RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2024-2025 Annual Budget

ELEVATING EXPECTATIONS

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
2024/2025 Budget

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RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

BOARD OF COMMISSIONERS

Douglas Lawson
Chair
District 5

Tradrick McCoy
Vice Chair
District 1

KaShamba L. Miller-Anderson
Councilperson
District 2

Shirley D. Lanier
Councilperson
District 3

Dr. Glenn Spiritis
Councilperson
District 4

Riviera Beach CRA

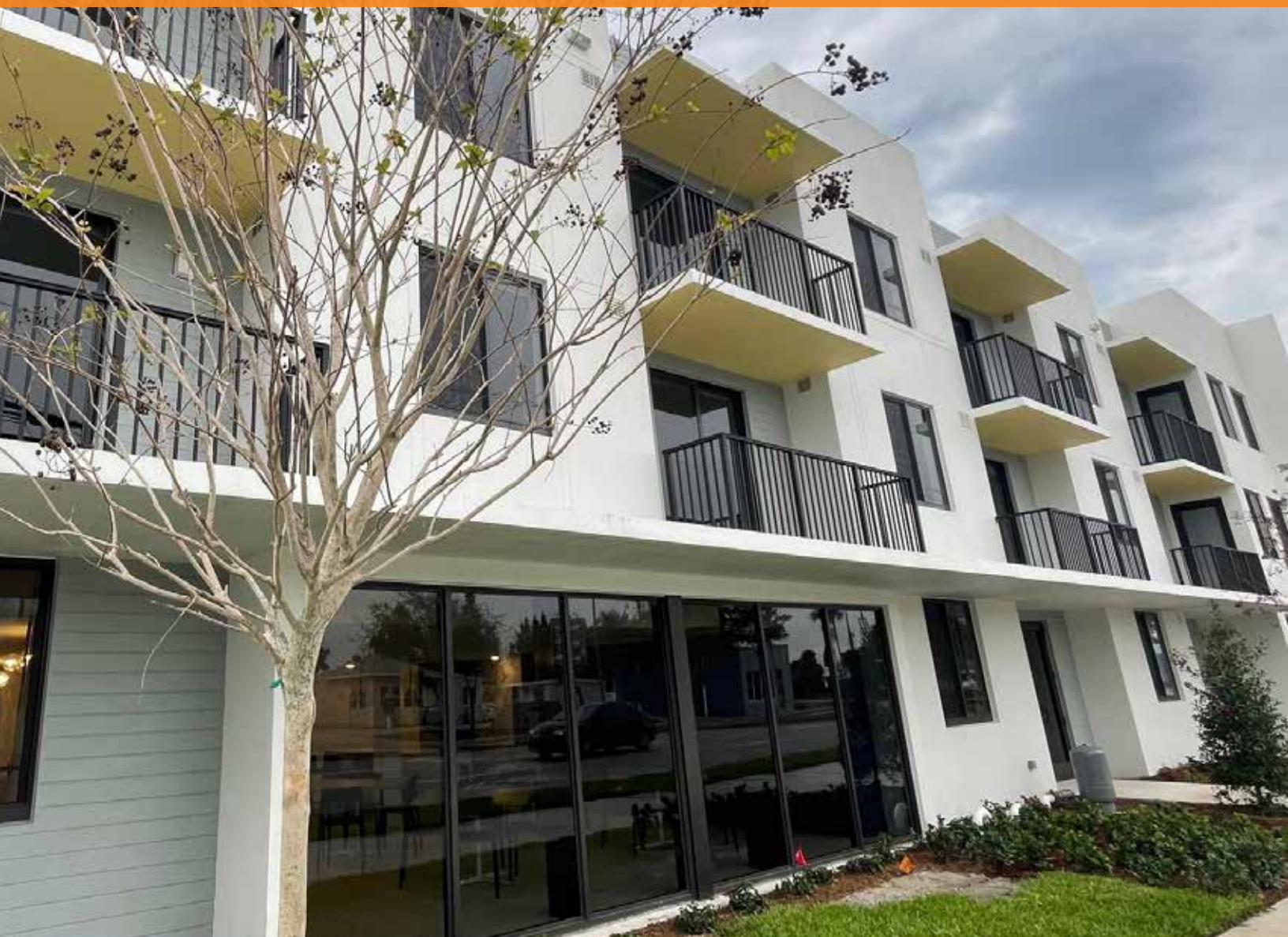
MISSION STATEMENT

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 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 improvements projects that have the capacity to act as a catalyst for additional private funding and development, create jobs and help improve the quality of life for City residents.

When established, the assessed value within the CRA boundaries was $132,767,499. As of 2024, our taxable value is $1,225,962,801, an estimated 7% increase over the previous year in the amount of $87,370,284 and an increased value of $1.09 billion dollars over the life of the CRA.



Riviera Beach CRA
FY 2025 BUDGET OVERVIEW

ESTIMATED RBCRA REVENUE FOR FY 2023-2024 FROM TIF PAYMENTS

		PALM BEACH COUNTY		CITY OF RIVIERA BEACH
Taxable Value Per June, 2024 Letter	$	1,225,962,801	$	1,225,693,956
Base		132,767,499		132,767,499
Tax Increment Net		1,093,195,302		1,092,926,457
Millage Rate		0.00450000		0.00826000
Incremental Revenue		4,919,379		9,027,572
Statutory Reduction % Factor		5%		5%
Reduction Factor		245,969		451,379
NET TIF REVENUE TO RBCRA	**$**	**4,673,410**	**$**	**8,576,194**

OTHER REVENUES		AMOUNT
Kiosk Rental	$	117,600
Smoothie Me		6,600
Rafiki Tiki		120,275
Event Center Rentals		179,000
Cash America		15,118
Miscellaneous Revenues		15,000
TOTAL REVENUE	**$**	**438,593**

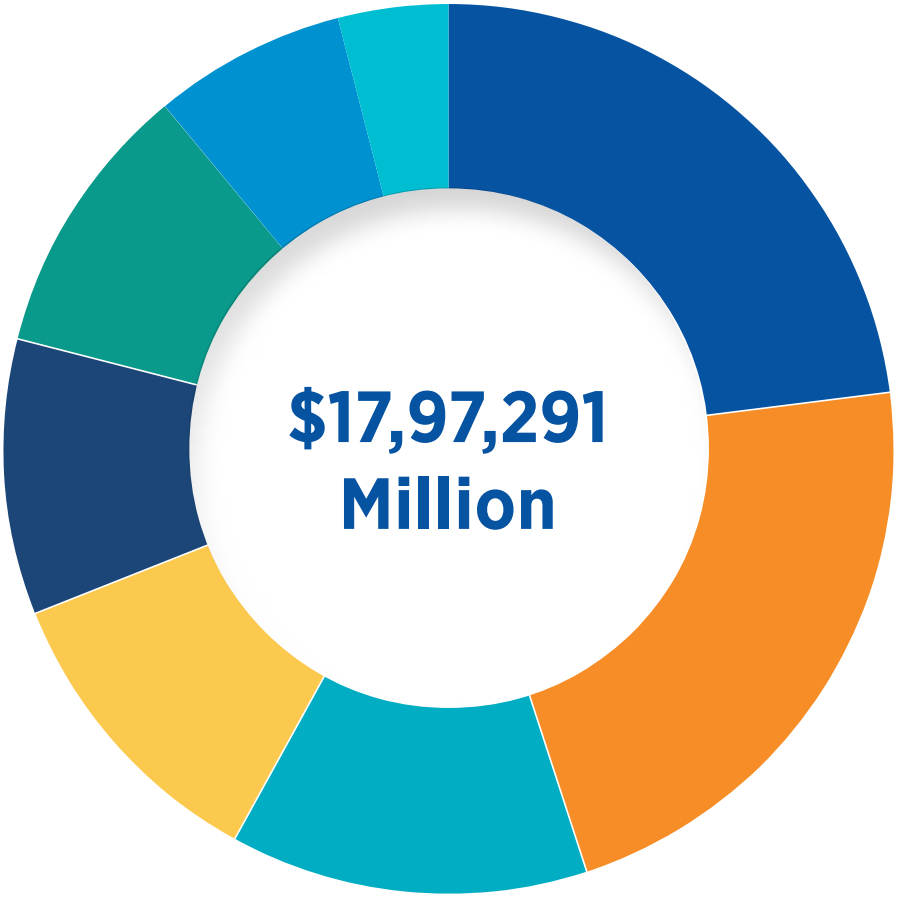
Riviera Beach Community Redevelopment Agency
2025 BUDGET OVERVIEW

REVENUE		2025		2024
TAX INCREMENTAL REVENUE				
Palm Beach County	$	4,673,410	$	4,299,902
City of Riviera Beach		8,576,194		7,978,707
OTHER REVENUE				
Grants, Interest, Other Revenue, Rentals		442,593		552,527
Carry-over		4,265,235		3,810,622
TOTAL REVENUE	**$**	**17,977,291**	**$**	**16,641,758**

EXPENDITURES	2025	2024
REDEVELOPMENT PROJECTS & PROGRAMS		
Economic Development Analysis & Support	100,000	100,000
Redevelopment Project Design	100,000	100,000
Commercial Façade Grant Program	300,000	150,000
Marina Village Phase II - Project Support	400,000	500,000
Business Incubator Build-out	80,000	-
TOTAL	**980,000**	**1,650,000**
HOUSING & NEIGHBORHOOD STABILIZATION		
CRA Neighborhood Programs	1,495,000	1,100,000
Neighborhood Capital Improvements	400,000	200,000
Neighborhood Landscaping & Beautification	140,000	-
CDC Development Agreements	260,000	300,000
TOTAL	**2,295,000**	**1,600,000**
CLEAN & SAFE PROGRAM		
Administration & Neighborhood Ambassadors	882,178	751,693
Marina Village & Event Center Ambassadors	644,304	624,967
Operations	262,000	263,500
TOTAL	**1,788,482**	**1,640,160**
OPERATIONS/ADMINISTRATION		
Administration	1,489,986	1,461,486
Staff / Management Salaries	1,276,979	1,037,141
Benefits & Taxes	437,342	330,670
Capital Equip IT upgrades and IT Services	150,000	325,000
Dedicated City Services	200,000	200,000
Special Policing Initiative	280,000	217,550
TOTAL	**3,834,307**	**3,571,847**
DEBT SERVICE		
Ocean Mall	679,641	679,641
BBT 2020A	2,157,541	2,150,687
BBT 2020B	1,280,824	1,288,744
TOTAL	**4,118,007**	**4,119,072**
CAPITAL PROJECTS 2024	1,900,000	700,000
CONTINUING: 2023 APPROVED REDEVELOPMENT PROGRAMS	1,724,550	1,400,000
ENTERPRISE OPERATIONS MARINA VILLAGE COSTS	1,336,945	1,310,679
TOTAL EXPENDITURES	**$ 17,977,291**	**$ 16,641,758**

Riviera Beach Community Redevelopment Agency

EXPENDITURES



- 23% Debt Service
- 22% Operations/Administration
- 13% Housing & Neighborhood Services
- 11% Capital Projects
- 10% Clean & Safe Program
- 10% Continuing 2023 Approved Redevelopment Programs
- 7% Enterprise Operations Marina Village
- 5% Economic Development

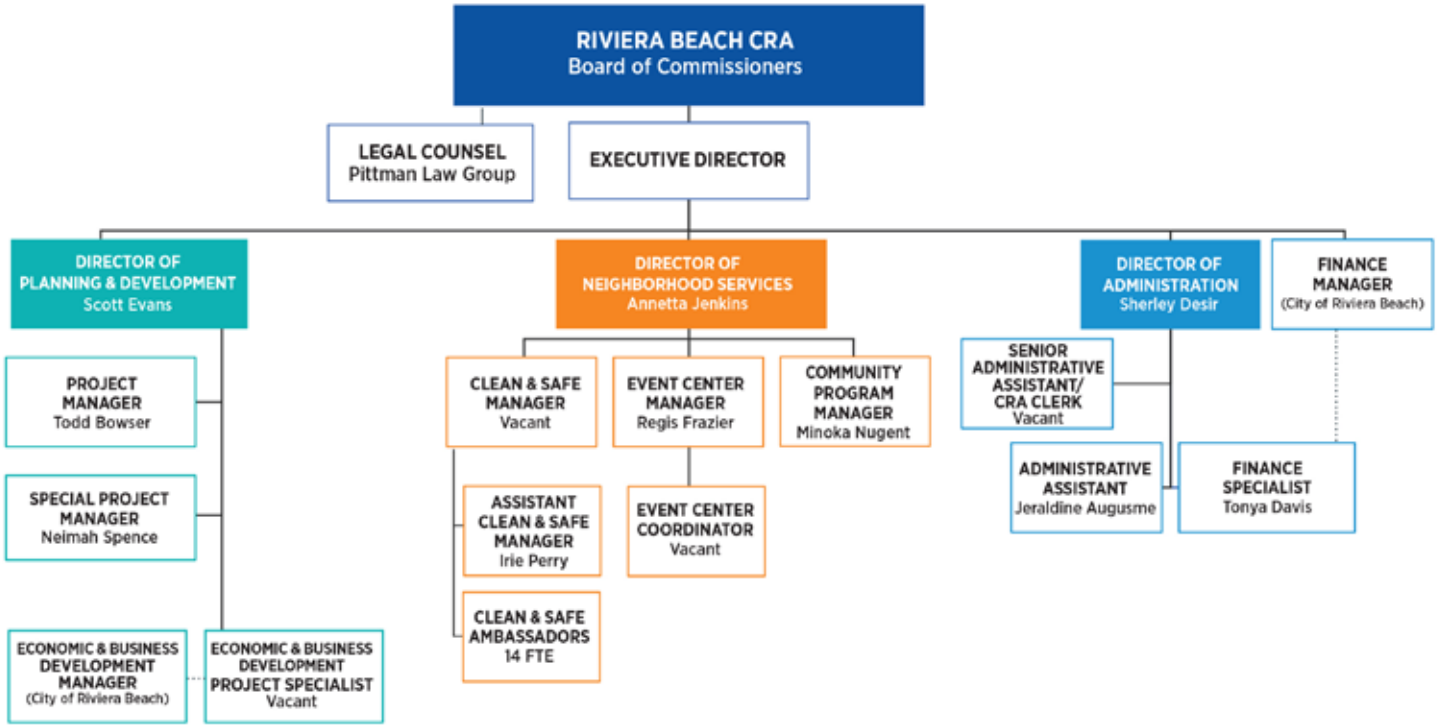
DEBT SERVICE SUMMARY

	2025	2024
OCEAN MALL NOTE		
Principal	$ 679,641	$ 679,641
Interest	-	-
TOTAL	**679,641**	**679,641**
TRUIST BANK 2020A BOND		
Principal	2,040,000	1,997,000
Interest	117,541	153,687
TOTAL	**2,157,541**	**2,150,687**
TRUIST BANK 2020B BOND		
Principal	970,000	955,000
Interest	310,824	333,744
TOTAL	**1,280,824**	**1,288,744**
TOTAL EXPENDITURES	**$ 4,118,007**	**$ 4,119,073**

OPERATIONS BUDGET SUMMARY

CATEGORY	APPROVED FY 2024-2025	PROPOSED FY 2023-2024
OFFICE REPAIRS & MISC. EXPENSES	$ 15,000	$ 15,000
CABLE & MOBILE COMMUNICATIONS	15,000	15,000
PRINTING, POSTAGE AND DELIVERY	10,500	15,000
EQUIPMENT LEASES	20,000	20,000
OFFICE EXPENSES	30,000	30,000
LIABILITY & PROPERTY INSURANCE	115,000	115,000
LEGAL ADS	10,000	10,000
PROFESSIONAL SERVICES		
PROF. SERVICES - LEGAL	175,000	175,000
PROF. SERVICES - FINANCE	25,000	25,000
PROF. SERVICES - AUDITS	20,000	30,000
PROF. SERVICES - GRANT SUPPORT	50,000	50,000
PROF. SERVICES - TRANSCRIPTION	15,000	20,000
PROF. SERVICES - IT MAINTENANCE	75,000	-
OTHER PROFESSIONAL FEES	40,000	55,000
TEMPORARY STAFF	25,000	25,000
PROPERTY & PARK MAINTENANCE	150,000	150,000
PROPERTY & PARKS UTILITIES, TAXES, ETC.	227,000	175,000
SUBSCRIPTIONS, MEMBERSHIPS & SPONSORSHIPS	12,000	12,000
MARKETING & GRAPHIC DESIGN	75,000	75,000
SPECIAL EVENTS	36,000	36,000
TRAVEL & PER DIEM BOARD	50,000	30,000
TRAVEL & PER DIEM STAFF	50,000	50,000
PROPERTY DEVELOPMENT PROF. SERVICES	65,000	65,000
PARKING LOT LEASE S.I.	40,000	40,000
SPECIAL EVENTS	36,000	-
TRAINING	50,000	50,000
UNEMPLOYMENT, OTHER AND CONTINGENCY	58,486	78,486
TOTAL CRA OPERATIONS/ADMINISTRATION	**$ 1,489,986**	**$ 1,461,486***

FY 2024 Riviera Beach CRA
ORGANIZATIONAL CHART



PERSONNEL SUMMARY BY DIVISION (FULL TIME EQUIVALENT)

DEPARTMENTS	FY 2024	FY 2025	VARIANCE FY 2024 V. FY 2025
ADMINISTRATION & OPERATIONS			
Executive Director	1.0	1.0	-
Director of Administration	1.0	1.0	-
Finance Specialist	1.0	1.0	-
Community Program Manager	1.0	1.0	-
Director of Planning & Development	1.0	1.0	-
Director of Neighborhood Services	1.0	1.0	-
Admministrative Assistant	1.0	1.0	-
Project Manager	1.0	1.0	-
Special Project Manager	1.0	1.0	-
Senior Administrative Assistant/ CRA Clerk	1.0	1.0	-
Economic and Business Development Project Specialist	1.0	1.0	-
CLEAN & SAFE OPERATIONS			
Clean and Safe Manager	1.0	1.0	-
Clean and Safe Assistant Manager	-	+1	+1
Clean and Safe Ambassadors (FTE)	15.5	14	(1.5)
MARINA EVENT CENTER			
Event Center Manager	1.0	1.0	-
Event Center Administrative Assistant	1.0	1.0	-
TOTAL VARIANCE	**29.5**	**28.0**	**(0.5)**

CRA to Receive Benefits equal to City Employees per negotiated union and staffing agreements / COLA 5% (if applicable)
Ambassadors - %15 increase October 1, 2024 - City Resolution 121-24
Administrative Staff - Up to %15 increase October 1, 2024 - As approved by City Resolution.

CRA STAFFING AND BENEFITS SUMMARY

	TOTAL AMOUNT
Salaries & Wages	2,488,535
FICA	233,870
Retirement (FRS)	319,743
Health, Dental, Life Insurance	388,775

FRS and Non-FRS employees to receive equal contributions.

FY 2025 Riviera Beach CRA
HOUSING AND NEIGHBORHOOD REVITALIZATION

Our Agency continues to provide resources and programs for our neighborhoods while working on overall economic development initiatives. 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, providing residential development for rehabilitation and new construction for ownership and rental housing. The agency is proposing to continue extensive beautification efforts like house painting, landscape improvements, and litter campaigns through the Great American Cleanup efforts.

The Riviera Beach Community Development Corporation (CDC) has been serving as one of the nonprofit partners of the CRA for the past ten years. Created to qualify as a Community Housing Development Organization (CHDO), the CDC can attract federal, state, and philanthropic dollars. The CDC is certified by the Palm Beach County Department of Housing and Economic Development. Many of these grants can be used to enhance or support neighborhood priorities within the CRA.

Before

After

NEIGHBORHOOD SERVICES

	AMOUNT
USES	
Program Services	
Community Garden	125,000
Neighborhood Outreach	15,000
Smart Home Program	15,000
Community Economic Development	40,000
Housing Initiatives:	
Villa L'Onze Phase I - Administration Support	150,000
Riviera Beach Renaissance First Time Homebuyer/ Workforce Grant Program	650,000
Neighborhood RECLAIM Housing Beautification	500,000
TOTAL USES $	**1,495,000**

CLEAN AND SAFE OPERATIONS

ACCOUNT		FY 2025		FY 2024
Contract Services	$	25,000	$	25,000
Communication Services		8,000		8,000
Utilities		7,500		7,500
Rentals & Leases		97,000		94,000
Insurance		7,500		7,500
Repairs & Maintenance		16,000		16,000
Info Tech		7,500		7,500
Promotional		5,000		5,000
Office Supplies		13,000		15,000
Operating Supplies		20,000		15,000
Contingency/Training		18,500		18,500
Capital - Machinery & Equipment		37,000		34,000
TOTAL EXPENSES	**$**	**262,000**	**$**	**253,000**

Clean and Safe Strategic Partnership

In Fall 2023, The Agency and the Riviera Beach Police Department (RBPD) embarked upon a more rigorous district safety initiative. While we focus on getting "shovels in the ground," we needed to also be mindful of quality of life issues in our neighborhoods and along our corridors. Hence, the "Clean and Safe Initiative" was launched.

"This groundbreaking initiative is marked by the participation of dedicated "Clean and Safe Ambassadors" and law enforcement officers, all uniting to make a visible and lasting difference in the heart of Riviera Beach. Working tirelessly seven days a week, this dynamic team has set its sights on enhancing the CRA District, ensuring the safety and security of its residents and visitors, and beautifying the area," says Serena Spates, RBPD Public Information Officer. The program includes focus on area hot spots for crime, signs of disrepair, homelessness, and trash along the Broadway Corridor, Marina Village, Singer Island, Ocean Mall area, and portions of Riviera Beach Heights. The area has four dedicated officers to focus specifically on this mission, along with a team of the Agency's Ambassadors. The Agency provided financial support, although this program is strong on collaboration with local businesses and the county's "Paint Your Heart Out Program."

After our first successful year including targeting and removing tagless and broken-down vehicles, massive litter removal efforts, focused effort to address homelessness, and regular taskforce meetings to address changing concerns in the area, the CRA is proposing to increase funding to this program to provide additional police patrol hours along the Broadway Corridor. The Agency will also schedule a Board workshop in the fall to review the current approach and address how the taskforce can more effectively achieve its goals.

Villa L'Onz
11th Street Townhouses

The Villa L'Onz Townhouse Project is set to redefine mixed-use development standards on Avenue "E". Strategically located blocks away from the Intracoastal and with views of the Broadway corridor, the project will feature two separate buildings with a total of 12 units in Phase I. The configuration includes four 3-story townhouses, each offering 3 bedrooms, 3.5 bathrooms, and 2-car garages, alongside eight 2-story units with 3 bedrooms, 2.5 bathrooms, and a single-car garage.

Embracing the area's Dutch Caribbean architectural roots, the development's design incorporates rear-facing garages that open onto a traditionally styled alley, adorned with lush landscaping and decorative paver inlays. Planned expansive green spaces will serve as communal buffers and social hubs, aligning with the expectations of families and millennials drawn to the allure of the revitalized Avenue "E " Corridor.

The three-story units will boast 2,227 square feet of living space, while the two-story units will provide 1,642 square feet. The design embraces cutting-edge energy-efficient technologies and materials, such as laminated structural components and xeriscape exteriors. The inclusion of front stoops will enhance walkability, complemented by the addition of new sidewalks and on-street parking.

With an estimated development cost of $6.0 million, the Riviera Beach Community Development Corporation will partner with the CRA to develop this project, aiming to cater to a mixed-income demographic. REG Architects, a distinguished firm has completed the engineering and design to ensure the highest quality project for future homeowners and the neighborhood.

Homeowners will benefit from the security and convenience of an association and professional management services. With an approved site plan, permitting and construction financing in process, this project is slated to break ground in Spring 2025. The CDC is working directly with the County to identify additional grant funding to help create an affordable project during the current climate of very high construction costs. The CDC anticipates requesting additional matching dollars from the CRA for County funds this fall to allow the project to begin construction.

Marina Village Project: Phase II

The Riviera Beach CRA has accomplished significant steps to implement the strategic vision for the waterfront masterplan. The Phase II project will build upon and leverage the public investments constructed in Phase I to catalyze private investment and development. The Master Plan will create a vibrant commercial and recreational destination, driving job creation, and anchoring the City's vision for revitalized waterfront that will benefit the community for generations.

The project is planned to feature market rate and affordable housing, waterfront dining, enhanced recreation, family entertainment, a parking garage, hotel, and enhanced outdoor entertainment venue. The Marina Village is a transformative project that will provide significant commerce and tourism, enhance public spaces, create a locally authentic gathering place for area residents, create economic benefits for the City.

The achievements thus far include the approval of two 99 year ground leases for over 400 market rate residential units and 120 affordable residential units. The Related Group has prepared the plans and submitted them for site plan approval to the City Department of Development Services. Completing a development agreement for the waterfront elements is the highest priority for the 2024/2025 year. The Agency was unable to come to terms with the current Master Developer for the remaining Waterfront Elements, as the existing selected co-developers were unable to agree upon a unified proposal for the Boards consideration.

PHASE II

99 Year Leases Approved for the Development of Element 7 and 8

Element	Property Type
Master Plan	Residential/Commercial
Element 0	Event Center/Restaurant/Retail
Elements 1-3	Restaurant/Retail Row
Element 4	Recreational/Educational
Element 5	Retail and Family Entertainment
Element 6	Hotel and Parking Garage
Element 7	Residential High Rise
Element 8	Affordable Housing

Element 7

Gallery at Marina Village

400 Unit, 20-Story, luxury multifamily apartments, with 10,000 square feet of ground floor retail along Broadway

Location: 1200 Broadway, Marina Village

Developer: Related Group

Element 8

Residences at Marina Village

148 Unit, Eight-Story, affordable multifamily apartments, with 4500 square feet of ground floor retail along Broadway

Location: 1100 Broadway, Marina Village

Developer: Related Group

2025 CONTINUING PROJECTS

		TOTAL
Commercial Grants 2023/24	$	232,000
Found Care Design		90,000
Signage Grant Program		188,000
Reclaim		399,550
Renaissance		400,000
FoundCare Tennant Build-out		100,000
Lakeview Park		200,000
CRA Plan & Studies		40,000
Small Business Support Services		75,000
TOTAL EXPENSES	**$**	**1,724,550**

MARINA VILLAGE

ACCOUNT		FY 2025		FY 2024
Contract & Professional Services	$	65,000	$	65,000
Communication Services		25,000		25,000
Postal & Feight		-		-
Utility Services		150,000		100,000
Rentals & Leases		10,000		10,000
Insurance		30,000		25,000
Repairs & Maintenance		75,000		75,000
Info Tech Services		10,000		10,000
Marina Village Promotional Activities		80,000		80,000
Other Charges,		5,000		5,000
Office Supplies		4,000		4,000
Operating Supplies		7,500		7,500
Capital - Operating		50,000		50,000
Contingency (Event Center & Uplands)		25,000		25,000
TOTAL EXPENSES	**$**	**536,500**	**$**	**481,500**

EVENT CENTER

ACCOUNT		FY 2025		FY 2024
Staff Event Center Salary & Benefits	$	190,445	$	174,179
Contract & Prof. Services		80,000		55,000
Communication Services		25,000		18,000
Utility Service		95,000		75,000
Rentals & Leases		15,000		12,000
Insurance		125,000		125,000
Repairs & Maintenance		175,000		275,000
Info Tech Services		8,000		8,000
Taxes & Other Charges		20,000		20,000
Office Supplies		7,000		20,000
Operating Supplies		25,000		7,000
Promotional		20,000		25,000
Training & Development		15,000		15,000
TOTAL EXPENSES	**$**	**800,445**	**$**	**829,179**

CRA CAPITAL PROJECT BUDGET

PROJECT NAME	TOTAL COST	FY 2025	FY 2026	FY 2027	TOTAL PROJECT COSTS
Renaissance Town Houses Phase 1 Tax Exempt Bond	$ 1,000,000	$ 1,000,000	$ -	$ -	$ 1,000,000
Renaissance Town Houses Phase II Housing Project Tax Exempt Bond	1,000,000	250,000	750,000	-	1,000,000
Neighborhood Infrastructure Taxable Bond	500,000	500,000	-	-	500,000
Utility Burial – US Highway 1 Tax Exempt Bond + TIF	3,980,000	1,440,000	-	-	1,440,000
FoundCare-Construction Shell Build-out Taxable Bond + TIF	1,600,000	1,600,000	-	-	1,600,000
Element 8 Affordable Housing Contribution Taxable	900,000	900,000	-	-	900,000
Element 8 Tax Credit Loan- TIF	640,000	640,000	-	-	640,000
Private Public Partnership/ Housing 2025 Reserve TIF	-	922,765	-	-	922,765
TOTAL	**$9,620,000**	**$ 7,252,765**	**$ 750,000**	**$ -**	**$ 8,002,765**

REVENUE SUMMARY

REVENUE	TOTAL AMOUNT
Bond Fund - NonTaxable	2,640,092
Bond Fund - Taxable	2,762,673
TIF 2024	700,000
TIF 2025	1,900,000
TOTAL REVENUE $	**8,002,765**

CAPITAL PROJECT
CRA OFFICE & SMALL BUSINESS CENTER

The CRA will build-out the existing space within the FoundCare development site to create a Co-working office to support small business owners, entrepreneurs, digital creatives, and home office professionals, to provide a professional productive environment to help new and small business succeed and grow. The CRA will also co-locate our administrative office within the facility and provide one restaurant/café space for a healthy food concept to locate at the site.

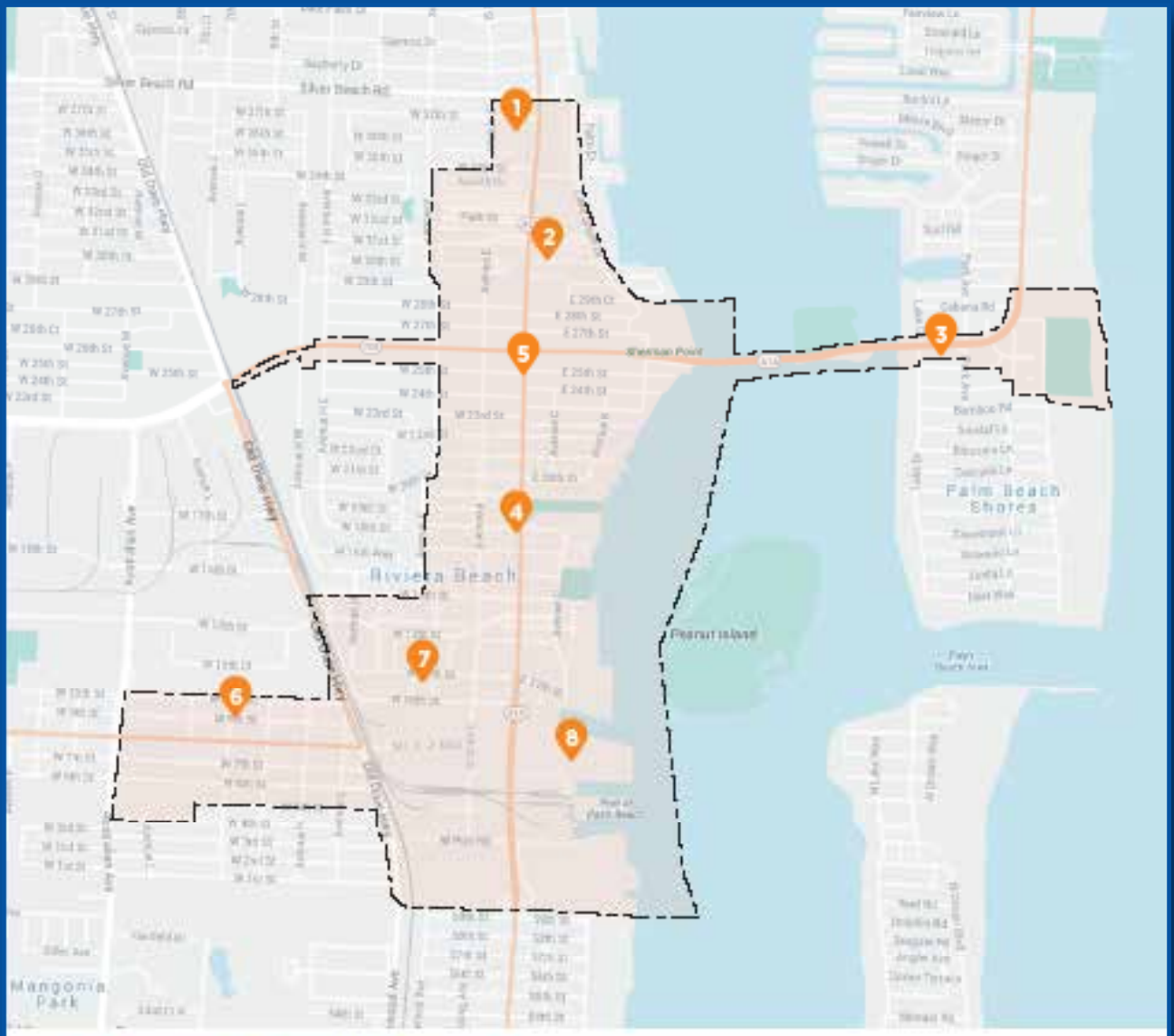
Broadway Development Site – now under construction.

The design of the interior build-out is now underway. The CRA has 5,000 square feet along Broadway with two separate entrances. The North side of the building will feature the CRA offices and Small Business Co-Working space. The South side will have a small restaurant space with an outdoor patio. The CRA will provide supportive services to help new business within the City to develop and implement their business plans, and will utilize the co-working space to provide these services. The CRA will partner with other similar organizations to provide a multitude of proven small business support.

CRA
Work Space
A CO-WORKING OFFICE

Riviera Beach Community Redevelopment Agency

Boundary Map



1. FoundCare Business Incubator and New CRA Office
2. Berkeley Landing
3. Singer Island Community Garden
4. New City Redevelopment Site
5. CRA Signature Project Development Site
6. Riviera Beach Heights CommunityGarden
7. Villa L'Onz
8. Riviera Beach Marina Village

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Florida's Dynamic Waterfront Community