| X Payment approved by the Board of C | | |
| or the Consent Agenda, at its meeting on | NA | (If applicable) |



19382 Susoion-531000
Statement

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

Invoice No: NC-162 - Date: 8/18/21

Bill to:

Riviera Beach Community Redevelopment Agency

Scott Evans 2001 Broadway Suite 300

Riviera Beach, FL 33404

| Gener | ral Administration | | | | |
|--------|----------------------------|--|-------------|-------------|----------|
| Hourl | y Fees | and the second s | | | |
| Date | Description | <u>Timekeeper</u> | <u>Time</u> | Rate | Amount |
| 6/1/21 | Review Document | J. Michael Haygood | 0.8 hrs | \$265.00/HR | \$212.00 |
| | Review proposed resoluti | on for Lambert Contract | | | |
| 6/1/21 | Review Document | J. Michael Haygood | 0.9 hrs | \$265.00/HR | \$238.50 |
| | Review RFP for P-3 Consu | dtants. | | | |
| 6/1/21 | Review Document | J. Michael Haygood | 0.7 hrs | \$265.00/HR | \$185.50 |
| | Review memorandum re | % P-# RFP. | | | |
| 6/2/21 | Revise Document | J. Michael Haygood | 3.2 hrs | \$265.00/HR | \$848.00 |
| | Revised Development Ag | reement for 11th Street P | roject | | |
| 6/2/21 | Review Document | J. Michael Haygood | 1.8 hrs | \$265.00/HR | \$477.00 |
| | Review of draft restrictiv | e covenants. | | | |
| 6/9/21 | Meeting | J. Míchael Haygood | 3.0 hrs | \$265.00/HR | \$795.00 |

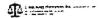
| 1 | CRA meeting. | | | | |
|---------|------------------------------|-----------------------------------|---------------|----------------|------------|
| 6/10/21 | l Review Document | J. Míchael Haygood | 0.9 hrs | \$265.00/HR | \$238.50 |
| | Review of proposed engage | ment letter for BMO f | for NMTC unwi | nd. | |
| 6/15/21 | Telephone Conference | J. Míchael Haygood | 1.2 hrs | \$265.00/HR | \$318.00 |
| | Telephone conference with | Staffand BMO re: NA | ATC Unwind. | | |
| 6/16/21 | Review Document | J. Michael Haygood | 0.8 hrs | \$265.00/HR | \$212.00 |
| | Review power point present | ation re: NMTC Urwi | nd. | | |
| 6/16/21 | Telephone Conference | J. Míchael Haygood | 0.5 hrs | \$265.00/HR | \$132.50 |
| | Telephone conference with | Annetta Jenkins | | | |
| 6/17/21 | Review Document | J. Michael Haygood | 1.6 hrs | \$265.00/HR | \$424.00 |
| | Review of RKW contracts. | | | | |
| 6/21/21 | Telephone Conference | J. Michael Haygood | 1.2 hrs | \$265.00/HR | \$318.00 |
| | Telephone conference re: Vi | llari | | | |
| 6/22/21 | Review Document | J. Michael Haygood | 1.3 hrs | \$265.00/HR | \$344.50 |
| | Review of recoverable grant | tagreement. | | | |
| 6/23/21 | Telephone Conference | J. Michael Haygood | 1.0 hrs | \$265.00/HR | \$265.00 |
| | Telephone conference with S | Staff. | | | |
| 6/24/21 | Review Document | J. Michael Haygood | 1.5 hrs | \$265.00/HR | \$397.50 |
| | Review KOP contracts. | | | | |
| 6/24/21 | Revise Document | J. Michael H aygood | 3.8 hrs | \$265.00/HR | \$1,007.00 |
| | Finalized Development Agre | eement for 11th Stree | t Project. | | |
| 6/28/21 | Review Document | J. Michael Haygood | 1.5 hrs | \$265.00/HR | \$397.50 |
| | Review of Developer's action | plan for Phase II, M | arina. | | |
| 6/30/21 | Revise Document | J. Míchael Haygood | 2.4 hrs | \$265.00/HR | \$636.00 |
| | Prepare contract for 2601 a | nd 2605 Broadway a | nd resolution | authorizing ex | ecution. |
| | Hourly Fees Total | | 28.1 hrs | \$7 | 7,446.50 |

Balance: \$7,446.50

| RI | VIERA I | BEACH COMMUNITY REDEVE | | GENCY | |
|-------------------------------|---------------|--|-----------------------|--------------------|-----------------|
| | | PAYMENT REQUISITION | FORM | | 1 |
| TODAYS DATE: | | 9/9/2021 | | | ВСР |
| VENDOR NAME: | | J. MICHAEL HAYGOOD | | , | C & S |
| VENDOR #: | | 12285 | _ | | CDE |
| INVOICE #: | | NC-163 | _ | Х | CRA |
| INVOICE DATE: | | 9/9/2021 | _ | | MEC |
| PO #: | | | | MV | |
| COMPLETED BY: | | DONNA BOURBEAU | <u>.</u> | | RBEC,LLC |
| FUND ACCOUNT NU | MBER | DESCRIPTION | | JOB | AMOUNT |
| | | | | | #0 00¢ F0 |
| 811-50101-53100 | 00 | ADMINSTRATIVE LEGAL FEES: DOC | UMENT REVIEW; | | \$3,206.50 |
| | | DOCUMENT PREPARATION; MEETING | S; EMAIL REVIEW | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | INVO | CE TOTAL | \$3,206.50 |
| COMMENTS: | (| APPROVED BY: | 9-15-21 | | |
| CRA POLICY ON PURCHASES LES | S THAN \$2,5 | 00 REQUIRES THAT THE PURCHASE PRICE IS "FAIR A | AND REASONABLE." IF C | OMPETITIVE QUOTE | S ARE REQUIRED, |
| PLEASE COMPLETÉ | SECTION C | AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2 | 2500 PLEASE COMPLETE | SECTION A OR B BEL | ow. |
| | YOU DETERM | INED THAT THE PRICE IS FAIR AND RESONABLE; EXA DG PRICE, ADVERTISING PUBLICATIONS, ETC. | AMPLES INCLUDE: PROFE | SSIONAL MARKET EX | PERIENCE, |
| I HAVE DETERMINED THAT THE PR | ICE IS FAIR A | ND REASONABLE. MY REASONS INCLUDE: | JULY 20 | 21 MONTHLY SERVIC | :ES |
| * | | | | | |
| SECTION B - OTHER | | | | | |
| SECTION C - QUOTES | | | | | |
| VENDOR | 11年12月11日 | PRICE QUOTED | CON | MENT / RANKING | 18 SRO |
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| DATE MAILED: | | | • | - | |

Riviera Beach CRA Payment Authorization Checklist

| vendor Name: | MICHAEL HATGO | | |
|------------------------------|--|-------------------|-----------------------|
| Control No.: | NA | Invoice No.: | NC-163 |
| Invoice Date: Se | eptember9, 2021 | Payment Amou | nt: \$3,206.50 |
| Project Superviso | or/Responsible Official: SH | ERLEY DESIR | |
| | | | Reviewed/Approved |
| X Project "scop | pe of work and deliverable | es" reviewed? | JE |
| X Payment sup work scope? | oport documentation app | ropriate based on | JE |
| X Deliverables | due with this invoice have | ve been received? | J6 J6 |
| X If final paym | ent, have all deliverables | been received? | JE |
| schedule or | ayment is in agreement was appropriate and is with eement amount, on a cur | nin the limits of | ノモ |
| | nbursement amounts me r amounts approved by th | | JE JE |
| of the CRA p | | | JE |
| | r payment have been bud from the appropriate sou | 9 | JE |
| is approved fo | D | ntation have been | reviewed and it |
| Approving Author | rity | | |
| VENDOR = 12285 A | CCOUNT = 81150101-531000 | | |
| | | | |
| | | | |
| Λ | pproved by the Board of (| Commissioners by: | Motion NoNA |
| | Agenda, at its meeting on | NA | (If applicable) |



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

Statement

Invoice No: NC-163 Date: 9/9/21

Bill to: Riviera Beach Community Redevelopment Agency

Scott Evans 2001 Broadway Suite 300

Riviera Beach, FL 33404

| 7/ 7 | | | | | |
|--------|-----------------------------|------------------------|----------------|----------------|----------|
| | y Fees | | | | |
| Date | <u>Description</u> | <u>Timekeeper</u> | Time | Rate | Amoun |
| 7/1/21 | Review Document | J. Michael Haygood | 1.8 hrs | \$265.00/HR | \$477.00 |
| | Review of proposed ground | lease for Element 8 of | Proposed rede | velopment plan | 4 |
| 7/6/21 | Meeting | J. Michael Haygood | 0.7 hrs | \$265.00/HR | \$185.50 |
| | Meeting re: P3 consultants | | | | |
| 7/6/21 | Review emails | J. Michael Haygood | 0.5 hrs | \$265.00/HR | \$132.50 |
| | Review emails re: P-# Cons | iltants | | | |
| 7/7/21 | Review Document | J. Michael Haygood | 0.8 hrs | \$265.00/HR | \$212.00 |
| | Review nd revise Construct | ion contract. | | | |
| 7/7/21 | Document Preparation | J. Míchael Haygood | 1.3 hrs | \$265.00/HR | \$344.50 |
| | Preparation of resolution o | uthorizing execution | of 11th Street | Development. | |
| 7/7/21 | Review Document | J. Míchael Haygood | 1.4 hrs | \$265.00/HR | \$371.00 |

| | Review of email and attachm | rents from Propos | ed Developer for | Element 8. | |
|---------|------------------------------|------------------------------------|------------------|--------------|----------|
| 7/14/21 | Meeting | J. Michael Haygood | 0.6 hrs | \$265.00/HR | \$159.00 |
| | Attendance at CDE meeting. | | | | |
| 7/20/21 | Review Document | J. Míchael Haygood | 0.8 hrs | \$265.00/HR | \$212.00 |
| | Review of Memorandum re: Jo | ob vacancy | | | |
| 7/28/21 | Meeting | J. Michael Haygo o d | 1.2 hrs | \$265.00/HR | \$318.00 |
| | Agenda review for regular CR | RA meeting. | | | |
| 7/29/21 | Meeting | J. Michael Haygood | 3.0 hrs | \$265.00/HR | \$795.00 |
| | Attendance at CRA meeting. | | | | |
| | Hourly Fees Total | | 12.1 hrs | \$3 | 3,206.50 |
| | | | В | alance: \$3, | 206.50 |

| | - | | | | |
|-------------------------|--------------|---|------------------------|-------------------|---------------------------|
| RI | VIERA | BEACH COMMUNITY REDEV | | GENCY | |
| 1 | | PAYMENT REQUISITION | I FORM | | |
| TODAYS DATE: | | 9/10/2021 | 1 | | ВСР |
| VENDOR NAME: | F | Brightview Landscape Services | | | C&S |
| VENDOR #: | | 12459 | | | CDE |
| INVOICE #: | | 7514502 | | | CRA |
| INVOICE DATE: | | 9/1/2021 | 1 | | MEC |
| PO#: | | | _ | Х | MV |
| COMPLETED BY: | | Neimah Spence | <u> </u> | | RBEC,LLC |
| FUND ACCOUNT NUN | ∕ BER | DESCRIPTION | | JOB | AMOUNT |
| 21150102 53400 | | Wilson Pytorios | | 1 | - 6216.6 |
| 81150103-53400 | <u> </u> | Riviera Beach Mairna Vilage Exterior | Maimtenance | | \$ 6,316.67 |
| | | | | | |
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| | | | | ' | - |
| | | | | ' | |
| | | | INVO | ICE TOTAL | \$6,316.6 |
| COMMENTS: | | APPROVED BY: | 1 | · | |
| | | 1 | 4 | | |
| | | 1 PT | | | |
| | -4 | | | | -3:4050 |
| | | 00 REQUIRES THAT THE PURCHASE PRICE IS FAIR A AND SUBMIT QUOTES WITH INVOICE. IF UNDER \$2 | | | |
| PLEASE CONFEREN | ECTION |) | 2500 PERASE CONTRACTOR | ECTION A ON D DEL | Dw. |
| SECTION A CERTIFICATION | | | | | and the second section is |
| | | IINED THAT THE PRICE IS FAIR AND RESONABLE; EXA OG PRICE, ADVERTISING PUBLICATIONS, ETC. | AMPLES INCLUDE: PROFES | SSIONAL MARKET EX | PERIENCE, |
| | | AND REASONABLE. MY REASONS INCLUDE: | | | |
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| | | 9 | | | |
| SECTION B - OTHER | | | | | |
| SECTION C - QUOTES | | | CON | - / DANIVING | |
| VENDOR | V Marion | PRICE QUOTED | COIVI | MMENT / RANKING | STATE OF THE PARTY OF |
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| RECEIVED BY FINANCE: | | | 210 | | |
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| DATE MAILED: | | | l | 1.6 | |

Riviera Beach CRA Payment Authorization Checklist

Vendor Name: BRIGHTVIEW LANDSCAPE SERVICES, INC. ___ Control No.: **RES 2019-07** Invoice No.: 7514502 Invoice Date: 9/1/2021 Payment Amount: \$ 6316.67 Project Supervisor/Responsible Official: Neimah Spence Reviewed/Approved by Project "scope of work and deliverables" reviewed? ALAP Payment support documentation appropriate based on work scope? Deliverables due with this invoice have been received? NO √If final payment, have all deliverables been received? 110 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 NU basis? Expense reimbursement amounts meet Agency

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

NQ

NO

QJ

| - CA | Date: | |
|--|-----------|--|
| Approving Authority | 9/10/201 | |
| The state of the s | 9/10/2021 | |

guidelines or amounts approved by the agreement.

Tunds for payment have been budgeted and are

The nature of work being performed is within the scope

available from the appropriate source(s) for payment.

☐ 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

of the CRA plan.



Riviera Beach CRA 2001 Broadway Ste 300 Riviera Beach FL 33404

Customer #: Invoice #: Invoice Date: 9/1/2021

7514502

Cust PO #:

| Job Number | Description | Amount |
|------------|---|----------------------|
| 353000208 | Riviera Beach Marina Village | 6,316.67 |
| | Exterior Maintenance | |
| | For September | |
| | V-12459 | |
| | 811.50103-534000 | |
| | RECEIVED | |
| | etp Ug. 2021 | |
| | A BEACH COMMUNITY LELOPMENT AGENCY | |
| | | |
| | Total invoice amount Tax amount Balance due | 6,316.67 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 #: 7514502 Invoice Date: 9/1/2021 Amount Due:

\$6,316.67

Thank you for allowing us to serve you

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

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

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

Meeting Date: 9/22/2021

Agenda Category:

Subject: REQUEST FOR THE APPROVAL OF MEETING MINUTES FROM AUGUST 26, 2021

REGULAR BOARD MEETING

Recommendation/Motion: APPROVAL

Originating Dept ADMINISTRATION 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 AUGUST 26, 2021 REGULAR BOARD MEETING

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:

| Contract End Date | | | |
|---------------------------------|--|-------------|---------------------|
| Renewal Start Date | | | |
| Renewal End Date | | | |
| Number of 12 month terms this r | enewal | | |
| Dollar Amount | | | |
| Contractor Company Name | | | |
| Contractor Contact | | | |
| Contractor Address | | | |
| Contractor Phone Number | | | |
| Contractor Email | | | |
| Type of Contract | | | |
| Describe | | | |
| ATTACHMENTS: | | | |
| File Name | Description | Upload Date | Туре |
| 8-26-21_CRA.pdf | AUGUST 26, 2021 REGULAR BOARD MEETING MINUTES | 9/16/2021 | Minutes |
| REVIEWERS: | | | |
| Department | Reviewer | Action | Date |
| CRA | Evans, Scott | Approved | 9/16/2021 - 5:07 PM |
| CRA Internal Review | Evans, Scott | Approved | 9/16/2021 - 5:22 PM |
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C. Department Director Review:

Contract Start Date

1 Riviera Beach Community Redevelopment Agency Meeting 2 Marina Village Event Center 3 190 East 13th Street 4 Riviera Beach, Florida 5 6 Thursday, August 26, 2021 7 6:08 P.M. - 8:30 P.M. 8 9 **APPEARANCES:** 10 Chair Shirley D. Lanier 11 Vice Chair KaShamba Miller-Anderson 12 Commissioner Julia Botel 13 Commissioner Douglas A. Lawson 14 Commissioner Tradrick McCoy 15 Attorney Christopher Smith 16 Attorney Opal McKinney-Williams 17 Attorney Sean Pittman 18 CRA Executive Director Jonathan Evans 19 CRA Clerk Sherley Desir 2.0 21 Stenographically reported by Claudia Price Witters, RPR 22 23 24 25

1 CHAIR LANIER: Good afternoon. We will call 2 the Riviera Beach Community Redevelopment Agency 3 meeting to order for August 26, 2021, at 6:08 p.m. 4 Roll call, Madam Clerk. 5 THE CLERK: Commissioner McCoy. 6 COMMISSIONER McCOY: Here. 7 THE CLERK: Commissioner Botel. 8 COMMISSIONER BOTEL: Here. 9 THE CLERK: Commissioner Lawson. 10 COMMISSIONER LAWSON: Here. 11 THE CLERK: Co-Chair Miller-Anderson. 12 (Absent). 13 Commissioner Lanier. 14 CHAIR LANIER: Here. 15 THE CLERK: We have Chris Smith with the 16 Pittman Law Group. We also have Opal 17 McKinney-Williams with Pittman Law Group online. We also have Sean Pittman with Pittman Law Group 18 19 that is also online. Jonathan Evans, as the 2.0 Executive Director of the CRA, and Sherley Desir as 21 the CRA clerk. 22 CHAIR LANIER: Thank you. We will have a 23 moment of silence and the Pledge of Allegiance by 24 Councilman Lawson. 25 (Moment of silence and Pledge of Allegiance recited)

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CHAIR LANIER: Thank you.

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For those council people who are virtual, are there any -- and staff, are there any additions, deletions or substitutions for this agenda?

COMMISSIONER BOTEL: Not from me, Madam Chair.

> CHAIR LANIER: Thank you.

EXECUTIVE DIRECTOR EVANS: Madam Chair, from staff, we'd like to rearrange the agenda, if it is the Board's pleasure.

We would like to take Berkeley Landing first as they have to go to the P&Z meeting that is occurring next door. So we would like to take that presentation first. And that's the only modification from staff.

CHAIR LANIER: Very good. So we'll put number 7 as number 4. Please note, Madam Clerk.

THE CLERK: Commissioner McCoy.

CHAIR LANIER: Let me -- hold on a second.

Are there any disclosures by the commission or staff in regards to these items that are listed on the agenda this evening?

COMMISSIONER BOTEL: Not from me.

CHAIR LANIER: Very good.

Madam Clerk.

1 THE CLERK: Commissioner McCoy? 2 COMMISSIONER McCOY: Are we adopting the 3 What exactly is it that you're asking for? 4 CHAIR LANIER: Sorry? 5 We're adopting the COMMISSIONER BOTEL: 6 agenda. 7 COMMISSIONER McCOY: Yes. THE CLERK: Commissioner Botel. 8 9 COMMISSIONER BOTEL: Yes. 10 THE CLERK: Commissioner Lawson. 11 COMMISSIONER LAWSON: Yes. 12 THE CLERK: Chair Lanier? 13 CHAIR LANIER: Yes. 14 THE CLERK: Motion carries. 15 CHAIR LANIER: Thank you. 16 We are at the consent agenda part of our 17 meeting. All matters listed under this item are 18 considered to be routine and action will be taken 19 by one motion. There will be no separate 2.0 discussions of these items unless a councilperson 21 so requests, in which event, the item will be 22 removed from the general order of business and 23 considered in its normal sequence on the agenda. 24 Can I get a motion to approve the consent 25 agenda?

1 COMMISSIONER BOTEL: So moved. 2 CHAIR LANIER: Second. 3 Madam Clerk. 4 THE CLERK: Commissioner McCoy. 5 COMMISSIONER McCOY: Yes. 6 THE CLERK: Commissioner Botel. 7 COMMISSIONER BOTEL: Yes. 8 THE CLERK: Commissioner Lawson. 9 COMMISSIONER LAWSON: 10 THE CLERK: Chair Lanier. 11 CHAIR LANIER: Yes. 12 THE CLERK: Motion carries. 13 CHAIR LANIER: Thank you. 14 Our next item, Madam Clerk. Our next item is 15 the Berkeley Landing project update. 16 EXECUTIVE DIRECTOR EVANS: Yes. Madam Chair, 17 at this particular time I'd like to have 18 Ms. Annetta Jenkins, Neighborhood Services 19 Director, introduce this item, and then we will 2.0 turn it over to the folks from Berkeley Landing to 21 present. 22 CHAIR LANIER: Thank you. 23 MS. JENKINS: Good evening, Chairperson 24 Lanier and Commissioners. 25 I'm very happy to bring you a project update

for the Berkeley Landing project. And just to give you a little background summary, on October 8th, 2020, the Board deemed the Wendover/Pinnacle team the successful applicant for a Local Government Area of Opportunity Funding Contribution Loan or Grant in the amount of \$640,000, which was necessary to apply for Housing Credits in the RFA 2020-2021 cycle.

The subsidy award is conditioned upon the award of tax credits to this 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 percent of area median income and not disbursed until closing of the entire transaction.

Staff is pleased to present the following update. But before I do that, I want to acknowledge the excellent collaboration and support from the Development Services Department, led -- this effort has been led by Ms. Mary Savage-Dunham, with support from Mr. Clarence Sirmons, Mr. Terence Bailey, our city engineer, Mr. Scott Evans, the Planning Director for the CRA, and of course Mr. Jonathan Evans. And without their support and collaboration we would not be here presenting this

to you.

Just to give you a little project description and additional background, this project is a proposed new development adjacent to the Park Manor neighborhood of Riviera Beach. This proposed development will add approximately 31 plus million dollars in development value on a property that is assessed at \$970,030. The project would generate an estimated \$257,786 of ad valorem tax revenue.

The current status for Berkeley Landing.

We're happy to tell you that the Pinnacle Group has been successful in securing an allocation of housing credits. Additionally, Pinnacle has been successful in acquiring total site control. They have gone through 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. They are presenting to the CRA and Planning and Zoning tonight. And hopefully the project will be before the City Council in September or by early October at the latest.

The developers have began to apply for horizontal permits such as through the South Florida Water Management District, DEP, for traffic

concurrency and codifying the FDOT approval for the driveway connection on U.S. 1.

Their design team is working towards construction document completion.

They are commencing local recruitment outreach and efforts for construction to happen in early October.

They are working -- and I've just been given an update tonight that they will give you -- but working on a selection for the equity investor and debt providers for this development.

They are targeting a closing commencement of construction in the middle of the first quarter, 2022.

Berkeley Landing as proposed will have 112 multifamily rental units, of which 110 affordable and income-restricted units and 2 market rate units which they anticipate pairing with the 2 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 percent to 80 percent of area median income.

As I said, the total project development is anticipated to be in excess of 31 million.

In your write-up we've given you a detailed projected timeline that's laid out according to

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function.

And tonight our next step is to have Pinnacle present the project and give you a more detailed status update. Although no action is required at this time, we wanted, as we promised, to bring you some good news tonight.

Mr. Tim Wheat of Pinnacle is here to give you a more detailed update.

And I will ask if there are any questions at this point or if we're able to invite Mr. Wheat up.

COMMISSIONER LAWSON: I have no questions, Madam Chair.

CHAIR LANIER: Yes, go ahead. You want to go now, or are you going to wait until the --

COMMISSIONER LAWSON: No. No, I said I don't have any questions.

CHAIR LANIER: Oh. Okay.

All right. Go ahead. Introduce yourself, sir.

MR. WHEAT: Yes. Good evening, everyone. With the Chair's indulgence, may I take my mask off?

CHAIR LANIER: Yes, of course.

MR. WHEAT: Okay. I'm fully vaccinated, but I just wanted to make sure.

I'm Tim Wheat with Pinnacle. And you -- we had the opportunity to meet in October and discuss this very exciting development.

Along with me is our partner, Kevin Kroll with Wendover, who you will hear from later; as well as others on our team; to bring you up to speed as Ms. Jenkins did on Berkeley Landing, and where we've gone and where we're going.

CHAIR LANIER: Let me ask you a question.

MR. WHEAT: Yes, ma'am.

CHAIR LANIER: Where did you get the name?

MR. WHEAT: Berkeley Landing?

CHAIR LANIER: Uh-huh.

MR. WHEAT: You're going to have to ask Kevin that question. I do not know. He came up with that one. I'm going to turf that one off to you.

And by the way, the name is, you know, changeable. You know, we certainly could. You know, for branding purposes we can always do a DBA and come up with a new name. But thanks for asking.

CHAIR LANIER: All right. Very good.

MR. WHEAT: So just to -- I want to just

briefly update you about our team of professionals, all of which or many of which are here tonight.

Kevin Kroll with Wendover, you've met. And I'm with Pinnacle. And Wendover and Pinnacle are 50/50 partners. And we're both standard bearers in affordable and workforce housing in Florida.

Wendover based in Central Florida and Pinnacle in Miami. And we have an office that I staff here in West Palm Beach area. And both Kevin and I are native Palm Beach County residents.

PCDS is a joint venture that Pinnacle's construction company does with Dwight Stephenson or D. Stephenson Construction. And you'll hear from Joe Sanchez later about our recruitment efforts for what we promised the CRA Board in October, to recruit local businesses to participate in the construction. And that effort starts in this room on October 5th with a prequalifying event that we'll be hosting here for contractors to come in, learn about the development and, you know, set themselves up to bid and participate.

Brown and Phillips is our survey and plat firm; Palm Beach County based.

Urban Design Studio is our urban planner;
Colleen Walter -- I'm going to hand the clicker to

her in a moment. She's going to walk you through the development approval process that we're going through. We know you are going to hear this as the City Council soon, so we're going to try to keep it fairly brief. But we wanted to update you on all of the components of the physical development plan.

Jamie Crowley is here with the Gunster law firm as our land use counsel.

Lucille Hinners with RLC Architects, another Palm Beach County based firm, came up with this glorious plan.

Chris Rogers with the Keith team is here.

He's led our civil and traffic engineering.

Foreman Consulting on landscape could not make it tonight.

And Wendover is also going to be our management company; and Kevin can answer any questions about property management you may have tonight.

So I'm going to turn over -- I'm going to come back up in a moment after Colleen finishes. And she's going to walk you through the key components of our development plan.

You may remember, in October we had a discrete plan or a discrete idea about how we want

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to develop it, and we've preserved that through the development process.

I want to echo what Ms. Jenkins said about working with the staff at the City and the CRA.

It's been a very engaged interactive process. Your City staff and CRA staff has made this development exponentially better.

And I think you're getting three huge wins at

it, other than a beautiful development and providing needed housing. You're getting two gorgeous civic plazas on Lakeshore Drive and U.S.

1. You're getting a dedication of additional right-of-way from us for Broadway and U.S. 1. And then third, we're doing a shared entrance that will allow for the further redevelopment of the AT&T parcel to the north in the future when they come in for development. And we worked all of this out with your staff's encouragement. So we want to thank you for having such a wonderful professional staff.

I'll turn it over to Colleen now.

MS. WALTER: Good evening Chairwoman Lanier, Commissioners. Colleen Walter with Urban Design Studios.

CHAIR LANIER: Lanier.

MS. WALTER: Lanier. Thank you.

I'm Colleen Walter with Urban Design Studios.

And we are the lead planning firm working on the project. And I wanted to give you an update on where we stand in the entitlement process.

In April of this year entitlement applications were submitted to the City seeking a rezoning of a portion of the property, seeking plat approval, and requesting a major site plan review. These applications have been reviewed by staff and as has been already mentioned, there's been a lot of coordination back and forth between the design team, the developer and staff to come up with a development plan that we all feel is the best for this site.

Also, as mentioned earlier, your Planning and Zoning Board will be seeing these applications this evening, as soon as we are done with our presentation here to you this evening.

The site is located north of Blue Heron
Boulevard, between Broadway and Lakeshore Drive.
The site is just over four acres. 4.1 acres in
size. Although previously developed with mobile
homes and apartments, it is currently vacant. And
the properties surrounding the site are developed.

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The property to the north is also not being used, the prior AT&T location. And as mentioned, there is the opportunity for that property to redevelop as well. So taking that into consideration as part of the site design was paramount in the planning for the site.

The property has a downtown mixed use future land use designation. However, it has two zoning designations on the property, on each of the two The downtown general designation is on parcels. the western portion and the downtown residential designation on the eastern portion. The rezoning request is to change the downtown residential zoning to the downtown general zoning so that the site will have one zoning designation, which will allow for a unified plan of development for the This zoning designation is consistent property. with the comprehensive plan designation and also consistent with the downtown plan.

There is also an application in concurrently for plat approval. The plat will unify both parcels and will also dedicate the two public civic spaces that Mr. Wheat spoke of; one on Broadway and one on Lakeshore Drive.

The site plan has been developed placing the

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buildings in the southern portion of the property, recognizing that the entrance to Broadway works best and functions in the northwestern corner of the site.

The two buildings surround a cabana style pool area. And the buildings have a mix of one, two and three-bedroom units. The project also includes two live/work units which will front on Broadway. These spaces will provide for ground floor office or commercial space that could serve emerging businesses. And then the upper story of these units is a residential living space. These live/work spaces will be marketed through the CRA Small Business Incubator Program.

There are also amenities for the residents proposed along the Broadway frontage, including a fitness center and a lounge area that will have store front windows facing Broadway. With these uses located along the Broadway frontage, this project helps further the goals of activating the Broadway corridor.

In addition to the access from Broadway there is also access proposed from Lakeshore Drive. And there is a parking area located to the north of the building and surrounding the outdoor amenity

spaces.

As Mr. Wheat indicated, this project will be making a dedication of right-of-way along Broadway to FDOT. And that is shown on the graphic on the left-hand side. Within this dedication there will be a wide sidewalk constructed with street trees; and the applicant will be doing that construction. The additional dedication will allow for parallel parking to be accommodated in the future along Broadway if the results of FDOT's study and their coordination with the City supports the need for parallel spaces in this location. So with that dedication, it will accommodate the future location of parallel spaces as well as provide for a wide and shaded sidewalk.

Additionally, the property to the north, the AT&T site, recognizing that that will redevelop, with the narrowness of the sites, the configuration of the existing medians in Broadway, and the location of access points on the west side of Broadway, it is assumed that there would be a shared access point that would serve both of these developments. Planning for that access point in advance so that if it does occur that it can be accommodated without having a major impact on this

development was part of the discussions that occurred with City staff.

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And the graphic on the right shows how that access point would work in the future as a shared access point between the two sites.

There is a comprehensive and lush landscape program that is proposed for the site. It is tropical and compliments the tropical style of the architecture of the buildings. It also incorporates a lot of native and drought tolerant plant materials. It includes the shade trees along Broadway, as well as landscape buffers to the south between this project and the residential uses on the south end, and a landscape program along Lakeshore Drive. Buffers are also provided on the northern part of the site, and shade trees are incorporated within the parking areas.

There are two public civic open spaces that are proposed within the project, as Mr. Wheat alluded to; one on the Broadway frontage and a second on the Lakeshore Drive frontage. And you can see those indicated on the site plan.

The civic space on Broadway is just over 5,000 square feet in size. It will include shaded seating areas and an art piece.

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Also, the developer will be dedicating an easement to Palm Tran for a bus shelter; and will be constructing a custom bus shelter in this location, that will be complimentary to the architecture.

The public open space along Lakeshore is a little over 3500 square feet and has a very similar program, with shaded seating areas and incorporation of a piece of art.

Both are accessible to the public and seek to compliment and enhance the public realm along those right-of-way frontages.

This is what the custom bus shelter will look like along Broadway.

There are both internal and external amenities that are also proposed as part of this project. They include areas for both children and pets to get outside and exercise. A pavilion that will have a barbecue that will allow people to gather. Within the building are multi-purpose spaces for meetings, a lounge, and a library.

There also will be recreational facilities, a fitness center, the pool.

And the site will have security on all of the entries, as well as surveillance cameras.

The interior of the units themselves are very well appointed; and again, there's a mix of one, two and three-bedroom units.

And with that, I'll turn it over to Mr. Wheat.

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MR. WHEAT: Thank you, Colleen.

As Colleen mentioned, the art in public places is really important to Pinnacle, as one of the two partners in this. It's a signature thing that we do in all of our communities. And we're excited to have two plazas where we can create two unique pieces of art and curate them. We haven't selected them yet. We haven't even decided how we'll do that. And we're certainly open to the input of the City and the Redevelopment Agency in doing that. But we wanted to just give you a little bit of information about what we do in terms of sculpture pieces, freestanding; and also in Miami we're known for our murals, particularly in Wynwood.

In one of our developments in Wynwood we change the mural periodically. The most recent one was the Miami Heat players when they were in the NBA finals last year, and then we showed them all masked up to tell everyone to be safe because of

1 And we have a lot of fun with that stuff. COVID. 2 But you'll see, if you go to Miami International 3 Airport you'll see the girl on our side of our 4 building. And also there are a number of other 5 Pinnacle murals leading in on the 112 Expressway as 6 well. But we'll have a piece, freestanding, at both 7 8 Lakeshore Drive and U.S. 1. 9 These civic plazas are to be maintained by 10 They are dedicated to the City but we have the us. 11 perpetual obligation to maintain them. I think 12 that's important for you-all to know. 13 So I am going to turn it over to Kevin, who 14 is going to walk you through our news on financing 15 and then also just walk you through some of the 16 particulars on the rents and the services that 17 residents will avail themselves at Berkeley 18 Landing. 19 COMMISSIONER LAWSON: Madam Chair. 2.0 CHAIR LANIER: Yes, go ahead. 21 COMMISSIONER LAWSON: If I could ask 22 either -- Mr. Wheat just a few questions --23 MR. WHEAT: Absolutely. 24 COMMISSIONER LAWSON: -- so they just don't

get bulked in at the end.

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MR. WHEAT: Okay.

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COMMISSIONER LAWSON: Thank you, Mr. Wheat. And thank you first and foremost for just an amazing presentation. What you guys have brought to our city and the fact that you guys have continued to work with us. I loved hearing that our staff is doing a great job. I knew they would. But just for your organization to let them know, and to let everyone in this country know that Riviera Beach is doing a good job with this development is what we want to hear. That's what we want to showcase. Thank you, first and foremost.

MR. WHEAT: Much appreciated.

COMMISSIONER LAWSON: The type of security that you're going to have at the project. There was a security that you're going to have. It's not a gated community so --

MR. WHEAT: No.

COMMISSIONER LAWSON: -- what type of security are you going to have on site?

MR. WHEAT: Well, what we'll do is that we have -- even though these are three-story walk-up buildings, we have entries through the building that have a single long corridor that threads

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through the middle. So we have two points of entry at every building. One will be residents only and the other will be residents and guests. And each resident will have a fob and there will be secured access entry into each building. And then one entrance to each building will also have a guest call box so you'll be buzzed in, like if you were in a high-rise condominium. So that's one feature.

The other element will be electronic surveillance cameras. We'll cover all of the common areas. We'll cover all the entry points in and out of the development; and all of the exterior uses. And we'll try to blanket the development where there's eyes everywhere.

And in addition to that we'll -- we generally use web enabled systems that will allow the Riviera Beach Police Department to access our system when they need to, in an emergency situation or to download video.

COMMISSIONER LAWSON: Okay. And then the common areas, the park areas, how are those going to be secured, the ones that are going to be on Lakeshore and on Broadway?

MR. WHEAT: Well, those are wide open civic open spaces and we don't intend to fence them. We

do have the obligation to maintain them. But we'll also place those under video surveillance as well.

COMMISSIONER LAWSON: Okay. And the small business incubator program, you said that you were going to work with the CRA's incubator program --

MR. WHEAT: That's correct.

COMMISSIONER LAWSON: -- to create those live/work locations and to have those facilitated.

Okay. That's it so far. Thank you, Mr. Wheat.

MR. WHEAT: Oh. Pleasure.

MR. KROLL: Evening, everyone. Great to see everyone again. We are obviously very excited about the progress here for Berkeley Landing and the potential here for -- that it holds here for the CRA.

I'm going to update you a little bit about, about what the -- the unit mix is, if you will; in terms of the income levels, the rents. It's pretty much exactly as we proposed to you guys. We have 17 units reserved for households at the 30 percent of the area median income level. We call it the AMI. Those are for -- a family of four, they can be making up to just under \$26,000 a year. And those rents are between about \$400, up to about

\$538. And I believe these rents are also including utilities as well. So, you know, we cover all water, sewer, trash. Usually they are individually metered for electric and the resident is paying their own electric. But that isn't the only utility. Otherwise, water, sewer, and so forth, is all covered in the rents.

And I should also mention, you know, we also pride ourselves in being kind of an all baked in price. We're not -- we're not the airline that's going to charge you extra for that bag; just like we're not charging residents extra for parking, for the refrigerator, all these other kind of ancillary fees that a lot of housing providers are starting to tack on. We provide -- we pride ourselves on not being that guy. You know, what is advertised, what you see, is what you get. No hidden fees.

Then we also have 74 units that are available for households up to 60 percent of the AMI. Or about \$51,000 a year for a family of four; and those rents are going to range from 884 to 1206 dollars. And that is the biggest swath in terms of the renters. That's that middle range of renters who are looking for affordable housing and who are overburdened right now on their housing costs.

The other 19 units are for the households at 80 percent AMI. That's about \$68,000 a year for a family of four. Those rents are somewhere between 1200, up to about 1650 bucks a month.

The 80 percent AMI is really what we consider workforce housing. Those are your central services personnel. It's teachers, it's, you know, it's emergency services, it's, it's a -- really what we see is the most widely underserved part of the population right now.

You know, a lot of affordable housing that has been built only goes up to 60 percent AMI. And obviously these cities, people are -- they're not able to rent a lot of the affordable housing inventory that's out there based on their income, but they're also priced out of market rate housing.

So, you know, this is what's really unique about Berkeley Landing, I think, is that we have such a, you know, a large percentage of units by comparison, that is catering to this kind of middle income level. So what we have here is a kind of a nice stratification, if you will, of incomes.

We're true mixed incomes.

And we have also two live/work spaces that will be at market rent to local entrepreneurs.

These are those units that we have right up front, street side, on Broadway. So they've got, you know, frontage on Broadway for a small business; and then they also are living there as well. So it's a residential slash commercial space there.

And I'll give you a little bit of update too just to kind of where we are on financing. You know, we're really excited to announce that we've partnered up with Bank of America Community

Development as our financing partner for Berkeley Landing. They are going to be purchasing the tax credits. It's about 23 million dollars of tax credits that they're purchasing, that is funding this community.

They're also going to be the lender for both the construction and permanent debt on Berkeley Landing. And so, you know, they're a wonderful partner; we've worked with them elsewhere around the state of Florida, in CRAs and other areas that are -- of revitalization. They're very excited to be working here in Riviera Beach.

And to that point, I'm happy to make the introduction to -- with the CRA and Bank of America Community Development. They would love to discuss with you guys any other opportunities that you guys

have here.

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You know, they don't just work with us as private developers but they work with public sector municipalities and CRAs as well. So any other kind of ongoing initiatives that you guys have, they would love to discuss with you as well. But very excited to make that announcement tonight.

And I think the -- let's see here. Yeah, I'll talk a little bit about our management as well.

CHAIR LANIER: Let me stop you right there.

I just wanted to recognize our Councilwoman

KaShamba Miller-Anderson on the dais.

MR. KROLL: Wellcome, Council -- good to see you again as well.

As Tim mentioned, Wendover Management is our own in-house property management group. You know, one thing we are -- and I know we've told you guys this before. You know, we don't consider ourselves developers as much as we are managers of the communities; and we're there really to serve the needs of the residents, at the end of the day.

So Wendover Management, you know, we have a portfolio of a few thousand units that we manage throughout the state of Florida, Georgia, and the

Carolinas.

And to give you a little bit of idea, first of all, in terms of the process, when the community is about 60 days away from opening, that's when we start pre-leasing. Already at this point, even predevelopment, we're already working with the Department of Veterans Affairs, with the local VA Hospital here, they have a large list of veterans who are looking for affordable housing. So we know that there's going to be a large demand there. We're working with other local community organizations, with the Housing Authority. So we already are developing these kind of, of lists, if you will, wait lists of people who are looking for new affordable housing.

And then we, you know, we get into pre-leasing at about 60 days out. And then we anticipate based on the demand, you know, being leased up here pretty quickly.

And then getting into our community services and tenant services, which is really the exciting part. Some of the programs that we're going to be offering here: Adult literacy; employment assistance and referrals, we work with local agencies and local employers on this. We offer

financial management and budget counseling classes to our residents; parenting skills; health and nutrition classes; life skills courses; tutoring assistance; and we also have an on-site computer lab, where we have courses for children, for adults; work skills courses.

It's important to note this is a family community. It's not just reserved for seniors. So we're going to have all age groups here. We're going to have young families. We'll have some younger working -- you know, people just kind of starting out in their careers here; obviously, we'll have seniors as well; and a number of veterans, who tend to be seniors.

So it's going to be a wide mix of income levels here as well as age groups; which I think is pretty exciting. It will bring, you know, a nice new feeling of liveliness here to -- kind of, to Broadway and to the downtown corridor here. So it will serve as kind of an activation, I think, for further growth and development.

And I think, Tim, was this the -- this was back to the original letter.

MR. WHEAT: Thanks, Kevin.

Unfortunately, I'm the one that put the slide

show presentation together, and not Kevin. So actually those were the net rents. And I apologize for that.

So we can give you the list of the gross rents that include the utilities afterwards. So I just wanted to correct the record and not make Kevin look bad tonight so -- just -- we've tried to stay consistent with the goals and objectives of your Community Redevelopment Plan and your Comp Plan; and we appreciate the support that the City gave us in October in order to leverage all of these housing tax credits and all of this activity.

So what we want to do is our last speaker tonight is Joe Sanches with D. Stephenson. And as I mentioned, this very room is going to be the kick off for our outreach and recruitment for local contractors. And I want Joe to walk you through our timeline and plan. And then we'll be complete at that point and happy to answer any additional questions.

MR. SANCHES: So, good evening again. My name is Joseph Sanches. I'm president of D. Stephenson Construction. How you doing?

With me tonight is Dominique Pinchinat, who is one of our assistant project managers. She's

actually a FAMU graduate and a resident of Riviera Beach, and we hope to have her involved in this project as well.

So I'm going to talk to you a little bit about what we're planning on doing as part of the team with Pinnacle.

So at D. Stephenson we have -- our outreach program, our diversity program is called SHARE, which is an acronym, stands for Seek, Help, Access, Report and Evaluate.

During the first phase, the seeking phase, we reach out -- we go to -- we do outreach events, such as the one that Tim talked about in October. But we also go through databases. We go through different chambers. We go through different organizations to make sure we mine those resources to find out where those contractors are and we're available for them. And the same thing we do with the job fairs, we make sure we reach out to the different sources, such as Career Source, to make sure we identify individuals who will be interested in working on our project.

In the second phase, in the help phase, we help them with prequalification. So we want to make sure we walk them through the process so

there's no barriers for them to participate on the project. We, if necessary, go through certifications processes if the city has one. If there's not one, we'll help them get certified with other agencies. Because we don't want them just to work on our project. We want them to work on multiple projects they could possibly have an opportunity to work on.

And then for the individuals we also go through career readiness training and things such as that with the Urban League and others.

We want to make sure that the individuals get the OSHA 10-hour certifications. That's going to make them attractive to contractors and wanting to hire them because they are safety minded.

In the third phase we provide access. We provide access to them to the bid documents as early as possible. We provide access to our professionals, to our estimators, to our bonding companies, to our lenders, and to others. We want to make sure, again, that they have the resources and the tools available to them to be successful. We want to make sure that they have that information early so they can make the arrangements with other contractors, other vendors, suppliers;

get lines of credit; whatever it is that's necessary so they're ready.

Once we move into the construction phase, we report -- even before we move into the construction phase, we start reporting. So we'll do periodic reports to let you know how we're doing. We'll demonstrate our efforts for outreach. And then we actually provide information about exactly how many firms have we gone out to bid with, who responded to the bids, who's been contracted, the payments that we made out -- made to them. All that information will be available to you.

And then in the last phase, the E is for evaluating. So we evaluate our own performance. We make sure that we are doing what we said we're going to do; that our project management staff are actually following through; our, our estimators are following. And then we make sure that the contractors, both the minority and nonminority contractors, local and nonlocal, are living up to their obligations to each other and to us; and make sure that we're being successful.

So we put together a timeline for MWBE. So we mentioned in October we're going to have an outreach event; and then that's followed up with

the database mining in November through February.

We advertise for prequalification. That starts, you know, immediately in October. So we want to make sure we get folks prequalified with us.

Construction start, we're looking at an April time frame for us to start construction. We have different conferences with trade associations and, as I mentioned, the Black Chamber is one, Minority Builders Coalition, and others.

We do the prequalification process all the way down through, we do technical assistance workshops. We do one-on-one bid meetings with the bidders. We do bid debriefings to let folks know how did they do with the bids, if they could have done better in one area.

We provide -- we do surveys of the firms that are participating. And then we do internal and external principal meetings, both within our organization, the joint venture, and also with you as our client, to get your feedback on a periodic basis, to make sure that you're satisfied with what's going on during the course of the project and not wait until the end of the project.

So this is an example of the kind of data

that we collect. We identify who the potential subcontractors are, what trades they're in, who the contact people are, whether they're certified with us or they're not certified or prequalified. And we get that information and put that together to make sure that we have a way to meet our goals.

So we're going to be working with the Black Chamber of Commerce on this project as well. They're going to be helping us out with preparing flyers and distributing to their mailing list, coordinating the outreach event, staffing the event. Helping to facilitate the different meetings and doing, surveying participants.

And on the workforce side they're also going to do the flyers and coordinating with Career Source, organizing the job fair and the staffing event as well.

And then D. Stephenson is going to be partnering with both Pinnacle and with the Black Chamber to do the services that you see listed up here, both for local business participation and for local workforce participation. So all along the course of the project we're working hand-in-hand to make sure we're providing the services and the information that is necessary.

So with that, turn it back over to you, Tim.

COMMISSIONER BOTEL: Madam Chair.

CHAIR LANIER: Yes. Go ahead.

COMMISSIONER BOTEL: I am so excited about this project for so many reasons. You know, we know we're desperately in need of workforce housing; and this provides some beautiful, beautiful solutions to that.

But I'm also excited about the -- from the point of view of the workforce development work that I've been doing. So I don't know if the developers are aware that we have a workforce development task force in Riviera Beach; and I would be happy to assist in any way in terms of the work that you need to do to get the most -- the greatest number of people in Riviera Beach working on this project.

MR. WHEAT: This is Tim Wheat with Pinnacle.

Duly noted. And one of the things that we'll do

with Joe's help is once we get our subcontractor

base nailed down, before or even right after we

break down, we'll have a job fair and we'll want to

coordinate that in an appropriate fashion, because

we do -- it's one thing to get the contractors

involved, it's an entirely other thing to get the

individual workers and people employed in the City and working on the development. And it's good business for us. It really is, in very many ways.

COMMISSIONER BOTEL: Thank you.

COMMISSIONER LAWSON: Madam Chair.

CHAIR LANIER: Yes. Go ahead.

COMMISSIONER LAWSON: Thank you, Mr. Stevens [sic].

The R in SHARE, the reports, how often will you guys be reporting to us about updates for the status of local participation, the contractors, everything that's going to be happening? What's going to be the timeline on those reports?

MR. SANCHES: So that's up to the CRA and you, how you want that done. We've done everything from monthly reports to quarterly reports to semiannual reports. So whatever works best for you, we're prepared to do that for you.

COMMISSIONER LAWSON: Because -- I'm not sure if you followed but our focus has been local and minority participation. Our goal is to make sure that we stay consistent with giving opportunities for our local residents. As my colleague, Dr. Botel stated, we want to make sure that we're empowering our residents. All of the funds and

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dollars that are being spent in our city, we want to keep as much as possible in our city. So those monthly reports will be as much needed as possible.

I think that we want to see that we're working with the locals, that we're giving them an opportunity.

And I'm excited about the October 4th event for the local participation.

I do have a question for staff. This may be for Mr. Evans. Would it be -- or even Mr. Smith. We do have a sheltered market within our procurement. We have a few different organizations that we work with, with electrical and with construction. Would those be markets that they could start with or work with to facilitate local participation? Are these organizations they can reach directly out to? How do we provide them with a list of the locals that we currently work with with the City, that we have currently under contract?

EXECUTIVE DIRECTOR EVANS: Madam Chair, if I may.

CHAIR LANIER: Yes, go ahead.

EXECUTIVE DIRECTOR EVANS: We can provide them with a list of local vendors and those that

have filled out a vendor application; and then they can go through that list and obtain the services that are needed for their particular project.

COMMISSIONER LAWSON: And to that point, if we can get the information or have our procurement team or have somebody from our city manager staff be -- participate with this October 5th, I think the best way is to work together with our partners that are developing here, to bring those businesses to the table and say, okay, these are businesses, these are organizations, let's get them registered, let's get these vendors that may not be registered with the city actually signed up; and just work together to reach under every rock and pull every person from the city and give them an opportunity to work on this project. And then hopefully the expansion of Phase II, once we get to that level.

EXECUTIVE DIRECTOR EVANS: Okay.

COMMISSIONER LAWSON: Thank you, Madam Chair.

CHAIR LANIER: I just wanted to ask, based on your familiarity with the availability of MBEs, what do you -- what is your estimated goal in terms of participation for primes and for subs?

MR. WHEAT: When we came before you in October we said our goal was 25 percent.

CHAIR LANIER: 25 percent?

MR. WHEAT: Correct.

CHAIR LANIER: Okay.

COMMISSIONER LAWSON: Follow up, Madam Chair.

CHAIR LANIER: Yes, go ahead.

COMMISSIONER LAWSON: Can we try to beat

that?

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MR. WHEAT: We will make best efforts to --

COMMISSIONER LAWSON: If we can do our very best, because that was one of the things when we brought in this team and we said that we wanted to work with Pinnacle and these organizations, our focus was going to be the locals. It was going to be the minority, it was going to be our (indiscernible) our MBEs, WMBs. If we can beat that and exceed that, in addition to giving rave reviews to our staff, in addition to you letting them know that they're doing everything necessary with getting this groundbreaking as soon as possible, with giving affordable workforce housing to our residents, and then also giving our locals the opportunity to participate in developing it, so they can actually feel a part of the project, that would be phenomenal for us and we would be So that would be the best thing, if you ecstatic.

1 can bring that to the table. 25 percent is the 2 expectation. If we can far exceed that, that's 3 what we want to see. 4 MR. WHEAT: We will make best efforts. And 5 we're excited that you're excited for us to check 6 all those boxes. 7 COMMISSIONER LAWSON: Very much. Thank you, 8 Mr. Wheat. 9 CHAIR LANIER: Any other questions for our 10 council people who are virtual? 11 COMMISSIONER BOTEL: Madam Chair. 12 CHAIR LANIER: Yes. Go ahead. 13 COMMISSIONER BOTEL: Just one quick question. 14 It has nothing to do with workforce development. 15 I'm just curious. What's going to happen to 16 that little parallelogram of property, if you will, 17 that's to the north -- let's see, northeast of your 18 project? Do you have any idea? 19 MR. WHEAT: I do not know. I'm sorry. 2.0 We did make an offer to that particular 21 property owner a number of years ago and couldn't 22 get the terms. But we don't know what their 23 development plans are. 24 COMMISSIONER BOTEL: Okay. Thank you. 25 MR. WHEAT: You're welcome.

1 CHAIR LANIER: Very good. Are there any 2 other questions? 3 Thank you for your presentation. 4 MR. WHEAT: Thank you. 5 CHAIR LANIER: We look forward to the 6 development. 7 MR. WHEAT: And we'll see you wearing your 8 other hat very soon. 9 CHAIR LANIER: Yes. 10 MR. WHEAT: Stay well. 11 CHAIR LANIER: Exactly. 12 Next item on our agenda is? 13 Riviera Beach CRA Audit Financial THE CLERK: 14 Statement - Fiscal Year Ending September 30th, 15 2020. 16 CHAIR LANIER: Thank you. 17 Mr. Evans. 18 EXECUTIVE DIRECTOR EVANS: Madam Chair, 19 Members of the Board, we have the principal with 20 HCT, Mr. Roderick Harvey, that will be making this 21 presentation. 22 MR. HARVEY: Good day. 23 Is it possible to share our screen, please? 24 CHAIR LANIER: Yes, we see it. 25 MR. HARVEY: You can see the presentation

1 now? 2 CHAIR LANIER: Yes, sir. 3 MR. HARVEY: Okay. 4 COMMISSIONER BOTEL: I don't see it. 5 MR. HARVEY: You have it printed in front of 6 you? 7 CHAIR LANIER: No. But we saw it. But it's 8 gone now. 9 MR. HARVEY: Okay. Here we go. Can you see 10 it now? 11 CHAIR LANIER: There it is. 12 MR. HARVEY: Okay. Good day to everyone, all 13 of the elected officials, appointed officials. 14 My name is Roderick Harvey. Partner with 15 HCT. We are the CPA firm of record for the Riviera 16 Beach CRA. 17 Also I have with me the audit staff, 18 Mr. Scott, and also Mr. Thomas Williams, III, who 19 is the on-site manager. 2.0 And at this time we will have Mr. Scott begin 21 our presentation. Thank you. 22 MR. SCOTT: Good evening, ladies and 23 gentlemen. I am Kemar Scott, the senior --24 CHAIR LANIER: Sir, you're going to have 25 speak more loudly and more clearly.

1 MR. SCOTT: I'm sorry. 2 CHAIR LANIER: Okay. Go ahead. 3 MR. SCOTT: Can you hear me now? Are you 4 hearing me now? 5 CHAIR LANIER: Yes. 6 MR. SCOTT: Okay. Go to page --7 MR. HARVEY: All right. Hold on, hold on. 8 There we go. 9 MR. SCOTT: For the audit committee of 10 Riviera Beach, coming to Redevelopment Agency, we 11 are pleased to have the opportunity to meet with 12 you today to discuss the result of our audit --13 CHAIR LANIER: No, we can't -- we're not 14 going to be able to -- that's not working for us. 15 We're not hearing that clear at all. 16 MR. SCOTT: You're not -- are you hearing 17 Mr. Harvey clear? 18 CHAIR LANIER: Yeah, we're hearing it but 19 it's muddled. 2.0 MR. SCOTT: I'm not sure -- my computer is at 21 max volume. 22 CHAIR LANIER: Okay. Let's -- we'll try it 23 again. Go ahead. 24 MR. SCOTT: We are pleased to have the 25 opportunity to meet with you today to discuss the

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result of our audit of the financial statement of the CRA. As (indiscernible) ended September 30, 2020.

Our audit was conducted in accordance with the terms established in the audit engagement letter dated March 1st, 2021.

We are providing this document in advance to our meeting to enable you to consider our findings and analyze the quality up for discussion. We will be pleased to elaborate on the matters covered in this document.

Our audit is complete and we issued an unmodified or clean opinion on the Riviera Beach Community Redevelopment Agency financial statement on June 24, 2021.

Next slide, Mr. Harvey. Next slide.

MR. HARVEY: Yes.

MR. SCOTT: We will discuss audit results (indiscernible) communication and (indiscernible) summary.

We will cover supplemental slide support in regard communication and audit budget.

And lastly, we will discuss responsibilities of those in charge of governance and management and HCT.

Next slide.

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And I will turn over the remainder of the presentation to our manager, Mr. Thomas.

MR. WILLIAMS: Good evening, everybody. Can you hear me good? Can you hear me well?

CHAIR LANIER: Yes.

MR. WILLIAMS: Perfect. Our audit of the CRA was conducted as of September 30th, 2020, in accordance with auditing standards generally accepted in the United States of America and standards applicable for financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States of America, as well as Rules of the Auditor General of the State of Florida, Chapter 10.550.

There were no changes to our planned audit, meaning there was nothing discovered during the audit that made us have to go back and revise our audit plan.

We issued unmodified opinions on the following reports as well as schedules: The independent auditor's report, and independent auditor's report on internal controls over financial reporting and other matters in accordance with government auditing standards. Our schedule

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of findings and questioned costs. The auditor's report on compliance with Section 218.415 of Florida Statutes, which deals with local government investment policies. And the management letter in accordance with Rules of the Auditor General of the State of Florida.

At this time there are no outstanding matters to report to you. And all of the significant accounting policies can be found on note one of the financial statements.

We have listed as significant auditing estimates as the following allowance for doubtful accounts of your accounts receivable: Depreciation of fixed assets over their useful lives and the fair value of pension assets and liabilities.

The following are the significant risk factors that we factored into our audit planning:

Management override of controls, meaning the CRA staff and the City staff set controls. Did we find anything where management overstepped those controls to push through a transaction. Revenue recognition; meaning, was the revenue recorded in its proper period. As well as Sections 163.387 (6) and (7) of Florida Statutes, which mainly deals with the handling of funds received from the state,

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whether or not it was expensed properly and whether or not it was handled properly at the end of the year.

The following three GASBs became into effect for the CRA during the year. You'll see GASB 84, which deals with fiduciary activities. GASB 88, which deals with certain disclosures related to debt. And GASB 90, which deals with majority equity interests. But none of those had any financial statement effects for the CRA during the year.

There were no uncorrected misstatements; as well as various adjusting entries that were found throughout the audit, they had all been made. So there are no uncorrected misstatements at year end.

And there were -- we do believe that there were no financial statement presentations or disclosure admissions.

There were no control deficiencies noted for the fiscal year 2020. All the significant related party transactions had been identified and there were no significant findings or issues detected.

And this last piece basically states that if the document with our letters is going to be used we have a duty to read said document to ensure that

all the information is correct, but we do not have any other duties outside of that.

This slide here, I'll let you read on your own. But I just want to point out one, which is the subsequent events note. We did a -- management did a review through June 24th, which is the date the report was issued, and identified one subsequent event dealing with a contract that was signed after the date. You can find that in note nine of the financial statements.

And lastly, we believe from our professional judgment that we are independent of the CRA, as identified by professional standards. And with that we're going to turn the presentation over to the managing partner, Roger Cardy.

COMMISSIONER McCOY: Madam Chair.

CHAIR LANIER: Yes, go ahead.

COMMISSIONER McCOY: Thank you, Madam Chair.

I want to ask a couple questions regarding I guess at least one of the significant risks, and I want to bring this up because I shared this with the manager before. But I think specifically my concern is the management overrides.

And let me be clear. This is not speaking to specifically the manager or the CRA director but in

general.

We have specific controls in place. And I've seen this first hand, both from a consumer part of and also as a member of the Board, when we set forth different policies in some kind of way we kind of ignore it or we move away from it. And I think more importantly it really comes full circle when you can get the complaint on the front end and then you can see how the statements that's brought up in these significant risks speak specifically to revenue recognition, which I probably can have an example of all of them.

But specifically I wanted to bring to the members' attention we had the incident where there was the rental of the Clean and Safe building, and someone made the check payable to the City of Riviera Beach, which technically wasn't even the right entity. And even still, with the check, it still went against the very policies that we had that it couldn't be a personal check. But then all of a sudden, you know, that became the new process without us even addressing changing the rule.

For all intents and purposes if it's the policy then we need to follow the policy. If we learned or believed that that policy is probably

not the best, then let's take actions to change the policy.

But, you know, between the Clean and Safe building and the Marina Events Center I've seen two situations where there was -- should have been a uniform policy but they were treated differently. And it's partly because of management overrides and not having actual controls and following it.

And then the other one relative -- not so much revenue recognition, but I got a call from someone that said that they had an outstanding deposit that had been, I want to say about 14 or maybe 16 months that had not been returned. And it wasn't until they brought it to our attention that we recognized that we never notified them that they weren't going to receive their security deposit.

So it's like these kind of things that I think we need to kind of hone in and making sure that our policies are across the board and uniform, and that we have -- our staff is trained to know to follow those policies without, you know -- and honestly, there's possibly going to be a deviation. But specifically this speaks specific to the management overrides of controls.

And I just want to make sure that I'm sharing

> this to the members of the Board and also to our CRA Executive Director that these are here for a reason; and if we're not going to follow them then we need to do an overall policy change across the That's all I have for that item.

> > Thank you, sir. CHAIR LANIER:

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board.

COMMISSIONER McCOY: Oh. And I do have -so, let me go back to this. So, I think it's note one of the report, I quess I didn't understand this, but note one speaks to -- I'm sorry. Excuse It's note six of the report, and that speaks to the FRS contribution. I'm not sure I understand how is it that the CRA has this allocation of contributions to these classes, which I know the CRA doesn't pay. We don't have special risk class and elected officers class that we pay out of the CRA's budget. If so then, I quess, you know, I -maybe this applies to the City; is that correct? I think it's on page 29, note number 6. That should apply to the City because I don't believe the CRA should have that on the report.

CHAIR LANIER: What number are you saying, Mr. McCoy?

COMMISSIONER McCOY: It's note 6 to the financial statement. And it's on page -- it's on

PDF page 36. In the report, page 29.

And it says employee contribution rates by job class for the period October 1, 2019 to June 30th, 2020; and July 1, 2020, to September 30th, 2020, respectively, were as follows. And this speaks to regular special risk class, elected officers, senior management, FRS drop participants. I don't believe that applies to the CRA, because we don't have special risk class and elected officials aren't paid from the CRA. So it seems to me that this should not even be applicable to the CRA. And I want to ask that question, is this an oversight or an error?

MR. WILLIAMS: So that specific note, there's a standard for how that's written; as well as the City pays for the -- the City does pay for everything for the FRS and then it's allocated throughout the CRA. So that could be where the confusion is, is where it is a standard note that goes into each participant of FRS, it has to touch those -- it has to touch those specific tabs on -- in the note. If that helps answer your question.

COMMISSIONER McCOY: Okay. I mean -- okay.

All right. I'll take your word for it.

But I guess I -- more clarification. Am I

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owed -- let me see -- 56 percent contribution to my FRS from the CRA, that's probably a better question to ask.

MR. WILLIAMS: I don't think you're specifically owed, no. But this is something that I can take a look at.

If we want to continue the presentation, I can take a look at this specific note.

COMMISSIONER McCOY: But going forward, just as a transparency point, if I'm a member of the community and I want to look at the CRA's position, if you have something in here that says you contribute 56.03 percent of an elected official's salary to the FRS, that would lead me to believe that that's coming out of the CRA's budget. When I'm telling you, Mr. Williams, I think perhaps this should have been done in a part of the comprehensive annual financial report as opposed to this one, because it would lead me to believe that if I didn't know any better.

MR. HARVEY: If I can --

CHAIR LANIER: Yes.

MR. HARVEY: -- to the councilman's point, is there is a GASB which deals with OPEB, Other Pension Obligations, and so that requires us to

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allocate FRS. Also does an allocation based on the participants. And so while the City, you are correct, is the payer of the funds, it is a book entry or an accounting function in which we show the CRA's relevant portion.

I would add, so in this case tonight each of you in your elected capacity are sitting in as CRA council people, elected officials. At other meetings you would sit in as the City's electors. And so we bifurcate a split in this specific instance, those things that deal with OPEB and/or other pension liabilities. And so this disclosure is required and so we reflect it that way.

But Thomas can spend some time, we can give some additional information on it. But according to GAAS and according to disclosures we have to, we should show or disclosed as it is listed.

COMMISSIONER McCOY: Madam Chair.

CHAIR LANIER: Okay, go ahead.

COMMISSIONER McCOY: I want to make sure that I respond to that. What you're suggesting seems to say, Mr. Harvey, that --

MR. HARVEY: Yes, sir.

COMMISSIONER McCOY: -- there's an allocation from the CRA that contributes to that, to the

pension? As elected officials, for instance.

MR. HARVEY: So while the City pays the hard cash, that portion paid is then allocated or an accounting entry is done to reflect City side and also to reflect CRA side; and so that way -- and you make a good point. To the financial statement user who is looking at just the CRA, they should get the economic picture of just the CRA when they look at it. And so the stand-alone statements of the CRA reflect the true economic principles and the true economic values of just that entity, although the City pays it.

And if someone reflected or looked at the City's capper, they would see the City's portion of the expense paid.

COMMISSIONER McCOY: Okay. Last follow-up on that.

CHAIR LANIER: All right. Go ahead.

COMMISSIONER McCOY: Okay. Thank you,
Mr. Harvey but, you know, respectfully, I can't say
that I agree with this position. And for two
reasons. Number one, perceptions. And perception
in Riviera Beach is reality. And the last thing I
want someone to believe -- and I know at the last
CRA meeting that I attended there was this

perception or belief or perceived notion that the manager gets his salary from the CRA.

In looking at this, this is basically suggesting that a portion of the elected bodies' FRS comes from the CRA, which I know that is not true. So I would love to visit this GAAS standard or this GAAS rule that you talked about offline. But I don't think this should be in our report, because there is no allocation that I'm aware of that the CRA contributes or -- contributes to the City or to our FRS at all.

Because we've had this problem -- well, I can say Board Member Miller-Anderson was on the Board when specifically the idea of being paid from the other dependent district, which is the Utility Special District -- and I certainly don't want to give that impression.

Because I'm telling you this, to me, just reading it, seems to suggest that there is a contribution that's being contributed by the CRA; and I know that that's not correct.

MR. HARVEY: Thank you for that. And I would enjoy the opportunity offline at another time to discuss with you or any of the other elected officials the GASB and the underlying and look at

1 or examine how this is reflected in the financial 2 statements. 3 You said something that was interesting, and 4 maybe I heard it wrong. You mentioned that the 5 manager does not receive a salary from the CRA? 6 is it does receive a salary from the CRA? 7 CHAIR LANIER: He does not. 8 Go ahead. 9 COMMISSIONER McCOY: Okay. He does not. 10 Yeah. 11 MR. HARVEY: I just wanted to make sure I 12 took it in correctly. 13 COMMISSIONER McCOY: Okay. Thank you, Madam 14 Chair. 15 CHAIR LANIER: I'm sorry? 16 COMMISSIONER McCOY: Thank you. That's all I 17 have. 18 CHAIR LANIER: Thank you, sir. 19 Go ahead, Mr. Harvey. 20 MR. HARVEY: Okay. So we will move forward 21 over the next coming minutes, couple minutes, 22 talking about financial reporting, expense revenue, 23 and capital assets. 24 And remember again this is for the CRA and 25 for the fiscal year ended September 30, 2020. When

we look at financial reporting we obtained an understanding of the financial reporting process, we inspected the financial statements to be in conformity with GAP, GAP and GASB, and of course we performed our procedures in accordance with GAAS.

Looking at expenses for 2020, 7.3 million, as compared to 8.4 million for the same time period in 2019, we selected a sample of transactions significant and tested those expenditure transactions for completeness, accuracy, and the presentation of those expenses recorded.

Additionally, we tested compliance with the listed state statute.

Moving forward, looking at revenue, again for the CRA for the 2020 period, 9.5 million as compared to 9.2 million for the same time period in 2019. We looked at transactions of a significant nature. We tested those revenue transactions for existence, accuracy, and again the recording of those assets and the right revenues in the right period. We again tested to make sure that those revenues were recorded appropriately against the state statute.

Capital assets, 15.7 million for the 2020 period as compared to 16.9 million for 2019. The

main decrease was the result of depreciation expense.

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Our responsibilities is to express an opinion on the financial statement. Our audit also includes a review of the internal control environment, although we do not issue a statement or express an opinion on the effectiveness of the internal control environment.

There are several type of deficiencies that may exist and we may flag as a part of our audit. There are two types. One is a significant deficiency. A significant deficiency is a deficiency that is less severe than a material weakness, yet important enough to merit attention to those charged with governance. The highest level of deficiency is a material weakness. is defined as a deficiency or combination of deficiencies in internal controls over reporting, that there is a reasonable possibility that material misstatement in other entity will not be prevented or detected or corrected on a timely There's also a reasonable possibility and basis. likelihood of an event occurring with the financial statements.

We did evaluate a management letter comment

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from the prior year. You can see the condition.

Our recommendation last year, we recommend that the

CRA review the financial reporting process and make

necessary changes to facilitate timely preparation

of financial reports. We reviewed that and we have

listed the current status as fully implemented.

We will note to you several of the responsibilities, starting with management.

Management has the responsibility for fair presentation of the financial statements.

Management also has responsibility to design, implement, and the maintenance of the internal control environment. Other responsibilities of management is to provide access of all information to us, give us any additional information and unrestricted access to persons within the entity.

The audit committee has the responsibility of oversight of the financial reporting process, and oversight of the establishment and maintenance of management programs and controls, designed to prevent, detect and deter fraud.

Our objectives as your auditors is to form and give an opinion on a financial statement in accordance with GAAS. GAAS is Generally Accepted Auditing Standards.

Again, the audit committee has oversight.

And we also have a duty to report on the financial statements, and any other documents associated with the financial statements.

Several of these other responsibilities fall to us, the auditors. I will just go through a couple highlights. To communicate any significant matters related to the financial statements in our professional opinion and judgment. To communicate if we suspect or identify noncompliance with laws and regulations. Also, we have a duty to communicate if we identify or suspect fraud involving management, employees with significant roles, and others where the fraud may result in a material misstatement of the financial statements.

At this time, Madam Chair, if you will allow, if time will allow, we will do our very, very best to answer any questions that you may have. Again, if we cannot answer those questions, we will definitely follow up with each of you or all of you with said answer, so that everyone can be apprised of the research and the answer.

Again, thank you for the opportunity to serve. And we look forward to your questions.

CHAIR LANIER: Thank you, sir, for your

1 presentation. 2. Are there any questions from the virtual 3 council persons or the sitting council persons for 4 this presentation? 5 Very good. Thank you, Mr. Harvey, for your 6 presentation. 7 If there are any follow-up questions, we will 8 have council members to reach out to you 9 individually. 10 Thank you so much. MR. HARVEY: 11 CHAIR LANIER: Thank you, sir. 12 Our next item, Madam Clerk. 13 THE CLERK: Marina Village Food Truck 14 Opportunity at Spanish Courts. 15 CHAIR LANIER: Mr. Evans. 16 EXECUTIVE DIRECTOR EVANS: Madam Chair and 17 Members of the Board, at this moment I would ask 18 that the Planning and Development Director, 19 Mr. Scott Evans, make this presentation. I believe 2.0 also Ms. Kristen Hicks, our Special Events Center 21 Marketing Coordinator, will assist in this 22 presentation as well. 23 CHAIR LANIER: Very good. Mr. Evans. 24 Good evening, Madam Chair MR. SCOTT EVANS:

and Members of the CRA Board.

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We're excited to bring forward an outline of our food truck program that we're proposing to do at Spanish Courts.

And we've divided this project up into three phases. The first phase would take place from September to November. This includes a monthly food truck event. What we're proposing is a pilot program. And during the program we would hold three nights, one on September, one in October and one in November. And on those nights we would have -- it would be once a month, and we will have a large event that we'll market; we'll have entertainment; and that's what Kristen, from the CRA, will present the details on that, because that's in Phase I.

While Phase I is going, we will design and seek approval for a two-year program which would locate additional trucks on the site full-time.

This -- part of this process, we're proposing to create an entrepreneur incubator program. And this would provide local business owners the opportunity to apply for the incubator program and to receive funding, training and business assistance, including some potential capital dollars to either fix up an existing truck or perhaps buy a new one,

as a contribution towards that.

And then that process -- so the program we'll bring to you for your approval; and then we would issue it to the business community; and then we'll evaluate and bring those back to you for approval.

So the two-year program will locate some trucks on the site permanently. And what we would do is purchase some site furniture and put in some lighting that will really make it an attractive little area where multiple food trucks could locate. And we believe that this will help attract a lot more visitors to come, because when you have one truck it's only one type of food but if you know you can go somewhere and there's multiple options, we think that that would be very more attractive to attracting people to come there.

The second phase will take place between November and January. So following completion of the three pilot nights, which would be one evening where we bring in a variety of trucks, have an event with entertainment, following that we'll assess how that turned out.

We'll complete some site improvements for the permanent program. This would include water and electric. We'll also bring in additional more

permanent type furniture that will be for the two years program. And make some lighting improvements to ensure that it's safe and provide sort of an attractive environment where people will want to sit down and sort of enjoy the space.

The two-year program applicants would then be brought back in Phase II to the Board and we'll ask for your approval. And this would include the applicants who have selected to participate in the incubator program. So that would be brought into Phase II between November and -- starting in November and finishing in January, selection of those applicants to that incubator program and approval of the final program.

The third phase would be -- was when -- is actually the two-year program; and we're just showing starting in January of 2022 and would go through January of 2024. And during the third phase there would be some trucks that would permanently be located on the Spanish Courts site. And there would also be a continuation of the monthly events, which would be every third Thursday under the pilot program and likely if it's successful would continue like that. And that will be a larger event where we bring in additional food

trucks and have entertainment which continues to broaden the amount of people who know that it's there.

And then the next portion of the presentation will be by Kristen Hicks. She is going to go over the pilot program because we want to get that started very quickly and we wanted to get the Board's comments tonight on the pilot program which would be for the first three months.

COMMISSIONER MILLER-ANDERSON: Madam Chair.

CHAIR LANIER: Yes, go ahead.

COMMISSIONER MILLER-ANDERSON: I don't know if I missed it when I stepped out at the beginning. But is this all contingent upon the marina development not happening or -- if we're going on the Spanish Courts? How is it going to be two years? Because if we're hoping to move forward with Phase II, I would envision it would happen before 2024.

MR. SCOTT EVANS: Yes. So the -- this would -- even if the marina project moved forward at an accelerated pace, we would still be able to get through almost all of the two years of the temporary use of Spanish Courts.

And for the two-year program, in the final

six months we'll also -- it will be written so that we can end that agreement with those vendors on a month-to-month basis in case we do immediately begin clearing Spanish Courts. But even if the marina project proceeded immediately, and the Board was happy with the current proposal, we would still have the time to run the temporary food truck before they got all their permits to clear the site and actually begin construction.

COMMISSIONER MILLER-ANDERSON: It will take three years to do all of that?

MR. SCOTT EVANS: Two years, yes.

COMMISSIONER MILLER-ANDERSON: Okay. Thank you.

CHAIR LANIER: Ms. Hicks.

MS. HICKS: Good evening, Chairperson Lanier and Commissioners. Thank you. I get to have the pleasure tonight of speaking to you on our pilot program for the food truck opportunity at Spanish Courts. This pilot program will help with research and development of the next phases of this project. And we're proposing three different dates on the third Thursday of October, November and -- September, October and November. And the food trucks would be on site from 5:30 to 7:30, and that

allows people to leave work, come pick up food and bring it home to their families, or even go home, pick up their children and bring them to the event, as there will be entertainment for each night of it.

We will also be reaching out to the local Riviera Beach food truck owners, restaurants, and also Palm Beach County food truck vendors; and they will have the open invitation so that they can come out on September the 9th at the marina here as an -- we'll have a discussion about what the food truck opportunity is, give them the -- kind of the overview of everything, get their interest and discuss the business, and their business, and find out even if they might be a candidate for the next step of the program.

And with this we're looking at having four food trucks for the first event, with five possibly for the second, and six for the third, based off of attendance for the events.

And this pilot series, we're looking to have a team of five people that would come out and do the survey; and they would get feedback, from the residents here in Riviera and also the guests from Palm Beach County, on their interest in having this

food truck opportunity in Spanish Courts. The metrics will be analyzed and that will help us with the next step of moving forward.

Some of the marketing that we're looking at doing is through the City and the CRA's, both, social media, through their websites, their newsletters, and also TV 18. We'll be distributing flyers at the various locations, at the Marina Event Center, Barracuda Bay, Dan Calloway. We're also looking at having it at City Hall and also the new library facility. We will use Eventbrite to get it out to Palm Beach County so that more people will see and get visibility of it. And also post on our Socially Distanced Supper Club for Riviera Beach, which has over 150 people, a part of it; and seeing all of the restaurants in Riviera Beach.

We'll also do a media release that goes out to various entities, to get the information out to the public.

And this pilot program will help us just get the metrics for the next phase, as well as get ideas for businesses that are either in need of a permanent food truck or have a food truck that they need in a permanent place.

Our hope is to activate the space at Marina

1 Village.

And I thank you guys for your time. And I'm going to turn it back over to Mr. Scott Evans.

MR. SCOTT EVANS: I don't have any further presentation for the Board, but I just wanted to take this opportunity to answer any questions you might have, and to incorporate any comments you have into the program, because we'd like to start the first event in September; so we wanted to present it to you tonight, that first pilot program. If there is any Board comments or questions, I'm available.

COMMISSIONER LAWSON: Madam Chair.

CO-CHAIR MILLER-ANDERSON: Madam Chair.

Go ahead.

CHAIR LANIER: All right. Go ahead, Mr. Lawson.

COMMISSIONER LAWSON: Thank you, Madam Chair.

Mr. Evans, thank you for the presentation.

The pilot program, is there going to be a cost to

the vendors for this pilot program?

MR. SCOTT EVANS: We haven't determined what the cost would be. Likely the first event, we'll be hoping to get a big turn out, but the actual cost to the vendors, if there is a cost, it would

be very minimal.

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COMMISSIONER LAWSON: And then what about the permanent site, are you planning on implementing a cost for these permanent food trucks?

MR. SCOTT EVANS: Well, the trucks that will be allowed to participate would of course have to have all of the required permits from the State and from the Palm Beach County Health Department, and so those -- that will be a requirement.

Anyone who wants to participate in the incubator program or the long-term permanent program would be able to -- if they don't have those, they still would be able to apply under the assumption that they would work through that program to get all of the various permits and approvals that are needed.

COMMISSIONER LAWSON: So what happens to that current lease that we have with the food truck vendor that we have in place currently?

MR. SCOTT EVANS: We wouldn't be looking to displace them.

And when the permanent program does come through, there will be a cost.

The fees that I was referring to earlier are just for the pilot project for the food truck

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But we would be looking to recoup a cost -- some revenue, rather, from the food trucks who are selected for the permanent two-year program.

COMMISSIONER LAWSON: Okay. So I guess my concern is the preparation cost for the site. Is there going to be any preparation cost for the site for the pilot's short term program?

MR. SCOTT EVANS: We are looking at bringing in some furniture. We're trying to keep it fairly basic, like just rent some picnic tables.

The permanent program, we would like to purchase some permanent tables that we can leave out there, that can't be -- that are attached to the ground, in the central area underneath the large tree. We would also like to put in some temporary lighting, so we'll bring some in for the But we would like to put in some first event. permanent, sort of some of the atmospheric string lighting that's up -- that you put over the areas where the visitors come and eat. I don't expect that those costs would be large, but they would be funded out of the Marina Village repairs and capital fund, which has about \$200,000 in it. we wouldn't expect that the cost for like the water

and sewer enhancements, the tables and the lighting, to exceed 25,000.

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COMMISSIONER LAWSON: And I know that the -for the permanent site there's going to be
additional costs to prepare that location for food
trucks. Are you saying that that's not going to
exceed 25,000?

MR. SCOTT EVANS: We don't anticipate that it would.

The food trucks will have to be completely -we would provide power and we would provide some
water connection but they would be required to
handle their own disposal, which means we wouldn't
have to put in, you know, sewer.

COMMISSIONER LAWSON: I do have some follow-ups, Madam Chair, but I'm going to allow for my colleagues to ask some questions.

CHAIR LANIER: All right. Very good.

Councilwoman Miller-Anderson.

CO-CHAIR MILLER-ANDERSON: I just wanted to say I do like the pilot program. I know when we first talked -- put the Event Center here, we had the vision of having food trucks and, you know, we didn't actually get to make that happen the way in which we were talking about doing it back then, so

I am glad to see that it's coming.

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What about -- what did you say about
Mr. Willis's truck? How would that fit in with
what we're trying to do here? And what's the
status of his lease?

MR. SCOTT EVANS: Mr. Williams' truck, it's leased out for -- they pay us a revenue of approximately \$700 per month; and I think it's a bit more including the fact that we provide him some water and electricity. His lease is month-to-month, so we could leave that in place, which is currently how we are developing the program; and then build additional food trucks around him.

The permanent program will come back before the Board so you'll have another chance to review that. But we were proposing to leave that month-to-monthlies in place and build the permanent program with him already there.

The temporary program, of course, he would remain since that's just one night a month.

CO-CHAIR MILLER-ANDERSON: Okay. I like the idea. And I -- it sounds pretty good. Thank you.

CHAIR LANIER: Any other questions from our virtual council people?

I just wanted to say that I'm very glad that we're at the point of activating that site, that even though we are looking forward to economic development there, having it activated now will give us some opportunity for revenue and also for local businesses to have food trucks.

Does the City know how many food trucks are even registered with Riviera Beach specifically? I think that would probably be a good start in terms of a pool.

And then secondly, I think that we need to look at integrating a food farm to table pilot along with this.

Mr. Evans, I'm talking to you.

To have this pilot project along with this, because we do have an Urban Farm. And to have those foods being used at that site, you know, kind of innovative recipes, healthy options for people, so that -- and maybe even the Urban Farm itself have its food truck out there, so that, you know, we can kind of show how a lot of the projects that we're working on are kind of going hand-in-hand.

And I think that one of the things I like about some of the projects that we are doing is that we're getting different departments of the

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City involved; you know, the same with the car wash, with the reentry program and with, you know, the different departments in terms of their fleet.

So having the, you know, the CRA working with the Urban Farm to be able to bring that table, you know, farm to table type of atmosphere, it would definitely boast up in terms of healthy options for our residents.

So I certainly would like to see if we can, if we can put those two together to offer some healthy options for our residents as well.

Are there any other questions in regards to this item?

COMMISSIONER LAWSON: Yes, Madam Chair.

CHAIR LANIER: Yes, go ahead, sir.

COMMISSIONER LAWSON: Just a few follow-ups, if nobody else had anything.

There were two points that Councilwoman
Miller-Anderson made in regards to the build out of
Bicentennial Park. When the Bicentennial Park was
created and built when we built this marina, didn't
we originally create it with the idea or the
infrastructure of having food trucks brought in?

MR. SCOTT EVANS: Yes. The -- the concrete pad that extends from Avenue C to the shade sails,

that is -- was anticipated that if we wanted to have food trucks or have events, that there is some connections there for electrical. I don't believe there is water but there is electric there. And that was intended to be the place where we would bring in the food trucks.

And we have had some events in Bicentennial Park, and that's where we put the food trucks for some of our events.

What we did talk about potentially putting -doing some of the pilot program in Bicentennial
Park because it was a formally designated site.
But we felt like because the permanent program was
going to be located in Spanish Courts, that we
wanted to build a following and get people to go to
Spanish Courts more regularly. Because if we move
the temporary pilot program to Bicentennial Park,
then that wouldn't be building as much, I guess,
regular repeat business for the permanent program.
So we did consider that but we were proposing to
the Board that we do it all at Spanish Courts to
try and create repeat business.

COMMISSIONER LAWSON: And I think that's just the follow-up. I believe the point that

Councilwoman Miller-Anderson made is just, we don't

want to incur too much of a cost for the site with the idea and perception of us developing Phase II.

We're trying to get that done and developed. And I know that Spanish Courts is a site from the proposals that we were receiving, and also something that was going to be one of the initial site developments.

So to implement a plan for the food trucks I think is an absolute phenomenal idea. I just wanted to make sure that we can address that.

Because Councilwoman Lanier also stated that we have to have healthy food options. We need to make sure that we give our local residents opportunities and other opportunities for dining.

So this is -- while we're developing our community, while we're looking at our master plan, while we're bringing in restaurants, we can give them healthy fresh options; we can give them actual food vendors that they can come to in the numbers, in the masses, where they don't have all of those options throughout the city.

So I love the idea. It's just the location and the cost. Making sure that we're making the very best financial decision when it comes to what we have planned, what development. Because I don't

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want to improve the Spanish Courts site and only have it in operation for the next six months to a year, or for two years, when we're spending upwards of 25,000. Because for implementing the lights, the furniture, the water and power connections, I know it's going to run us more than that. know that when we get that proposal it is going to be more than that. But the cost we want to just keep it as minimal as possible if we're going to move forward with this. And also taking into consideration that we're going to develop that So looking at other locations and options site. may be something that could be possibly more permanent, but moving forward with this pilot program.

So, I'm in support of the Spanish Courts site, but we also have to understand what the cost is going to be. I know that you're going to -- I spoke to Mr. Evans earlier about developing and creating the cost of what it would be for permanent set-up, but really having a fixed cost to what we're going to have invested into that site for the short period.

Then a follow-up to that is, if the developers come in to want to do something with the

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site, and they're asking for site approval, how does that work in regards to having food trucks there? Would they then become the landlords, because now they're taking over control of the site? What happens with those food trucks that are on that location, because they're going to need site approval.

Like when Pinnacle came in, they have to have site approval to move forward with the development, with the surveys, and with the financing.

So this is a very detailed plan that I love, but we just got to make sure that it's the right location and we're spending the right amount of money on it.

EXECUTIVE DIRECTOR EVANS: Madam Chair, if I may.

CHAIR LANIER: Yes, go ahead, sir.

EXECUTIVE DIRECTOR EVANS: With regards to the plan that staff is putting forward, the more permanent solution will have a revenue component associated with that. And so our intent is that when we do go forward with the permanent option, that the revenues collected offset the capital expenditures to help facilitate moving the development forward.

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The other side of it is, we are going to look to build in a component that gives kind of the first right of refusal to those that are Riviera Beach based food trucks and have BTRs in our community. All of them would have to go through that process. But making sure we're intentional about those operations that are in our community.

And the other side, to see about the possibility of facilitating a relationship with the Urban Farm, to where even some of the produce that is utilized in that food truck experience comes from the City of Riviera Beach.

And so we will work on the nuances associated with that. But once we get more into the details associated with the project that will come back before this Board for consideration and ultimately your approval.

CHAIR LANIER: Very good. Thank you, Mr. Evans.

Any other questions from our virtual council people, before we move forward?

Thank you. Can I get a motion to accept the pilot project as stated?

CO-CHAIR MILLER-ANDERSON: So moved.

COMMISSIONER BOTEL: Second.

1 Madam Chair, you EXECUTIVE DIRECTOR EVANS: 2 have --3 CHAIR LANIER: I'm sorry. We have comment 4 cards. So sorry. 5 COMMISSIONER McCOY: Well, before we do that, 6 I was trying to get in. Can you hear me? 7 CHAIR LANIER: Yes. Go ahead. 8 COMMISSIONER McCOY: So, I'm not sure if I 9 heard it. Did Mr. Scott Evans say that the 10 budget (inaudible). 11 CHAIR LANIER: I can't really hardly hear 12 you, Mr. McCoy. 13 Is this better? COMMISSIONER McCOY: 14 CHAIR LANIER: Yes, much better. 15 COMMISSIONER McCOY: Okay. So what was the 16 budget? Did I hear 25,000? 17 MR. SCOTT EVANS: That was the proposed cost 18 that we would be looking at, the maximum for the 19 improvements that we want to make for the permanent 20 But that of course will come back before program. 21 the Board for your approval. 22 COMMISSIONER McCOY: Does that include the 23 marketing material? 24 MR. SCOTT EVANS: No, that is the fixed cost 25 for making improvements for the two-year program.

Kristen has prepared the marketing costs for the pilot program. And I believe it's \$6,000.

COMMISSIONER McCOY: Okay. What about site plan? What does that look like and how does that kind of work into this whole thing? Because obviously we just can't get out and just put electrical in it.

CHAIR LANIER: What did you say? Site?

COMMISSIONER McCOY: To create a site plan to

do --

CHAIR LANIER: A site plan.

COMMISSIONER McCOY: -- five or six trucks. Like, how does that look? I mean, do we have a site plan? And if we don't, what's the cost and how long does that take?

MR. SCOTT EVANS: We will prepare a basic plan that we'll bring back before the Board for your approval. There's already water and electric on site, adjacent to Mr. Willis Williams' food truck. So we would just be upgrading, expanding that existing power connection. And we will lay out a plan to show where the trucks will go, where the lighting would be, and where the central food eating area would be. And we will bring that back before the Board for your approval before we

proceed.

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COMMISSIONER McCOY: Okay. And why wasn't the Marina -- I'm sorry. Why wasn't Bicentennial Park considered an option? And for the reasons of what I heard from Commissioner Miller-Anderson and also Lawson about, you know, us currently reviewing proposals for that site. So why wasn't Bicentennial considered, if we already have that infrastructure in place?

MR. SCOTT EVANS: Because the permanent program would seek to locate a cluster of trucks, say four or five food trucks that would be located permanently on the site beginning in January.

We wanted to hold the pilot program at the location where the trucks were going to be permanently located, to build a following.

If we didn't do the pilot program in

Bicentennial Park, that is an attractive and

appropriate area to do that. But we didn't think

that would be building towards the permanent

program which would be located on Spanish Courts.

Because Bicentennial Park is not designed to have

food trucks permanently parked there.

EXECUTIVE DIRECTOR EVANS: Madam Chair. If I may add on to that?

CHAIR LANIER: Yes, go ahead.

EXECUTIVE DIRECTOR EVANS: Also you run into a potential conflict if someone chooses to rent the park and don't want to have the food trucks there for their rental. So you may have a situation whereby they pick up and leave at certain frequency. And consistency is so important when these types of operations — if they know it's going to be there, that draws the following. And so our concern was having the operation start and stop, start and stop. We thought having it at a permanent location and people can understand what to expect, that it is more ideal at that particular location versus the situation where we would utilize Bicentennial Park.

CHAIR LANIER: Thank you. And I think -- COMMISSIONER McCOY: Follow up.

CHAIR LANIER: Go ahead, sir.

COMMISSIONER McCOY: So what do you mean by permanent? Because I thought I seen like a two-year time period. Is -- are you saying that this is going to be something outside of that one Thursday a month, permanent? What does that mean exactly?

EXECUTIVE DIRECTOR EVANS: Madam Chair, if I

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CHAIR LANIER: Yes, go ahead.

So there's two EXECUTIVE DIRECTOR EVANS: items that are before the Board this evening. One, to talk about the pilot program; and then two, which is the second phase that speaks to the permanent location on the Spanish Courts site. so that is what we were speaking of, that having that location for the pilot program and then it ultimately converting into being the permanent home, is what staff's recommendation is. Not to have it go from Bicentennial Park over to Spanish We thought having consistency and uniformity in the site location will then build a following and then help spur the growth on the more permanent option for a two-year period.

COMMISSIONER McCOY: Okay. So, two things that I want to say. So, this kind of seems unusual because I think I just brought this up to the members this month maybe, or even last month. But you know, I get time and time again where folks want to go and, you know, start doing a mobile food truck operation on a property that they own because there's no existing business there, they're not permitted to actually operate a food truck on that

location. And I'm not sure how I understand that we are doing this exact thing that we're telling folks that you can't do over on a City property, on a CRA property, but an owner can't do the very same thing on their own property.

That to me is very much hypocritical. And I think it, it just shows completely how there's disparate treatment when it comes to being able to do certain businesses within your own community, compared to if you have the political will or political favor to be able to do it upon selection of being one of those five or six either temporary or permanent vendors. That's completely unfair. That's the first part.

And then secondly, I just don't understand, if we're going to really court someone to do development, that we're going to be able to give site control and being simultaneously be able to host these kind of food truck -- I don't know if you want to say temporarily or permanently -- and really have someone really want to commit to coming here. And then even if you say you can pick up and move, I mean what I heard earlier is the same thing what happened with Berkeley Landing. I mean, you have to have site control to get financing. I

mean, that's a given.

But I just don't understand how we can, you know, even put that out there that we can really give someone, you know, site control and then still operate a food truck operation.

And then the double standard with the food trucks on the west side not being able to do the same thing that we're doing on the CRA property.

CHAIR LANIER: Okay. Thank you.

Any other questions?

COMMISSIONER McCOY: Is there no response?

Because I mean --

CHAIR LANIER: You want a response?

COMMISSIONER McCOY: Well, I mean, I brought this up before, Mr. Jonathan Evans. But clearly you wouldn't be able to do this if there is not an existing business? How is it that we're basically creating again an exception to the code specifically for this? If that's the case, let's bring the code back in front of the Board and repeal that provision that requires you to have an existing business.

And I'm saying it from an equal protection perspective. I don't want to sit here and tell somebody they can't do it but simultaneously we're

doing the same thing, the opposite thing on the east side of Broadway.

MR. SCOTT EVANS: Madam Chair.

CHAIR LANIER: Yes. Go ahead, sir. Yes, go ahead.

MR. SCOTT EVANS: When the last -- the last time that the City Council amended the land development regulations related to food trucks, they created the opportunity that food trucks could be located in the Marina Village area within a designated area. And the CRA Board approved the resolution that would designate the Spanish Courts site as the food truck designated area. So that's also why we're proposing to do it at that location, because the program includes trucks that would stay overnight and all day; and that's the designated spot for trucks that would remain.

COMMISSIONER LAWSON: Madam Chair.

CHAIR LANIER: Yes. I'm still kind of confused about the -- when you say site control. The CRA controls the site, don't they?

MR. SCOTT EVANS: Yes. In previous development agreements that the CRA has done, we give -- the agreement when it's approved by the Board gives control of the property to the

developer, but that doesn't actually occur until they obtain the construction financing and are ready to break ground.

CHAIR LANIER: Right. So my understanding of this is that we are moving forward with this with the anticipation that we're going to develop that site. That is where we're going.

But in the meantime, if the site is sitting vacant, then why not use it for something until we get to that point where we want to -- that we're going to develop. It is a, you know, given that we're going to move forward with development for that area. So why not use it now before we get to that point.

And you're saying earlier that, you know, it may be, you know, a year or so or two before permits and this and that happens. So if it's a two-year pilot project, then -- I mean, we can make revenue off of the land until we move forward. So I don't have a problem with that.

COMMISSIONER LAWSON: Madam Chair.

COMMISSIONER McCOY: So can I finish asking my question?

CHAIR LANIER: What -- ask your question, sir. I'm not sure what you're asking, Mr. McCoy.

COMMISSIONER McCOY: Well, I mean, it's not a 1 2 question for you, so can I be recognized to ask? 3 CHAIR LANIER: I've given you plenty of 4 opportunity. Go ahead and ask your question, sir. 5 COMMISSIONER McCOY: Okay. Mr. Scott Evans, 6 you said that the CRA designated that area as a 7 When was that? food truck. 8 MR. SCOTT EVANS: Your question was, when was 9 that? 10 When did you --COMMISSIONER McCOY: Yeah. 11 you said the CRA designated that area for the food 12 When did that occur? trucks. 13 MR. SCOTT EVANS: Before Williams 14 located there. So I would -- I'm just estimating. 15 I believe it was 2017, 2018 time frame. 16 COMMISSIONER McCOY: So when you say 17 designated, that's through some official action? Τ 18 mean, I don't understand what that means, 19 designated. 20 MR. SCOTT EVANS: The code amendment said 21 the -- that the City did, provided that the CRA 22 could designate an area for food trucks to be 23 located. So we prepared a map identifying the 24 Spanish Courts site as the area for food trucks for 25 Marina Village, and then we brought that map before

the CRA Board and they approved it, which made it the designated food truck area. And of course it's referring to food trucks that would stay overnight, that would stay on site. We do bring in food trucks for events, special events.

COMMISSIONER McCOY: Okay. Thank you.

CHAIR LANIER: Is that it, Mr. McCoy?

COMMISSIONER McCOY: Yes, thank you.

CHAIR LANIER: Thank you, sir.

Mr. Lawson.

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COMMISSIONER LAWSON: Mr. Evans, I want us to go ahead -- and colleagues, I want us to go ahead and approve this concept with the intent of our staff bringing back certain details. Because we don't have a budget or a site plan.

And we also want to try to have a conversation with the developers in regards to site control timeline of when they want to break ground and get financing, and the impact with the developers.

Those are some of the things -- and exactly to Councilwoman Lanier's point, if we have the space why not utilize it. And in my comments I'm going to make a follow up with that because we have a space about a hundred feet away that is still

marina. Yet we're building and going to develop our outside location, but we haven't paved and prepared this location inside the marina.

So I do see that this is vital to giving opportunities for our residents to have food options. But we have something right in this building to exactly Councilwoman Lanier's point. We have space that we're not utilizing, that we're waiting on somebody to come save us and fix it for us, when we could just do it ourselves.

So preparing these spaces, I absolutely agree, I'm not going to sit and wait on these developers to figure out if they have the money, to figure out if they're going to get the job done.

Let's utilize the space. Let's give our residents some opportunities. But I need a budget. I need site control conversation with the developers. I need to know what it's going to cost the residents and what it's going to look like, first, before we can even go forward. But we can approve this plan, because it's an amazing program for our residents, but we need the information before we can make an actual decision, because we don't know what price we're voting on. We don't know if it's going to

cost us 5,000, 25,000, a hundred thousand. I don't know what it's going to be to prepare that site.

In addition to that, I also want my colleagues to look at the option of preparing the site here in the marina. At least finishing the location and having it prepped and ready for a business to come in, that can ask to be put back into the proposal with the developers and recoup whatever money that we invest into finishing it.

Because literally I'm frustrated when I walk in and see that there's just dirt inside of our marina. I see that we have a space that could have been utilized as a restaurant. I see a space that we could have extended our eat-in kitchen that we have with a vendor that's been here from day one, Rafiki Tiki.

I see that we are talking about moving forward with a plot for a food truck but we still had this exact same conversation last year to talk about finishing that space, and we decided not to do it. So these are the discussions that we need to have.

So my only concern is, I will support this as long as we can come back with some information about what our budget is going to look like, and

have a conversation with the developers in regards to timeline and site control.

Thank you, Madam Chair.

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EXECUTIVE DIRECTOR EVANS: Madam Chair.

CHAIR LANIER: Thank you, sir.

Go ahead, Mr. Evans.

EXECUTIVE DIRECTOR EVANS: With regards to the completion of the space that has been incomplete since the opening of this Event Center, we do have monies in the budget for this fiscal year coming up, to finish out the space and get it to a white box.

Please note that the space was contemplated in part of the solicitation document that is encompassed in Marina Phase II. So that is part of -- you know, we can't -- even if we were to complete the space, we are not permitted until we conclude whatever step in the process to move forward with that space. So we would get that space up and operational, but conceivably that is incorporated in the solicitation document that was provided by the entity that submitted.

So we are going to be putting the money in the budget. The money is in the budget. Once the Board approves it, then we'll move forward with the

solicitations to complete and get the space to a white box. And then hopefully move into getting a vendor in that space, to create a little bit of synergy with some of the operations that we have going on.

CHAIR LANIER: All right. Very good. Thank you so much.

COMMISSIONER LAWSON: I have a question for that, Madam Chair.

CHAIR LANIER: Yes, go ahead.

COMMISSIONER LAWSON: Okay. Mr. Evans, so then I'm assuming that Spanish Courts was not included in the proposal, that's why we can go ahead and develop it into a food truck location?

EXECUTIVE DIRECTOR EVANS: The Spanish Courts site, the funds are minimalistic as it relates to what will be expended to do the development on that. We still as the City do have the site control associated with that. But the build out for that, it's a pretty sizable expenditure and so we wanted to budget for it in this fiscal year, for us to be able to go ahead and complete that.

This is only a two-year arrangement, whereby the relationship with a restauranteur, that would probably be a longer term arrangement and

relationship.

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COMMISSIONER LAWSON: But I quess to your point, Mr. Evans, the reason that we have never developed that location here, and that also it was included into the proposal, was because recently we made the decision that it would be included into Phase II proposal that we accepted. But also Spanish Courts is also included in that same But we're going to be putting an proposal. investment in to provide -- or developing that Even though it is minimal, it is still going land. to be an investment, being the Spanish Courts land, which is also still a part of the proposal.

EXECUTIVE DIRECTOR EVANS: That is correct.

Which currently has an existing food truck operator there at the moment.

COMMISSIONER LAWSON: Right. So I guess it's just -- I guess, I'm just frustrated like my colleague, Councilwoman Lanier, we're sitting on the space and it's just moving forward with it, whatever is the best approach, and make sure that we're legally protected. I know Mr. Evans has that best interest. So thank you for budgeting that so we can get it done to that white space. But what is our intent and our plan once we do -- for that

1 white space? And we can actually, after we vote on 2 this, we can discuss that maybe in those comments 3 later. 4 EXECUTIVE DIRECTOR EVANS: Certainly. 5 COMMISSIONER LAWSON: Thank you, Mr. Evans. 6 Thank you, Madam Chair. 7 CHAIR LANIER: Thank you. 8 We have a motion on the floor and a second. 9 Madam Clerk. 10 THE CLERK: We have Rod James. 11 CHAIR LANIER: Oh, I'm sorry. I keep going 12 to the Board. I'm so sorry about our public 13 comment. Residents, I apologize. 14 MR. JAMES: Good evening. How are you guys 15 doing? 16 CHAIR LANIER: Good evening. 17 MR. JAMES: First of all, I would like to say 18 good will to Councilmembers McCoy and Dr. Botel. 19 You guys pretty much discussed everything 20 that I had my notes on. But I don't think this 21 matter of the food truck should be something 22 permanent, you know, for the simple fact that, you 23 know, food trucks are mobile, they have wheels 24 so... 25 I mean it should be something that's, you

know, not permanent, and especially not at Spanish Courts.

I -- and like I said, these are just matters of suggestion. I'm thinking maybe like Thursday or Friday or Saturday should be like a vendor night. And two hours does not seem like enough time, you know, for these food trucks to be out there.

I think what we need is we need a place where people can go and, you know, let their hair down and enjoy the fruits of their labor.

Another thing that was suggested is to kind of get people off of Facebook, you know, who sell their food and so forth, kind of make it -- get a program to get them certified, to where they can go out and sell their food at, you know, at a local event; which will be something similar to like a food truck.

Also, just as a matter of suggestion, maybe you know the City can look into possibly getting something like a certified kitchen, you know, where people can come in and, you know, prepare their foods and then go out and sell it.

Another thing too is Bicentennial Park, I think, would be a great location for something -- it doesn't necessarily have to be permanent, but it

would be a great location where kids can go and play and you guys can have the food trucks, you know out, and kids are playing, everybody is, you know, sitting down and enjoying the food -- you know, different vendors that are out there.

And -- or even another thing, too, what I thought about was, what about Dan Calloway Park, or Tate's, you know, have some food trucks out there. You got a gem in there.

And in addition to that, while you have the food trucks out at Tate's, you know, kids can be playing on the field and later on at night, how about have like an old school dance where people can go in and dance afterwards.

So those are just my thoughts. You know, we do -- we definitely need to bring back more entertainment to the City.

And lastly, the Berkeley Landing, you know, they did a great job with their presentation. But my opinion is that, you know, we're a city that has 73 percent renters, and just my opinion, we don't need any more renters. So, thanks.

CHAIR LANIER: Thank you, sir.

THE CLERK: Thank you. Winston Russell.

MR. RUSSELL: Good evening.

CHAIR LANIER: Good evening.

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MR. RUSSELL: Rent comes with food truck. I had a food truck, and I've been fighting for almost six months to find me a space to put one. You can't be in a vacant lot. You can't be in a building that occupied. Also gas station, is occupied with a restaurant, because you can't have store in the restaurant. Where do they want us to put the food trucks?

If the City could find somewhere if I was to put the food truck, good location, it would be beautiful. Bicentennial Park is nice. Nobody wants to go in a corner in the back to get a food truck. They want to be on a main street, coming down the main street where they can see what's happening down there.

Once a while in the back is good. Not every day in Bicentennial Park.

Over there by the marina is perfect.

So please make it happen, so we can get something going. Thank you.

CHAIR LANIER: Thank you, sir.

THE CLERK: That is all for this topic. I have one general.

CHAIR LANIER: All right. Very good.

COMMISSIONER LAWSON: Madam Chair.

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CHAIR LANIER: Yes, go ahead, sir.

COMMISSIONER LAWSON: And to that point, to both of our speakers, our residents that came up, Mr. Scott Evans, entertainment for the food truck invasions, the temporary ones and the permanent, I think that bringing in some type of entertainment, whether it's a live band or music, or something that can actually engage the residents. Even if we just do it as a drive up, pick up your food and leave since we're still going through this pandemic and we understand that we want to still social distance. But having some type of music and entertainment to allow for them to be engaged with these food trucks is a great idea.

And then providing a location. Because a lot of my associates, business partners, residents, have complained about not having a location where they can actually register or get a BTR for a food truck. So, actually a set location. That's why I love moving forward with the idea, because we have to give these businesses the opportunity to operate their business.

But it's just making sure that it's within a feasible budget, and making sure that it makes

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sense for the location. Because I don't want to give them this opportunity, get them registered, build this up for six months, and then we lose site control. Or we have to move them again.

And we're establishing a plan. So even the option of looking at one of our parks, possibly at Tate's or somewhere else.

So we could start it here and create the plan and the program, but making sure it's something that we could stabilize for residents like our last speaker, that actually just needs to find somewhere to position his BTR.

Thank you, Mr. Evans. Thank you, Madam Chair.

CHAIR LANIER: Thank you, sir.

EXECUTIVE DIRECTOR EVANS: And Madam Chair --

CHAIR LANIER: Yes, go ahead.

EXECUTIVE DIRECTOR EVANS: Also, the intent behind this program is really to see who's out there in the market, establish the synergy, creating an atmosphere. So certainly we will have entertainment and activities there that are COVID responsible. But we also are going to look to transition these food truck operators into a situation where they can consider brick and mortar

locations as we look to build some incubator spaces in the future. So this is something that we do want to see roll into subsequent phases.

And the value as it relates to a commissary kitchen, I think that's something that is an important element when it comes to the food truck business. And if we can work together, City, CRA, to facilitate that, you can then see yourself be the hub for different dining options and opportunities. But ultimately we want to get them in our community in brick and mortar spaces, owning spaces, because there's a lot of value to creating that dining experience that we want to see in our community.

So this is going to develop into subsequent phases. This is just the start.

CHAIR LANIER: Thank you. Very good.

Let's move on to our vote. Go ahead, Madam Clerk.

THE CLERK: To approve the --

CHAIR LANIER: Yes.

THE CLERK: Commissioner McCoy?

COMMISSIONER McCOY: No.

THE CLERK: Commissioner Botel. (No

25 response)

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| 1 | Commissioner Lawson. |
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| 2 | COMMISSIONER LAWSON: Yes. |
| 3 | THE CLERK: Co-Chair Miller-Anderson. |
| 4 | CO-CHAIR MILLER-ANDERSON: Yes. |
| 5 | THE CLERK: Chair Lanier. |
| 6 | CHAIR LANIER: Yes. |
| 7 | THE CLERK: Motion passes with Commissioner |
| 8 | McCoy dissenting. |
| 9 | CHAIR LANIER: And Botel out. |
| 10 | COMMISSIONER BOTEL: Oh. Sorry. I must have |
| 11 | been muted. Sorry. |
| 12 | CHAIR LANIER: Are you a yes on that vote or |
| 13 | a no? |
| 14 | COMMISSIONER BOTEL: That's a yes. I'm |
| 15 | sorry. |
| 16 | CHAIR LANIER: All right. Very good. |
| 17 | There's a four/one vote in favor of, one against. |
| 18 | Let us have public comment at this time. We |
| 19 | are do we have any public comment cards? |
| 20 | THE CLERK: Yes, we do, Chair. |
| 21 | CHAIR LANIER: All right. Very good. Let us |
| 22 | move to that item. |
| 23 | Please be reminded that the CRA Board of |
| 24 | Commissioners has adopted the "Rules of Decorum |
| 25 | 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 Commission 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 p.m. unless there is no further business of the CRA, in which event it shall begin sooner. In addition, if an item is being considered at 7:30, which it was, 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 comment section is announced.

Madam Clerk.

THE CLERK: I have one public comment. Mary Brabham.

MS. BRABHAM: Good evening. Mary Brabham, Riviera Beach. Can you hear me?

CHAIR LANIER: You can pull it -- yeah, there you go.

MS. BRABHAM: Can you hear me?

CHAIR LANIER: Yes, ma'am.

MS. BRABHAM: I was over to the Planning and Zoning Board meeting, so I didn't get in here to -- because I wanted to also make some comments about the food vendor truck.

I totally agree with those trucks being on our prime, our prime redevelopment property here.

And it's -- Willis Willis, I know a couple years back, Commissioner Miller-Anderson, she was on the Board too -- my question that I'm going to ask, has he been paying a fee? Or was he entitled to just to stay there until the City made up its mind what direction that they were going to go?

Because what I see, it is a vendor truck across the street; and his truck is over here. So if we're going to do things orderly, and if we are going to be unified, well, the other vendor's truck sees his truck is over at the marina here, and they're across the street over there. So what kind of business are we serving here?

So, I want to know, have we collected any fees for those years? Because we were supposed to get something, something for that rental space. So I want to know tonight, and I want that question resolved. Have we collected any rental fees for

housing that mobile unit there that sits on our prime property?

And whether or not you all are going to proceed -- and I came in on the tail end of this, but I want you all to, to better position where we should have our food trucks in this city here.

Because if we are to come and build up like we imagine how we can be, we just can't have any and all kind of truck coming in to utilize our property. Are they equipped to do all of these things here, without us having to just to give them free rent? Are they equipped to set up to meet those criterias, especially in this day and time of era, in what we're in right now.

So I want you all to think on that and I want that question, I want that question answered tonight. Because others have asked the same thing too.

This agenda here, I mean, we just going to have to do better with this agenda here. What I'm saying is, if, if these items aren't -- you have the blues here, and for me to sit there and try to figure out where is item number 4, where is item number 5, and where is item number 6, can we label your blue petitioners here with the agenda items

1 here, so that we can better pick it up and read it? Because when we sit and just go through this, 2 3 I don't even -- I can't even find the backup for 4 the food truck. 5 So I know that things here is trying to move 6 here, but in order for us to move here we just got 7 to do a little bit better with the CRA agendas. I 8 know Ms. Larson has often spoke about that as well. 9 So I know it for a fact too. 10 So those are my comments. And I want that 11 question answered tonight, about that vendor. 12 CHAIR LANIER: Thank you, Ms. Brabham. 13 MS. BRABHAM: Thank you. 14 CHAIR LANIER: We're at the end of our agenda 15 for this evening. 16 Discussions by executive director. 17 Mr. Evans, could you --18 EXECUTIVE DIRECTOR EVANS: Madam Chair, we 19 have one more item. 2.0 CHAIR LANIER: Do we? 21 EXECUTIVE DIRECTOR EVANS: Yes. The 22 Marina --23 CHAIR LANIER: Oh. The carpet refresh. Oh 24 boy. Stop me. 25 Marina Village Carpet Refresh THE CLERK:

Project.

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The acceptance of public comment is closed.

EXECUTIVE DIRECTOR EVANS: Madam Chair and Members of the Board, I would like to have our Neighborhood Services Director, Ms. Annetta Jenkins, along with Ms. Kristen Hicks, our Special Events and Marketing Coordinator, share with you some ideas with regards to the carpet that we're proposing, and some sprucing up of the Marina Event Center. So at this time Ms. Jenkins will make the presentation.

MS. JENKINS: Good evening, Chairperson Lanier, Commissioners.

I'm Annetta Jenkins, Director of Neighborhood Services. And I'll be assisted in this brief presentation by Ms. Kristen Hicks, our marketing coordinator.

We are here to present our phased refresh project for the Event Center. Our first phase was working on various art pieces on the walls to create an art gallery over the last six months. We have partnered with Artist Showcase of the Palm Beaches during the first part of 2021. And going forward we are proposing that we put out an RFP for additional local artists for future development of

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this gallery that we think has done a nice job in activating our hallway.

And thank you to each of you for coming out at various times during the presentations and partaking of the art and appreciating our local artists.

The second phase of the project that we're here to present to you tonight is to replace the carpet in the ballroom. 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 the type of flooring, color and design. We reached out to senior management in the City and the CRA, as well as our local residents.

And I would like Ms. Hicks to talk about that process, please.

MS. HICKS: Good evening, Chairperson Lanier and Commissioners.

My name is Kristen Hicks and I'm here to explain how we narrowed down the carpet samples from seven options down to the two that we're presenting tonight.

So our first step in the process is we sent an e-mail out to 22 of our City and CRA senior management through a survey, with all seven options there. They ranked their favorite from least to the best that they liked. And the survey was voted on from April the 7th until April the 13th.

These two options that were the most favored are showcased today. They are on the two easels over here. They are also outside in the hallway for -- I don't see it up there right now, the PowerPoint. They are also showcased outside in the hallway for you to look at also.

Then the next step that happened --

CHAIR LANIER: Hold on one second.

CO-CHAIR MILLER-ANDERSON: Isn't there a presentation? Can Walter and them do it? So that the people at home can see what we're talking about.

No? You all can't do it? Okay.

CHAIR LANIER: All right. Go ahead.

MS. HICKS: So the second step that went out to the general public, it went out through Constant Contact, it went out to fifteen seventy-four subscribers; and that was open from April the 16th

to April the 30th. And through there we had 121 of the subscribed contacts vote for their favorite.

And out of the two potential carpet samples, carpet one had a 58 percent favored over carpet two sample of 41.1 percent.

And so we're here today to get your feedback on the two choices that we're presenting. So I'm going to turn it back over to Ms. Jenkins to explain the benefits and costs.

CO-CHAIR MILLER-ANDERSON: Madam Chair.

CHAIR LANIER: Yes, go ahead.

CO-CHAIR MILLER-ANDERSON: So are they not able to pull up the backup? Because the presentation is on the backup. It's online. They can't access the online? Because that -- okay. Yeah, I think it's important for the public to know what we're talking about. Because right now we're just kind of talking and we don't have anything for them to see.

And while we're going, I just wanted to ask, was tile not an option? Is it because it's too expensive? Not something that they typically put in a ballroom?

MS. JENKINS: The tile is not typically put in there, just with the type of events, with

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weddings and dancing. We looked at tile, we looked at wood flooring, in terms of the cost, the maintenance and the use of it. And we came back with carpet tiles.

When we say tiles, the carpet on the floor is not rolled carpet, it is carpet tiles.

EXECUTIVE DIRECTOR EVANS: And Madam Chair, as well, our concern was the acoustics. You would have to make some modifications because the building would echo a lot if you did have a harder surface flooring.

MS. JENKINS: Shall I keep going?

CHAIR LANIER: Yes. Go ahead until they try and pull it up.

MS. JENKINS: Okay. In going forward, we are proposing to replace 6,409 square feet of carpet, which would include the Newcomb Ballroom and the Hatcher Ballroom. The Marina Event Center would be down for a proposed total of ten days. And that is the minimum amount or maximum amount of time if we will look at doing both ballrooms, leaving one available for events while the other one has the carpet installed, and then vice versa, so we minimize the down time of our space.

Based on our research we are estimating

conservatively that the replacement will come in at about \$65,000. And we're allowing a 15 percent contingency/overage cost. We found with using this type of carpet that you need to also buy the matched tiles at the same time; so that if you have pieces or areas that you're unable to clean, that you have tiles on hand that you could pull one out and replace it and minimize the interruption with your flooring.

At the time of ordering, most of the vendors -- or the vendors require a 50 percent deposit to be given to the company, because these are specialty colors and tiles. It would be installed in segments, as I mentioned, from one ballroom to the other.

The company would be required to train our staff on maintenance and proper cleaning, including the right types of materials to clean the carpet.

Once the approval of the project is made by you-all and an order is placed with the company, it would take approximately seven to ten weeks to receive the carpet. And as I said, we'd need to be closed for a maximum, we hope, of about ten days.

The benefits of this program will be to refresh the Event Center space here at Marina

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Village, because we want to continue to make it a destination of choice for meetings and premier events.

Our next step will be to work with the City of Riviera Beach Procurement Department to assist us with a request for bid process. Staff would then bring back an item for approval of a proposed contract.

And just to let you know the direction we are going, the third phase of this refresh project will be to do some painting refreshment and add additional greenery throughout the hall.

So tonight staff is asking for a consensus choice on the carpet pattern, as well as provide support for us to move forward with our plan of action.

And we'll take any questions or comments.

CHAIR LANIER: Okay. I see it up on the screen now. So I wanted to make sure that the residents at home can see what these two different carpet samples look like.

Any questions from staff in regards to this item?

CO-CHAIR MILLER-ANDERSON: Madam Chair.

CHAIR LANIER: Yes, go ahead.

1 CO-CHAIR MILLER-ANDERSON: You said that 2 there were individuals in the community that you 3 all had -- outside of the Constant Contact, that 4 gave input. How did you select those people? 5 MS. HICKS: So the first step was sending out 6 to the 22 City and CRA senior management, and then 7 it went out to the Constant Contact. 8 CO-CHAIR MILLER-ANDERSON: Okay. So there 9 were no other community individuals that you --10 MS. HICKS: Correct. Yes. 11 CO-CHAIR MILLER-ANDERSON: Okay. Thank you. 12 CHAIR LANIER: All right. Very good. 13 Are we in consensus with moving forward with 14 the choices? The choice made by the majority for 15 the carpet squares. 16 COMMISSIONER LAWSON: Madam Chair. 17 CHAIR LANIER: Go ahead. 18 COMMISSIONER LAWSON: So I think I missed the 19 part of the presentation that said how many people 20 actually voted or were in favor of sample one. 21 MS. HICKS: So there was a total of 121 22 people that had voted for it. And then the 23 percentages was 58.9 percent versus 41.1 percent. 24 That was, you said 141? COMMISSIONER LAWSON: 25 So the total was 121. MS. HICKS:

1 121. COMMISSIONER LAWSON: Sorry. And 2 that's the total votes between the two samples, or 3 just total votes for sample one? 4 MS. HICKS: That was the total who voted from 5 the actual e-mail that went out. 6 COMMISSIONER LAWSON: Okay. Thank you, Madam 7 Chair. 8 CHAIR LANIER: Very good. 9 So are we in consensus with moving forward 10 with this? Yea, nay, maybe? 11 COMMISSIONER BOTEL: Good for me. 12 CO-CHAIR MILLER-ANDERSON: Madam Chair? 13 CHAIR LANIER: Yes, go ahead. 14 CO-CHAIR MILLER-ANDERSON: I mean, I'm fine 15 with sample one but I was just curious as to what 16 the other options, what did they look like? 17 would have been nice to have seen what else we had 18 to choose from outside of the two. But I just -- I 19 Like this carpet, I did not like this don't know. 20 Especially when you have weddings and carpet. 21 different -- it just seems like the color just kind 22 of doesn't blend well. But maybe -- I'm not an 23 expert in ballroom design, so maybe that's what 24 it's supposed to be like. 25 But I mean I'm fine with sample one. I don't

really like the dark color for sample two.

MS. JENKINS: There is -- we took the liberty of having a setup out in the hallway. I don't know -- hopefully you all noticed it, right outside the door, where there is a setup with a colored tablecloth and -- to show you sort of the contrast.

The challenge is that any color scheme, unless you get a generic beige carpet, which would be hard to keep clean, will clash at some point because people choose all sorts of colors for their table decorations. We just need something that's serviceable.

And just to point out, in terms of the colors on the wall, which we could change. If you notice there is a color scheme throughout the Marina Event Center that speaks to each other. And trying to stay within a reasonable budget amount, and also to find an attractive carpet that speaks to what we already have, was a challenge.

COMMISSIONER LAWSON: Madam Chair.

CHAIR LANIER: All right. Go ahead, sir.

COMMISSIONER LAWSON: I was just waiting on Councilwoman Miller-Anderson to say something.

I'm not a big fan of the carpets. I think that we may want to go out and look at some other

options. And also some possible points of looking at tile, looking at other types of flooring. And although the price point may be a little bit higher, but what are the options of looking at more elegant types flooring? Because if we're going to do this for weddings, balls, the different venues that I've seen, you know, they have like a real nice, like a tile flooring with a high gloss shine. I'm not sure what the price point is, and then what also that has in regards to liability, in regards to clean up. Those are certainly things that we want to look at.

But I'm just not a big fan of that design.

That's why I wanted to know how many residents

actually, you know, chimed in. Because that's

going to be difficult based upon the type of events

that may want to happen, because the floor doesn't

give that modern look; it doesn't give that real

sleek elegant look when you come in here.

So try to really give that exposure, because we have the high ceilings, we have the wide space. Giving more of an elegant look to the room is what I would want to envision for this ballroom.

So I'm not sure if that's something that we could look at, with looking at some other flooring

options; because I'm just not a huge fan of either one of the floors.

CHAIR LANIER: Did we look at, you know, like a single color with the design? Just a solid color but had a design in it?

MS. JENKINS: That's more what option two is.

But we can bring some samples. We did have a wider sample of carpet tiles and it was narrowed down to these two. So we could bring something back if you want to see a different color family. We can get all types of options for you.

CO-CHAIR MILLER-ANDERSON: Madam Chair.

CHAIR LANIER: Go ahead.

CO-CHAIR MILLER-ANDERSON: To have the tile,

I mean is that just a matter of putting the sound
boards up there along the walls? I mean, there are
plenty of places I've seen with tile. Obviously,

it will cost more. But we would just need to
incorporate sound boards on the walls so that we
didn't have that echoing?

EXECUTIVE DIRECTOR EVANS: Madam Chair, if I may?

CHAIR LANIER: Yes. Go ahead.

EXECUTIVE DIRECTOR EVANS: Yes, we would have to look at, you know, the impact associated with

whatever flooring. So there would probably be some type of modifications as it relates to the sound and acoustics and what have you.

We are looking to make some improvements, actually, to the camera system and the projector system that's currently in the space now. So if that's something that the Board wanted to look at all inclusive what does that look like cost-wise, that's something that we can certainly bring back as well.

CO-CHAIR MILLER-ANDERSON: Yeah, I would like to see that. I just really, I think the carpet has an old-fashioned look. I know most homes, I mean, you're kind of getting away from carpet because of allergies and all this other stuff.

But I just -- I just don't think it gives a nice look to it. Like I said, this carpet here, I never understood the -- I never understood it; and I didn't really like it but it was already chosen. But if we could see different options and then if we could check into the tile option and what it would cost for the sound board, that -- at least to be able to see. I mean, obviously, if it's too much and that's not the direction we want to go, that's another thing. But I don't want to get

locked into two things of carpets. And I just don't really like those designs. I really don't.

I mean, if I had to do it, I'll go with one. But that is not something I would have said let's do that.

MS. JENKINS: We'll bring you back some additional options. And with the tile, we'll look at a matte finish and a shiny finish. Which the shiny, when you go to dance -- I know that you're quick on your toes -- but it's a little problematic. We'll bring some back.

CHAIR LANIER: Or even just a single color, you know, a solid sea blue, you know, with some dual blue tones, you know, something that maybe is just one color; ones -- you know, and then has some designs in it, so that it won't be multiple colors. If we're talking carpets.

Now, it could be wood for me, it could be tile, it could be carpets. I'm fine either way.

EXECUTIVE DIRECTOR EVANS: Okay. Madam Chair.

CHAIR LANIER: Yes, go ahead.

EXECUTIVE DIRECTOR EVANS: If you can -- if the Board would be so inclined to also provide staff with some examples of things you've seen at

other places, because that would kind of help narrow the range of options that you all will consider. Because we do want to bring it -- and when we do bring it back, we want to make sure that we can be within the same ballpark of the Board and bring that back accordingly.

So if you would be so inclined to e-mail

Ms. Jenkins what some of your options are, some

venues that you'd like for us to get some samples,

we can certainly do that.

COMMISSIONER LAWSON: And Madam Chair, to Mr. Evans' point, that's why I wanted us to possibly meet individually or just have a discussion with staff to say, okay, these are certain designs or images we'd like to see.

Because I have a few ideas that we could possibly do.

Because I like Mr. Evans' idea of just beautifying and doing a lot of improvements to our ballroom space. So that we can maximize the venue.

COMMISSIONER BOTEL: Madam Chair.

CHAIR LANIER: Yes, go ahead.

COMMISSIONER BOTEL: I just Googled ballroom carpets and there's a ton of nicer stuff out there.

You know, I -- number two is just dark and kind of

sad looking. And item one is a little too whacky for me. I just -- I kind of -- I go along with the idea of let's investigate other options, because this is a big expenditure and we want to get it right. So let's look at some other things.

There's some really nice things online. I don't know. We can look at not monochromatic necessarily but certainly not something that jumps out at you with that yellow and blue. So I'm agreeing with the group.

CHAIR LANIER: Ms. Jenkins, I just sent you a picture I just Googled. Take a look at that too, as well.

MS. JENKINS: Thank you for your attention.

And we'll gather some options and try to categorize them so we can move this issue forward. So thank you.

CHAIR LANIER: Thank you.

Discussions by Executive Director.

Mr. Evans, before you give your comments you can answer some of the questions from the residents for the public comment.

EXECUTIVE DIRECTOR EVANS: Yes, Madam Chair.

With respect to the agenda, we'll put some notations in there so persons would know which

agenda item we're on so we can get that resolved.

And certainly, with regards to the food trucks, we are going to incorporate some entertainment and even some themeology associated with it; so we'll be bringing that -- we'll share that with the Board.

And certainly, the more permanent options, we'll look at what things we can do working with each of the food truck vendors; and maybe they'd look to host the entertainment or activities once we go to a permanent solution with regards to that.

But we will look at bringing that back in a more refined fashion, especially with the numbers, to the Board the next time the topic is discussed.

CHAIR LANIER: One of the residents asked about the truck that was out there and the rent, and this and that and the other, so could you speak to that?

EXECUTIVE DIRECTOR EVANS: I believe that particular vehicle is under Code Enforcement actions that are contemplated associated with that. I think it's the vehicle that's parked at, kind of catty corner from the Marina Event Center, because we've gotten some notations and some comments. And I think Code Compliance has met with that operator

1 a couple of times. 2 Oh, the rent. Oh, I thought you said the 3 vehicle -- oh, the rent, yes, the vendor is paying 4 the rent; and they are current. 5 CHAIR LANIER: Very good. Those are your 6 comments, Mr. Evans? 7 EXECUTIVE DIRECTOR EVANS: Yes, Madam Chair. 8 CHAIR LANIER: General counsel. 9 Madam Chair, I just wanted to MR. SMITH: 10 give a note that --11 UNIDENTIFIED SPEAKER: I smell chicken. 12 CHAIR LANIER: I'm sorry, sir. Go ahead. 13 I'm sorry. 14 MR. SMITH: As a recent entrepreneur of a 15 chicken restaurant in Fort Lauderdale, I don't mind 16 the interruption. 17 All right. I just wanted to let the Board 18 know that the transition is going extremely well. 19 Your staff has been tremendous in getting us the 20 background material and getting us up to date on 21 all the contracts. We've had great meetings each 22 week to get up to speed. 23 And Mr. Haygood has been cooperative in 24 helping us get up to speed. And I think it's going 25 well.

1 And I just want to again thank the staff for 2 all the hard work that they've done in getting us 3 up to speed on this smooth transition. 4 Thank you, sir. CHAIR LANIER: 5 Comments from the commission. 6 Mr. McCoy. 7 COMMISSIONER McCOY: Hey, I'm sorry. Can you 8 hear me? 9 COMMISSIONER LAWSON: No. 10 CHAIR LANIER: Yes. 11 COMMISSIONER McCOY: Can you hear me? 12 COMMISSIONER LAWSON: No. 13 CHAIR LANIER: Go ahead, Mr. McCoy. 14 COMMISSIONER McCOY: Sorry. I was just 15 calling Dr. Botel on the phone to let her know I 16 just tested negative so you all can expect to see 17 me very soon. 18 COMMISSIONER BOTEL: I told him I'm going to 19 go out tomorrow and get tested, so I hope to be 20 back as well. 21 CHAIR LANIER: All right. Well, very good, 22 sir. 23 COMMISSIONER McCOY: So, couple things. 24 want to kind of, I quess, kind of provide some 25 clarification regarding the food truck operations

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You know, I don't have a problem with the food truck, but there is a few things that kind of came to mind. So first of all, you know, I can understand that it probably is the most palatable and the easiest thing to put it on front street, but, you know, it seems like when we do this cycle, because I think -- I went back in my notes, and I was on P and Z since 2012, I believe it was. Ι remember reviewing the site plan for Bicentennial And if we already have that infrastructure in place, and that's what the intent was when the Marina Event Center was constructed and Bicentennial Park was renovated, then I just really am concerned how we always follow this cycle of having a plan for five or six years and then when members of the Board change, then we just scrap the idea and we start from scratch.

I mean, if that's true for just a simple food truck operation, how do we handle real long-term and sustaining development?

And you know, I'm not here to try to tell somebody that they did it wrong or to suggest that the prior councils before us may have made a mistake, but I think if it's not broke then why fix it.

And the very idea of this food truck operation seems good in theory, but what's proof positive tonight is that we just directed staff to move forward on a concept without even having a budget.

And quite frankly, what we've seen when it came to the discussion of selecting carpet in the Event Center, that provided more details, more information, more budget, more useful life conversations -- overall it was more information about how we select carpet than about how we spend capital dollars for a food truck operation.

In my estimation we're talking about once a month for the third Thursday of the month, which equates to 12 different Thursdays, at max three hours, on the short term, I just don't understand how we can vote on something without even having the real numbers behind it. And that, for that reason is why I couldn't support that item.

And quite frankly, I didn't even know that we were going to be expected to vote on it; and that confused me too because, you know, there is still this whole virtual delay that I didn't even understand what we were being asked, first of all. But I know simply we did not have a budget. And

the question wasn't even called, because if it was, it just must have came at the beginning.

But this to me just doesn't make sense, that we bring forth items to vote on a proposal on a temporary without even having a budget. But it just so happens to be the same location of a permanent development site that we're having discussions with with the developer.

And I just think that we spent a whole lot of time and effort in voting on things that have no, I guess, long-term benefit to the organization or to the community at large. So that's my concern and that's why I didn't support that item.

But those are my comments. And I guess I'll be seeing you folks as soon as next week.

So thank you, Members and Madam Chair.

CHAIR LANIER: Thank you very much.

Ms. Botel.

COMMISSIONER BOTEL: Yes. Good evening.

Again, just a thank you to people who came out to the Singer Island quarterly town hall meeting and thanks to staff for putting in the work and presenting.

Our next quarterly town hall will be November 18th. That's the Thursday before Thanksgiving.

And I think that's it for me. Thank you very much.

CHAIR LANIER: Thank you.

Mr. Lawson.

COMMISSIONER LAWSON: Thank you, Madam Chair.

This Saturday, August 28th, District 5 will be hosting a community forum. It's going to be at Station 86 on Singer Island. We're going to be discussing an array of topics, looking at some opportunities for location of the fire station. We're going to be discussing Reimagine. We're going to be discussing individuals and opportunities that we have coming up. And we're going to be talking about the conditions that our first responders are actually faced with at that location as well.

So please, residents, please join us at ten a.m. on Saturday. It's going to be very important that we come out to this location to really discuss what we're going to do for our firefighters there.

The Mental Health Forum event that was being hosted this Sunday, August 29th, is being postponed. I'm looking to reschedule that event to September 19th. So please mark your calendars from now. But residents that were going to come out

Sunday evening for the Mental Health Forum, we're going to move it to September 19th.

September 13th, we'll be hosting a Broadway Business Corridor Luncheon. And it's going to be a Reimagine edition. We're going to be talking to all the businesses in the marine life, the local businesses, the execs, the owners, everyone on that location from Broadway and Blue Heron, to talk about what's happening with Reimagine; to talk about the potential of development growth, to talk about Phase II, and to talk about what's on the horizon. A lot of the residents have been engaging but I want to make sure that we have the businesses that are going to actually directly be affected be a part of this luncheon.

So on September 13th, it's going to be at 11:00 a.m. right here in the marina, we're going to have a business luncheon. So all local businesses on Broadway. I'll be working with the City and the CRA to host that event.

And finally, Mr. Evans, how long have you been acting as our CRA director?

EXECUTIVE DIRECTOR EVANS: I don't have the specific number of days, but I think -- the interim position was appointed August 28th, and then

permanently appointed October 14th.

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COMMISSIONER LAWSON: Okay. So I'm posing that question because over the past year we've seen a significant progress with our CRA. We're having challenges. And I would like for us to further talk about the development and moving forward in the right direction, under the leadership of Mr. Evans. I wanted to see if we could kind of begin that conversation. Because every time this comes up, we talk about compensation and Mr. Evans has to be very clear, I'm not being compensated for being CRA director. So I wanted to talk to our colleagues and also hear from legal, what do we have to go through in regards to conducting the research with having our city manager as our CRA director, in regards to his compensation to make sure that he can be fairly compensated.

Because right now, with the feedback we're getting from our CRA, the City, the development and the progress we're making, we don't want to have Mr. Evans just sitting here not being compensated for the time. Because if anybody else was doing the job, they would be fairly compensated. So I'm not sure how we can have this discussion or what needs to happen, but I want to hear from my

colleagues in regards to having that discussion 1 2 about Mr. Evans's compensation. 3 Thank you, Madam Chair. Those are my 4 comments. 5 CHAIR LANIER: Thank you. 6 Ms. Miller-Anderson. CO-CHAIR MILLER-ANDERSON: I don't have any 7 8 tonight. Thank you. 9 CHAIR LANIER: Thank you. 10 And I have no comments. 11 Meeting is adjourned. 12 13 14 15 16 17 18 19 20 21 22 23 24 25

1 CERTIFICATE 2 3 THE STATE OF FLORIDA, 4 COUNTY OF PALM BEACH.) 5 6 I, Claudia Price Witters, RPR, Registered 7 Professional Reporter, do hereby certify that I was 8 authorized to and did transcribe the foregoing 9 proceedings, and that the foregoing is a true and correct transcription of said proceedings. 10 IN WITNESS WHEREOF, I have hereunto set my 11 12 hand this 6th day of September 2021. 13 14 Claudio Withen 15 16 Claudia Price Witters, RPR 17 18 19 2.0 21 22 23 24 25

ADJOURNMENT The CRA Regular Board Meeting was adjourned at 8:30 p.m. The minutes were approved by the Board of Commissioners on _____ Shirley Lanier, Chairperson Jonathan Evans, Executive Director

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

Meeting Date: 9/22/2021

Agenda Category:

A RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING THE THIRD MODIFICATION TO A LEASE

Subject: AGREEMENT OF 4,439 SQ. FT. OF OFFICE SPACE FOR THE CLEAN AND SAFE DEPARTMENT LOCATED AT 1229

E. BLUE HERON BOULEVARD, RIVIERA BEACH, FL

Recommendation/Motion: APPROVAL

Originating Dept NEIGHBORHOOD SERVICES Costs

User Dept. NEIGHBORHOOD SERVICES Funding Source

Advertised No Budget Account Number

Date

Paper

Affected Parties Not Required

Background/Summary:

GUY HILL AND TENANT ENTERED INTO A LEASE AGREEMENT, DATED OCTOBER 21, 2014 (THE "LEASE"), AS DESCRIBED IN RESOLUTION NO. 2014-53, EXECUTED ON OCTOBER 29, 2014. SEE EXHIBIT "A." GUY HILL DIED ON MAY 19, 2019 AND MARY P. HILL, HIS WIDOW, IS THE NEW OWNER AND LANDLORD OF THE PROPERTY. THE LEASE PROVIDES FOR AN INITIAL LEASE TERM OF FIVE (5) YEARS, WHICH EXPIRED ON OCTOBER 31, 2019. THE LEASE WAS MODIFIED ON OCTOBER 9, 2019, TO EXTEND THE LEASE FOR ONE YEAR TO OCTOBER 31, 2020, WITH AN OPTION TO EXTEND BY AN ADDITIONAL YEAR. SEE RESOLUTION NO. 2019-19, EXHIBIT "B." THE TENANT AND LANDLORD MODIFIED THE LEASE AND EXTENDED THE TERM FOR ONE ADDITIONAL YEAR THROUGH OCTOBER 31, 2021. SEE EXHIBIT "C." AFTER MUCH DISCUSSION AND NEGOTIATION, THE TENANT AND LANDLORD DESIRE TO FURTHER MODIFY THE LEASE AND EXTEND THE TERM THROUGH OCTOBER 31, 2022, WITH AN OPTION TO EXTEND FOR AN ADDITIONAL YEAR THROUGH OCTOBER 31, 2023.

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

NOTIONAL CIALL 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 | Туре |
|--|--|----------------|---------------|
| MEMOCLEAN_AND_SAFE_LEASE.pdf | MEMO- CLEAN AND SAFE LEASE | 9/16/2021 | Cover Memo |
| RESOLUTIONTHIRD_MODIFICATION_FOR_CLEAN_AND_SAFE.pdf | RESOLUTION- THIRD MODIFICATION FOR CLEAN AND SAFE LEASE | 9/16/2021 | Resolution |
| RESOLUTION_NO_2014-53_lease_Agreement_with_Guy_Hill_for_1229_EBlue_Heron_Blvdfor_Clean_and_Safe_Program.pd | RESOLUTION NO 2014-53 FCLEAN AND SAFE LEASE | 9/16/2021 | Resolution |
| RESOLUTION_NO_2019-19-FIRST_MOD_TO_LEASE-C_S_OFFICE.pdf | RESOLUTION NO 2019-19 FIRST MODIFICATION CLEAN AND SAFE LEASE | 9/16/2021 | Resolution |
| RESOLUTION_NO_2020-17_2ND_MOD_TO_LEASE_AGREEMENT-MP_HILL.pdf | RESOLUTION NO 2020-17 2ND MODIFICATION CLEAN AND SAFE LEASE | 9/16/2021 | Resolution |
| LEASETHIRD_MODIFICATION_FOR_CLEAN_AND_SAFE.pdf | LEASE- THIRD MORDIFICATION FOR CLEAN AND SAFE | 9/16/2021 | Agreement |

REVIEWERS:

| Department | Reviewer | Action | Date |
|---------------------|--------------|----------|---------------------|
| CRA | Evans, Scott | Approved | 9/16/2021 - 5:07 PM |
| CRA Internal Review | Evans, Scott | Approved | 9/16/2021 - 5:21 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

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: SEPTEMBER 9, 2021

SUBJECT: A RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING

THE THIRD MODIFICATION TO A LEASE AGREEMENT FOR 4,439 SQ. FT. OF OFFICE SPACE LOCATED AT 1229 E. BLUE HERON BLVD.,

RIVIERA BEACH, FL

,

REQUEST FOR BOARD ACTION

The Agency is requesting the Board of Commissioners to approve a resolution for the third modification to the lease agreement for 4,439 sq. ft. of office space located at 1229 E. Blue Heron Boulevard, Riviera Beach, FL, for a term of one year through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

BACKGROUND

Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"), as described in Resolution No. 2014-53, executed on October 29, 2014. See Exhibit "A." Guy Hill died on May 19, 2019 and Mary P. Hill, his widow, is the new owner and Landlord of the property. The Lease provides for an initial lease term of five (5) years, which expired on October 31, 2019. The Lease was modified on October 9, 2019, to extend the Lease for one year to October 31, 2020, with an option to extend by an additional year. See Resolution No. 2019-19, Exhibit "B." The Tenant and Landlord modified the Lease and extended the term for one additional year through October 31, 2021. See Exhibit "C." After much discussion and negotiation, the Tenant and Landlord desire to further modify the Lease and extend the term through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

SUMMARY

The term of this lease shall be renewed for one year commencing on November 1, 2021 and ending October 31, 2022, with an option to extend for an additional year through October 31,

2023, unless sooner terminated pursuant to any provision thereof in the Lease.

Section 1.1 (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

| November 1, 2021-October 31, 2022 | \$63,739.00 |
|-----------------------------------|-------------|
| November 1, 2022-October 31, 2023 | \$65,013.78 |

BUDGET

We have allocated sufficient funds in our proposed FY 2022 Budget to cover this anticipated lease expense, if approved.

RECOMMENDATION

Staff recommends the Board of Commissioners to Approve a Resolution for the Third Modification to the Lease Agreement for 4,439 Sq. Ft. of Office Space located at 1229 E. Blue Heron Boulevard, Riviera Beach, FL, for a term of one year through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

JE:aj

RESOLUTION NO. 2021-___

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("THE AGENCY") APPROVING THE THIRD MODIFICATION TO THE LEASE AGREEMENT BETWEEN THE AGENCY (THE "TENANT") AND MARY P. HILL ("LANDLORD") FOR AN ADDITIONAL LEASE TERM OF ONE YEAR THROUGH OCTOBER 31, 2022, WITH A TENANT OPTION TO EXTEND THE TERM BY AN ADDITIONAL YEAR; PROVIDING AN EFFECTIVE DATE.

* * * * * * * *

WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach; and

WHEREAS, Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"), described in Resolution No. 2014-53, executed on October 29, 2014, attached hereto as Exhibit "A"; and

WHEREAS, Guy Hill died on May 19, 2019, and Mary P. Hill was appointed as the Personal Representative of the Estate of Guy Hill, and is now the owner and landlord; and

WHEREAS, Section 3.1 of the Lease provided for an initial lease term of five (5) years; and

WHEREAS, Section 5.1 of the Lease provided an option to the Tenant, to extend the term of the Agreement for five years; and

WHEREAS, the Lease was modified on October 9, 2019, to extend the Lease for one year to October 31, 2020, with an option to extend by an additional year, attached hereto as Exhibit "B"; and

WHEREAS, the Lease was again modified on August 12, 2020, to extend the Lease for one year to October 31, 2021, attached hereto as Exhibit "C"; and

WHEREAS, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2022, with an option to extend the term for an additional year through October 31, 2023.

NOW THEREFORE, in consideration of the premises and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. AMENDMENTS.

- (a) Section 3.1 of the Lease is hereby amended and restated in its entirety as follows:
- "3.1 The term of this lease shall be renewed for one year commencing on November 1, 2021 and ending October 31, 2022, with an option to extend for an additional year through October 31, 2023, unless sooner terminated pursuant to any provision thereof in the Lease."
- (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

November 1, 2021–October 31, 2022 \$63,739.00 November 1, 2022-October 31, 2023 \$65,013.78

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

SECTION 1. The Community Redevelopment Agency hereby approves the attached Third Modification to Lease Agreement Between Mary P. Hill and the Riviera Beach Community Redevelopment Agency, attached hereto as Exhibit "D."

SECTION 2. The Executive Director and Chairperson of the Agency are directed to sign said Third Modification to Lease Agreement between the Mary P. Hill and the Agency.

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

[Signatures on following page]

PASSED AND ADOPTED this 22nd day of September 2021.

| | RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY |
|--|---|
| ATTEST: | By: SHIRLEY M. LANIER CHAIRPERSON |
| Executive Director | Approved as to form and legal sufficiency Christopher Smith, Esquire CRA Attorney Date 1/2/2 |
| MOTION BY: | |
| SECONDED BY: | |
| S. LANIER P. BOTEL K. MILLER-ANDERSON T. MCCOY D. LAWSON | |

RESOLUTION NO. 2014-53

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH GUY C. HILL ("LANDLORD") FOR PROPERTY LOCATED AT 1229 E. BLUE HERON BOULEVARD, RIVIERA BEACH, FLORIDA SPECIFICALLY DESCRIBED IN LEASE ATTACHED HERETO AS EXHIBIT "A"; DIRECTING AND AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach; and

WHEREAS, the Agency has established a Clean and Safe Ambassador Program ("Program") and desires to establish a presence for the Program on Singer Island and further the Agency goals of continuing the redevelopment of the Ocean Mall; and

WHEREAS, an office on Singer Island will enable the Agency to provide a modern community meeting facility, an information center, a Riviera Beach Police Sub-Station and a focal point for the Clean and Safe Ambassadors Program.

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

SECTION 1. The Commissioners of the Agency hereby approve the Lease Agreement attached hereto as Exhibit "A" for the property located at 1229 E. Blue Heron Boulevard.

SECTION 2. The Chair and the Executive Director are hereby authorized and directed to execute and attest, respectively, that certain Lease Agreement by and between the Guy C. Hill and Riviera Beach Community Redevelopment Agency substantially in the form of Exhibit "A" attached hereto, subject to the approval of the form thereof, consistent herewith, by the CRA Attorney, and such actions as shall be necessary and consistent to carry out the intent and desire of the Agency.

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

PASSED AND ADOPTED this 29th day of October 2014.

| ATTEST: | 2 | RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY By: Name: JUDY L. DAVIS Title: Chairperson |
|--|--------------------------|--|
| Executive Director | | |
| | | Approved as to form and legal sufficiency |
| | $\rightarrow 0$ | C/- Mulland |
| MOTION BY: | D. Pardo | J. Michael Haygood |
| SECONDED BY: | T. Davis | Date <u>l リンプ</u> も代 J. Michael Haygood, PA General Counsel to CRA |
| B. GUYTON D. PARDO C. THOMAS T. DAVIS J. DAVIS | AVE AVE AVE AVE | General Counsel to CRA |

COMMERCIAL LEASE

- 1. PARTIES. The parties to this commercial lease are:
 - 1.1 GUY C. HILL, with a mailing address at P.O. Box 181, Hobe Sound, Florida 33475, as Lessor; and
 - 1.2 RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY, a body corporate and politic created pursuant to Part III, Chapter 163, Florida Statutes, with a mailing address at 2001 Broadway, Suite 300, Riviera Beach, Florida 33404, as Tenant.

2. PREMISES.

2.1 Lessor hereby leases to Tenant the following property (the premises):

Commercial building consisting of approximately 4,439 square feet located at 1229 E. Blue Heron Boulevard, Riviera Beach, Florida 33404, plus 5 motor vehicle parking spaces behind the southwest corner of the building, said building being located on the land legally described as Lots 487, 488 and 489, PALM BEACH SHORES, according to the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 23 at Pages 29 through 32 inclusive, Parcel ID: 56-43-42-27-04-000-4870.

3. TERM.

3.1 This lease will be for a five (5) year term beginning on November 1, 2014. Each lease year will consist of a 12-month period beginning on November 1, 2014, and successive anniversaries of that date.

4. RENT.

4.1 Base Rent. Tenant agrees to pay Lessor for and during the term the following sums per year as base rent payable in equal monthly installments in advance beginning on December 1, 2014, and continuing on the first day of each succeeding month during the term of this lease:

Year 1 = \$55,488.00

Year 2 = \$56,598.00

Year 3 = \$57,730.00

Year 4 = \$58,885.00

Year 5 = \$60,063.00

- 4.2 Additional Rent. The following will be deemed additional rent payable on the date that installments of base rent are due unless otherwise provided:
- 4.2.1 All sales and use taxes imposed by law on this lease or the rents and all other considerations payable under this lease.
 - 4.2.2 All other costs or charges to be borne by Tenant under this lease whether or not

advanced by Lessor.

4.3 All rent must be paid in United States currency without demand, setoff, or deduction, to TRADEWINDS, INC., and mailed to the address listed in section 1.1 above so as to reach Lessor by the first day of each month.

5. RENEWAL AND EXTENSION.

5.1 Tenant may extend the lease term for one (1) additional period of five (5) years on the same terms and conditions contained in this lease, except that base rent shall be as follows:

```
Option Year 6 = $61,264.00
Option Year 7 = $62,489.00
Option Year 8 = $63,739.00
Option Year 9 = $65,014.00
Option Year 10 = $66,315.00
```

- 5.2 No further extensions of the term are granted.
- 5.3 The option to extend the term granted by this section shall be exercised by Tenant, if at all, not more than eight nor less than six months before expiration of the initial term, by written notice to Lessor. Tenant may not extend the term if tenant is in default of this lease. Tenant's notice to exercise this option shall be irrevocable.

6. USE OF PREMISES.

6.1 The premises shall be used for general office and retail, and for absolutely no other purpose. Tenant shall not use, lease or permit any area in or on the Premises to be used by anyone for "retail banking purposes," which shall include receiving deposits or making loans to the general public, engaging in the sales of securities, insurance sales, trust services, or mortgage brokerage activities, whether done by a state bank, national bank, savings and loan association, credit union or other entity, whether by automated teller machine ("ATM"), walk-up or drive-in teller facility or otherwise.

7. ASSIGNMENT AND SUBLETTING.

7.1 Tenant shall have the right to assign/sublease this lease with Lessor's approval, which approval shall not be unreasonably withheld.

8. COMPLIANCE WITH REGULATIONS.

8.1 Tenant, at Tenant's own expense, shall comply with all governmental regulations applicable to the use and occupancy of the premises by Tenant.

9. FIXTURES.

9.1 All fixtures, installations, additions, alterations, and improvements made by Tenant shall

remain the property of Lessor on termination of this lease without compensation to Tenant, unless Lessor shall have given written notice to Tenant before the expiration of the term to remove some or all of them, in which event Tenant must remove such items as Lessor directs, and restore the premises to the condition they were in at the beginning of the term.

10. CONDITION OF PREMISES.

10.1 Tenant acknowledges that Tenant has carefully inspected the leased premises, found them in a good state of repair and in clean and orderly condition, and accepts delivery of the premises in its "AS IS" condition

11. TENANT'S CLEANING.

11.1 Tenant must keep the premises, including the rear parking spaces and front and back sidewalks, in clean and orderly condition and good state of repair at all times and, on termination of this lease, Tenant must deliver the premises to Lessor in the same condition they were in at the beginning of the term.

12. INDEMNITY.

12.1 Except to the extent that indemnity is provided by insurance, Tenant will indemnify Lessor and hold Lessor harmless from all liability, losses, costs, damages, or expenses, including the cost of investigation and defense, that Lessor may incur with respect to any claim or demand arising out of the use or occupancy of the premises by Tenant. Nothing in this provision shall be construed as consent by the Tenant to be sued, nor as a waiver of severing immunity beyond the waiver provided in Section 768.28, Florida Statutes.

13. INSURANCE.

- 13.1 During the term, Tenant will obtain and maintain in good standing, at Tenant's expense:
- 13.1.1 Commercial general liability insurance, including coverages for premises and operations, products and completed operations, personal and advertising injury, with minimum limits of \$1 million for bodily injury or death of one person, \$2 million for bodily injury or death to more than one person in one occurrence, and \$500,000 for property damage. Tenant shall increase above underlying limits as are required by Lessor's insurance carrier.
- 13.1.2 Casualty insurance for fire, windstorm, flood and extended coverages in such amount that no insured is or becomes a co-insurer, but not less than the full replacement value of Tenant's furniture, fixtures, appliances and equipment.
- 13.2 Each insurance company and the terms of the policy, including deductible amounts, are subject to Lessor's approval. Lessor will be named as an additional insured. No insurance provided under this lease will be subject to cancellation or reduction of limits unless at least 30 days' notice is given to Lessor. Certificates of all policies evidencing the insurance required must be delivered to Lessor. A copy of each receipted payment must be furnished to Lessor at least 10 days before each lease anniversary date.

13.3 The proceeds of all casualty insurance will be applied to restoration of the furniture, fixtures, appliances and equipment on the premises. All proceeds must be paid to and held by a bank having a place of business in Palm Beach County, Florida, as designated by Lessor or by the holder of any mortgage on Lessor's interest.

14. CONSTRUCTION LIENS.

- 14.1 Lessor's interest in the premises and the underlying fee is not subject to any lien for improvements to the premises undertaken by Tenant whether or not such improvements were made with the consent of Lessor.
- 14.2 If any lien or claim of lien is filed against the premises as a result of any act of Tenant, Tenant must transfer the lien to deposit or bond as provided by law within 15 days after the lien or claim of lien was filed.
- 14.3 The parties will execute and Lessor will record a short form lease containing the prohibition against liens on the interest of Lessor in accordance with this section.

15. REPAIRS, MAINTENANCE AND ALTERATIONS.

- 15.1 Lessor shall advance payment for Tenant's contractor's reasonable and necessary charges for drywall partition and door removal and installation, and interior painting ("Tenant's Allowance"), as is substantially shown on Tenant's "Edited Floor Plan" attached hereto as Exhibit "A". Tenant Allowance shall not exceed \$35,000.00. Any cost which exceed \$35,000.00 shall be the sole responsibility of the Tenant. Tenant shall reimburse Lessor for the Tenant Allowance, along with base rent, at the rate of 1/60th per month until the Tenant Allowance is paid in full.
- 15.2 Lessor agrees to pay real estate taxes, property insurance and for repairs for any structural problems with the building. "Structural" shall mean building's foundation, load-bearing walls and roof. Lessor shall also maintain building's existing exterior connections to water, sewer, electric and telephone utilities.
- 15.3 Tenant shall, within 60 days of executing this lease, have installed at Tenant's expense sign faces advertising its municipal services, said sign faces to be installed in Lessor's existing illuminated sign cabinets. Tenant shall secure at Tenant's expense any city permit required for sign face installation and, within 30 days after the termination of this lease, Tenant at Tenant's expense shall have said sign faces reversed within Lessor's sign cabinets.

16. SUBORDINATION.

- 16.1 This lease is expressly subordinate and inferior to the lien of any present or future mortgage that secures the cost of construction and permanent financing of the improvements on the premises.
- 16.2 On request of Lessor, Tenant shall execute and deliver a subordinate agreement in such form as the lender reasonably may require.

17. SECURITY DEPOSIT.

17.1 Tenant shall pay a refundable security deposit in the amount of \$3,700.00 upon full execution by both parties of this final lease document.

18. ALTERATIONS.

18.1 Tenant shall make no alterations or improvements to the premises costing in excess of \$25,000.00 without the express written approval of Lessor. Lessor's approval shall not be unreasonably withheld. Improvements shall be non-structural and shall comply with applicable building codes including, but not limited to, ADA and environmental requirements.

19. EMINENT DOMAIN.

19.1 If the premises or any part of them are taken in the exercise of the power of eminent domain, this lease shall terminate on the date title vests in the taking authority. Rent will be prorated to the date of termination, and all advance rent and security deposits will be repaid Tenant, subject to such claims as Lessor may have for damages arising before the date of termination. Tenant may pursue all available remedies for the taking but shall have no interest in the award made to Lessor. The terms "taken" and "taking" include any taking by a governmental body or a quasi-governmental body, or by a public or private utility authorized by law to exercise the power of eminent domain, and include a voluntary sale to such body or entity as an alternative to taking.

20. UTILITIES.

- 20.1 Tenant must pay for all utility services to the premises during the term and must pay all bills before they become delinquent, including bills for water, sewer and stormwater drainage and annual backflow prevention valve maintenance and certification, so that the premises will not be without water for health and sanitary purposes or fire protection, or electricity for cooling, freezing, lighting and security, or alarm system for security, or telephones for the active conduct of Tenant's activities, or pest control for sanitary and appearance purposes or waste collection and disposal services, for sanitary reasons.
- 20.2 Lessor will not be liable to Tenant for any interruption of utility service that is beyond Lessor's power to control or that is requested by Lessor in order to make repairs or alterations to the premises or any part of the building in which the premises are located.
- 21. DEFAULT. Time is of the essence in the performance of this lease, and Tenant shall be deemed in default if:
 - 21.1 Tenant fails to pay rent within 30 days after the payment is due; or
 - 21.2 Tenant fails to perform or observe any of Tenant's agreements or conditions of this lease other than the payment of rent, for 45 days after demand for performance by Lessor.
- 22. REMEDIES. If Tenant defaults, Lessor may exercise the following remedies in addition to all other remedies provided by law:
 - 22.1 Accelerate the maturity of all rent due and to become due during the remainder of the term.

22.2 Terminate this lease.

22.3 Recover the cost of collection and enforcement of this lease, including reasonable attorneys' fees, whether or not action is instituted.

23. FLORIDA LAW.

23.1 This lease shall be governed by the laws of the State of Florida, with venue being placed in Palm Beach County, Florida. The parties each hereby waive their respective rights to a jury trial in any action arising out of this lease.

24. GENERAL.

- 24.1 Notices. All notices required by this lease or otherwise given by one party to the other must be in writing and delivered by personal delivery or by certified mail. Notices to Lessor must be certified-mail delivered, with return receipt requested, to Lessor's address provided in section 1 above. Notices to Tenant must be certified-mail delivered, with return receipt requested, or delivered by personal delivery to Tenant's address or at the premises. Lessor may change his address from time to time by giving written notice to Tenant of the change. The parties expressly waive the requirements of the three-day notice provided under Florida law.
- 24.2 Entire Agreement. This lease contains the entire agreement of the parties. There are no express or implied warranties or covenants that are not contained in this lease. No agreement to modify this lease will be effective unless in writing and executed by the party against whom the modification is sought to be enforced.
- 25.3 Parties Bound. This lease is binding on and inures to the benefit of the parties and their respective heirs, successors, and personal representatives. Whenever the context requires, the singular includes the plural, and the masculine includes the feminine and neuter.
- 25.4 CRA Board Approval. This lease is subject to the approval of the Riviera Beach Community Redevelopment Board.

25. BROKER'S COMMISSION.

25.1 Lessor and Tenant each represent and warrant to the other that he/it has not dealt with any broker, salesperson, agent, or finder in connection with any of the transactions contemplated by this lease., other than One World Realty, Inc. ("Broker"), and insofar as each party knows, no broker, salesperson, agent, finder, or other person other than Broker is entitled to any commission or finder's fee in connection with any of the transactions contemplated by this lease. Lessor and Tenant each agree to indemnify, defend (by counsel reasonably satisfactory to the indemnified party), save, and hold harmless the other from and against any and all losses, claims, damages, liabilities, fees and costs, and all other expenses related to, growing out of, or arising from, any claims or demands for any brokerage commissions or finder's fee alleged to be payable because of any act, omission, or statement of the indemnifying party. Lessor shall pay Broker's commission in the amount of \$8,663.00 to One World Realty, Inc., on or before November 1, 2014. The terms of this section shall survive the commencement and any termination of this lease.

| EXECUTED on this 3 day of 3 | tober, 2014. |
|--|--|
| WITNESSES: (2 for each party) Signature: / Ang Julian Printed Name: / Mancy Julian Signature: Printed Name: / Copy to Mancy | GUY C. HILL, LESSOR |
| Signature: Printed Name: Signature: Printed Name: | RIVIERA BEACH COMMUNITY REDEVELOPMENTAGENCY, TENANT By: Judy L. Davis Chair |



MEMORANDUM

TO:

Honorable Chair and Members, CRA Board of Commissioners

City of Riviera Beach, Florida

FROM:

Tony T. Brown, Executive Director, Riviera Beach CRA

DATE:

October 23, 2014

SUBJECT:

Agenda Item: A Resolution Approving a Lease Agreement for 4,439 sq ft of office space

located at 1229 E. Blue Heron Boulevard, Riviera Beach, Florida.

Request for Board Action

The Agency is requesting the Board of Commissioners to authorize a Resolution approving a Lease Agreement for 4,439 sq ft of office space located on the south side of Blue Heron Blvd. on Singer Island adjacent to the Bank of America. The lease is for a five year term, starting on November 1, 2014 at the address 1229 E. Blue Heron Boulevard (see picture below of space). The office will be used for the Agency's Clean and Safe Ambassador Program and will include space for the City to operate a police sub-station and use as a voting precinct.





Background

Almost one year ago, we began the journey of developing a robust public safety response to the concerns of citizens and our Commissioners. These major steps include the following: 1) selection of Ken Stapleton, SafeDesign Institute as our public safety consultant to guide us; 2) development of a comprehensive program business plan; 3) adoption of a healthy program budget; 4) commencement of a camera program in the CRA areas; and 5) identification of a primary location for the Clean & Safe Program.

Summary

The Riviera Beach Community Redevelopment Agency (CRA) is committed to maintaining quality neighborhoods and businesses. We are providing clean and safe environments within the CRA boundaries, in addition to being a powerful advocate, leader and resource for the CRA's continuing effort to provide an attractive, dynamic, and economically vital place to live, work, learn, and play. Having the Ambassador Program headquartered on Singer Island was deliberate and will further our effort in the redevelopment of the area west of the Ocean Mall. Uniformed and highly trained Public Service Ambassadors are charged specifically with the responsibility of creating a safe and welcoming environment. While keeping the pedestrian areas clean and free of litter they also have the seasonal responsibility of leaf and weed removal. Sidewalk sweepers and pressure washers help them do their job more efficiently. Their presence is reassuring in pedestrian areas as they work closely with the police, Public Works department and property owners to keep CRA areas graffiti-free.

Fiscal Impact

The base rent will be \$55,488 per year in the first year and increase by two percent each year for the five year term. The Agency will have the option to renew for an additional five year term. The CRA Board approved this expense in the Fiscal Year 2014/2015 Budget. The Lessor will complete interior improvements to accommodate the proposed uses which will be billed to the agency in approximately 60 equal payments over the term of the lease for an amount not to exceed \$50,000 or (833.33 per month). The Agency will need to order new signage for the building.

Recommendation

CRA Staff recommends approving a lease agreement for 4,439 sq ft of office space located at 1229 E. Blue Heron Boulevard, Riviera Beach, Florida.

RESOLUTION NO. 2019-19

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("THE AGENCY") APPROVING THE FIRST MODIFICATION TO THE LEASE AGREEMENT BETWEEN THE AGENCY (THE "TENANT") AND ESTATE OF GUY HILL ("LANDLORD") FOR AN ADDITIONAL LEASE TERM OF ONE YEAR THROUGH OCTOBER 31, 2020, WITH A TENANT OPTION TO EXTEND THE TERM BY AN ADDITIONAL YEAR; PROVIDING AN EFFECTIVE DATE.

* * * * * * * *

WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach; and

WHEREAS, Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"), described in Resolution No. 2014-53, executed on October 29, 2014, attached hereto as Exhibit "A"; and

WHEREAS, Guy Hill died on May 19, 2019, and Mary Hill was appointed as the Personal Representative of the Estate of Guy Hill; and

WHEREAS, the Lease provides for an initial lease term of five (5) years and

WHEREAS, the Lease provides an option to the Tenant, to extend the term of the Agreement for five years; and

WHEREAS, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2020 with a Tenant option to extend the term by an additional year.

NOW THEREFORE, in consideration of the premises and the mutual consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. AMENDMENTS.

- (a) Section 1.1 of the Lease is hereby amended and restated in its entirety as follows:
- **"1.1 Term**. The term of this lease shall be renewed for one year commencing on November 1, 2019 and ending October 31, 2020, unless sooner terminated pursuant to any provision hereof with a Tenant option to extend the term for an additional year."
- (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

November 1, 2019–October 31, 2020

\$61,264.00

November 1, 2020-October 31, 2021

\$62,489.00

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

SECTION 1. The Community Redevelopment Agency hereby approves the attached First Modification to Lease Agreement Between the Estate of Guy Hill and the Riviera Beach Community Redevelopment Agency.

SECTION 2. The Executive Director and Chairperson of the Agency are directed to sign said First Modification to Lease Agreement between the Estate of Guy Hill and the Agency, attached as Exhibit "B."

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

[Signatures on following page]

PASSED AND ADOPTED this 4 day of October 2019.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY By: ATTEST: DR JULIA BOTEL VICE CHAIRPERSON Executive Director Approved as to form and legal sufficiency MOTION BY: J. Michael Haygood Date 10 9 2019 J. Michael Haygood, PA SECONDED BY: General Counsel to CRA P. BOTEL K. MILLER-ANDERSON T. MCCOY S. LANIER

D. LAWSON



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

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

MEMORANDUM

TO:

Honorable Chair and Members, CRA Board of Commissioners

City of Riviera Beach, Florida

FROM:

Scott Evans

Interim Executive Director, CRA

COPY:

J. Michael Haygood, CRA Attorney

DATE:

October 4, 2019

SUBJECT:

A Resolution of the Board of Commissioners Approving the First Modification to

a Lease Agreement for 4,439 Sq. Ft. of Office Space located at 1229 E. Blue Heron

Boulevard, Riviera Beach, FL.

REQUEST FOR BOARD ACTION

The Agency is Requesting the Board of Commissioners to Approve a Resolution for the First Modification to the Lease Agreement for 4,439 Sq. Ft. of Office Space located at 1229 E. Blue Heron Boulevard, Riviera Beach, FL, for a term of one year through October 31, 2020, with a Tenant option to extend the term by an additional year.

BACKGROUND

Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"), as described in Resolution No. 2014-53, executed on October 29, 2014. See Exhibit "A." Guy Hill died on May 19, 2019 and Mary Hill was appointed as the Personal Representative of the Estate of Guy Hill. The Lease provides for an initial lease term of five (5) years, which expires on October 31, 2019. Additionally, the Lease provides an option to the Tenant, to extend the term of the Agreement for five years. After much discussion and negotiation, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2020 with a Tenant option to extend the term by an additional year.

SUMMARY

The term of this lease shall be renewed for one year commencing on November 1, 2019 and ending October 31, 2020, unless sooner terminated pursuant to any provision thereof in the Lease with a Tenant option to extend the term for an additional year.

Section 1.1 (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

| November 1, 2019–October 31, 2020 | \$61,264.00 |
|-----------------------------------|-------------|
| November 1, 2020-October 31, 2021 | \$62,489.00 |

BUDGET

We have allocated sufficient funds in our FY 2020 Budget to cover this anticipated lease expense, if approved.

RECOMMENDATION

Staff recommends the Board of Commissioners to Approve a Resolution for the First Modification to the Lease Agreement for 4,439 Sq. Ft. of Office Space located at 1229 E. Blue Heron Boulevard, Riviera Beach, FL, for a term of one year through October 31, 2020, with a Tenant option to extend the term by an additional year.

SE:aj

FIRST MODIFICATION TO LEASE AGREEMENT BETWEEN THE ESTATE OF GUY HILL AND

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

This FIRST MODIFICATION TO LEASE AGREEMENT between RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (the "Tenant") and ESTATE OF GUY HILL ("Landlord"), dated as of October 2, 2019 (the "Effective Date").

RECITALS:

WHEREAS, Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"); and

WHEREAS, Guy Hill died on May 19, 2019, and Mary Hill was appointed as the Personal Representative of the Estate of Guy Hill; and

WHEREAS, the Lease provides for an initial lease term of five (5) years; and

WHEREAS, the Lease provides an option to the Tenant, to extend the term of the Agreement for five years; and

WHEREAS, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2020 with a Tenant option to extend the term by an additional year.

NOW THEREFORE, in consideration of the premises and the mutual consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. AMENDMENTS.

- (a) Section 1.1 of the Lease is hereby amended and restated in its entirety as follows:
- "1.1 Term. The term of this lease shall be renewed for one year commencing on November 1, 2019 and ending October 31, 2020, unless sooner terminated pursuant to any provision hereof with a Tenant option to extend the term for an additional year."
- (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

November 1, 2019–October 31, 2020 \$61,264.00 November 1, 2020-October 31, 2021 \$62,489.00

SECTION 2.

AMENDMENTS, CHANGES AND MODIFICATIONS.

This First Modification may be amended only by writing signed by both parties hereto. Except as provided in this First Modification the terms and provisions in the Lease remain in full force and effect.

SECTION 3. SEVERABILITY.

In the event any Court of competent jurisdiction shall hold any provision of this First Modification invalid or unenforceable such holding shall not invalidate or render unenforceable, any other provision hereof or of the Lease.

SECTION 4. EXECUTION IN COUNTERPARTS.

This First Modification may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this First Modification of Lease Agreement the date first above written.

Witnesses:

Print Name

Landlord:

ESTATE OF GUY HILL

3y: //

MARY HILL, Personal Representative

Witnesses

Print Name

Witnesses:

Tenant:

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Print Name:

Name: Scott Evans Title: Therim Executive Director

Witnesses:

Jamara & segum

Print Name: Tamara L. Seguin

RESOLUTION NO. 2020-L

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("THE AGENCY") APPROVING THE SECOND MODIFICATION TO THE LEASE AGREEMENT BETWEEN THE AGENCY (THE "TENANT") AND MARY P. HILL ("LANDLORD") FOR AN ADDITIONAL LEASE TERM OF ONE YEAR THROUGH OCTOBER 31, 2021; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach; and

WHEREAS, Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"), described in Resolution No. 2014-53, executed on October 29, 2014, attached hereto as Exhibit "A"; and

WHEREAS, Guy Hill died on May 19, 2019, and Mary P. Hill was appointed as the Personal Representative of the Estate of Guy Hill and is now the owner and landlord; and

WHEREAS, the Lease provided for an initial lease term of five (5) years; and

WHEREAS, the Lease provided an option to the Tenant, to extend the term of the Agreement for five years which the Tenant did not exercise; and

WHEREAS, the Lease was modified on October 9, 2019, to extend the Lease for one year to October 31, 2020, with an option to extend by an additional year, attached hereto as Exhibit "B"; and

WHEREAS, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2021.

NOW THEREFORE, in consideration of the premises and the mutual consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

SECTION 1. The Community Redevelopment Agency hereby approves the attached Second Modification to Lease Agreement Between Mary P. Hill and the Riviera Beach Community

Redevelopment Agency exercising the Tenant's option to extend the term of the Lease by year through October 31, 2020.

SECTION 2. The Executive Director and Chairperson of the Agency are directed to sign said Second Modification to Lease Agreement between the Mary P. Hill and the Agency, attached as Exhibit "C."

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

PASSED AND ADOPTED this 12th day of August 2020.

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

By:

JULIA A. BOTEL, Ed. D.

CHAIRPERSON

ATTEST:

Executive

pproved as to form and legal sufficiency

J. Michael Haygood

Date 8/12 13020 J. Michael Haygood, PA General Counsel to CRA

MOTION BY:

SECONDED BY:

P. BOTEL

K. MILLER-ANDERSON

T. MCCOY

S. LANIER

D. LAWSON

SECOND MODIFICATION TO LEASE AGREEMENT BETWEEN

MARY P. HILL AND RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

THIS FIRST MODIFICATION TO LEASE AGREEMENT between RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (the "Tenant") and MARY P. HILL ("Landlord"), dated as of October / 2020, (the "Effective Date").

RECITALS:

WHEREAS, Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"); and

WHEREAS, Guy Hill died on May 19, 2019, and Mary Hill was appointed as the Personal Representative of the Estate of Guy Hill and is now the legal owner and Landlord; and

WHEREAS, the Lease provides for an initial lease term of five (5) years; and

WHEREAS, the Lease provided an option to the Tenant, to extend the term of the Agreement for five years which the Tenant did not exercise; and

WHEREAS, the Lease was modified on October 9, 2019, to extend the Lease for one year to October 31, 2020, with an option to extend by an additional year; and

WHEREAS, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2021.

NOW THEREFORE, in consideration of the premises and the mutual consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. AMENDMENTS.

- (a) Section 1.1 of the Lease is hereby amended and restated in its entirety as follows:
- "1.1 Term. The term of this lease shall be renewed for one year commencing on November 1, 2020 and ending October 31, 2021, unless sooner terminated pursuant to any provision hereof."
- (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

SECTION 2. AMENDMENTS, CHANGES AND MODIFICATIONS

This Second Modification may be amended only by writing signed by both parties hereto. Except as provided in this Second Modification the terms and provisions in the Lease remain in full force and effect.

SECTION 3. SEVERABILITY.

In the event any Court of competent jurisdiction shall hold any provision of this Second Modification invalid or unenforceable such holding shall not invalidate or render unenforceable, any other provision hereof or of the Lease.

SECTION 4. EXECUTION IN COUNTERPARTS.

This Second Modification may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Second Modification of Lease Agreement the date first above written.

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -

IN WITNESS WHEREOF, LANDLORD and TENANT have executed this Lease on the dates hereinafter subscribed.

WITNESSES:

Print Name: Townard Seguin
Print Name: Townard Seguin
Print Name: Townard Seguin

Print Name: Onge Jubecic

Print Name: NANCY J Lubeck

TENANT:

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

LANDLORD:

Mary P. Hill

Name: WWW. W. Title: O(1)(VE)

THIRD MODIFICATION TO LEASE AGREEMENT

BETWEEN

MARY P. HILL

AND

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

THIS THIRD MODIFICATION TO LEASE AGREEMENT between RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (the "Tenant") and MARY P. HILL ("Landlord"), dated as of September______, 2021, (the "Effective Date").

RECITALS:

WHEREAS, Guy Hill and Tenant entered into a Lease Agreement, dated October 21, 2014 (the "Lease"); and

WHEREAS, Guy Hill died on May 19, 2019, and Mary Hill was appointed as the Personal Representative of the Estate of Guy Hill and is now the legal owner and Landlord; and

WHEREAS, Section 3.1 of the Lease provided for an initial lease term of five (5) years; and

WHEREAS, Section 5.1 of the Lease provided an option to the Tenant, to extend the term of the Agreement for five years which the Tenant did not exercise; and

WHEREAS, the Lease was modified on October 9, 2019, to extend the Lease for one year to October 31, 2020, with an option to extend by an additional year; and

WHEREAS, the Lease was again modified on August 12, 2020, to extend the Lease for one year to October 31, 2021; and

WHEREAS, the Tenant and Landlord desire to modify the Lease and extend the term for one year through October 31, 2022, with an option to extend for an additional year through October 31, 2023.

NOW THEREFORE, in consideration of the premises and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. AMENDMENTS.

- (a) Section 3.1 of the Lease is hereby amended and restated in its entirety as follows:
- "3.1 The term of this lease shall be renewed for one year commencing on November 1, 2021 and ending October 31, 2022, with an option to extend for an additional year through October 31, 2023, unless sooner terminated pursuant to any provision thereof in the Lease."
- (b) Section 4.1 of the Lease is amended by substituting the schedule for Base Rent as follows:

November 1, 2021-October 31, 2022 \$63,739.00 November 1, 2022-October 31, 2023 \$65,013.78

SECTION 2. AMENDMENTS, CHANGES AND MODIFICATIONS

This Third Modification may be amended only by writing signed by both parties hereto. Except as provided in this Third Modification the terms and provisions in the Lease remain in full force and effect.

SECTION 3. SEVERABILITY.

In the event any Court of competent jurisdiction shall hold any provision of this Third Modification invalid or unenforceable such holding shall not invalidate or render unenforceable, any other provision hereof or of the Lease.

SECTION 4. EXECUTION IN COUNTERPARTS.

This Third Modification may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Third Modification of Lease Agreement the date first above written.

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, LANDLORD and TENANT have executed this Lease on he dates hereinafter subscribed.

| WITNESSES: | TENANT: |
|----------------|---|
| | RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY |
| Print Name: | By: Shirley D. Lanier Chairperson |
| Print Name: | |
| | LANDLORD: |
| | Mary P. Hill |
| | By: |
| Print Name: | Name: Title: |
| Drivet Nove or | |
| Print Name: | |

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

Meeting Date: 9/22/2021

Agenda Category:

TENTATIVE ANNUAL CRA OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR

Subject: 2021-2022

Recommendation/Motion: APPROVAL

Originating Dept ADMINISTRATION Costs

User Dept. ADMINISTRATION Funding Source

Advertised No Budget Account Number

Date

Paper

Affected Parties Not Required

Background/Summary:

TENTATIVE ANNUAL CRA OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2021-2022

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 | Туре |
|---------------------------------------|---|-------------|-----------------|
| EXECUTIVE_DIRECTOR_LETTER.pd | MEMO- EXECUTIVE f DIRECTOR LETTER FOR BUDGET FY 2021-2022 | 9/16/2021 | Cover Memo |
| RESOLUTIONBUDGET_2021- 2022.pdf | RESOLUTION- BUDGET FY 2021-2022 | 9/16/2021 | Resolution |
| DRAFT_CRA_BUDGET_FY_2021- 2022.pdf | DRAFT CRA BUDGET FY 2021-2022 | 9/16/2021 | Backup Material |

REVIEWERS:

| Department | Reviewer | Action | Date |
|---------------------|--------------|----------|---------------------|
| CRA | Evans, Scott | Approved | 9/16/2021 - 5:23 PM |
| CRA Internal Review | Evans, Scott | Approved | 9/16/2021 - 5:24 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

September 8, 2021

Honorable Mayor, Ronnie Felder

Honorable Chairwoman, Shirley Lanier

Honorable Chair Pro tem, KaShamba Miller-Anderson

Honorable CRA Commissioner, Julie A. Botel, Ed. D.

Honorable CRA Commissioner, Douglas Lawson

Honorable CRA Commissioner, Tradrick McCoy

Dear Honorable Mayor, Chairwoman, and CRA Commissioners,

Subject: Tentative Annual CRA Operating and Capital Budget for Fiscal Year 2021-2022

Introduction

The premise of this memorandum is to communicate the official budget of the Riviera Beach Community Redevelopment Agency (CRA). The focus of the CRA has been and is on economic development and redevelopment within the CRA boundaries. Our FY 2021-2022 Budget is designed to move major projects and strategic priorities forward in a way that leverages our resources to attract private and other public investment. This budget is also focused on a more wholistic approach to redevelopment, ensuring that our neighborhoods and existing assets are not lagging. Staff will continue to pursue initiatives to beautify the area and make it more attractive to residents and visitors. Staff will increase efforts to support affordable and workforce housing efforts as well as challenge gentrification movement toward our main corridors. This budget also strives to increase efficiencies in operations and encourage more collaboration with city departments and initiatives.

FY 2021-2022 Budget

Revenue:

The taxable value of all property in the community redevelopment area, pursuant to the Palm Beach County Property Appraiser as of July 24, 2021, is \$903,981,285, an increase of 3.7% over last year. This results in a net tax increment finance (TIF) revenue of \$9,695,565 or a 4.3% increase in net TIF revenues to the Agency. The millage rate for both the county and the city remains the

same from 2020, .00478150, and .008452, respectively. For the same period, other revenues have increased by 49.3%, primarily because of an increase in revenue from Marina Village rentals.

These other revenues consist of:

- Miscellaneous bank account interest
- o Marina Village Event Center rentals
- o Marina Village Rafiki Tiki
- o Marina Village kiosk rentals
- o Cash America lease
- o Other revenues

Expenditures:

Major areas of expenditure include the following:

- Redevelopment Projects and Programs Proposed expenses are 1.1% over FY 2021 or \$15,000. This considers the new business and development incentive reserve amount and a set-aside of \$148,000 for Blue Lagoon Incubator Project reserve.
- Housing and Neighborhood Stabilization This budget proposal is 1.9% less than the current year, signifying a slight reduction in expenses for neighborhood programs.
- Clean and Safe Program This budget line item is projected to fall by a slight amount, 0.4%, with savings in the overall administration.
- Operations/Administration Operations and administrations project a larger increase of 6.4%, related to staffing expenses for salary adjustments and the cost of fringe benefits.
- o Debt Service This category is fairly even, with a slight increase of 0.7%.
- o Continuing 2020 Approved Redevelopment Programs This is a carryover category that balances the budget.
- Enterprise Operations Marina Village Expenses are trending downward with increased efficiencies.

Debt service for FY 2021–2022 includes the following obligations: Wachovia Note, Ocean Mall Note, BB&T (Now Truist Bank) 2020A Bond, and the BB&T (Now Truist Bank) 2020B Bond. We have adequate funds on hand to make scheduled principal and interest payments.

Operations and Administration is showing an overall decrease of 7.6%, from a high of \$1,519,275 to \$1,300,000, primarily because of the office lease expense and moving expense elimination.

Staffing

Personnel FTEs have reduced by 1.0 FTE, from 33.5 FTEs to 32.5 FTEs, resulting in the shifting of some duties and the elimination of a net one position. There has been a minor change in a few position titles and responsibilities, notably Administrative Assistant to CRA Clerk/Executive Administrative Assistant and Marketing/Events Coordinator.

Redevelopment/Economic Development Project Descriptions

New and continuing projects include the following: the Avenue "E" Streetscape Project, a major re-imagination and total transformation to provide a long-range, multi-step approach to improve the travel experience, increase and improve landscaping, provide for a bike lane and medians, and show a visual of mixed-use development on the corridor. This process included robust community input. We are now moving toward implementing the vision. The Commercial Grant Program Phases IV and V will continue our efforts to improve the commercial curb appeal of local businesses, including façade improvements, landscaping, parking lot improvements, and the addition of safety elements. The budget includes a carryover of \$250,000, and \$150,000, for newly identified grantees. The Signage Grant Program is designed to provide commercial properties with financial assistance (grants) in order to improve the existing signage along our major right-of-way in the CRA. We have set aside \$100,000 for Round I of this program. The Wayfinding Signage Program is a way to reinforce municipal identity and brand in the mind of residents and visitors, as well as provide necessary information to those traveling within the city. We have projected \$120,000 for this effort to be designated for the creation and installation of several wayfinding signs in the City and CRA District. Blue Heron and Broadway Block Redevelopment Project is part of a concentrated effort to beautify and redevelop the main thoroughfare of the city, and the CRA will be redeveloping the entire block from Blue Heron to 27th Street on Broadway. The redevelopment strategy will consist of two phases:

- Phase I: Decorative paver sidewalks, lush landscaping, irrigation system, raised signage, mural wall, and fountain.
- Phase II: Decorative walkway, fencing, echo garden, tree installation, parking lot lights, and decorative bollards.

Thursday Tastes of Riviera Beach Food Truck Series is a new initiative wherein we would like to create a space at the Riviera Beach Marina Village to attract businesses, residents, and visitors to come see what the beautiful city of Riviera Beach has to offer. The event is a project of the City of Riviera Beach and Riviera Beach CRA with the mission of bringing people and activities to the Riviera Beach Marina Village. We would like to utilize the parking lot at Spanish Courts as a food truck event site for the third Thursday of every month for the "Thursday Tastes of Riviera Beach" Food Truck series.

Housing and Economic Development Program Descriptions

Our Agency continues to provide resources and programs for our neighborhoods while working on the overall economic development initiative. We are focused on issues of vacant and derelict lots, homes with delayed maintenance, infill development, neighborhood beautification, capacity building, entrepreneurship, and community-building activities.

Major initiatives include the following:

- o Community Garden—includes garden managers' stipends, programs (including Sow and Grow, Youth Gardening Program, Senior Citizens Garden Club, and Singer Island Garden Club), supplies, utilities, and maintenance.
- Neighborhood Outreach—support of neighborhood outreach, marketing, capacity building, and training.

- o Smart Home Program—assistance for 125 homes: SmartWaterTM, motion lights, house numbers, and RINGTM service.
- o Community Economic Development—entrepreneurial and emerging small-business support, including the Business Certification Program, Small Business Marketing Initiative, youth entrepreneurship, and career training.
- O Housing Initiatives, including Riviera Beach Renaissance—we will assist 10–15 first-time homeowners through Riviera Beach Renaissance, 10–12 rehabilitations/beautifications with general contractors and the Re-entry Program under Neighborhood RECLAIM, 7–10 paint and sod homes, property acquisition, and development for Renaissance homeownership programs, including the 11th Street Townhome Project. We will also debut our development and down payment assistance program for first-time homeowners, to include up to \$35,000 for development/acquisition and closing cost assistance.
- CDC Support Services—support for staffing, office services, Riviera Beach Homebuyers Club, economic development programs, housing programs, community outreach, affordable housing policy and development, and project management of agency housing programs and community garden programs.

Clean and Safe Program

For FY 2022, the Clean & Safe Operations will be entering our eighth year of operation for this award-winning program. The program has been well received by businesses and residents of the city. The Clean & Safe Operation will continue Ambassador Operations at Ocean Walk, along the Broadway Corridor (11th St. to Silver Beach Road), Blue Heron Corridor (President Barack Obama Hwy east to North Ocean Avenue), 13th Street Corridor (the Marina Village west to President Barack Obama Hwy), Avenue E Corridor (11th to Blue Heron Blvd), and Riviera Beach Heights (6th and 10th streets between President Barack Obama Hwy to Australian). Also, our expanded areas cover east to west from Lakeshore Drive to Broadway, as well as north to south from Silver Beach Highway to East 22nd Street and the Marina Village.

Our Clean and Safe Operations will continue with two components: The Neighborhood Operations Portfolio and the Marina Village Operations Portfolio.

The overall Clean and Safe budget is projecting a slight decrease of 3.4%.

Marina Village Enterprise

The CRA's Marina Village Enterprise project consists of over 15 acres of city- and CRA-controlled property on the Intracoastal Waterway. *The CRA's Marina Village Enterprise* is responsible for the operation of Bicentennial Park, the Marina Event Center, and Marina Uplands. The overall budget is \$731,933. Our overall Marina Event Center proposed budget is \$683,901. Our general Marina Village expenses are projected to be \$649,905.

There is a total of twenty-one (21) planned events, with a production budget of \$206,400. We are coordinating several of them with the city's Parks and Recreation Department and other city departments.

Capital Projects Budget

We have a healthy capital projects pipeline, with projections looking ahead for five years. Major projects include the following:

- Blue Lagoon P3 Construction Project will be another part of our Emerging Micro Business Incubator program to cultivate local and/or minority businesses in Riviera Beach. This opportunity space will give two businesses a space to operate.
- 2600 Broadway
- Utility Burial Project
- CRA Renaissance Housing Program
- Avenue E Street and Redevelopment project's goal is to totally transform our secondary artery that leads to our Marina and downtown development district. Currently, Avenue E is riddled with compounded challenges, which has made the roadway difficult to travel on and an impediment to the redevelopment efforts. The underground utilities are close to a century old and need to be replaced, there is no defined boundaries between the residential and commercial segments, the pedestrian walking spaces are not clearly defined, and the perception of safety is almost nonexistent. The Agency has listened to citizens' concerns and has begun the strategic collaboration phase with the city's Planning and Development Department to bring this vision to life.
- Property Acquisition and Demo of the Miami Subs
- Marina Village Event Center Buildout Partial
- 2601 Block Redevelopment
- Station 86: Community Room

RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY ("THE AGENCY") APPROVING THE BUDGET FOR THE AGENCY (FOR FISCAL YEAR 2021-2022, ATTACHED HERETO AND INCORPORATED AS EXHIBIT "A"; AUTHORIZING ITS TRANSMITTAL TO THE CITY OF RIVIERA BEACH FOR CERTIFICATION IN ACCORDANCE WITHIN THE LAW; PROVIDING AN EFFECTIVE DATE AND OTHER PURPOSES.

WHEREAS, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach, Florida; and

WHEREAS, the Agency is a dependent special district as defined by Section 189.012(2), Florida Statutes; and

WHEREAS, the budget of the Agency must: (1) be passed by a resolution; (ii) include the total amount available from taxation and other sources; (iii) include amounts carried over from prior fiscal years; (iv) equal the total appropriations for expenditures and revenues; and (v) be presented in accordance with generally accepted accounting principles; and

WHEREAS, the budget must: (a) be contained within the general budget of the City of Riviera Beach and be clearly stated as the budget of the dependent district; or (b) with the concurrence of the City of Riviera Beach, be budgeted separately, as provided in Section 189.016, Florida Statutes; and

WHEREAS, with the concurrence of the City of Riviera Beach, the budget of the Agency is budgeted separately; and

WHEREAS, the Board of Commissioners of the Agency finds the proposed budget to comply with Section 189.016; and

WHEREAS, the Board of Commissioners of the Agency desire to accept and approve the Fiscal Year (FY) 2021-2022 annual budget.

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

| CI | C | PTA | ME | 1 |
|--------|---|-----|-----|-----|
| .71 C. | | и и | 717 | 11. |

The recitals and findings contained in the Preamble to the Resolution are incorporated herein as if fully set forth in this section.

SECTION 2.

The Board of Commissioners hereby accepts and approves the FY 2021-2022 annual budget, attached as Exhibit "A", and hereby incorporated herein by reference.

SECTION 3.

The Executive Director is hereby authorized to transmit the FY 2021-2022 annual budget to the City of Riviera Beach for the actions necessary by the City of Riviera Beach including certification in accordance with the law

| in addition with the law. | |
|--|---|
| PASSED AND ADOPTED this day of Se | eptember 2021. |
| | RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY |
| ATTEST: | By: SHIRLEY M. LANIER CHAIRPERSON |
| Executive Director | Approved as to form and legal sufficiency Christopher Smith, Esquire CRA Attorney Date |
| MOTION BY: | |
| SECONDED BY: | |
| S. LANIER P. BOTEL K. MILLER-ANDERSON T. MCCOY D. LAWSON | |





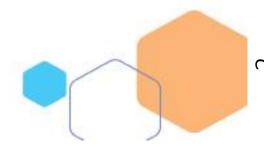
Riviera Beach Community Redevelopment Agency

BUDGET & WORK PLAN Fiscal Year 2021-2022



TABLE OF CONTENTS

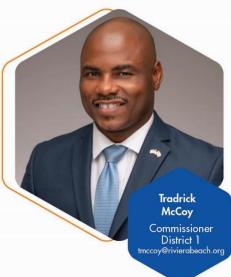
| BOARD OF COMMISSIONERS | 3 |
|--|----|
| MISSION AND PURPOSE | 4 |
| GOALS | 5 |
| CRA FY 2022 BUDGET OVERVIEW | 6 |
| CRA AGENCY'S BUDGET | 9 |
| EXECUTIVE DIRECTOR'S BUDGET TRANSMITTAL MEMORADIUM | 13 |
| ADMINISTRATIVE AND OPERATING BUDGET | 18 |
| PERSONNEL SUMMARY | 20 |
| ORGANIZATIONAL CHART | 22 |
| WORKPLAN 2022 | 23 |
| REVITALIZATION PROJECTS AND PROGRAMS | 24 |
| HOUSING AND NEIGHBORHOOD REVITALIZATION | 28 |
| CLEAN AND SAFE PROGRAMS | 34 |
| MARINA VILLAGE ENTERPRISE | 45 |
| PROPOSED SIGNATURE EVENTS | 47 |
| MARINA VILLAGE EXPENSES | 52 |
| CAPITAL PROJECTS | 54 |



Riviera Beach CRA Board of Commissioners











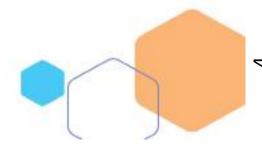


RBCRA MISSION AND PURPOSE

The Riviera Beach Community Redevelopment Agency is at the heart of the dramatic transformations underway within its district. Formed in 1984 by the Riviera Beach City Council, the CRA provides funding and support for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally, works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.

The Agency's main mission is to guide the city's redevelopment efforts. This includes making investments of public funds in key infrastructure improvement projects that have the capacity to act as a catalyst for additional private funding and development, create jobs, and help to improve the quality of life for city residents.

In addition to capital investments, the CRA has also created and supported many programs that enhance daily life in Riviera Beach. These include renovations to Beach Park and revitalization of the city's Marina to give families public access to the waterfront and its amenities; funding to not-for-profit organizations to build new homes, improve neighborhoods and provide services to area residents; the Clean and Safe Program, which provides resources to enhance the visual appeal and security of our communities; and our Business Services and Grant Incentives programs, which eliminate blight, attract and retain businesses in the area, and help maintain the economic stability of the City.





GOALS

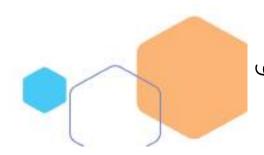
The Board of Commissioners has strongly emphasized that our primary goals to move our projects and programs forward are:

| PROSPEROUS, RESILIENT, AND SUSTAINABLE ECONOMY | Secure and approve two businesses for the Emerging Micro Business Incubator Project to go in the new Blue Lagoon Plaza. | GREAT | 11th Street Townhouse Project to begin construction and sales. | OPERATIONAL EXCELLENCE | Capital projects shall undergo quality control and value engineering prior to issuance of bids. |
|---|--|---|--|---|--|
| GOVERNMENT STEWARDSHIP AND ACCOUNTABILITY | Reduce overhead by moving operations to City Hall | COMMUNITY ENGAGEMENT & EMPOWERMENT | Joint venture with Parks and Recreation and other departments on community events and activities like "Light Up the City," 4th of July, and Police Night Out | PROSPEROUS, RESILIENT, AND SUSTAINABLE ECONOMY | Partnering with other agencies and businesses to produce job fairs for the community. |
| NEIGHBORHOO w time and o the r | ting and assisting with resources for workforce housing tives such as first homebuyer class other programs to increase number of owneried housing units. | GOVERNMENT STEWARDSHIP AND ACCOUNTABILITY | Procure all goods and services using the best value approach and reducing overhead by going through City's procurement processes. | COMMUNITY ENGAGEMENT AND EMPOWERMENT | Promote and facilitate a satisfaction survey to all renters at the Marina Village Event Center to increase service and satisfaction. |



ESTIMATED RBCRA REVENUE FOR FY 2021-2022 FROM TIF PAYMENTS

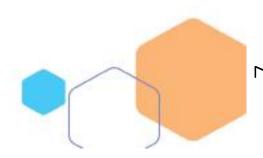
| | PALM BEACH COUNTY | CITY OF RIVIERA BEACH |
|--|-----------------------|--------------------------|
| Taxable Value Per June 24, 2021 Letter | \$903,981,285.00 | \$903,981,285.00 |
| Base | \$132,767,499.00 | \$132,767,499.00 |
| Tax Increment Net | \$771,213,786.00 | \$771,213,786.00 |
| Millage Rate | .00478150 | .008452 |
| Incremental Revenue | \$3,687,558.71 | \$6,518,298.92 |
| Statutory Reduction % Factor | 5% | 5% |
| Reduction Factor | \$184,377.94 | \$325,914.95 |
| NET TIF REVENUE TO RBCRA | <u>\$3,503,180.77</u> | <u>\$6,192,383.97</u> |





OTHER REVENUES FY 2021-2022

| OTHER REVENUES | AMOUNT |
|-------------------------------------|---------------------|
| Misc. Bank Account Interest | \$50,000.00 |
| | |
| Marina Village Event Center Rentals | \$300,000.00 |
| | |
| Marina Village Rafiki Tiki | \$65,779.00 |
| | |
| Marina Village Kiosk Rental | \$83,400.00 |
| | |
| Cash America Lease | \$89,148.00 |
| | |
| Other Revenue | \$6,000.00 |
| TOTAL OTHER REVENUES | <u>\$594,327.00</u> |



Riviera Beach CRA 2021-2022 BUDGET & WORK PLAN



June 24, 2021

Governmental Center - Fifth Floor 301 North Olive Averse West Palm Beach, FL 33401 tel 561.355.3230 fex 561,355,3963 pbcgov.org/papa

Administration C. Dire Moniata, CFE Tax Roll Coordinator 301 North Olive Avenue, 5º Rr West Palm Seoch, FI33401 tel 561.355.2681 fax 561.355.3963 dreamint @ptogovary

Mr. Jonathan Evans, CRA Director Riviera Beach CRA 2001 Broadway # 300 Riviera Beach, FL 33404

Re: 2021 Preliminary Tax Roll

RECEIVED

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Dear Mr. Evans:

Below are your certified 2021 Preliminary Tax Roll values for Riviera Beach CRA. Your taxable value may differ from that of the county's because of value adjustments made for the county-wide senior, historic, or economic exemptions which do not apply to your CRA district.

Total Taxable Value: \$ 903,981,285

Net New Constructions 969,108

Current Year Tax Increments \$ 771,213,786

If you have any questions or concerns, please call.

Sincerely yours,

Constantine Dino Maniotis, CFE

Tax Roll Coordinator

Riviera Beach CRA, 5684

WEST COUNTY SERVICE CENTER

2976 State Road 15 Belle Glade, FL 33430 tel 561.996.4890

MORTH COUNTY SERVICE CENTER

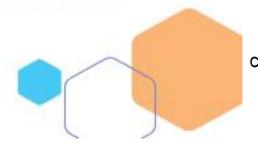
3168 PGA Blvd., Suite 2301 Folm Beach Gordens, FL 33410 tel 561.624.6521 fax 561.624.6565

MID-WESTERN COMMUNITIES BERVICE CENTER

200 Civis Center Way, Suite 200 Royal Palm Beach, PL 33411 ral 561.784.1220 fax 561.784.1241

SOUTH COUNTY

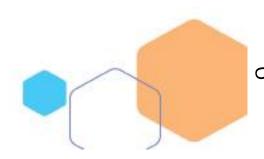
SOUTH COLUMY SERVICE CENTER 14925 Comberland Drive Delray Reach, ft. 33446 tet 561.276.1250 fax 561.276.1278





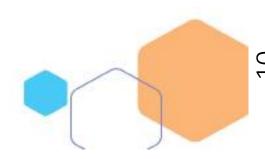
RBCRA AGENCY BUDGET FY 2021-2022

| | BUDGET 2021 | BUDGET 2022 | DIFFERENCE FROM 2021 |
|--|--------------|-------------------|-------------------------|
| TOTAL REVENUES | \$13,147,941 | \$14,190,515 | -\$1,042,574 |
| | | | |
| Tax Incremental Revenue | | | |
| Palm Beach County | \$3,358,379 | \$3,510,504 | -\$152,125 |
| City of Riviera Beach | \$5,937,184 | \$6,205,328 | -\$268,144 |
| | | | |
| Other Revenue | | | |
| Grants, Interest, Other Revenue, Rentals | \$398,188 | \$594,327 | -\$196,139 |
| Carry-over | \$3,454,190 | \$3,880,556 | -\$426,166 |
| EXPENDITURES | \$13,147,941 | \$14,190,515 | \$1,042,575 |
| | ¥-0,2 ,> | Ψ = 1,2 × 0,0 = 0 | ¥ = , |
| Redevelopment Projects & Programs | \$1,348,000 | \$1,463,000 | \$115,000 |
| New Business & Development | | | |
| Incentive Reserve | \$429,000 | \$650,000 | \$221,000 |
| Economic Development | \$0 | \$100,000 | \$100,000 |
| Public Art – City Partnership | \$15,000 | \$15,000 | \$0 |
| Blue Lagoon Incubator Project | \$0 | \$148,000 | \$148,000 |
| Commercial Façade Grant Program | \$250,000 | \$250,000 | \$0 |
| Marina Village Phase II – Project | | | |
| Support | \$120,000 | \$300,000 | \$180,000 |
| Housing & Neighborhood Stabilization | \$1,187,500 | \$1,165,000 | -\$22,500 |
| CRA Neighborhood Programs | \$887,500 | \$865,000 | -\$22,500 |
| CDC Support | \$300,000 | \$300,000 | \$0 |
| (additional 1 million shown in Capital Projects) | | | |
| Clean & Safe Program | \$1,560,927 | \$1,589,285 | \$28,358 |

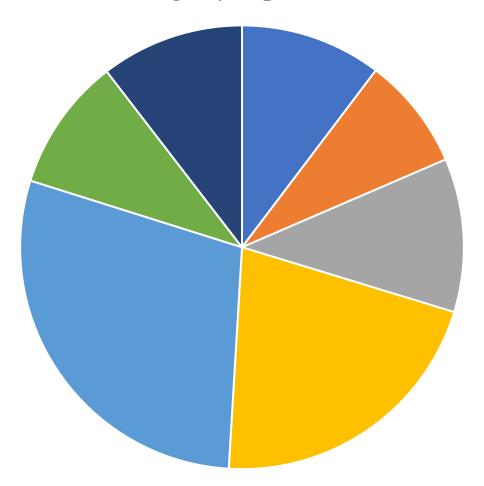




| Enterprise Operations Marina Village Costs | \$1,764,098 | \$1,481,226 | -\$282,872 |
|--|-------------|-------------|------------|
| Continuing: 2020 Approved Redevelopment Programs (Carry-over) | \$413,154 | \$1,377,223 | \$964,069 |
| BBT (Now Truist) 2020B | \$1,113,882 | \$1,123,136 | \$9,254 |
| BBT (Now Truist) 2020A | \$1,636,962 | \$1,652,100 | \$15,138 |
| Ocean Mall | \$679,641 | \$679,641 | \$0 |
| Wachovia Note | \$642,759 | \$646,839 | \$4,080 |
| Debt Service | \$4,073,244 | \$4,101,716 | \$28,472 |
| Special Event | \$30,000 | \$206,400 | \$176,400 |
| Dedicated City Services | \$200,000 | \$200,000 | \$0 |
| Benefits & Taxes | \$282,843 | \$392,548 | \$109,705 |
| Staff / Management Salaries | \$728,899 | \$914,117 | \$185,218 |
| Administration | \$1,519,275 | \$1,300,000 | -\$219,275 |
| Operations/Administration | \$2,801,017 | \$3,013,065 | \$212,048 |
| Operations | \$253,711 | \$256,111 | \$2,400 |
| Marina Event Center Ambassadors | \$269,587 | \$254,088 | -\$15,499 |
| Marina Village Ambassadors | \$265,802 | \$295,448 | \$29,646 |
| Administration & Neighborhood Ambassadors | \$771,827 | \$783,638 | \$11,811 |



Riviera Beach Community Redevelopment Agency Expenditures

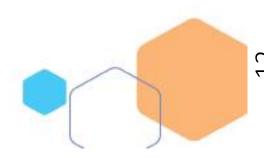


- Redevelopment Projects & Programs
- Housing & Neighborhood Stabilization
- Clean & Safe Program
- Operations/Adminstration
- Debt Service
- Continuing 2020 Approved Redevelopment Programs
- Enterprise Operations Marina Village



DEBT SERVICE FY 2021-2022

| DEBTOR | PAYMENT | INTEREST PAYMENT |
|----------------------------------|-------------|---------------------|
| | | |
| WACHOVIA NOTE | | |
| PRINCIPAL | \$607,392 | |
| INTEREST | \$39,447 | |
| TOTAL | \$646,839 | \$39,447 |
| OCEAN MALL NOTE | | |
| PRINCIPAL | \$679,641 | |
| INTEREST | \$0 | |
| TOTAL | \$679,641 | \$0 |
| BBT (NOW TRUIST BANK) 2020A BOND | | |
| PRINCIPAL | \$1,437,000 | |
| INTEREST | \$215,100 | |
| TOTAL | \$1,652,100 | \$215,100 |
| BBT (NOW TRUIST BANK 2020B BOND | | |
| PRINCIPAL | \$749,000 | |
| INTEREST | \$374,136 | |
| TOTAL | \$1,123,136 | \$374,136 |
| | | |
| | | \$628,683 |
| TOTAL | \$4,101,716 | |







RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

600 W. BLUE HERON BLVD.,

SUITE C-225 RIVIERA BEACH,FL33404 PHONE: 561-844-

FAX: 561-881-8043

September 8, 2021

Honorable Mayor, Ronnie Felder

Honorable Chairwoman, Shirley Lanier

Honorable Chair Pro tem, KaShamba Miller-Anderson

Honorable CRA Commissioner, Julie A. Botel, Ed. D.

Honorable CRA Commissioner, Douglas Lawson

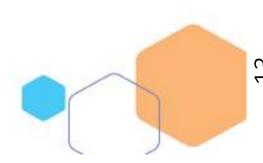
Honorable CRA Commissioner, Tradrick McCoy

Dear Honorable Mayor, Chairwoman, and CRA Commissioners,

Subject: Tentative Annual CRA Operating and Capital Budget for Fiscal Year 2021-2022

Introduction

The premise of this memorandum is to communicate the official budget of the Riviera Beach Community Redevelopment Agency (CRA). The focus of the CRA has been and is on economic development and redevelopment within the CRA boundaries. Our FY 2021-2022 Budget is designed to move major projects and strategic priorities forward in a way that leverages our resources to attract private and other public investment. This budget is also focused on a more wholistic approach to redevelopment, ensuring that our neighborhoods and existing assets are not lagging. Staff will continue to pursue initiatives to beautify the area and make it more attractive to residents and visitors. Staff will increase efforts to support affordable and workforce housing efforts as well as challenge gentrification movement toward our main corridors. This budget also strives to increase efficiencies in operations and encourage more collaboration with city departments and initiatives.





FY 2021-2022 Budget

Revenue:

The taxable value of all property in the community redevelopment area, pursuant to the Palm Beach County Property Appraiser as of July 24, 2021, is \$903,981,285, an increase of 3.7% over last year. This results in a net tax increment finance (TIF) revenue of \$9,695,565 or a 4.3% increase in net TIF revenues to the Agency. The millage rate for both the county and the city remains the same from 2020, .00478150, and .008452, respectively. For the same period, other revenues have increased by 49.3%, primarily because of an increase in revenue from Marina Village rentals.

These other revenues consist of:

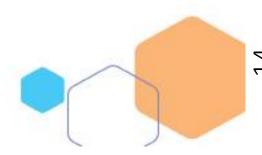
- Miscellaneous bank account interest
- Marina Village Event Center rentals
- Marina Village Rafiki Tiki
- Marina Village kiosk rentals
- Cash America lease
- Other revenues

Expenditures:

Major areas of expenditure include the following:

- Redevelopment Projects and Programs Proposed expenses are 1.1% over FY 2021 or \$15,000. This considers the new business and development incentive reserve amount and a set-aside of \$148,000 for Blue Lagoon Incubator Project reserve.
- Housing and Neighborhood Stabilization This budget proposal is 1.9% less than the current year, signifying a slight reduction in expenses for neighborhood programs.
- Clean and Safe Program This budget line item is projected to fall by a slight amount, 0.4%, with savings in the overall administration.
- Operations/Administration Operations and administrations project a larger increase of 6.4%, related to staffing expenses for salary adjustments and the cost of fringe benefits.
- Debt Service This category is fairly even, with a slight increase of 0.7%.
- Continuing 2020 Approved Redevelopment Programs This is a carryover category that balances the budget.
- Enterprise Operations Marina Village Expenses are trending downward with increased efficiencies.

Debt service for FY 2021–2022 includes the following obligations: Wachovia Note, Ocean Mall Note, BB&T (Now Truist Bank) 2020A Bond, and the BB&T (Now Truist Bank) 2020B Bond. We have adequate funds on hand to make scheduled principal and interest payments.





Operations and Administration is showing an overall decrease of 7.6%, from a high of \$1,519,275 to \$1,300,000, primarily because of the office lease expense and moving expense elimination.

Staffing

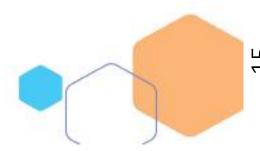
Personnel FTEs have reduced by 1.0 FTE, from 33.5 FTEs to 32.5 FTEs, resulting in the shifting of some duties and the elimination of a net one position. There has been a minor change in a few position titles and responsibilities, notably Administrative Assistant to CRA Clerk/Executive Administrative Assistant and Marketing/Events Coordinator.

Redevelopment/Economic Development Project Descriptions

New and continuing projects include the following: the Avenue "E" Streetscape Project, a major re-imagination and total transformation to provide a long-range, multi-step approach to improve the travel experience, increase and improve landscaping, provide for a bike lane and medians, and show a visual of mixed-use development on the corridor. This process included robust community input. We are now moving toward implementing the vision. The Commercial Grant Program Phases IV and V will continue our efforts to improve the commercial curb appeal of local businesses, including façade improvements, landscaping, parking lot improvements, and the addition of safety elements. The budget includes a carryover of \$250,000, and \$150,000, for newly identified grantees. The Signage Grant Program is designed to provide commercial properties with financial assistance (grants) in order to improve the existing signage along our major right-of-way in the CRA. We have set aside \$100,000 for Round I of this program. The Wayfinding Signage Program is a way to reinforce municipal identity and brand in the mind of residents and visitors, as well as provide necessary information to those traveling within the city. We have projected \$120,000 for this effort to be designated for the creation and installation of several wayfinding signs in the City and CRA District. Blue Heron and Broadway Block Redevelopment Project is part of a concentrated effort to beautify and redevelop the main thoroughfare of the city, and the CRA will be redeveloping the entire block from Blue Heron to 27th Street on Broadway. The redevelopment strategy will consist of two phases:

- Phase I: Decorative paver sidewalks, lush landscaping, irrigation system, raised signage, mural wall, and fountain.
- Phase II: Decorative walkway, fencing, echo garden, tree installation, parking lot lights, and decorative bollards.

Thursday Tastes of Riviera Beach Food Truck Series is a new initiative wherein we would like to create a space at the Riviera Beach Marina Village to attract businesses, residents, and visitors to come see what the beautiful city of Riviera Beach has to offer. The event is a project of the City of Riviera Beach and Riviera Beach CRA with the mission of bringing people and activities to the Riviera Beach Marina Village. We would like to utilize





the parking lot at Spanish Courts as a food truck event site for the third Thursday of every month for the "Thursday Tastes of Riviera Beach" Food Truck series.

Housing and Economic Development Program Descriptions

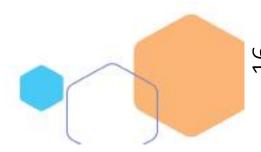
Our Agency continues to provide resources and programs for our neighborhoods while working on the overall economic development initiative. We are focused on issues of vacant and derelict lots, homes with delayed maintenance, infill development, neighborhood beautification, capacity building, entrepreneurship, and community-building activities.

Major initiatives include the following:

- Community Garden—includes garden managers' stipends, programs (including Sow and Grow, Youth Gardening Program, Senior Citizens Garden Club, and Singer Island Garden Club), supplies, utilities, and maintenance.
- Neighborhood Outreach—support of neighborhood outreach, marketing, capacity building, and training.
- Smart Home Program—assistance for 125 homes: SmartWaterTM, motion lights, house numbers, and RINGTM service.
- Community Economic Development—entrepreneurial and emerging small-business support, including the Business Certification Program, Small Business Marketing Initiative, youth entrepreneurship, and career training.
- Housing Initiatives, including Riviera Beach Renaissance—we will assist 10–15 first-time homeowners through Riviera Beach Renaissance, 10–12 rehabilitations/beautifications with general contractors and the Re-entry Program under Neighborhood RECLAIM, 7–10 paint and sod homes, property acquisition, and development for Renaissance homeownership programs, including the 11th Street Townhome Project. We will also debut our development and down payment assistance program for first-time homeowners, to include up to \$35,000 for development/acquisition and closing cost assistance.
- CDC Support Services—support for staffing, office services, Riviera Beach Homebuyers Club, economic development programs, housing programs, community outreach, affordable housing policy and development, and project management of agency housing programs and community garden programs.

Clean and Safe Program

For FY 2022, the Clean & Safe Operations will be entering our eighth year of operation for this award-winning program. The program has been well received by businesses and residents of the city. The Clean & Safe Operation will continue Ambassador Operations at Ocean Walk, along the Broadway Corridor (11th St. to Silver Beach Road), Blue Heron Corridor (President Barack Obama Hwy east to North Ocean Avenue), 13th Street Corridor





(the Marina Village west to President Barack Obama Hwy), Avenue E Corridor (11th to Blue Heron Blvd), and Riviera Beach Heights (6th and 10th streets between President Barack Obama Hwy to Australian). Also, our expanded areas cover east to west from Lakeshore Drive to Broadway, as well as north to south from Silver Beach Highway to East 22nd Street and the Marina Village.

Our Clean and Safe Operations will continue with two components: The Neighborhood Operations Portfolio and the Marina Village Operations Portfolio.

The overall Clean and Safe budget is projecting a slight decrease of 3.4%.

Marina Village Enterprise

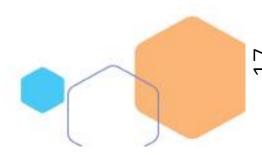
The CRA's Marina Village Enterprise project consists of over 15 acres of city- and CRA-controlled property on the Intracoastal Waterway. *The CRA's Marina Village Enterprise* is responsible for the operation of Bicentennial Park, the Marina Event Center, and Marina Uplands. The overall budget is \$731,933. Our overall Marina Event Center proposed budget is \$683,901. Our general Marina Village expenses are projected to be \$649,905.

There is a total of twenty-one (21) planned events, with a production budget of \$206,400. We are coordinating several of them with the city's Parks and Recreation Department and other city departments.

Capital Projects Budget

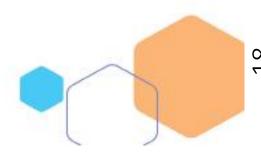
We have a healthy capital projects pipeline, with projections looking ahead for five years. Major projects include the following:

- Blue Lagoon P3 Construction Project will be another part of our Emerging Micro Business Incubator program to cultivate local and/or minority businesses in Riviera Beach. This opportunity space will give two businesses a space to operate.
- 2600 Broadway
- Utility Burial Project
- CRA Renaissance Housing Program
- Avenue E Street and Redevelopment project's goal is to totally transform our secondary artery that leads to our Marina and downtown development district. Currently, Avenue E is riddled with compounded challenges, which has made the roadway difficult to travel on and an impediment to the redevelopment efforts. The underground utilities are close to a century old and need to be replaced, there is no defined boundaries between the residential and commercial segments, the pedestrian walking spaces are not clearly defined, and the perception of safety is almost nonexistent. The Agency has listened to citizens' concerns and has begun the strategic collaboration phase with the city's Planning and Development Department to bring this vision to life.



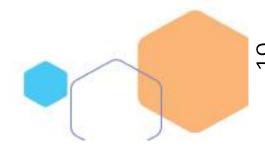


- Property Acquisition and Demo of the Miami Subs
- Marina Village Event Center Buildout Partial
- 2601 Block Redevelopment
- Station 86: Community Room



FY 2021-2022 CRA OPERATIONS/ADMINISTRATION BUDGET

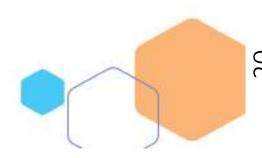
| CATEGORY | APPROVED | PROPOSED |
|--|-------------|-------------|
| | FY2020-2021 | FY2021-2022 |
| Office Lease | \$115,607 | \$0 |
| Office Lease Reserve | \$19,268 | \$0 |
| Moving Expense | \$100,000 | \$0 |
| Office Repairs & Misc. Expenses | \$5,000 | \$29,000 |
| Cable & Mobile Communications | \$20,000 | \$20,000 |
| Printing, Postage, and Delivery | \$20,000 | \$30,000 |
| Equipment Leases | \$25,000 | \$25,000 |
| Other Equipment Costs | \$5,000 | \$5,000 |
| Office Expenses | \$25,000 | \$25,000 |
| Liability & Property Insurance | \$40,000 | \$100,000 |
| Legal Aid | \$25,000 | \$25,000 |
| Professional Services | | |
| Prof. Services - Legal | \$145,000 | \$175,000 |
| Prof. Services - Finance | \$25,000 | \$25,000 |
| Prof. Services - Audits | \$20,000 | \$20,000 |
| Prof. Services - Grant Support | \$75,000 | \$75,000 |
| Prof. Services - Transcription | \$15,000 | \$16,500 |
| Prof. Services - IT Maintenance | \$25,000 | \$25,000 |
| Other Professional Fees | \$25,000 | \$25,000 |
| IT Capital for City Transition | \$232,900 | \$25,000 |
| Temporary Staff | \$25,000 | \$25,000 |
| Property & Park Maintenance | \$80,000 | \$100,000 |
| Property & Parks Utilities, Taxes, etc. | \$50,000 | \$75,000 |
| Business Development & Meetings | \$10,000 | \$10,000 |
| Subscriptions, Memberships, & Sponsorships | \$12,000 | \$12,000 |
| Marketing & Graphic Design | \$50,000 | \$75,000 |
| Special Events | \$78,000 | \$78,000 |





| Travel & Per Diem | \$75,000 | \$80,000 |
|--|--------------------|--------------------|
| Property Development Prof. Services | \$65,000 | \$65,000 |
| Parking Lot Lease S.I. | \$41,500 | \$41,500 |
| Office Capital Expenditures | \$10,000 | \$10,000 |
| Training | \$30,000 | \$50,000 |
| Unemployment, Other, and Contingency | \$30,000 | \$33,000 |
| TOTAL CRA OPERATIONS/ADMINISTRATION | <u>\$1,519,275</u> | <u>\$1,300,000</u> |







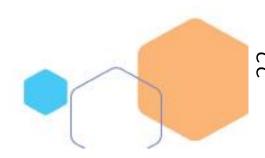
PERSONNEL SUMMARY BY DIVISION (FULL TIME EQUIVALENT)

| DEPARTMENTS | FY2021 | FY2022 | VARIANCE FY2021 v. FY2022 |
|---|--------|--------|---------------------------------|
| ADMINISTRATION & OPERATIONS | | | |
| Executive Director | 1 | 1 | 0 |
| Office Administrator | 1 | 1 | 0 |
| Finance Specialist | 1 | 1 | 0 |
| Senior Project Assistant/Finance Processing Clerk | 1 | 1 | 0 |
| Director of Planning & Development | 1 | 1 | 0 |
| Director of Neighborhood Services | 1 | 1 | 0 |
| Receptionist/Administrative Assistant | 1 | 1 | 0 |
| Senior Project Manager | 1 | 1 | 0 |
| PT Project Assistant (CDC) | 0 | 0.5 | +0.5 |
| CRA Clerk/Executive Administrative Assistant | 1 | 1 | 0 |
| Marketing/Events Coordinator | 0 | 1 | +1 |
| Total | 9 | 10.5 | +1.5 |
| CLEAN & SAFE OPERATIONS | | | |
| Manager of CSI & PSO/Facilities Management | 1 | 0 | -1 |
| Operations Manager | 1 | 0 | -1 |
| Clean and Safe Manager | 0 | 1 | +1 |
| Ambassadors (FTE) – Focus on Neighborhoods | 19.5 | 19 | -0.5 |
| Total | 21.5 | 20 | -1.5 |
| MARINA EVENT CENTER | | | |
| Event Center Manager | 1 | 1 | 0 |
| Event Center/Marketing Coordinator | 1 | 0 | -1 |
| Event Center Administrative Assistant | 1 | 1 | 0 |
| Total | 3 | 2 | -1 |
| TOTAL VARIANCE | 33.5 | 32.5 | -1 |



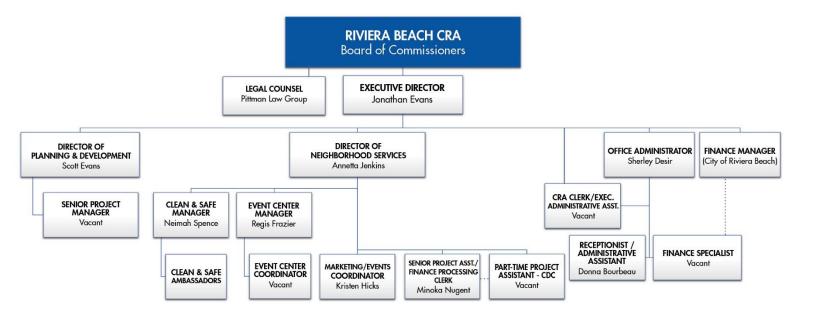
PERSONNEL SUMMARY BY DEPARTMENT

| DEPARTMENT | FY2022 |
|----------------------------|--------------------|
| Administration & Operation | |
| Salaries & Wages | \$890,952 |
| FICA | \$68,158 |
| FRS | \$76,665 |
| 401(a) | \$10,500 |
| Benefits | \$122,225 |
| Total | <u>\$1,168,500</u> |
| | |
| Marina Event Center | |
| Salaries & Wages | \$105,060 |
| FICA | \$8,037 |
| FRS | \$10,506 |
| Benefits | \$27,398 |
| Total | <u>\$151,001</u> |





FY 2022 CRA Organizational Chart







WORKPLAN 2022









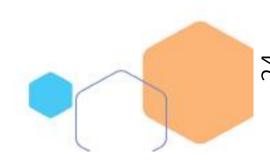












REDEVELOPMENT PROJECTS AND PROGRAMS

Avenue "E" Streetscape Project

The Agency commenced with the Avenue "E" Streetscape Project in response to business and resident concerns. This secondary corridor, just west of Broadway, is part of our planned downtown core. The corridor connects one of our oldest neighborhoods to the Marina and our original downtown area. It is currently a hotbed for crime, disinvestment, poor road travel areas, and vacant lots, all an impediment to redevelopment.



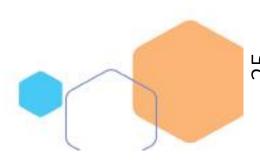
The planning project was an effort to bring stakeholders together along with professionals, to re-imagine a total transformation. It was designed for maximum community input. KCI Technologies, the engineering and planning firm hired, had an initial community outreach session to receive feedback, then pivoted due to the pandemic to social media and surveys through SurveyMonkey.

The new vision for Avenue "E" shows that there can be a change. Neighbors are also excited because they had tremendous input. The avenue streetscape plan will provide a long-range, multi-step approach to improve the travel experience, increase and improve landscaping, provide for a bike lane and medians, and show a visual of mixed-use development on the corridor. All of this serves to reduce crime, return investment, attract working folks, and provide conducive areas for needed housing, offices, retail, and services.



Commercial Grant Program 2022

The next of the Commercial Grant Program includes new grant dollars in the amount of \$250,000 for the coming year, for external improvements to local business physical locations. Improvements will include façade improvement, landscaping, parking lot improvements, and the addition of safety elements.





Signage Grant Program Round I

The Signage Grant Program is designed to provide commercial properties with financial assistance (grants) to improve the existing signage along our major right-of-way corridors in the CRA. The program is for commercial properties located in the CRA District located on Blue Heron Boulevard and Broadway Avenue. Prospective applicants will be evaluated and ranked based on the following criteria.



- 1. Physical Location: Properties fronting Broadway Avenue or Blue Heron Boulevard
- 2. Visual Impact: Improvement and uniformity of signage
- 3. Grant Leverage: Grant funding amount vs applicant's contribution
- 4. Tenure: Length of property ownership or lease
- 5. Efficiency: Number of tenants and the impact of grant dollars
- 6. Code Compliance: Degree of nonconformity of existing signage
- 7. Net Improvement: Condition of existing signage
- 8. Economic Impact: Benefits a locally owned business or franchise
- 9. Effective Age: Age of existing signage

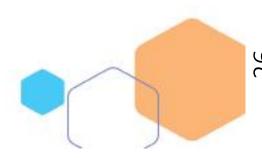
To date, the Agency has completed the acceptance of two multi-tenant locations and one independent location. The cost to fund these projects is estimated at \$100,000.00 for the completion of Round I of this program. The coming year will include providing the balance of funds to the Business Community for enhancement of their signage.



Wayfinding Signage Project

Riviera Beach is home to many regional destinations and as part of the Core Gateway Signage Project a concept study was done to create a consistent municipal wayfinding system within the city. Wayfinding signage is an opportunity to reinforce municipal identity and brand in the mind of residents and visitors as well as provide necessary information to those traveling within the city. Based on community

input from outreach efforts, four top destinations were included in the study for conceptual signage:





- Marina Village
- Ocean Walk
- Municipal Beach
- Port of Palm Beach

The Agency will develop several wayfinding signs for the City and RBCRA District and will implement and construct them within the CRA.

Emerging Micro-Business Incubator Project

The CRA started a small business incubator and entrepreneurship program this year by rehabilitating a dilapidated building that once housed the oldest business in the city, "Dairy Bell." We will continue this program by issuing another competitive request for proposals for two business entrepreneurs. The economic benefit is lasting for the community.

The new project will create two permanent locations for businesses in which to thrive. In the coming year, the Agency will develop space on an unused piece of land slated for small, mixed-use development.

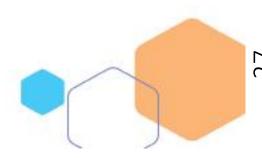
Blue Heron and Broadway Block Redevelopment Project

As a part of a concentrated effort to beautify and redevelop the main throughfare of the city, the CRA will be making improvements to the parking lot and surrounding property for the New Smoothie shop that was opened under the business incubator program in the previous year. The project includes: Decorative walkway, fencing, landscaping, new paving, tree installation, parking lot lights, and decorative bollards.

Thursday Tastes of Riviera Beach Food Truck Series



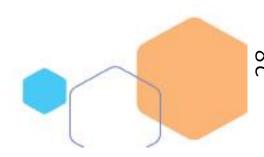
We would like to create a space at the Riviera Beach Marina Village to attract businesses, residents, and visitors to come see what a beautiful city Riviera Beach has to offer. The event is a project of the City of Riviera Beach and Riviera Beach CRA with a mission of bringing people and activity to the Riviera Beach Marina Village. We would like to utilize the parking lot at Spanish Courts as a Food Truck event site for the third Thursday of every month for "Thursday Tastes of Riviera Beach" Food Truck series.





2020/2021 CONTINUING PROJECTS

| PROJECTS | | FUNDS |
|-----------------------------|-------|-------------|
| Commercial Grants 2020 | | \$250,000 |
| Commercial Grants 2021-2022 | | \$54,251 |
| Signage Grant Program | | \$220,000 |
| Home Improvement Grants | | \$168,572 |
| Marina Village Construction | | \$210,000 |
| IT Computer Software | | \$100,000 |
| CRA Planning and Zoning | | \$324,400 |
| Design Admin 2601 | | \$50,000 |
| | TOTAL | \$1,377,223 |



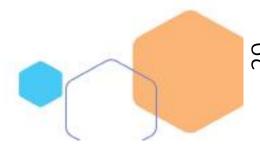
HOUSING AND NEIGHBORHOOD REVITALIZATION

Our Agency continues to provide resources and programs for our neighborhoods while working on the overall economic development initiative. We are focused on issues of vacant and derelict lots, homes with delayed maintenance, infill development, neighborhood beautification, capacity building, entrepreneurship, and community building activities. We believe this emphasis on our neighborhoods and our residents is a move in the right direction and allows us to establish a firm foundation for economic development, resident prosperity, and improved quality of life that we know is coming.

Our expanding programs to support home ownership through the development of midsized housing developments and infill housing is taking off. We re-branded our RECLAIM Program. We are creating new home ownership opportunities with our homebuyer classes in conjunction with Riviera Beach CDC. Next fiscal year, we will support residential development for rehabilitation and new construction for ownership and rental housing. We support extensive beautification efforts like house painting, landscape improvements, and litter campaigns through Great American Cleanup.

The Riviera Beach Community Development Corporation (CDC) has been serving as one of the nonprofit partners of the CRA for the past nine (9) years. Created to qualify as a Community Housing Development Organization (CHDO), the CDC can attract federal, state, and philanthropic dollars. The CDC was recently re-certified by Palm Beach County Department of Housing and Economic Sustainability. Many of these grants can be used to enhance or support neighborhood priorities within the CRA. Other key partnerships are with the Riviera Beach Housing Authority, several neighborhood and civic associations, our business operators, and with local contractors and subcontractors.





NEIGHBORHOOD SERVICES





11th Street Townhouse Project – 2-Story Florida Craftsman Style Rendering

Proposed Site Located on the NW Corner of Ave E & 11th St. - 3 Story

11th ST TOWNHOUSE PROJECT

120 W 11TH STREET

- Construction of 12 Townhomes, For Sale
- Price Target: \$275,000+
- Ideal Workforce Project near to jobs centers
- Down Payment Assistance available for qualified buyers
- Available to affirmative market, with preference for Riviera Beach Homebuyers Club members
- Pipeline of interested buyers 45+ pre-qualified buyers*
- Type: 3/2 ½ with garages, 3 story and 2 story
- Attractive design that fits into desired downtown mixed-use zoning and that is compatible with the neighborhood
- Energy efficient materials and appliances
- Security features
- Commitment to HOA development
- Approx. 1,584-1,814 SF
- *some require subsidies



Townhouse Project Timeline

- June 2021 Owner Approval of Site Plan
- July 2021 2nd Pre-Approval Meeting with City
- August 2021 Submit for Site Plan Review
- October 2021 Technical City Review with Comments
- October 2021 December 2021 Construction Management at Risk Solicitation and Award
- November 2021 Planning and Zoning Meeting
- December 2021 City Council Meeting
- December 2021 January 2022 Design Development
- January 2022 City Council Letter and Final Approval of Drawings
- January 2022 March 2022 Construction Documents
- February 2022 Groundbreaking
- April 2022 Submit for Permit
- April 2022 June 2022 Bidding and Permitting
- July 2022 May 2023 Construction Administration of Building Process







RIVIERA BEACH COMMUNITY GARDENS PROGRAM









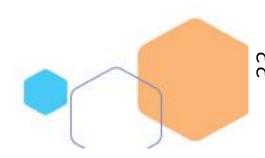
RIVIERA BEACH COMMUNITY GARDENS PROGRAM

- •The Agency currently supports a robust community garden program since 2015:
- •Demonstration Garden at 1010 W. 10th Street
- •Singer Island Garden in Phase II Development
- •Children's Prosperity Garden
- •Through support to RBCDC:
- •Willie Bo Davis Meditation Garden and Lindsey Davis Vegetable Garden
- •Lincoln Elementary Student Garden
- •Max M. Fisher Boys and Girls Club Garden
- •The Backyard Garden Project has several components:
- •"Weekend Gardener" Program
- •"Gardenista" Program
- •"Urban Master" Program
- •To date, we have assisted over 120 residents participating in the Sow and Grow Program.



NEIGHBORHOOD SERVICES

| SOURCES | PROGRAMS | AMOUNT |
|-----------------------|---|----------------|
| CRA TIF | | \$1,165,000.00 |
| CAPITAL BUDGET | | \$1,000,000.00 |
| | Total Sources | \$2,165,000.00 |
| Hono | | |
| USES Program Services | | |
| 1 Togram Services | Community Garden | \$150,000.00 |
| | Neighborhood Outreach | \$50,000.00 |
| | Smart Home Program | \$25,000.00 |
| | Community Economic Development | \$40,000.00 |
| | Housing Initiatives: | |
| | 11th Street Townhouse | \$900,000.00 |
| | Riviera Beach Renaissance First Time Homebuyer/Workforce Grant Program for Private Developers | \$400,000.00 |
| | Neighborhood RECLAIM Housing Beautification | \$300,000.00 |
| CDC Support Services | | \$300,000.00 |
| | | |
| | Total Uses | \$2,165,000.00 |





NEIGHBORHOOD SERVICES BUDGET NARRATIVE

COMMUNITY GARDEN

• Includes garden managers stipends, programs, including Sow and Grow, Youth Gardening Program, Senior Citizens Garden Club, Singer Island Garden Club, supplies, utilities, and maintenance.

NEIGHBORHOOD OUTREACH

• Support of neighborhood outreach, marketing, capacity building, training

SMART HOME PROGRAM

• Assistance for 125 homes: Smart WaterTM, Motion Lights, House Numbers, RINGTM service

COMMUNITY ECONOMIC DEVELOPMENT

• Entrepreneurial and emerging small business support, including the Business Certification Program, Small Business Marketing Initiative, youth entrepreneurship and career training.

HOUSING INITIATIVES

 Assist 10-15 first-time homeowners through Riviera Beach Renaissance, 10-12 rehabilitations/beautifications with general contractors and the Reentry Program under Neighborhood RECLAIM, 7-10 Paint and Sod homes, property acquisition and development for Renaissance homeownership programs, including 11th Street Townhome Project.

RIVIERA BEACH RENAISSANCE

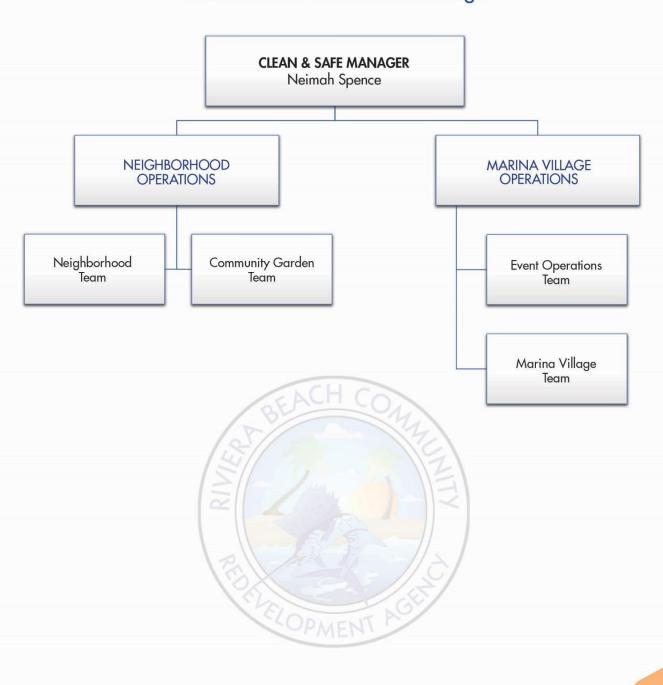
• We will debut our development and down payment assistance program for first-time homeowners, to include up to \$35,000 for development/acquisition and closing cost assistance. Underwriting will be provided by the Agency.

CDC SUPPORT SERVICES

• Staffing, office services, Homebuyers Club, economic development programs, housing programs, community outreach, affordable housing policy and development.



FY 2022 CRA Organizational Chart Clean & Safe and Marina Village







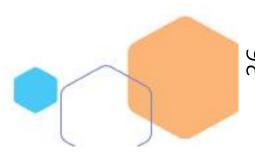
Clean & Safe Program Public Operations Ambassadors FY 2022 EXECUTIVE SUMMARY

For FY 2022, the Clean & Safe Operations will be entering our eighth year of operations for this award-winning program. The program has been well received by businesses and residents of the city as a whole. The Clean & Safe Operation will continue Ambassador Operations at Ocean Walk, along the Broadway Corridor (11th St. to Silver Beach Road), Blue Heron Corridor (President Barack Obama Hwy east to North Ocean Avenue), 13th Street Corridor (the Marina Village west to President Barack Obama Hwy), Avenue E Corridor (11th to Blue Heron Blvd), Riviera Beach Heights (6th and 10th streets between President Barack Obama Hwy to Australian.) Also, our expanded areas that covers east to west from Lakeshore Drive to Broadway, north to south from Silver Beach Highway to East 22nd Street and the Marina Village.

Our Clean and Safe Operations will continue with two components: The Neighborhood Operations Portfolio and the Marina Village Operations Portfolio.

Upcoming Events/Programing for FY2022 for the Clean and Safe Program:

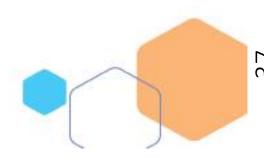
- Neighborhood Day event
- Phase 2 of the Safety Tool Kits
- Ambassador/residents award ceremony
- Community Gardens harvesting celebration
- Rebranding all Clean and Safe vehicles
- Great American Clean up
- Installation of the trash compactor at the Marina Village
- Winter Wonderland
- Painting of the Pavilion sun shade arm support stanchions at Marina Village
- Painting the inside of the concession area at the Pavilion at Marina Village
- Outside restrooms at Marina Village
- Police Night-out event





CLEAN & SAFE EXPENSES

| ACCOUNT | TOTAL |
|---------------------------------|-----------|
| Contract Services | \$24,280 |
| Bank Charges and Fees | \$0 |
| Communication Services | \$12,300 |
| Utilities | \$5,700 |
| Rentals & Leases | \$76,620 |
| Insurance | \$28,876 |
| Repairs & Maintenance | \$34,260 |
| Info Tech | \$27,300 |
| Promotional Activities | \$15,375 |
| Office Supplies | \$3,300 |
| Operating Supplies | \$27,200 |
| Training & Employee Development | \$9,000 |
| Capital - Machinery & Equipment | \$19,000 |
| TOTAL EXPENSES | \$256,111 |







Clean & Safe Program Public Operations Ambassadors

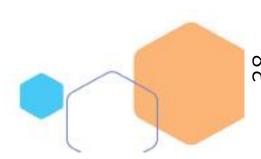
For FY 2022, the Clean & Safe Operation will continue Ambassador Operations at the Ocean Walk, along the Broadway Corridor (11th St. to Silver Beach Road), Blue Heron Corridor (President Barack Obama Hwy east to North Ocean Avenue), 13th Street Corridor (the Marina Village west to President Barack Obama Hwy), Avenue E Corridor (11th to Blue Heron Blvd), Riviera Beach Heights (6th and 10th streets between President Barack Obama Hwy to Australian.) Also, our expanded areas that covers east to west from Lakeshore Drive to Broadway and north to south from Silver Beach Highway to East 22nd Street.

Ocean Walk

Public Service/Clean Team Ambassadors assist in litter control and provide a walking concierge service to all that visit businesses at Ocean Walk and surrounding businesses seven days a week from 7am until 12am. They assist Parks and Recreation in locking the park restrooms every evening. They also provide a Walking Buddy Service from 5pm until 12am, which includes visitor escorts to their vehicles, calling for taxi service, and assisting with vehicle jumps and flat tires. The Public Service Ambassadors will also pass out information to the businesses about upcoming meetings and events in the CRA and Ocean Walk areas. They are also additional eyes and ears for the Police at Ocean Walk. The Public Service/Clean Team Ambassadors will be responsible for the setup/breakdown of events scheduled in the Clean and Safe Operations Center.

Broadway Corridor:

The Clean Team Ambassadors will maintain the cleanliness of the Broadway Corridor seven days a week from 7am to 5pm This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots. Clean Team Ambassadors will landscape CRA properties assigned within the corridor. They will also provide assistance to businesses that are having issues with homeless and panhandling. Public Service Ambassadors will visit businesses along the corridor. The Public Service Ambassadors will also pass out information to the businesses about upcoming meetings and events in the CRA District.





Blue Heron Corridor:

The Clean Team Ambassadors will maintain the cleanliness of the Blue Heron Corridor seven days a week from 8:30am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, pressure washing the Flat Bridge three times per week, litter control along all sidewalks, and vacant lots. They will also provide assistance to businesses that are having issues with homeless and panhandling. Public Service Ambassadors will assist in litter control, visit businesses along the corridor. The Public Service Ambassadors will also pass out information to the businesses and residents about upcoming meetings and events in the CRA District. They will also conduct landscaping for the CRA properties within the corridor. They are also additional eyes and ears for the Police.

13th Street Corridor:

The Clean Team Ambassadors will maintain the cleanliness of the 13th Street Corridor including: Park Manor South (PMS) 8am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots. They are also additional eyes and ears for the Police. They landscape CRA owned properties within the corridor.

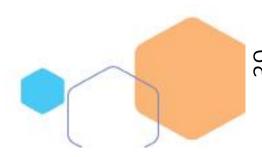
Public Service Ambassadors will assist in litter control, provide a walking concierge service to all, and visit businesses along the corridor. The Public Service Ambassadors will also pass out information to the businesses and home owners within Park Manor South (PMS) about upcoming meetings and events in the CRA District.

Riviera Beach Heights:

The Clean Team Ambassadors will maintain the cleanliness of Riviera Beach Heights (RBH) from 8am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots. They also maintain the cleanliness of Linear Park, maintain landscaping on CRA owned properties and assist with the Community Garden when needed. The Ambassadors pass out information to the businesses and residents about upcoming meetings and events in the CRA District. They are also additional eyes and ears for the Police.

Expansion Corridor:

The Clean Team Ambassadors will maintain the cleanliness of the Expansion Corridor from 8am to 5pm. This will include sidewalk sweeping, sidewalk pressure washing when needed, and litter control along all sidewalks and vacant lots. They also maintain landscaping on CRA owned properties. The Ambassadors pass out information to the businesses and residents about upcoming meetings and events in the CRA District. They are also additional eyes and ears for the Police.



Riviera Beach CRA 2021-2022 BUDGET & WORK PLAN



Plan Maintenance Program:

The purpose of the Plan Maintenance Program is to repair and replace Clean and Safe equipment in a timely manner, as well as schedule monthly maintenance on equipment. The Ambassador Mechanic will maintain inventory and appropriate records of all equipment, time and cost tracking, and train and assist other staff in the operation and the performance of preventive maintenance and minor mechanical repairs as required.

Master Gardener Program:

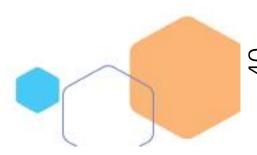
The Master Gardener will continue to assist with our community gardens and linear parks in the CRA District. The Master Gardener will teach garden education programs. He will create programs, recruit, manage, and retain volunteers to staff and maintain all gardens. Also, the Master Gardener is responsible for scheduling the planting and harvesting all produce grown in the gardens. He will create a harvesting schedule and distribution plan to include the amount of product given out. A weekly work activity log will be completed and turned into the Director of Neighborhood Services, including in activities completed, programming, attendance at training, and any other important information.

Upcoming Events/Programing for FY2022:

- Neighborhood Day Event
- Phase II of the Safety Tool Kit Program
- Ambassador/Residents Award Ceremony
- Community Gardens Harvesting celebration
- Rebranding all Clean and Safe vehicles
- Great American Clean-up

Additional Clean & Safe Services:

- Increase Ambassador Training Programs.
- Create job opportunities for Riviera Beach Residents
- Grass cutting service: Ambassadors cut the grass on CRA owned properties.
- The Neighborhood Watch will continue throughout the CRA District.
- Assist with set up of Clean and Safe Expansion Program throughout the city
- Graffiti removal throughout the CRA District
- Work closely with the Riviera Beach Police Department on safety initiatives and community events
- Assist with major events throughout the CRA District
- Continue to assist the CDC and our local partners
- Distribution of informational flyers of important meetings and events occurring in the CRA District





Operations Challenges for Public Operations

Equipment wears and tear: Currently our equipment is used consistently in the neighborhoods, over the bridge, at Bicentennial Park, Marina Village, and throughout the CRA District which causes great wear and tear on the equipment. Our equipment is imperative to the success of the Clean and Safe Program and is often in and out of the shop. We will increase the preventive maintenance schedule on equipment and rotate equipment use to help prevent wear and tear. We will also increase the amount of training on the proper use of our equipment on a quarterly basis.

Clean and Safe Program Goals for FY2022

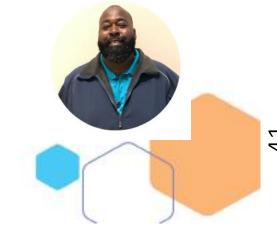
- The Clean and Safe program will continue to grow our award-winning program by building on our outstanding customer/quality service and ensuring that the CRA District is a safe and inviting place for those who live and work in Riviera Beach.
- The Clean and Safe Program will become efficient in utilizing our resources to keep the community clean. We will schedule more cleanings before, during, and after events in the CRA, City, and community. Also, the Ambassadors will continue to work closely with our private and city partners.
- Upkeep of the Marina Village and Event Center. The Marina Village/Event Center Staff will be put on a stringent cleaning schedule. We will continue to work on making sure that the Event Center, including the kitchen, is properly and thoroughly cleaned before and after events. Quarterly deep cleaning will be scheduled and monitored.
- Engage growth to the next level. Management will motivate and engage Ambassadors by keeping lines of communication open. Also, Ambassadors will be encouraged to communicate with each other.
- Incentive Programs to decrease absenteeism
- More safety training
- Restart our annual awards ceremony
- Cross train employees and promote from within

Some of the team members: (shown below)





Page **41** of **56**



AMBASSADOR EXPENSE SUMMARY

| COST CENTER | FY 2021 | FY 2022 |
|---------------------------------|-------------|-------------|
| Admin & Neighborhood | | |
| Ambassadors | \$771,827 | \$783,638 |
| Marina Village Ambassadors | \$265,802 | \$295,448 |
| Marina Event Center Ambassadors | \$269,587 | \$254,088 |
| Operations | \$253,711 | \$256,111 |
| TOTAL | \$1,560,927 | \$1,589,285 |







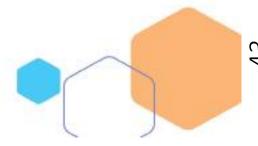






CLEAN & SAFE PROGRAM OPERATIONS & PERSONNEL BY DEPARTMENT

| CLEAN & SAFE PROGRAM | FY2021 | FY2022 |
|---------------------------------|-------------|-------------|
| Operations | | |
| Includes rent, utilities, etc. | \$253,711 | \$256,111 |
| | - | |
| Administration | | |
| Salaries & Wages | \$163,419 | \$90,645 |
| Retirement | \$13,743 | \$7,814 |
| Benefits & FICA | \$38,455 | \$20,422 |
| Total | \$215,617 | \$118,881 |
| _ | | |
| Neighborhood Ambassadors | | |
| Salaries & Wages | \$380,649 | \$412,298 |
| Retirement | \$32,040 | \$35,540 |
| Benefits & FICA | \$143,442 | \$152,861 |
| Total | \$556,131 | \$600,699 |
| | | |
| Marina Village Ambassadors | | |
| Salaries & Wages | \$171,864 | \$196,102 |
| Retirement | \$14,039 | \$15,002 |
| Benefits & FICA | \$79,899 | \$84,344 |
| Total | \$265,802 | \$295,448 |
| | | |
| Event Center Ambassadors | | |
| Salaries & Wages | \$178,048 | \$172,130 |
| Retirement | \$15,348 | \$14,838 |
| Benefits & FICA | \$76,191 | \$67,120 |
| Total | \$269,587 | \$254,088 |
| | | |
| Operations & Personnel Total | \$1,560,848 | \$1,525,227 |





Marina Village Operations Ambassadors

Marina Village/Bicentennial Park:

The Marina Village Ambassadors are responsible for maintaining sidewalk cleanliness, litter pick up at Bicentennial Park and the Promenade, regular pressure washing, emptying and maintaining trash receptacles throughout the park, providing assistance in event setup and take down, assisting in parking management, keeping the beach clean and free of seaweed, and providing shuttle service on weekends, holidays, and during events. They help maintain crowd control during major events and ensuring all restrooms are cleaned and sanitized. Marina Village Supervisors will provide renters with onsite supervision during events to assist with AV set up and any issues that may occur. With the new addition of the MOBI-Mats and MOBI-Chairs, the Ambassadors are responsible for keeping the MOBI- Mats clear of sands and litter and for signing out MOBI-Chairs to those with mobility challenges.

Event Center:

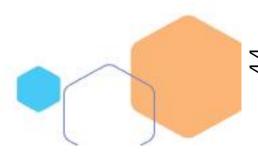
Marina Village Ambassadors provide shuttle service daily. They also have the responsibility for maintaining the cleanliness of the Event Center including the kitchen, restrooms, terrace, and all ballrooms. Once a month, the Marina Operations Team will conduct deep cleaning of the Event Center that includes cleaning carpets in all ballrooms, stainless steel cleaning, degreasing the entrance into the Event Center, and other projects to ensure that the Event Center is a top designation for events and conferences. Ambassadors will be responsible for setting up and taking down for events. Our Event Center Concierge provides renters with on site management during all events to assist with A/V setup and any issues that may occur. Ambassadors will provide pre/post event inspections and daily Event Center cleaning and sanitizing. They are also additional eyes and ears for the Police.

Upcoming Events/Projects for FY2022:

- Installation of the trash compactor at the Marina Village
- Winter Wonderland
- Painting of the Pavilion Sun Shade arm support stanchions
- Painting the inside of the concession area at the Pavilion
- Outside restrooms
- Police Night-out event

Additional Clean & Safe Services:

- Increase Ambassador Training Programs
- Create job opportunities for Riviera Beach Residents
- Business Watch Program will continue for FY 2022 with a monthly meeting held every fourth Tuesday.
- Assist with community events at Marina Village



Operations Challenges for Marina Village

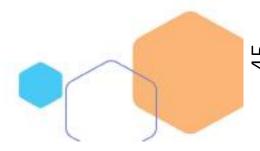
- A major challenge comes with having simultaneous events at the Event Center, Bicentennial Park, and adjoining restaurant. The Marina Event Center rents out inside space as well as Bicentennial Park. Oftentimes, when there are large events outside or inside of the Event Center, the adjoining restaurant has an event simultaneously. This has caused challenges in manning unexpected crowds without knowing the number of attendees in the area.
- Parking is also a challenge when having two simultaneous events. It has been a challenge to control traffic and the events that the adjoining restaurant has spilling into the streets and blocking access by parking in the No parking loading zone areas. Also, they block the entrance to the Event Center with car shows or other activities.
- We will continue to build a stronger working relationship with the restaurant so that we will be informed of events that they have planned. We will enforce parking rules and require the restaurant to follow the Event Center and City's policies. We will continue to consult with the police and fire department when having large events.











MARINA VILLAGE ENTERPRISE

The CRA's Marina Village Enterprise project consists of over 15 acres of City and CRA controlled property on the Intracoastal Waterway. The redevelopment of this area has resulted in major upgrades, which in turn, have benefited the Marina by turning it into the ideal location for our residents. The CRA has invested millions of dollars in upgrading the property and continues to improve infrastructure such as utilities and flood control in order to prepare the property for further development.

This effort has resulted in the Marina Village having five distinct sections:

- Bicentennial Park
- The Marina Event Center
- Promenade
- Marina Uplands
- Marina Docks





Bicentennial Park

A multimillion-dollar reimagining of Bicentennial Park gives visitors a relaxing space to unwind along the banks of the Intracoastal Waterway. The open platform and splash fountain allow for both formal and informal shows, concerts, and festivals. The Park also features kiosks with equipment to rent for outdoor activities, such as kayaks, paddleboards, jet-skis, boats, and more. Additionally, in 2020 mobi-mats and mobi-chairs allow all residents, despite mobility issues, to enjoy the beach and water activities. On Veterans Day of 2020, we added a service monument dedicated to our veterans, Gold Star families, and first responders to honor their service, sacrifice, and courage to our country and community.

The Marina Event Center is the dream location for your next conference or celebration. The state-of-the-art facility offers two ballroom spaces and an outdoor terrace space to accommodate gatherings for up to 300 people. The Event Center also features a stainless-steel warming kitchen that provides equipment for all catering needs. The rental fee is deeply discounted for Riviera Beach residents and non-profit organizations.







Promenade

The newly renovated Promenade features our see-through seawall completion. The completion of this Phase I project treats visitors to stunning open and airy vistas as the new replacement steel cabling and decorative metal work virtually disappears as onlookers gaze through to boats and sea beyond. The Promenade has become the destination for wedding ceremonies, intimate dinners, and festivals.

The Marina Uplands area of Marina Village includes several parking areas. The Marina Uplands is the subject of the RFP that will

seek private firms to develop this area. Possible future development includes a hotel, a parking garage, a public market, and several restaurants. The Marina Uplands serves as the gateway to the docks and accommodates the parking of dock users.

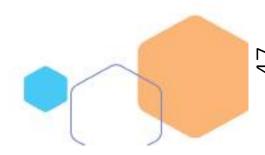


The Docks area of Marina Village is operated by the City and provides spaces for boats to dock. In addition, fishing boats, diving charters, dining cruises, tourist attractions, and a water taxi to Peanut Island operate from the docks.

The CRA's Marina Village Enterprise is responsible for the operation of Bicentennial Park, the Marina Event Center, and Marina Uplands. Each area has its own budget that includes the direct costs of operating that area as well as the indirect costs, i.e., an allocation of the Common Area Maintenance costs. Staff salaries, including related taxes and benefits, are allocated o the area where the work is performed. The Phase II development opportunity will provide the City and CRA with new lease revenues and property taxes towards creating a profit center at Marina Village.

FY 2021-2022 MARINA VILLAGE ENTERPRISE SUMMARY

| ACCOUNT | | AMOUNT |
|--------------------------------------|--------------------|-------------|
| Marina Village Expenses | | \$647,325 |
| Marina Village Event Center Expenses | | \$683,901 |
| Marina Village Capital Improvements | | \$150,000 |
| | Total Costs | \$1,481,226 |





2021-2022 PROPOSED SIGNATURE EVENTS

Tuesday, October 5, 2021, Artist Series: Opening Night of New Artist

• Let's support the visual arts by opening up the art gallery for the next two months with a small reception and artist panel discussion with the artist who has their paintings on display in the Riviera Beach Marina Village Event Center hallway and lobby. This will take place in Newcomb Hall Ballroom with light hors d'oeuvres. Ticket prices are free to the public. Make sure to get your tickets on Eventbrite.

Monday, October 25,2021, Neighborhood Services 2021

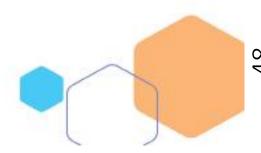
Have you been looking to learn more about the services in your neighborhood? Come to the Riviera Beach
Marina Village Event Center from 6pm-7:30pm to learn about all the different departments that provide
activities, programs, and services for you. Free refreshments and prizes given out. Pre-register through
Eventbrite before the event.

Thursday, November 11, 2021, Veterans Day

• Let's honor our Veterans, Gold Star Families, and First Responders for their sacrifice and service to our nation and our community. This event will take place in Bicentennial Park by the monument and flag pole. The event will start at 11am with the Riviera Beach Police Honor Guard bringing in the flags.

Winter Wonderland and Light Up the City Events for Holidays:

- Events Include:
 - o November 15 December 2, 2021 Light Up the City Contest
 - Friday, December 3, 2021 Tree Lighting and Opening of Winter Wonderland at the Marina Village
 - o Saturday, December 4, 2021 Winter Wonderland Experience at Marina Village
 - O Sunday, December 5, 2021 Hanukkah Experience at Marina Village
 - Week of December 6, 2021 Judging of Light Up the City Contest
 - o Saturday, December 11, 2021 Santa Dash on Singer Island
 - o Saturday, December 11, 2021 Winter Wonderland Experience at Marina Village
 - o Saturday, December 18, 2021 Winter Wonderland Experience at Marina Village
- We will come together as a city to light it up. There will be a house, business, and boat lighting contest for every district, business, and boat in the city. Let us join together to "Light Up" Riviera Beach!
- The kickoff of Winter Wonderland will start with a tree lighting on Friday, December 3, 2021 with live entertainment, games, and photos with Santa on the Promenade and in Bicentennial Park at Marina Village. We will have the Mayor, Councilmembers and CRA Executive Director lead this tree lighting ceremony and





- concert. This event will start at 5pm with entertainment and activities, tree lighting would be at 6:30pm, and an amazing kickoff band, Motown Magic, to set the night on fire.
- Come one, come all to Winter Wonderland's Light-Up Experience on Saturday, December 4, December 11, and December 18, 2021 at the Riviera Beach Marina Village. We will have lights, sweet treats, music, dancers, fun, and Santa will be here to hand out candy canes to you as you walk through. This will be a great time for the family to continue the weekend celebrating the holiday season. This event will be from 6pm-8pm.
- Hanukkah is a time to celebrate. We will create a two-hour event to honor traditions on the Promenade at the Riviera Beach Marina on Sunday, December 6, 2021 from 4:30pm-6:30pm. There will be food, music, fun, and activities for the whole family.
- Santa Dash 2021 will showcase this beautiful city and give an opportunity for all of us to get outside together. This is a fun run/walk from Singer Island Community Garden over the Blue Heron Bridge and back to the garden. After the event, there will be a fun pancake breakfast and activities for families. This event will take place on Saturday, December 11, 2021 from 7:30am-1pm with registration opening at the beginning of October.

Tuesday, December 14, 2021, Artist Series: Opening Night of New Artist

• Let us support the visual arts by opening up the art gallery for the next two months with a small reception and artist panel discussion with the artist who has their paintings on display in the Riviera Beach Marina Village Event Center hallway and lobby. This will take place in Newcomb Hall Ballroom with light hors d'oeuvres. Ticket prices are free to the public. Make sure to get your tickets on Eventbrite.

Tuesday, January 18, 2022, MLK Cooking Class – Virtual

• Join the virtual cooking class and learn how to use local produce and herbs from our gardens to create a healthy meal. Ask questions of the chef on how to prepare of meals with items you have in your kitchen. Pick up a grocery list and vegetables at the Community Garden between 12pm-3pm. At the end of the class, everyone can upload their pictures to zoom so we can share the healthy meals that were created. The class will be through Zoom at 6pm.

Monday, February 7, 2022, Artist Series: Opening Night of New Artist

• Let us support the visual arts by opening up the art gallery for the next two months with a small reception and artist panel discussion with the artist who has their paintings on display in the Riviera Beach Marina Village Event Center hallway and lobby. This will take place in Newcomb Hall Ballroom with light hors d'oeuvres.





Friday, February 11, 2022, Love is in Bloom

• Evening in the Riviera Beach Community Garden to highlight and promote our green, foodie experience. providing music and light bites for the residents to enjoy. Residents will get the opportunity to mix and mingle with their neighbors while experiencing the ambience of beauty of this unique garden. This event is planned to attract newcomers to the garden as well as old friends and neighbors as we showcase the walkable paths, soft bistro lighting, lushly planted beds of vegetables, and open spaces for all ages to enjoy. We always have complimentary herb and vegetable samples along with our volunteer information. This will be a free event.

Monday, March 14, 2022, Hospitality Night

• We want to make the Riviera Beach Marina Event Center to be one of the best well-known venues in Palm Beach County for events. One of the best ways to do this is create a fun atmosphere to get all the vendors that connect with clients that are planning events to see the space. Our reach for marketing on this event would be organizations that are vendors for parties and plan events from Palm Beach County and Port St Lucie. We also use this event to capture new vendors that want to be on the preferred vendors list. This will be a free event.

Friday, April 8, 2022, A Taste of Jazz and R&B

• Looking for an evening out to hear great Jazz and R&B? Look no further, the Taste of Jazz and R&B event is here for you at the Riviera Beach Marina Village Event Center's Gulfstream Terrace. There will be music, food, and drinks. Ticket prices are nominal to the public. Make sure to get your tickets on Eventbrite.

Saturday, April 23, 2022, Great American Clean-up and Earth Day

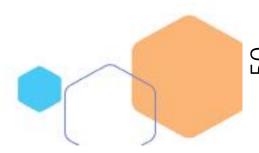
• The Great American Cleanup began as a litter cleanup initiative designed to aesthetically improve our environment by creating cleaner parks, streetscapes, and public spaces through litter removal and elimination. Each spring, volunteers nationwide join forces to clean up their community. We will clean up and bring beautification to areas of the Riviera Beach CRA District.

Tuesday, May 3, 2022, Artist Series: Opening Night of New Artist

• Let's support the visual arts by opening up the art gallery for the next two months with a small reception and artist panel discussion with the artist who has their paintings on display in the Riviera Beach Marina Village Event Center hallway and lobby. This will take place in Newcomb Hall Ballroom with light hors d'oeuvres.

Monday, May 16, 2022, Neighborhood Services 2022

• Have you been looking to learn more about the services in your neighborhood? Come to the Riviera Beach Marina Village Event Center from 6pm-7:30pm to learn about all the different departments that provide





activities, programs, and services for you. Free refreshments and prizes given out. Pre-register through Eventbrite before the event.

Friday, May 27, 2022, Memorial Day Tribute

• Let us honor our Veterans, Gold Star Families, and First Responders for their sacrifice and service to our nation and our community. This event will take place in Bicentennial Park by the monument and flag pole. The event will start at 9:30am with the Riviera Beach Police Honor Guard bringing in the flags.

Saturday, June 11, 2022, Marina Bash 2022

• Come out for the 2nd Annual Marina Bash at the Riviera Beach Marina Village Event Center. This will be a day of fun in the sun with boat rides, games for the kids, music, and opportunities to use the mobi-chairs. There will be food trucks and more. This event will be held in Bicentennial Park from 11am-3pm.

Sunday, July 10, 2022, A Taste of Jazz and R&B

• Looking for a night out to hear great Jazz and R&B? Look no further, the Taste of Jazz and R&B event is here for you at the Riviera Beach Marina Village Event Center's Gulfstream Terrace. Bring your valentine for a relaxing night in the ocean breeze. There will be music, food, and drinks. Ticket prices are nominal to the public. Make sure to get your tickets on Eventbrite.

<u>2021-2022 Other Events:</u>

October (near Halloween) - Trunk or Treat

Sunday, December 26, 2021- Kwanzaa

Saturday, January 15, 2022 - MLK Parade

Monday, May 9, 2022 - Contractor, Lender, and Realtor Opportunity Sessions

Sunday, June 19, 2022, Juneteenth

Monday, July 4, 2022, July 4th Celebration

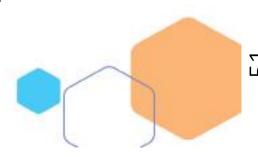
Financial Literacy Classes (offered two times a year)

Business Certification Program Sessions (offered four times a year)

Homebuyer's Club Sessions (offered six times a year)

Job Fairs (partnership with other businesses four times a year)

Bridal Shows (promotion for Marina Event Center – three times a year)





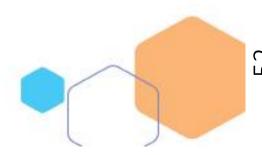
Business Expos (brand awareness for Riviera Beach CRA – two times a year)

<u>International Coastal Cleanup (two times per year)</u>

<u>Supper Club Facebook Group – ongoing daily posts on social media posts</u>

| EVENT | TOTAL |
|--|-----------|
| Artist Series at Marina Village Event Center | \$2,500 |
| Neighborhood Services 2021-2022 | \$7,000 |
| Winter Wonderland and Light Up the City | \$76,900 |
| MLK Events | \$10,500 |
| Love is in Bloom | \$16,000 |
| Hospitality Night | \$3,500 |
| A Taste of Jazz and R&B Series | \$10,000 |
| Great American Clean-up and Earth Day | \$2,500 |
| Marina Bash 2022 | \$7,500 |
| Contractor, Lender, and Realtor Opportunity Sessions | \$1,000 |
| Financial Literacy Classes | \$2,600 |
| Business Certification Program Sessions | \$2,600 |
| Homebuyer's Club Sessions | \$3,600 |
| Job Fair Partnership | \$6,000 |
| Bridal Shows | \$6,000 |
| Business Expos | \$4,000 |
| Coastal Clean-up Event | \$750 |
| Supper Club Facebook Group | \$250 |
| Food Truck Pilot Series | \$7,000 |
| Community Yard Sale – CRA District | \$4,200 |
| City Sponsorships – CRA Contribution | \$32,000 |
| TOTAL EXPENSES | \$206,400 |

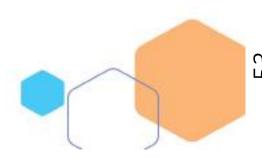
^{*}City Sponsorships include: Veterans Day Event, Memorial Day Event, Trunk or Treat, Kwanzaa, and Juneteenth.





MARINA EVENT CENTER FY 2022 EXPENSES

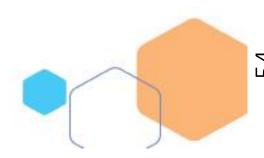
| ACCOUNT | FY2021 | FY2022 |
|------------------------|-----------|-----------|
| Staff Event Center | \$206,885 | \$153,673 |
| Contract Services | \$109,438 | \$109,438 |
| Communication Services | \$22,020 | \$22,020 |
| Utility Service | \$47,520 | \$47,520 |
| Rentals & Leases | \$40,297 | \$40,280 |
| Insurance | \$85,400 | \$86,000 |
| Repairs & Maintenance | \$121,230 | \$121,000 |
| Info Tech Services | \$0 | \$750 |
| Taxes & Other Charges | \$34,745 | \$35,000 |
| Office Supplies | \$9,480 | \$9,400 |
| Operating Supplies | \$46,800 | \$46,000 |
| Training & Development | \$12,820 | \$12,820 |
| TOTAL EXPENSES | \$736,635 | \$683,901 |





MARINA VILLAGE FY 2022 EXPENSES

| ACCOUNT | FY 2021 | FY 2022 |
|--------------------------------------|-----------|-----------|
| Professional Services | \$10,000 | \$10,000 |
| Contract Services | \$156,762 | \$165,000 |
| Communication Services | \$2,580 | \$2,580 |
| Postage & Freight | \$0 | \$0 |
| Utility Services | \$128,775 | \$128,775 |
| Rentals & Leases | \$25,000 | \$25,000 |
| Insurance | \$24,996 | \$25,000 |
| Repairs & Maintenance | \$97,800 | \$90,000 |
| Info Tech Services | \$25,000 | \$25,000 |
| CRA Promotional Activities & Events | \$92,000 | \$34,000 |
| Other Charges, | \$69,150 | \$69,150 |
| Office Supplies | \$900 | \$900 |
| Operating Supplies | \$34,200 | \$34,200 |
| Training & Development | \$300 | \$300 |
| Contingency (Event Center & Uplands) | \$40,000 | \$40,000 |
| TOTAL EXPENSES | \$707,463 | \$647,325 |





CAPITAL PROJECTS BUDGET



| CAPITAL FUNDED PROJECTS | TOTA BUDG | | 2021/2022 | 2023 | 2024 | 2025 | 2026 |
|--|--------------|-----------|--------------|--------------|------------|------|------|
| Blue Lagoon P3 - Construction | \$ | 455,000 | \$ 195,000 | \$ 260,000 | | | |
| 2600 Broadway | \$ | 543,000 | \$ 543,000 | | | | |
| Utility Burial Project | \$ | 3,400,000 | \$ 2,000,000 | \$ 1,200,000 | \$ 200,000 | | |
| CRA Renaissance Housing Program | \$ | 1,000,000 | \$ 500,000 | \$ 500,000 | | | |
| Avenue E Street & Redevelopment | \$ | 2,000,000 | \$ 750,000 | \$ 1,250,000 | | | |
| Property Acquisition & Demo (Miami Subs) | \$ | 1,500,000 | \$ 1,500,000 | | | | |
| Marina Village Event Center Buildout - Partial | \$ | 400,000 | \$ 400,000 | | | | |
| 2601 Block Redevelopment | \$ | 250,000 | \$ 250,000 | | | | |
| Station 86: Community Room | \$ | 300,000 | \$ 300,000 | | | | |
| TOTAL | \$ | 9,848,000 | \$ 6,438,000 | \$ 3,210,000 | \$ 200,000 | | |

Riviera Beach CRA 2021-2022 BUDGET & WORK PLAN



- Blue Lagoon P3 Construction Project will be another part of our Emerging Micro Business Incubator
 program to cultivate local and or minority businesses in Riviera Beach. This opportunity space will give two
 businesses a space to operate.
- 2600 Broadway
- Utility Burial Project
- CRA Renaissance Housing Program
- Avenue E Street and Redevelopment project's goal is to totally transform our secondary artery that leads to our Marina and downtown development district. Currently, Avenue E is riddled with compounded challenges which has made the roadway difficult to travel on and an impediment to the redevelopment efforts. The underground utilities are close to a Century Old and need to be replaced, there is no defined boundaries between the residential and commercial segments, the pedestrian walking spaces are not clearly defined and the perception of safety is almost non-existent. The Agency heard the concerns of the citizens and has begun strategic collaboration phase with the City's Planning and Development Department to bring this vision to life.
- Property Acquisition and Demo of the Miami Subs
- Marina Village Event Center Buildout Partial
- 2601 Block Redevelopment
- Station 86: Community Room

