2014

RIVIERA BEACH CRA ANNUAL REPORT

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Florida's Dynamic
Waterfront Community

A GROUNDBREAKING YEAR FOR THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

This past year has seen a flurry of activity across the CRA District. Our mission is to spur the revitalization and redevelopment of some of the city's most challenged neighborhoods, and 2014 saw the beginning of a series of projects that will breathe new life in neighborhoods like Riviera Beach Heights, as well as the Marina District, Ocean Mall and the Broadway Corridor.

In the next few pages, we'll highlight a series of projects that exemplify the progress being made by the CRA. We'll detail the investments we're making to beautify both private and public properties in the CRA District; improve the health of residents; increase safety through a multi-faceted approach including development of previously vacant and derelict properties; and the addition of a Clean and Safe Team to improve the visual appeal of the CRA District and provide a second set of eyes for the city's Public Safety department.

Following the overwhelming approval in March 2014 by city voters of the Marina redevelopment plan, the CRA broke ground on the $375 million project in April. As of January 2015, site prep and underground infrastructure improvements are nearly complete, and above-ground construction of the Marina Event Center and Bicentennial Park is underway. In the fall of 2014, the CRA began a three-prong improvement program in Riviera Beach Heights, comprised of a Community Garden, a Linear Park and Health Trail, and sidewalk improvements throughout the neighborhood.

The past year, the CRA added new staff positions as we ramp up new programs. These positions include Clean and Safe Ambassadors, a Community Service Coordinator and Marina related positions. The CRA is now more organized to meet the needs of our residents by increasing job opportunities and improving neighborhoods.

CRA ADMINISTRATIVE STAFF

Tony T. Brown, Executive Director
tbrown@rbcra.com

Scott Evans, Director of Planning and Development
sevans@rbcra.com

Annetta Jenkins, Director of Neighborhood Services
ajenkins@rbcra.com

Darlene Hatcher, Administrative Director
dhatcher@rbcra.com

Mark Blomeke, Marina Facilities Operation Manager
mblomeke@rbcra.com

Roderick McLeod, Manager of Community Safety Initiatives, Public Safety Officer
rmcleod@rbcra.com

Neimah Spence, Clean and Safe Operations Manager
nspence@rbcra.com

Latoya James, Community Services Coordinator
ljames@rbcra.com

Margarita Stepherson, Administrative Assistant
mstepherson@rbcra.com

WELCOME MESSAGE

In 2012, The CRA Board of Commissioners challenged itself to look beyond waterfront development and to create an effective program for neighborhood engagement. The CRA covers only a portion of our city, but its largest neighborhoods include parts of Riviera Beach Heights and Park Manor. Our city's great strength lies in its diversity. Our community and economic development programs must reflect this diversity and embark upon a broad based strategy if we are to reach our full potential as a city, and be unified as a community.

In 2014, we are pleased to report that the CRA created an expanded platform for neighborhood development. We created a new division within the CRA, the Neighborhood Services Group. To better leverage resources from the County and Federal government, we created the Riviera Beach Community Development Corporation (RBCDC), a non-profit organization, and organized an independent 19-member volunteer board to represent the neighborhoods. In a short period of time, RBCDC has:

- Secured over $1 million in grants from the County to build new homes and the Park Manor neighborhood
- Leveraged over $500,000 in funding from area banks

The CRA Board hired Treasure Coast Regional Planning Council (TCRPC) to study other areas in our city that might qualify for CRA funding. In the months ahead, residents in Federal Gardens, Monroe Heights and other areas in Park Manor, Riviera Beach Heights and Singer Island will hear from City Council Members and provide feedback to TCRPC on program ideas should the CRA expand into other neighborhoods.

In less than two years, the Riviera Beach CRA has grown into one of the state's best models for effective programming by a Redevelopment Agency focused on neighborhood improvement. This is one of several new tools that the CRA Board is considering to ensure that every block in our community improves.

The CRA had a good year but more is expected of this Agency and higher expectations have been set.

Sincerely,

Judy L. Davis
Chair

Tony T. Brown
Executive Director

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
BALANCE SHEET
September 30, 2014 and 2013

Assets	2014 (Un-Audited)	2013 (Audited)
Cash and cash equivalents	$4,525,407	$4,890,546
Cash and cash equivalents (restricted)	$16,273,685	$26,215,274
Receivables (net)	$1,068,049	$15,880
Prepaids	$9,563	$7,952
Deposit in escrow	$223	$505,000
Total Assets	**$21,876,927**	**$31,634,652**
Liabilities and Fund Balance		
Liabilities		
Accounts Payable	$421,694	$225,874
Accured Liabilities		$40,644
Contingent Liabilities	$33,750	$33,750
Deferred improvements funds		
Advance from City of Riviera Beach	$10,194,621	$10,194,621
Due to City of Riviera Beach	$189,133	$1,033,163
Security deposits		
Total Liabilities	**$10,839,198**	**$11,528,052**
Fund Balance		
Restricted	$11,037,728	$20,106,600
Total Fund Balance	$11,037,728	$20,106,600
Total Liabilities and Fund Balance	**$21,876,927**	**$31,634,652**

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
For the years ended September 30, 2014 and 2013

Revenues	2014 (Un-Audited)	2013 (Audited)
Ad valorem taxes	$5,992,858	$5,438,501
Restricted investment earnings	$38,820	$72,291
Unrestricted investment earnings	$17,215	$30,846
Miscellaneous	$911	$73,642
Total Revenues	**$6,049,804**	**$5,615,280**
Expenditures		
General government expenses - Personnel	$839,266	$736,119
General government expenses - Other	$689,476	$1,040,678
Program Expenses:		
Redevelopment Programs - Other	$2,216,955	$3,609,836
Capital Outlay	$69,701	$ 17,507
Debt service:		
Principal retirement	$2,156,107	$2,151,530
Interest	$1,496,795	$1,516,802
Total expenditures	**$7,468,300**	**$9,072,472**
Deficiency of revenues		
Over expenditures	**$(1,418,496)**	**$(3,457,192)**
Other financing sources		
Issuance of Debt		$3,665,000
Fund balance - beginning	$20,106,600	$19,898,792
Fund balance - ending	**$18,688,104**	**$20,106,600**

CRA Investment in Neighborhoods

2014 was a big year for the CRA. One of its major accomplishments was the expansion of its multi-faceted revitalization programs to one of the city's most challenged neighborhoods: Riviera Beach Heights. The improvement program consists of three priorities: **basic infrastructure improvements, the safety and security of residents and property, and the beautification of businesses and residences.** The investment is a result of the Riviera Beach Heights Improvement Plan, which the CRA Board of Commissioners passed in 2012. Roadway expansion leading to the Port and property neglect from absentee landlords have adversely impacted this neigborhood. In May of last year, the commissioners approved a $1.1 million investment that includes construction of the beautiful Community Garden and Park, a Linear Park and Health Trail, and a much-needed sidewalk improvement program to improve pedestrian safety and beautify neglected and vacant properties.

The CRA is proposing to expand boundaries in Federal Gardens, Monroe Heights, Park Manor, Riviera Beach Heights, and Singer Island. "Our neighborhoods are in need of investments and resources. I commend the CRA Board for studying the needs of our communities and hiring Treasure Coast Regional Planning Council to seek citizens input," remarked CRA Chair Judy Davis. "The benefits will expand CRA resources from waterfront development to neighborhood development where we can address crime and code enforcement issues."

Linear Park and Health Trail

In 2015, the CRA will commence construction of a Linear Park and Health Trail on an informal pathway that transects the Riviera Beach Heights neighborhood. It's located across from the entrance to West Riviera Elementary School. This project is one of several parks that are contemplated for the neighborhood through a partnership with the City of Riviera Beach. The Linear Park and Health Trail will beautify the area by adding shade trees and flowers, and will clearly improve safety with the installation of lights and a paved pathway. This program will transform an unattractive utility easement into an attractive asset for the Heights residents and a safe pathway for our children.

STEPPED UP **SIDEWALKS**

Another major project that launched last year in Riviera Beach Heights is a major investment to improve the basic infrastructure throughout the neighborhood. The community-wide sidewalk improvement program addresses 8,873 square yards of crumbling sidewalks that are being replaced with ADA compliant pathways to improve safety and access for residents and people with physical challenges. This program started in the southeast section of Riviera Beach Heights and will progress section-by-section throughout the rest of the neighborhood located in the CRA District. Once complete, these sidewalks will be ADA compliant.

COMMUNITY GARDEN SPROUTS IN RIVIERA BEACH HEIGHTS

On October 25, 2014, the CRA began construction of a one acre Community Garden and Park at 10th St. and Ave. K., located on a previously vacant lot and a city-owned right-of-way. In addition to beautifying the area and reducing crime by eliminating a haven for illicit activity, the project will showcase the cultivation of vacant lots into food harvests. The Community Garden will provide plots for residents to grow a nourishing assortment of fruits, vegetables and herbs, as well as flowers and other plants that are commercially viable. With so many residents stretching dollars to make ends meet, growing their own fruits and vegetables will provide healthier menu options at home. In 2012, the CRA received the prestigious Bursary Award in the Livcom International competition for this Community Garden.

Left to right:
Top row: Bernard Jones, Jeff Brown, Michael Brown
Middle row: Howie Kerr, Cecelia Rowley, John Banks, Conrad Koller
Bottom row: Javarious Jackson, Larry Barbaree, Sheila Carter, Dena Clemons

CLEAN AND SAFE AMBASSADOR PROGRAM

2014 was the year the CRA's Ambassador Program kicked into high gear. Launched as the second phase of the Clean and Safe Program, the CRA hired 11 Ambassadors: six full-time and five part-time, **60% of whom are Riviera Beach residents.** The Ambassadors work in two teams: the Clean Team and the Public Service Team. Both are assigned to Ocean Mall District, Broadway / Blue Heron District, Riviera Beach Heights and the Marina District.

Ambassadors assigned to the Clean Team work to improve the visual appeal of the CRA District by cleaning sidewalks, removing graffiti, picking up debris, landscaping CRA-owned property, dealing with homeless issues and providing a wide variety of information to business owners, workers, residents and visitors. Providing well maintained, litter free surroundings is key to improving the perception of safety among residents and visitors, and contributes the sense of pride citizens have in their community.

The mission of the Public Service Ambassadors is to provide visible, person-to-person, concierge-type services to visitors of the CRA District. The Ambassadors meet and greet guests at Ocean Mall and the Marina District, two of the city's busiest tourist attractions. They offer directions, provide an additional set of eyes and ears for monitoring public safety, and can escort guests to and from their vehicles as needed. The increased feeling of security provided by our Ambassadors will allow guests to return knowing they can experience a safe and secure environment. Statistics prove that this type of program has been extremely valuable in other cities around the world. " Our teams have been very well received by citizens, business owners and visitors," said CRA Chair Judy L. Davis.

Clean and Safe Program Wins Award

The CRA's Clean and Safe Program won the 2014 **Award of Excellence for Best Practices from the American Planning Association – Florida Chapter.**

SMARTWATER CSI™ PROGRAM

A new initiative under the Clean and Safe Program is the distribution of 500 free "SmartWater" kits to the residents of Riviera Beach Heights. SmartWater CSI is a state-of-the-art forensic, invisible property tagging system that will enable residents to mark their personal items. This includes jewelry, TVs, computers, smartphones and other valuables. Once tagged, if the property is stolen, law enforcement agencies will be able to identify it easily via the SmartWater tag.

RIVIERA BEACH MARINA REDEVELOPMENT UNDERWAY

On April 10, 2014, the CRA broke ground on the much-anticipated redevelopment of the city's marina, which will transform this underused facility into a showcase and economic catalyst for Riviera Beach residents and businesses. It is designed to attract visitors from across South Florida and beyond. The marina is the centerpiece of the CRA's redevelopment efforts, and its prime location on the Intracoastal Waterway adjacent to the Lake Work Inlet offers excellent investment opportunities. The marina redevelopment is a public-private partnership between the City of Riviera Beach, the Riviera Beach CRA, and Viking Developers, LLC.

Beginning with a $26 million investment from the CRA, the first phase includes infrastructure improvements, a reimagined Bicentennial Park, and the highly anticipated replacement for Newcomb Hall, now called the Marina Event Center. Long-term, the marina investment by all three parties is expected to reach at least $375 million, with plans for a variety of restaurant and retail spaces, a public market, plus office space, housing, a hotel and more.

STAGE IS SET FOR BICENTENNIAL PARK

As part of the marina redevelopment project, the CRA and the city have committed $4 million for major improvements to Bicentennial Park. This will be a vibrant gathering place where Riviera Beach residents and visitors can bring their families and enjoy live entertainment, festivals, or just a relaxing picnic, all at a spectacular setting directly on the Intracoastal Waterway. The new Bicentennial Park will feature an interactive water fountain for children to splash and play, a covered concession stand, and a stage that will feature regular live concerts and shows.

Marina Event Center to Open in Winter 2015

The first building to rise at the marina will be the Marina Event Center, featuring an improved and expanded Newcomb Hall that will house a grand ballroom for large gatherings, plus smaller meeting rooms for community groups and clubs. The Event Center will also be home to a two-story indoor-outdoor restaurant featuring sweeping views of the Intracoastal Waterway, Peanut Island, Singer Island and the Atlantic Ocean. The first story will also house an indoor-outdoor café, providing a relaxing space for taking a break and enjoying the beautiful setting of our new marina.

With space for groups ranging from 10 to 300 people, the Marina Event Center is an ideal, scenic, waterfront meeting location for everything from small groups to business events, conferences, family reunions, corporate team building and weddings. Bicentennial Park, which is adjacent to the Event Center, is a 24,000 sq. ft. greenspace that has an attached 2,700 sq. ft. pavilion and is available for rent. Reservations are now available beginning in January 2016 and beyond. To inquire about availability and pricing, please contact Mark Blomeke at 561-203-5875 or mblomeke@rbcra.com

Riviera Beach Marina Development
Accountability Summit

Following overwhelming voter approval of a referendum that allowed development of the Riviera Beach Marina to proceed, the Commission on Social Justice hosted a Marina Development Accountability Summit in May of 2014. More than two hundred people attended to hear presentations from the Urban League of Palm Beach County and CareerSource Palm Beach County, among others. The purpose was to take questions from the community, and to explain the extent to which the developers and contractors would go to provide jobs for local residents and business opportunities for local entrepreneurs.

MARINA CONTRACTORS EXCEED SBE REQUIREMENTS

With hundreds of construction jobs being created through the marina redevelopment project, the CRA and the city worked with the contractor to ensure that Riviera Beach residents and business owners have the opportunity to be included in the dozens of individual contracts that make up the project. Outreach efforts included mailings to small businesses and minority contractors in Palm Beach County, notices posted online on the CRA and City of Riviera Beach web sites, and email notifications to the Palm Beach County Small Business Database. General Contractor Weitz and its partners are contractually required to have a 15 percent Small Business Enterprise participation. **With 91 percent of the contracts bid, the SBE participation rate stands at 44 percent. The Minority and Women-owned Business Enterprise participation rate is 17 percent, and the participation rate of Riviera Beach owned businesses is 36 percent.** In an effort to provide badly needed skills training to our youth, the contractors are required to follow the guidelines of the City of Riviera Beach Apprenticeship Program, which requires that 20 percent of their workforce be composed of qualified apprentices.

ABOUT THIS REPORT

The CRA's Fiscal Year 2014 Annual Report is required by Florida Statute 163. 356 (3) (c), the governing statute for all community redevelopment agencies across the state, and covers all activities from October 1, 2013, to September 30, 2014. The statute also requires that the report contains a complete financial statement of assets, liabilities, income and operating expenses, amount of tax increment funds collected and a record of key accomplishments for the fiscal year.

COMMISSIONERS

Judy L. Davis (Dist. 2), Chair

Dawn S. Pardo (Dist. 4), Vice-Chair

Cedrick A. Thomas (Dist. 3)

Bruce A. Guyton (Dist. 1)

Terence D. Davis (At-Large)

CONTACT US

Riviera Beach CRA
2001 Broadway, Suite 300
Riviera Beach, FL 33404
Phone: 561-844-3408
Fax: 561-881-8043
www.rbcra.com

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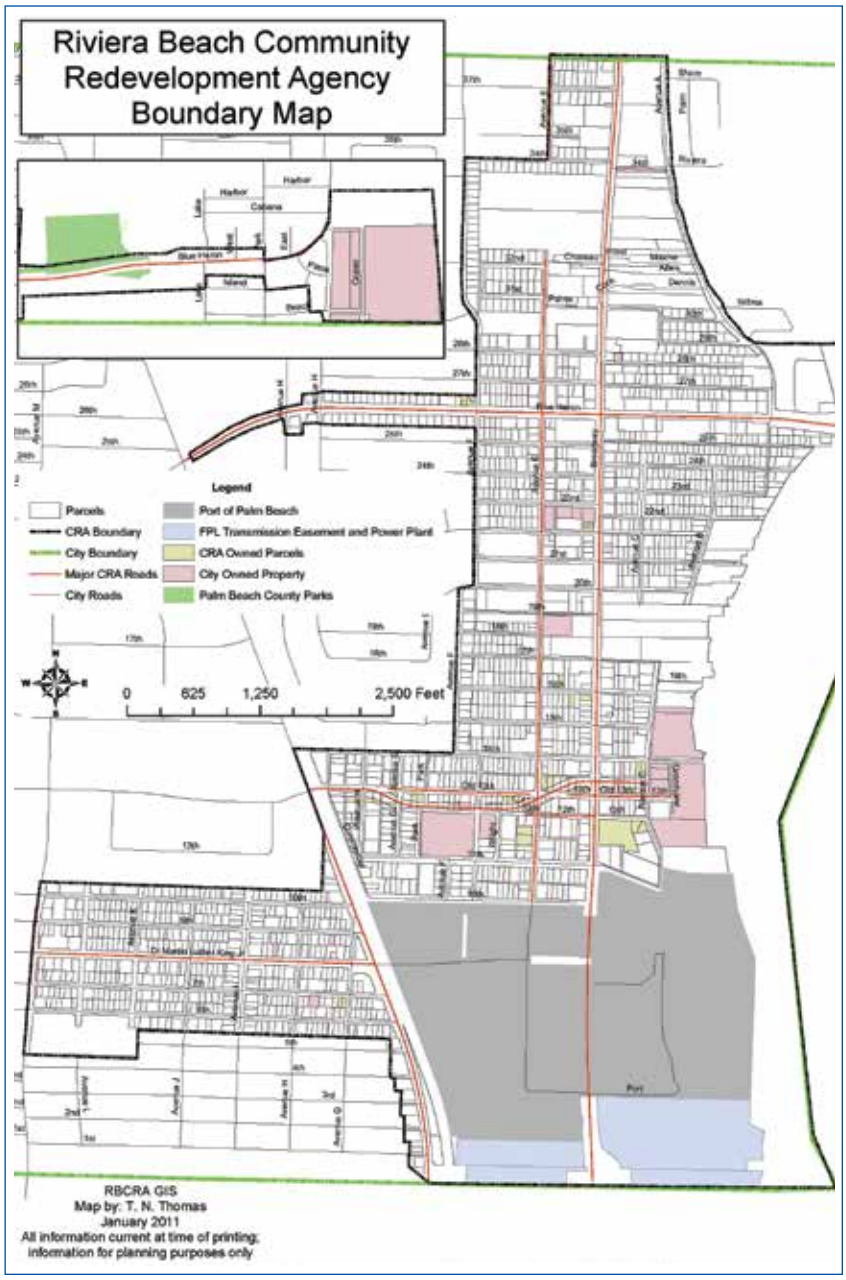
2001 Broadway, Suite 300
Riviera Beach, FL 33404