

- 1. REQUEST FOR APPROVAL OF MINUTES -January 25, 2012
(Regular Meeting)
(ATTACHMENT - #1)**

1 Riviera Beach Community Redevelopment Agency Regular Meeting
2 City of Riviera Beach Council Chambers
3 2nd Floor, Municipal Complex
4 600 West Blue Heron Boulevard
5 Riviera Beach, Florida
6 Wednesday, January 25, 2012
7 5:39 p.m. to 6:48 p.m.
8

9 APPEARANCES:

- 10 Chairperson Judy Davis
- 11 Vice Chair Billie Brooks
- 12 Commissioner Shelby Lowe
- 13 Commissioner Dawn Pardo
- 14 Attorney Michael Haygood
- 15 CRA Executive Director Tony Brown
- 16 CRA Administrative Director Darlene Hatcher

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1 (At 5:39 p.m. Chair Davis called the meeting to order.
2 The following were present: Chair Judy Davis, Commissioner Dawn
3 Pardo, Commissioner Shelby Lowe. Also present: Executive
4 Director Tony Brown and Attorney Michael Haygood.)

5 (Moment of silence, followed by the pledge of allegiance.)

6 CHAIRPERSON DAVIS: Any additions or deletions?

7 EXECUTIVE DIRECTOR BROWN: Item 8, we have a modification
8 to the definition of a targeted subdistrict. That information
9 should be in your books.

10 Item 10 is a deletion. That was the acquisition of
11 property at 256 East 22nd Court.

12 Item 5 is an addition. That's a memo from the interim CRA
13 general counsel and the city attorney regarding the termination
14 of Settlers Landing. They sent a memo that explains those
15 reasons.

16 CHAIRPERSON DAVIS: Is there a motion to approve the
17 agenda?

18 COMMISSIONER PARDO: So moved.

19 COMMISSIONER LOWE: Second.

20 (The vote was unanimous and motion carried.)

21 CHAIRPERSON DAVIS: We're now down to consent agenda. All
22 items under consent will be taken by one action unless pulled by
23 a councilperson. Would anyone like to pull an item? Is there a
24 motion to approve consent?

25 COMMISSIONER PARDO: So moved.

1 COMMISSIONER LOWE: Second.

2 (The vote was unanimous and motion carried.)

3 CHAIRPERSON DAVIS: Item 7.

4 (Resolution read by Mr. Haygood.)

5 EXECUTIVE DIRECTOR BROWN: The information that my
6 colleague, Scott Evans, is about to present is information
7 you've seen before. We are codifying changes to our Grant
8 Incentive Program. Most of the changes were made in round two.
9 During that time you made further refinements to the manual,
10 that we'll highlight; and then we're seeking the board's formal
11 adoption of our Grant Incentive Toolkit.

12 MR. EVANS: This item is the Economic Development Incentive
13 Manual and Procedures. Item A2 is the related evaluation
14 criteria for the incentives. The incentives in the manual have
15 three goals: To foster a supportive business environment that
16 will attract strong profitable enterprises, including our
17 targeted industries; to eliminate blighted properties within the
18 CRA; and to create and retain jobs in the CRA and our targeted
19 redevelopment areas.

20 The manual includes our five programs. The Property
21 Improvement Incentive Program: This is our existing program
22 that's available as the CRA provides funding and opens up
23 application periods. It's a four-to-one matching program that's
24 designed to leverage property owners' and business owners'
25 investments to improve their properties and to improve the

1 corresponding property values, both for that property and the
2 surrounding ones. This program currently is unfunded. When the
3 CRA provides funding it would be in a fashion that's similar to
4 what we did for round two, which was open up the program for a
5 limited time, heavily advertised, and allowing businesses to
6 apply and be ranked.

7 The Business Relocation and Assistance is an existing
8 program. It is designed to be available on a first-come,
9 first-serve basis. This program would be open all year and we
10 would allocate funding as we receive projects on a case-by-case
11 basis. So if someone applied, we would bring it to the
12 commission; and then if you decided to approve them, we would
13 also assign funding at that time.

14 The Rental Assistance, this would only be available for
15 properties that are located in the properties of distinction
16 area. This would also require approval of the CRA commission,
17 and they'd be approved on a case-by-case basis also.

18 We also included the Beautification Incentive. This is an
19 existing program. It would require an annual appropriation by
20 the commission. And it would function similar to the Property
21 Improvement Program, which would be available when the CRA
22 commission provides funding and adopts an application process in
23 a funding cycle.

24 And the new program is the Properties of Distinction. This
25 will start with a proposed \$150,000 budget. And the program

1 allows the CRA to work with the property owners within the
2 specific target area to allow the creation of a customized plan
3 to improve key properties. The main focus is around properties
4 that are adjacent to investments that are over one million
5 dollars, public or private. The target area for this is -- you
6 can see the boundaries on Singer Island. It's basically all of
7 the CRA, with the exception of from Park Street east.

8 COMMISSIONER PARDO: Did you say Park Street or Park
9 Avenue? Show what will not be part of it.

10 MR. EVANS: The only thing that would not, that's located
11 in the CRA, is the Blue Heron corridor, from the base of the
12 bridge all the way to Park. The target area would be this area
13 around the Ocean Mall.

14 EXECUTIVE DIRECTOR BROWN: It's in the CRA but not in the
15 targeted subdistrict. I know there is some activity and some
16 investments that have been made to the south. Would you advise
17 us to pick up that additional area?

18 COMMISSIONER PARDO: I would. I'll tell you why. There is
19 a parcel on the corner of Park Avenue, on the south side of Park
20 Avenue and Blue Heron Boulevard, that has been demolished, and
21 it's one large lot, and I would think eventually someone is
22 going to come in hopefully and buy it.

23 And then my other point is Blue Heron, from the bottom of
24 the bridge east, really isn't a very long street, and that is
25 really the gateway to Singer Island, so I think that we should

1 just include it. Or at a very minimum include the south side.
2 On the north side you have the bank; I don't think the bank is
3 going anywhere.

4 EXECUTIVE DIRECTOR BROWN: Ms. Pardo makes a valid point.
5 The other subdistrict that we're recommending would be east of
6 Broadway, along Blue Heron, on both sides of the street, picking
7 up the Publix investment. So by extending at least the southern
8 line to the subdistrict, would literally connect Blue Heron as a
9 subdistrict, only separated by the bridge.

10 CHAIRPERSON DAVIS: Once we come off the bridge, there is a
11 light at the base of the bridge, and then the next street is
12 Lake, right? And then Park is the following street?

13 EXECUTIVE DIRECTOR BROWN: Right. And that section is a
14 redevelopment opportunity. And I think if there was major
15 private assemblage -- I know that folks have tried to do the
16 assemblage; it's been quite expensive to do so. But there is
17 some private activity that would be consistent with the policy
18 we're recommending, that where there is at least a million
19 dollars of private capital being invested, and at least a
20 million dollars of non-city non-CRA public money, and in this
21 case even the improvements being made by FDOT in that area would
22 qualify for us to give a special look and to make sure we can be
23 catalytic and leveraged in the investments that are underway.

24 MR. EVANS: We'll note that change for the approval.

25 The other area is in the Marine District. It's entitled

1 the Marine District, but this is all of Broadway from 11th
2 Street to Silver Beach Road, the entire corridor. And Riviera
3 Beach Heights, the portion of the area along Old Dixie,
4 following the CRA boundary from 1st Street in the southern end
5 up to 13th Street, and that's including all of those properties
6 that are along the west side of the road, they're all
7 commercial, so this is a commercial area. And there is a few
8 commercial properties along MLK that that would pick up also.

9 Each of the different programs in the manual have been
10 provided specific details to manage their implementation. So
11 for each program, of the five different programs that we have,
12 there is a description, the marketing and intake procedures,
13 selection criteria, the underwriting guidelines, the approval
14 procedures, and the disbursement and compliance procedures.

15 And the key features of this is that programs will become
16 available as the CRA commission provides funding and opens up
17 the application timeframes; uniform scoring, approved by the
18 commission to evaluate applications, so each application will be
19 treated fairly.

20 CHAIRPERSON DAVIS: Let the record reflect that Ms. Brooks
21 is here.

22 MR. EVANS: All applications will continue to require
23 approval by the CRA commission. And detailed procedures to
24 control disbursement of funds and ensure that incentive money is
25 correctly spent will be formally adopted within the manual.

1 All applications must qualify and meet the minimum
2 criteria. Projects will be ranked based on the following
3 criteria: Projects that score the highest for eliminating
4 blight and are located in the key areas set by the commission
5 would be the applicable values for project quality and location.
6 Eligibility would be ranked on, is it a complete application,
7 are there any property liens or police problems or legal issues.
8 Community development impact: This provides a bonus for an
9 industry that's been established by the commission as a specific
10 targeted attraction, for example marine boat service facilities.
11 Economic impacts: This category gives points for new business
12 attraction and for existing business expansion. It provides
13 benefit points for paying wages of \$11 an hour or greater, and
14 for hiring residents of Riviera Beach. And the last item is
15 contractor selection, and that gives bonus points for
16 contractors that are located in Riviera Beach.

17 CHAIRPERSON DAVIS: The city adopted a new ordinance for
18 local and minority businesses, local preference ordinance. Will
19 the CRA be following that same thing?

20 MR. EVANS: Well, we have our own criteria. What I can do
21 is compare whatever percentage that they're giving in the
22 preference, to ensure that our program is either equal or higher
23 in the preference that it gives to Riviera Beach.

24 MR. HAYGOOD: You raise another point, not related to this
25 program, but overall as far as other programs the CRA has. The

1 CRA should adopt that as an ordinance, probably, as part of your
2 procedure manual, your procurement procedure manual.

3 MR. EVANS: So item 7 is approval of the manual and item 8
4 approves the criteria to evaluate future grant applications.
5 And it's based on the one that was used for round two, and it
6 also adopts the maps of the targeted areas. I want to note the
7 change that we will expand the boundary to include a larger
8 portion of Singer Island.

9 COMMISSIONER LOWE: We've already set our budget for this
10 year. I'm assuming we will be using these tools during the time
11 when we're planning for the 2012 budget, correct?

12 EXECUTIVE DIRECTOR BROWN: Yes.

13 COMMISSIONER LOWE: When will Song and Associates complete
14 the study for the Blue Heron South area and Riviera Heights?
15 Will that be done for the 2012 budget year?

16 MR. EVANS: Yes.

17 COMMISSIONER LOWE: So we'll use all three of these
18 resources and use these incentive tools, mix that in with the
19 budget process? It's like a mix and match, what we're going to
20 do in terms of which area?

21 EXECUTIVE DIRECTOR BROWN: In the next item, in the budget
22 amendment, we'll share with Mr. Lowe a request to set aside for
23 this fiscal year \$150,000 for our Properties of Distinction
24 program. We have identified several property owners that we're
25 talking with now to present to you an improvement plan in areas

1 that members of the board have at least directed us to look at
2 to solve problems of blight where there has been significant
3 investments recently made. For the Properties of Distinction
4 program, with your approval, we'll at least have 150,000 that
5 we'll attempt to obligate this year. Then you'll hear we're
6 planning to give you an update on Riviera Beach Heights and the
7 extensive planning effort that's underway there, where you set
8 aside 2.7 million for us to invest out of our BB&T proceeds,
9 with the direction and guidance to develop a plan to spend that
10 money posthaste. So we think we've identified the four target
11 areas where there are substantial investments made, where we are
12 actively working with private investors to help shape and
13 reshape both our downtown and our neighborhood business
14 district.

15 CHAIRPERSON DAVIS: Is this going to be a CRA function,
16 your staff? Who is going to manage all this? Or is it going to
17 be managed by others?

18 EXECUTIVE DIRECTOR BROWN: In the past we used a couple of
19 consultants: Paul Skyers, to help with the underwriting and the
20 drafting of the manual and to provide business planning services
21 to businesses. BRIC, who has done an outstanding job in
22 marketing the program and doing the application intake. You've
23 given me permission to hire a community development officer.
24 The city is in the process of hiring an economic development
25 manager. We have allowed the contracts to expire for BRIC and

1 Paul Skyers; and I've had conversations with the city manager
2 about sharing the resource of the economic development manager.
3 I would say ideally in the next 60 days we should come to you
4 with a plan that better integrates our economic development
5 activities, one, with the city; and then to make sure we've got
6 the right balance between staff and consulting resources.

7 CHAIRPERSON DAVIS: You're saying when you hire the
8 community development officer, that person will take over this?

9 EXECUTIVE DIRECTOR BROWN: Yes.

10 COMMISSIONER BROOKS: I'd like to ask the executive
11 director and for all of us to think about we've been blessed
12 with a lot of money, the program has expanded, and I think it
13 would be great if you would at some time give us a presentation
14 of where we are now; and how all of these different positions
15 are fitted in, the consultants and our staff; so that we will
16 have a very clear view of everybody's responsibilities and
17 duties. I know I need it for myself, just to really get a
18 grasp, because we do have consultants, and we have our staff, so
19 I would like to ensure that there is no overlapping and that
20 every dime invested, we're getting the kind of return that we
21 want, per the goals of the program.

22 COMMISSIONER PARDO: Mr. Brown made a comment about the
23 city and the CRA possibly sharing the economic development
24 person. That makes a tremendous amount of sense, because right
25 now the city really doesn't have the money to do economic

1 development, and the CRA has the money, and with you guys
2 sharing that person we might be able to get some things done and
3 keep that person busy.

4 CHAIRPERSON DAVIS: Ms. Pardo, do you want to amend the
5 motion to add that area?

6 COMMISSIONER LOWE: We don't have a motion. And this is
7 for 7, right?

8 EXECUTIVE DIRECTOR BROWN: Item 7 would be approval of the
9 manual, even though that includes underwriting criteria, the
10 manual procedures requires each year to present to you any
11 underwriting changes we would propose to modify. So your first
12 approval would be approving the manual and the programs we just
13 outlined.

14 CHAIRPERSON DAVIS: 7 is adopting the Economic Development
15 Incentives Procedure Manual. Is there a motion?

16 COMMISSIONER PARDO: I'd like to make a motion to accept
17 and adopt the Economic Development Incentives Procedure Manual
18 and amend the Singer Island portion, which will now include the
19 Blue Heron corridor.

20 COMMISSIONER BROOKS: Second.

21 (The vote was unanimous and motion carried.)

22 CHAIRPERSON DAVIS: Item 8.

23 (Resolution read by Mr. Haygood.)

24 CHAIRPERSON DAVIS: Is there a motion?

25 COMMISSIONER BROOKS: So moved.

1 COMMISSIONER PARDO: Second.

2 EXECUTIVE DIRECTOR BROWN: By virtue of the amendment to
3 the first motion, item 7, it would reflect item number 8, that
4 we would adjust the subdistrict to include the southern section
5 of Blue Heron and the Singer Island redevelopment priority area.

6 COMMISSIONER LOWE: So moved.

7 CHAIRPERSON DAVIS: On page 2 of your memorandum, the
8 Marina District North, previously did you change the boundary
9 from 11th to --

10 EXECUTIVE DIRECTOR BROWN: That was one of the additions
11 that was made when the meeting was first convened. But, yes, we
12 also are recommending that the Broadway corridor include both
13 the South Marina District and the North Marina District. In
14 round two we focused on the North Marina District, largely
15 because I incorrectly thought that the master developer
16 territory included the Broadway corridor. That master
17 development agreement does not. So it would be appropriate
18 under our distinguished property program to do the entire
19 Broadway corridor from the Port to Silver Beach Road.

20 CHAIRPERSON DAVIS: So under number 1, where it says Marina
21 District North, Broadway corridor from 17th, should that read
22 11th?

23 EXECUTIVE DIRECTOR BROWN: That's correct.

24 COMMISSIONER PARDO: I understand that we're adopting these
25 subsections, which I'm fine with. My question is, what happens

1 if a large business from up north wants to come in and relocate
2 into the city, but they want to relocate in the CRA but not in
3 the subdistrict? Are we flexible enough where we would be able
4 to provide incentives to them? It would have to come to the
5 board and then we could --

6 EXECUTIVE DIRECTOR BROWN: Yes, that flexibility would be
7 there; especially if it's as you described, a large opportunity.

8 CHAIRPERSON DAVIS: Any other comments? Madam clerk.
9 (The vote was unanimous and motion carried.)

10 CHAIRPERSON DAVIS: Item 9.
11 (Resolution read by Mr. Haygood.)

12 CHAIRPERSON DAVIS: Is there a motion?

13 COMMISSIONER BROOKS: So moved.

14 COMMISSIONER PARDO: Second.

15 EXECUTIVE DIRECTOR BROWN: The budget amendment. We
16 concluded our first quarter and we're seeking a budget amendment
17 to reflect items that were not approved or were under
18 consideration and yet not ready to make a presentation to the
19 board for funding. The first item, we're requesting the board's
20 consideration for a new line item, which would be a capital
21 outlay of up to a million dollars for property acquisition. At
22 the last meeting you approved our acquisition and disposition
23 policies. Included in there were the areas of our redevelopment
24 focus areas that we would focus a priority for property
25 acquisitions. And so this item would set aside a budget; and as

1 we negotiate found opportunities to acquire property, that
2 before that money is expended the contracts would be submitted
3 to the board for approval.

4 The next series of budget amendments deal with carry-over
5 funding; nearly \$700,000 of unspent money for programs and
6 contracts that have been obligated. In the past we did not
7 carry over the expense item, the money stayed in the budget and
8 you saw it in the budget as cash, but the expense category sort
9 of disappeared. It was in the prior year's financial
10 statements, but it should have also been carried over with the
11 cash. Our interim general counsel had always cautioned us that
12 the amount of cash that we had, that we cannot hoard cash, that
13 the cash has to be used for specific purposes. And we had large
14 balances that had accumulated, the biggest was the city services
15 reimbursable fee that had accumulated over past years, that gave
16 the impression we were very liquid. In the past we had
17 obligations that didn't carry over from the prior year. So your
18 approval will fix the unpaid balance due to -- actually that
19 money, the 69,000, will likely go into reserve because the
20 contractor filed bankruptcy and we don't anticipate that that
21 funding will be drawn. 525,000 represents unspent money for the
22 Grant Incentive Program, rounds one and two, that are in various
23 stages. That's in the BRIC report under their invoice. And the
24 bulk of that money is largely from our round two awardees that
25 are working through their contractual budget items; and we

1 expect that money to be fully disbursed in the coming calendar
2 year. 20,000 is for the public market, which is committed and
3 unspent; it's part of our share of our contribution for the
4 interlocal agreement between us, Treasure Coast, the county and
5 the city. As a result of vacancies in the Clean and Safe
6 Program in the prior fiscal year we have \$103,000 that we're
7 carrying over from the prior year into the current fiscal year,
8 that will increase that budget from 250 to 350. You just
9 approved a brand new program under our Grant Incentive Program
10 for distinguished properties. We're asking for \$150,000 budget
11 allocation for that program. And then at our last meeting you
12 de-obligated the city services reimbursable fee; in working with
13 the city manager, we are recommending that that funding be
14 allocated into the Municipal Marina Redevelopment Program, for
15 further development of our marina.

16 CHAIRPERSON DAVIS: Some of this money is left over from
17 both rounds one and two?

18 EXECUTIVE DIRECTOR BROWN: Yes.

19 CHAIRPERSON DAVIS: This has been going on now for two
20 years. It's very, very time consuming. Is there any way that
21 we can, from the time that a person applies for the dollars, put
22 a time frame on when you expect completion? Like the city, when
23 they issue a permit or something, they say you have 180 days.
24 Because it's really taxing on our staff.

25 EXECUTIVE DIRECTOR BROWN: When we award a grant, we give

1 the applicant -- there is a time frame that's designated that
2 the grant has to close. It's usually about six months from the
3 date that we sign the contract.

4 MR. EVANS: A year.

5 CHAIRPERSON DAVIS: So we expect it to be completed by next
6 year, the beginning of next year.

7 EXECUTIVE DIRECTOR BROWN: Round two was awarded in
8 February of last year. So several of the awardees have
9 expiration dates that are coming up. And I think some will
10 extend because of extenuating circumstances dealing with the
11 architectural plans; and others, we've asked the project
12 managers to get clarification of what the intent is, and we've
13 given them the first warning that they stand a chance of having
14 their award de-obligated if they don't close.

15 CHAIRPERSON DAVIS: It's a good program, but we expect them
16 to move forward and complete it within a timely manner.

17 COMMISSIONER LOWE: We should really find out the status on
18 those outstanding grant awards, because we might have 150,000
19 right there for this new program.

20 MR. EVANS: We do track the status. The way it works is a
21 lot of the time the contract doesn't get signed until everything
22 is completed. The project will be approved but it will still be
23 several months before --

24 COMMISSIONER LOWE: How many of them are going to expire?

25 MR. EVANS: They will all expire sometime this summer.

1 COMMISSIONER LOWE: What's the value of that?

2 MR. EVANS: I don't have that number in front of me. It's
3 in your financial report. Some of that money we do anticipate,
4 at least 150,000, will be coming back into the CRA budget.

5 EXECUTIVE DIRECTOR BROWN: We can give you a project update
6 at your next meeting. There have been some great rehabs and
7 wonderful improvements.

8 COMMISSIONER LOWE: I would feel more comfortable awarding
9 the 150 once we get that status.

10 COMMISSIONER PARDO: What's going on with the public
11 market?

12 EXECUTIVE DIRECTOR BROWN: If I may address Mr. Lowe's
13 comment about the 150. If I really thought that some of the
14 money would be de-obligated and would be the source of funding,
15 I would recommend that as the source. I do feel that the
16 projects that are in progress are the ones that will complete
17 and be worthy of extending. And we always have the chance to
18 save that money in the event that the projects don't close.

19 In regards to the public market, I'm going to ask Scott to
20 give an update.

21 MR. EVANS: Treasure Coast is proceeding with that plan.
22 Right now they're currently on hold with proceeding with
23 completing where the public market would go. They're waiting
24 for Live Work Learn Play to complete their evaluation of what
25 the CRA is going to do in the marine district and surrounding

1 area. So they have developed it. We've had multiple meetings.
2 They have created a plan for the Riviera Beach market. And they
3 are awaiting a location, so they can finalize it.

4 COMMISSIONER PARDO: Once we have a location, then are we
5 going to go out and start trying to get the grant money again?

6 MR. EVANS: Yes, both Palm Beach County and Treasure Coast
7 have committed to pursue future grants.

8 COMMISSIONER LOWE: I'm all for improving the Ocean Mall
9 and helping those properties get rented, but we said we weren't
10 going to do any incentive money this year. There is a lot of
11 moving pieces, as Ms. Brooks has said. I just want to make sure
12 that we're doing the right thing at the right time, and not
13 being redundant, and putting money in the right place. I'm
14 really interested in the status of the grant incentive money and
15 how much of it is being used, because it makes no sense to put
16 money out there and no one is using it. Someone else could be
17 using it, and we can be realizing the improvements that we
18 expect. We're having some improvements, but it's coming slowly.
19 Now is the time to kind of increase the activity around the
20 city. Folks have been anticipating growth for a while, so we
21 want to make sure we do what we can to facilitate that.

22 CHAIRPERSON DAVIS: One public comment card. Mr. Ward.

23 MR. WARD: Gerald Ward, 21 West 20 Street. The resolution
24 language recognizes that this agency is a subservient element to
25 the city, so we're making progress on process and procedure.

1 Number 1, page 3 of 5, which is Exhibit A, the million
2 dollars is certainly skimpily specified. It really becomes a
3 million dollar slush fund for real estate acquisition. In
4 reality your budget backup should have defined a little more
5 precisely what you're going to do, other than this can be
6 anything that's real estate acquired.

7 Number 2, page 4 of 5, Exhibit B, I don't understand why
8 the brackets are around the total redevelopment program expenses
9 in the table.

10 Number 3, page 5 of 5, Exhibit C. The municipal marina,
11 parentheses, pending three-quarters of a million dollars
12 carry-forward, it looks to me to be game playing in relation to
13 the administrative fee charges of the city. Let's change the
14 name to make it sound like it's more legitimate than what you
15 have been arguing over with the city for a year and something.

16 Number 4, Exhibit C. Mr. Lowe tripped into on the last
17 agenda item the distinguished program item, and the ED had to
18 explain it wasn't in this item, \$150,000 contribution, in the
19 budget for distinguished properties. Is this really the way you
20 want to make budget modifications in midyear, or one-third year,
21 to fund things; other than Scott talking about how it was
22 supposed to be higher rent properties or some higher amount of
23 money per property? It may be a good idea, but you obviously
24 still have problems with the Grant Incentive Program, you just
25 got through discussing it, so I really think you need to talk a

1 little bit more about whether you want the 150, and whether the
2 language on the three-quarter of a million carry-forward for the
3 municipal marina is appropriate, or whether you need to specify
4 more specifically the types of real estate acquisitions for a
5 million dollars total budget.

6 CHAIRPERSON DAVIS: Mr. Brown, under municipal marina, is
7 there a better way that we can list this to indicate that these
8 dollars will be used for municipal marina improvements?

9 EXECUTIVE DIRECTOR BROWN: There is details for every
10 dollar allocated in our marina budget. What you have here is
11 just a summary saying that the money is being programmed into
12 the redevelopment project initiatives. We have been further
13 directed by the city, in a recommendation, for the money to go
14 into the south wall improvements at the marina. The west slips
15 presently have about a four million dollar gap between the
16 monies secured and the budget to put our west slips back in
17 place. The CRA, working with the city, will at least commit
18 another million and a half that will be used for matching
19 funding, that will allow that gap to be closed by at least half.
20 So we're still about two million dollars short in just
21 reconstructing the wet slips. So we're assisting the city in
22 finding the resources to ensure that both the wetlands and the
23 uplands development occur simultaneously and effectively and
24 efficiently. So there are more details; we just have provided
25 you the summary.

1 CHAIRPERSON DAVIS: Any other questions, comments?

2 (The vote was unanimous and motion carried.)

3 CHAIRPERSON DAVIS: Item 10 has been deleted. Mr. Brown, I
4 know that at the last meeting some of my colleagues asked to put
5 off this item on the last agenda, awaiting survey results. Do
6 you know what those survey results indicated?

7 EXECUTIVE DIRECTOR BROWN: I do. When we presented the
8 22nd Court property request, we termed that as being more or
9 less opportunistic. We discovered there was a property that was
10 available for sale. After we had our first listening session
11 with the residents in what was Blue Heron South, that they
12 prefer that their neighborhood be referred to as Lakeview Park;
13 that we presented to you our request that we would purchase the
14 property that terminated at the end of 22nd Court, with the
15 intent to improve it as a neighborhood amenity. You asked us to
16 go back and really get a sense as to what the residents felt
17 about that. We did a direct mailing. We mailed out 219 post
18 cards; provided a postage return response. We had a 20 percent
19 response; and by a two to one vote it was overwhelming that the
20 residents in the neighborhood recommended that we do not
21 purchase the property, and not take it off the tax roles or
22 create another green space that could be a problem in the way of
23 crime and other issues. So the majority felt there was ample
24 opportunities for water access; that the neighborhood amenity,
25 though a nice thought, felt that it would create more problems

1 than it would enhance.

2 CHAIRPERSON DAVIS: That was basically what I wanted to
3 hear, because that would have affected what I would have
4 supported. So I wouldn't have been supporting this anyway.

5 We have one public comment card. Mr. Ward.

6 EXECUTIVE DIRECTOR BROWN: While Mr. Ward is joining us, we
7 will be announcing other community workshops, particularly for
8 Riviera Beach Heights. And I think there is a lesson learned
9 that the residents that came up to our first listening session
10 were very vocal about the desire to have access to the
11 waterfront. They were concerned that in our efforts to enhance
12 our working waterfront and the street closures, that they were
13 losing direct access to the waterfront. What we learned by
14 taking our time and making sure that every stakeholder's voice
15 was heard, is that there was a silent majority.

16 So we will be announcing, particularly for the Riviera
17 Beach Heights residents, our next community forum, February 11th
18 is our target date. We will be presenting our plans, the
19 results of both our work with FDOT, working with the residents,
20 and recommendations going forward for the improvement of Riviera
21 Beach Heights. And we will continue as we've done, we're
22 spending a great deal of money on radio and direct mail, to make
23 sure that the residents know that they have an opportunity to be
24 heard. What we're hearing from residents is that we've had
25 enough of these to have listened; so they want us to tell them

1 what are our recommendations for action. Our February 11th
2 meeting will be our first effort to tell the residents what we
3 have planned for action.

4 MR. WARD: Gerald Ward, 31 West 20th Street. I'm handing
5 Scott, to hand to the agency clerk at some point in time, the
6 court reporter has a copy, pages 69, 70 and 71. Those relate to
7 item 10 on tonight's agenda, that was withdrawn. And I didn't
8 realize you could have a discussion on it. But I would tell you
9 that there are eight items on here, with circles, to say if this
10 starts to come back again, and it seems to still have a life in
11 some people's minds, there's a lot of things, in number 1, I
12 want the utility district to be imminently involved. You're
13 talking about costing them big bucks. With the revised agenda
14 item of tonight, it's inadequate, it's less than it was the last
15 time, but it's certainly more impacted to the utility district.

16 Club meetings. This meeting moved to 5:30. You don't just
17 move meetings around. Two of you came late. And I don't know
18 whether it was because you forgot about the fact that it went
19 from 6:30 to 5:30. But regular public meetings, as this is
20 advertised as, don't get moved around just at the whim of folks.

21 Consent item 6, I put a card in and explained on the card
22 that that should never have been a consent item. That is two
23 draws to BB&T, for over a quarter of a million dollars in the
24 two draws. This goes back to the same thing that happened in
25 2003, 2004, and resulted in the FRAC operation in the fourth

1 quarter of 2004, that says you don't let large expenditures get
2 flushed under the rug. This reminds me of the million five
3 thousand dollar check, but only with a quarter of a million
4 dollars this time. You are having the city pay for things, and
5 then here you're now taking it out of the CRA; and whether it is
6 getting the fully appropriate review for the expenditures of
7 major magnitude, does not appear public.

8 The addition deletion process, by the way, is also pursuant
9 to Chapter 120.525, which is applicable to this agency. You
10 publish an agenda, but people were turned away today saying, oh,
11 number 10 has been taken off. The five of you, only three of
12 you here tonight, which means two of you could have taken and
13 put item 10 back on at your discretion. That's the process that
14 we follow here. So don't run people off of participating in
15 Riviera Beach meetings.

16 COMMISSIONER PARDO: We need to clarify something. First
17 of all, that million dollar check, Mr. Ward, it was a million
18 fifty thousand.

19 MR. WARD: Five.

20 COMMISSIONER PARDO: That check was signed without council
21 approval. The authorization that we gave tonight, fine, it was
22 on consent. Everyone up here had their agenda, and everyone
23 voted on it. So I don't see the issue.

24 MR. WARD: I do.

25 COMMISSIONER PARDO: Well, that's you. I don't see the

1 issue. To say something like that, like we're not doing our
2 jobs -- we all go through the agenda, we all know what is being
3 allocated, what is being spent. And I doubt very seriously that
4 the chair would sign off on this without reading anything.

5 CHAIRPERSON DAVIS: Report of the executive director.

6 EXECUTIVE DIRECTOR BROWN: It's toward the latter part of
7 the month, and I realize this is our first meeting of the new
8 year, and I just wanted to share with the board that we're
9 expecting a year of excitement, and we hope to meet your very
10 high expectations this coming year. In February we are planning
11 to have our Riviera Beach Heights update. We're planning to
12 have the community meeting on the 11th, location to be
13 determined. Based on that input, we hope to then present a
14 briefing report to the board at its meeting on the 22nd.

15 On February 18th we're having Marina Day, we're billing
16 that as family fun. We're hoping at that meeting that we can
17 sign up at least 300 of our youth to fully participate in our
18 water sports community boating program. We've had great
19 sponsorship.

20 I was told to say it's free. I guess the real incentive is
21 that not only is the event free but there will be free food.

22 We want to thank a number of great sponsors to the program.
23 Our business community is stepping up in a very wonderful way,
24 and we are extremely excited.

25 CHAIRPERSON DAVIS: Would you like to announce those?

1 MS. THOMAS: Absolutely. We have \$8500 committed and we've
2 received 1,000. Tiki has committed for the food. Treasure
3 Coast Regional Planning Council provided us \$500. Dr. Gary
4 Barry has given us a hundred. LDC has committed 250. Old Port
5 Cove, we've received \$2500. Viking had committed \$2500. And
6 they've also committed to allowing us to use their land if we
7 need for overflow parking. Florida Power and Light has
8 committed \$2500.

9 CHAIRPERSON DAVIS: Coca-Cola?

10 MS. THOMAS: We have spoken to them. They have committed
11 to providing drinks. We're still trying to work out the
12 numbers.

13 The court reporting company has submitted a check. Bowers
14 Garage has given us a check for \$100.

15 CHAIRPERSON DAVIS: We don't want to leave anyone out.

16 EXECUTIVE DIRECTOR BROWN: We are grateful, and we'll make
17 sure they're listed.

18 We have three levels of funding. The top level of funding,
19 \$2500. As Ms. Thomas indicated, we've had three of our
20 corporate sponsors, FPL, Viking, Old Port Cove that operates as
21 New Port Cove Marina, have committed at that level. FP&L has
22 asked us to put together a request that their foundation could
23 consider additional funding for the program itself.

24 MS. THOMAS: Waste Management has also committed to the
25 trash cans and picking up the trash.

1 EXECUTIVE DIRECTOR BROWN: The level of sponsorship really
2 reflects the diversity of businesses that we have in our city
3 and that do business with our city. We're grateful for every
4 dollar contributed, because we know these are tough economic
5 times and that people can choose who they support and where they
6 give their sponsorship. This is our first effort, and the
7 response has been overwhelming, and we are very grateful.

8 COMMISSIONER LOWE: Can we make sure that we have some
9 transportation arranged? And I'm thinking specifically maybe
10 one of our red buses to go to Stony Brooks, Spinnaker Landing,
11 Marsh Harbor, and pick up some of those that wouldn't have
12 transportation over to the marina.

13 CHAIRPERSON DAVIS: All you have to do is call Parks and
14 Rec and see what the hourly rate is, because you'll have to pay
15 for the driver.

16 COMMISSIONER LOWE: I'll drive. I have a CDL.

17 COMMISSIONER PARDO: I understand we want to bring the kids
18 down, but they're not going to be unsupervised, correct? The
19 kids will be coming with an adult?

20 MS. THOMAS: For certain activities you will have to have a
21 parent with you, namely the Peanut Island shuttles.

22 COMMISSIONER LOWE: The same way we run our Parks and Rec
23 Department, nothing different.

24 MS. THOMAS: Yes, sir.

25 EXECUTIVE DIRECTOR BROWN: Also in March we are

1 anticipating giving you the update on the Marina District.
2 We've been working very closely with Viking and have received
3 preliminary reports from Live Work Learn Play. I know Mr. Clark
4 has spoken with each of you about their plans. So we hope to
5 present their plans at our March meeting, March 14th.

6 Leading up to the March 14th, there will obviously be a
7 series of meetings to ensure that we have all of the feedback
8 that we need as we present.

9 I was asked to give you a public safety update after our
10 last meeting, after we had incidents both at Ocean Mall and our
11 other neighborhoods. Some of you had a chance to speak with the
12 consultant I brought in to help put together the initiatives
13 that have been identified by myself and the chief. I have a
14 draft report, and I would like to ask the board's patience if we
15 could present a more detailed report to you at your next
16 meeting. We think the issue of safety, the perception of safety
17 is so significant, is such an impediment to our economic
18 development, that we didn't want to just come to you with some
19 quick ideas; that we know that we have to address safety in a
20 significant way. The consultant came in during the holiday and
21 spoke to two members of the board, talked to community
22 representatives, business representatives. We really think we
23 got a good microcosm of our entire community. Her
24 recommendations will center on the need for structured
25 resources. Given the magnitude and need to address safety, we

1 are completely understaffed. We will address targeted
2 geographies. The Ocean Mall, the marina, are two of our three
3 top tourist destinations, so we need to make sure that our
4 visitors feel safe and welcome; so we'll have recommendations
5 there. The third area that you provided comments on deals with
6 goals and objectives. There are some major financial
7 implications. But we want to make sure that when we present,
8 you know that you have the support of the CRA director, the city
9 manager, and the Riviera Beach Police Department, and that we're
10 speaking with one voice.

11 CHAIRPERSON DAVIS: When will our next board meeting be?

12 EXECUTIVE DIRECTOR BROWN: February 22nd.

13 CHAIRPERSON DAVIS: So that will be the fourth Wednesday of
14 the month. At 6:30.

15 EXECUTIVE DIRECTOR BROWN: At 6:30.

16 I want to thank you for allowing the meeting to be
17 adjusted. We moved the meeting up early because the Community
18 Reinvestment Fund, which was the organization here this week,
19 and our colleagues at the city of West Palm Beach, the West Palm
20 Beach CRA and the West Palm Beach DDA, have been hosting the
21 board, and I'm planning to join them for dinner. So I want to
22 thank Grace Joyce at the West Palm Beach CRA and Raphael
23 Clemente at the DDA for providing the CRF board with a tour and
24 dinner tonight. The Community Reinvestment Fund has received
25 over \$600,000,000 in New Markets Tax Credits, and could be a

1 funding partner in our application. We've denoted that they
2 would be an organization that could service our loans if we are
3 successful. And on that note, we hope that the treasury will
4 make its announcements in March. So we are grateful for the
5 support of our colleagues to the south in hosting the Community
6 Reinvestment Fund.

7 COMMISSIONER LOWE: I have something else. This is 12th
8 Street, by the Marathon gas station. The street is in really
9 bad shape. There's abandoned tires, there's holes in the
10 street. The street is horrible. If we could just put a top
11 coat over it or something, run something over it to improve it.
12 We have to look at that street.

13 And also Avenue E, going over towards 13th Street, south of
14 13th Street, Avenue E, and east and west on 12th street, that
15 particular section.

16 EXECUTIVE DIRECTOR BROWN: Thank you for bringing that to
17 our attention.

18 One of the things we're discussing with the city manager,
19 that I think is not only relevant here, you mentioned the
20 alleyway behind Beach Court, we're hearing from the residents in
21 Riviera Beach Heights about the need for infrastructure
22 improvements. The whole coordination between the CRA, our
23 funding, the city and its responsibilities for streets and
24 infrastructure, I think will need some direction from this
25 board, both to myself and the city manager, as to what your

1 expectation is on how we can make those improvements with
2 limited funds in a way that's effective and efficient. We are
3 going to share at least with the residents how big a challenge
4 that is in Riviera Beach Heights, where they have a desire for
5 curbs, streets, sidewalks, and other items. And I guess the
6 guidance from you is how much of our funding needs to be
7 dedicated to infrastructure improvements to spark new
8 development or how much should be addressed towards maintenance
9 to deal with potholes and paving. I would ask that you give
10 more consideration to present those issues to the city and allow
11 our limited resources to focus on creating new opportunities and
12 expanded tax base.

13 COMMISSIONER LOWE: I understand that. But like the
14 president said last night, it's time for action. And that
15 street has been torn up for a long time. I don't see how we can
16 attract anything over there, the way it looks. That area needs
17 immediate attention. I hope this board, we can get together and
18 kind of make this happen like we made the incentive program
19 happen, with the 150,000. That street needs to be repaired.

20 COMMISSIONER BROOKS: I want to extend a big thank you to
21 the executive director and all the CRA staff for playing host to
22 our guests who were here from Freeport. Thank you for lunch.
23 Thank you for providing transportation. Thank you for all that
24 you did. I have full faith that the meeting that we had will
25 have some immediate results. We're looking to have a trade

1 show; we asked them to provide us with those goods and services
2 that they come over to Fort Lauderdale and to Miami to purchase,
3 and we can then identify those businesses and agencies that we
4 have in Riviera Beach, that they could come and purchase those
5 goods and services. On behalf of the mayor and myself, we
6 really appreciate what you've done.

7 I want to also thank one of our CRA businesses, Flowers for
8 All Occasions. Betty Bennett was so kind as to provide my
9 Sheros with roses last Thursday.

10 We recently went to Palm Beach County Day in Tallahassee;
11 Ms. Pardo, Ms. Davis, myself, and the city manager, met with
12 legislators; and we did put forth to them our concerns regarding
13 beach erosion on Singer Island, and the 13th Street situation
14 there that needs some resurfacing, and also about the FEC
15 matter. We are looking forward to giving you a more detailed
16 report on the results of that.

17 Something else for you just to put a pin in, Mr. Brown, and
18 that is the residents in my district are wanting at some time in
19 the very near future to talk with you about the possibility of
20 extending the CRA boundaries in that area. We have very
21 blighted conditions starting from, I'd say 28th Street would be
22 the southernmost boundary in that district, extending to Silver
23 Beach Road, east to Old Dixie, and west to Avenue O. There are
24 a lot of homes that have been abandoned; we have absentee
25 owners; we have rental properties; and the police are constantly

1 on 28th Street, because there's a lot of crime in the area. So
2 sometime in the very near future we would like to have a
3 community meeting so you can give them the specifics of what is
4 involved in extending the boundaries, because it is quite a
5 process, I know.

6 COMMISSIONER PARDO: I would like to give kudos to the CRA
7 director and the staff and the consultant who worked on the
8 Economic Development Procedures Manual. It's great. I'm very
9 excited about it. I've always been in favor of trying to bring
10 more businesses into the CRA area, and I think we now have the
11 tools in place to do that. You did a great job on that.

12 CHAIRPERSON DAVIS: Is there a motion for adjournment?

13 VICE CHAIR BROOKS: So moved.

14 COMMISSIONER PARDO: Second.

15 (Proceedings concluded at 6:48 p.m.)
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ADJOURNMENT

The meeting was adjourned at 6:48 P.M. The minutes were approved by the Board of Commissioners on _____.

Judy L. Davis, Chairperson

Executive Director Tony Brown

/cw
Florida Court Reporting