

- 1. REQUEST FOR APPROVAL OF MINUTES - July 13, 2011 (Regular Meeting), July 13, 2011 (Budget Workshop) (ATTACHMENT - #1)**

1 Riviera Beach Community Redevelopment Agency

2 Regular Meeting

3 City of Riviera Beach Council Chambers

4 2nd Floor, Municipal Complex

5 600 West Blue Heron Boulevard

6 Riviera Beach, Florida

7 Wednesday, July 13, 2011

8 6:34 p.m. to 7:51 p.m.

9  
10  
11 APPEARANCES:

12 Chairperson Judy Davis

13 Vice Chair Billie E. Brooks

14 Commissioner Shelby Lowe

15 Commissioner Dawn Pardo

16 Commissioner Cedrick Thomas

17 Attorney Michael Haygood

18 CRA Executive Director Tony Brown

19 CRA Administrative Director Darlene Hatcher

1 (At 6:34 p.m. Chair Davis called the meeting to order.  
2 Upon roll call by CRA Administrative Director Hatcher, the  
3 following were present: Chair Judy Davis, Vice Chair Billie  
4 Brooks, Commissioner Shelby Lowe, Commissioner Dawn Pardo,  
5 Commissioner Cedrick Thomas. Also present: Executive Director  
6 Tony Brown, Attorney Michael Haygood.)

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

8 CHAIR DAVIS: Okay. Mr. Brown, are there any additions or  
9 deletions?

10 EXECUTIVE DIRECTOR BROWN: There are none.

11 CHAIR DAVIS: Is there a motion to adopt the agenda?

12 COMMISSIONER PARDO: So moved.

13 VICE CHAIR BROOKS: Second.

14 (Motion carries unanimously.)

15 CHAIR DAVIS: We're down to consent agenda. All items  
16 under consent, action will be taken with one motion; unless an  
17 item is pulled by one of the commissioners. Does anyone want to  
18 pull an item?

19 COMMISSIONER PARDO: I'd like to pull item 4 and item 5.

20 CHAIR DAVIS: Is there a motion to approve consent agenda?

21 VICE CHAIR BROOKS: So moved.

22 CHAIR DAVIS: Is there a second?

23 COMMISSIONER PARDO: Second.

24 (Motion carries unanimously.)

25 CHAIR DAVIS: Okay. Item 4.

1           COMMISSIONER PARDO: Do we have someone here from the Clean  
2 and Safe Program? Is Commander Mitchell here?

3           EXECUTIVE DIRECTOR BROWN: Commander Mitchell is not here.  
4 Officer Cheeseman is.

5           COMMISSIONER PARDO: I'll wait until the next meeting, if  
6 we could have Commander Mitchell here, since he's the district  
7 commander.

8           EXECUTIVE DIRECTOR BROWN: We will request his presence at  
9 the next meeting.

10          CHAIR DAVIS: Item 5, Mr. Haygood.  
11 (Resolution read by Mr. Haygood.)

12          COMMISSIONER THOMAS: Point of order for a second. Did we  
13 accept the report?

14          EXECUTIVE DIRECTOR BROWN: I guess we need a motion to  
15 accept the report.

16          VICE CHAIR BROOKS: So moved.

17          CHAIR DAVIS: Let me back up here. Ms. Pardo, you have  
18 some issues you want to talk about with this report. Do you  
19 want to bring it back on the next meeting?

20          COMMISSIONER PARDO: Yeah, if it's okay with the board.  
21 I'd like to make a motion that we bring this item back at the  
22 next CRA meeting and ask that the commander in charge of the  
23 Clean and Safe Program is in attendance.

24          CHAIR DAVIS: Is there a second?

25          VICE CHAIR BROOKS: I'll second.

1 (Motion carries unanimously.)

2 CHAIR DAVIS: Okay. Item 5, Mr. Haygood.

3 (Resolution read by Mr. Haygood.)

4 CHAIR DAVIS: Is there a motion?

5 VICE CHAIR BROOKS: So moved.

6 COMMISSIONER PARDO: Second.

7 I have a question on this. How much have we spent so far?

8 EXECUTIVE DIRECTOR BROWN: The contract was for 15,000.

9 The balance left in the contract is 7, so we spent 8. The  
10 reason we're bringing the contract back, it's really just a  
11 modification of the date. In hindsight we probably should have  
12 set the contract to the end of the fiscal year. It was about a  
13 90-day contract; within that 90 days we've only spent 8 out of  
14 the 15. We're only asking for a modification of the date, and  
15 no new monies.

16 CHAIR DAVIS: Anybody else? Okay. Madam Clerk.

17 (Motion carries unanimously.)

18 CHAIR DAVIS: Item 6. This is a discussion of the status  
19 report on the new markets tax credits. Mr. Brown.

20 EXECUTIVE DIRECTOR BROWN: I will give a brief status  
21 report on the new markets tax credits application. As you know,  
22 you gave us approval to form a community development entity and  
23 to apply for a minimum of 50 million dollars in new markets tax  
24 credits. Viking Yachts has offered to pay half of the cost of  
25 completing the new markets tax credits application. Since this

1 is the last meeting before the application is due, we thought we  
2 would give you an update on where we are in the formation of the  
3 Riviera Beach CDE, as well as the proposed business strategy  
4 that's presented. The bylaws for the Riviera Beach CDE require  
5 us to present to you the pipeline report so you know where the  
6 projects are prioritized for expenditure.

7       There are a lot of abbreviations and technical terms.  
8 Community Development Entity is actually what we applied to be  
9 certified as; it's a legal entity and a proposed new affiliate.  
10 And the Qualified Low Income Community Businesses are the  
11 beneficiaries of the funding.

12       I won't go too much into an overview of the program. It is  
13 a program that was created by Congress to provide an incentive  
14 to attract private capital into low income communities. An  
15 investor who would invest a million dollars into the Riviera  
16 Beach CDE gets to offset their federal income tax liability by  
17 \$390,000 over a 7-year period. That equates to them at about a  
18 5 percent return on just the tax credits.

19       At the direction of counsel we learned that the Riviera  
20 Beach CRA, under the federal requirements of a CDE, did not  
21 qualify as a domestic corporation or partnership, thus we had to  
22 form an entity that met that qualification.

23       To be certified there are two primary criteria that's  
24 established by the federal government: One is the entity must  
25 have a primary mission of serving or providing investment

1 capital for low income communities or low income persons; and  
2 that the entity, the CDE, must be accountable to residents of  
3 the low income communities that they serve.

4 Just a graphic. The centerpiece is the community  
5 development entity. In order to receive and sell tax credits  
6 you have to be a for profit entity. The private investor in  
7 exchange for the tax credits provides capital so that the CDE in  
8 turn can make qualified low income community investments in a  
9 variety of things. You can invest in or lend to other  
10 businesses. So that top box is our primary strategy. The CDE,  
11 among other things, can purchase loans from other community  
12 development entities. It can use it to raise money to provide  
13 financial counseling or it can use it to invest in or lend to  
14 other CDEs. But our primary strategy is the top box.

15 We were required to form a Riviera Beach CDE. We did form  
16 the CDE as a not for profit entity. You can apply as a not for  
17 profit entity, provided that if you win an allocation you agree  
18 to establish a for profit entity. So this is what we've done.  
19 So Riviera Beach CDE, Inc. is a not for profit entity.

20 I share with you that the directors of the board, at least  
21 20 percent of them have to meet certain requirements for  
22 community accountability. They should reside in a low income  
23 community, they should have a business in a low income  
24 community, or they should work for an organization that  
25 primarily serves low income persons.

1           The controlling entity is the Riviera Beach CRA, so you are  
2 the controlling entity of the Riviera Beach CDE not for profit.  
3 And I'll explain how you assert that control.

4           VICE CHAIR BROOKS: We are already established as a not for  
5 profit?

6           EXECUTIVE DIRECTOR BROWN: The Riviera Beach CDE is. We  
7 have yet to receive our designation but that application is  
8 pending. But we've got our tax ID status and we are applying.

9           The two entities below have not been formed, and we're not  
10 required to form those. But in our application we will address  
11 that Marina Place is the entity to be formed to fund the  
12 investments at the municipal marina. And Rivera Waterfront, if  
13 we do address it in this application, will be done in a manner  
14 to address the investments that Rybovich and perhaps Lockheed  
15 would make in the Marina District North.

16           This graphic is just showing you how it relates to the  
17 Riviera Beach CDE. We are applying for an allocation of tax  
18 credits. Effectively, if you include the BB&T loan of 25  
19 million and we have a commitment from Fifth Third Bank of 50  
20 million, to date we have raised 75 million that will be part of  
21 our application. From the conversations with Rybovich, it might  
22 end up being another 55 or 65 million; so at the very least we  
23 can apply for the maximum of 125 million. But today we have  
24 cash in hand and pledges of 75 million.

25           The initial directors. This is where you assert control.



1 Mr. Haygood did an extensive amount of research and talked to  
2 government controlled entities across the country, and felt that  
3 the control of the Riviera Beach CRA would be that three of the  
4 five directors would be employees of either the city or the CRA.  
5 Those three employees include myself, Scott Evans, and Mary  
6 McKinney. And then the other two directors, Mike Clark of  
7 Viking, who indicated as long as he had no conflict he would  
8 serve -- and to date we don't think he does, because the  
9 investments will come from unrelated parties -- and then John  
10 Howard, who runs the Black Business Investment Corporation, an  
11 agency that's been in the city for well over 15 years, we felt  
12 had the other background to help deploy our capital.

13 The community accountability in our application has shown  
14 that our governing board, our board of directors, all of whom  
15 are elected officials, whose constituency for the most part and  
16 the city generally as a whole, beat the federal definition of  
17 being accountable to low income communities or residents of low  
18 income communities; and we're indicating that this board is the  
19 governing board of the controlling entity.

20 We had formed, as you know, the Executive Director Advisory  
21 Committee, and over 70 percent of those members beat one of  
22 those bullet points: They either reside in a low income  
23 community, have businesses in the low income community, or they  
24 are an employee or board member of a nonaffiliated community  
25 based or charitable organization.

1 We have yet to be informed whether or not our CDE  
2 certification has been approved. But one of the prerequisites  
3 is that application had to be in by a certain deadline, and we  
4 met that deadline so now we are proceeding with completing the  
5 application.

6 Just a quick overview of the pipeline, which is in the  
7 Riviera Beach CDE bylaws, it explicitly says that the pipeline  
8 is to be presented to this board for your review and  
9 concurrence. So this is where you perhaps would want to have  
10 some discussion.

11 Marina Place at Riviera Beach is as I said our priority,  
12 the focus. You've seen the slide; there are 18 different  
13 elements in the plan that C3TS is currently working on, to  
14 convert this conceptual plan into a site plan that hopefully you  
15 would approve by September.

16 I'm showing you the phasing plan because I think it's  
17 important to understand the phasing plan to know what would be  
18 the priority of the tax credits allocation. This slide is the  
19 slide that we shared with the county to show our sources of  
20 funds. So the gold part of the plan indicates the funding that  
21 the city has successfully raised, the 5 million dollars to redo  
22 the wet slips and the bulkhead. That money is coming in first.

23 The BB&T note, the proceeds for that will be split in two  
24 phases. The purple phase are the things we will start this  
25 year, dealing with Newcomb Hall, Bicentennial Park. The

1 community felt that before we tear down the current Newcomb Hall  
2 we should have the new Newcomb Hall built; so we're following  
3 that direction unless you tell us otherwise. And then once the  
4 new Newcomb Hall is built, we'll tear down the old and begin the  
5 process of a new Tiki and a new Newcomb Hall, and that funding  
6 is cash in hand.

7 So the green part and the gray part is where the tax  
8 credits would be beneficial, and that would be where the private  
9 activity hopefully would begin to percolate.

10 This slide looked at differently, in terms of years, the  
11 construction has started at the bulkhead starting this year, it  
12 should be finished by next year. Beginning next fiscal year, we  
13 should conclude by 2013, would be the new Newcomb Hall and some  
14 improvements at Bicentennial Park. Rolling into 2013 to fiscal  
15 year 2014 will be the parking structure and the retail liner  
16 that surrounds the parking structure; and we're working  
17 aggressively even to find grant money for the green market.

18 If we're successful, and Viking is successful in its  
19 strategies to find private capital and development partners,  
20 they've represented that their first priority of interest would  
21 be to perhaps build a hotel at the site where you see is green,  
22 if that survives the site plan concept. And then the property  
23 that for the most part they own along Broadway, between Broadway  
24 and Avenue C, as you can see that is a more long-term  
25 development plan as the market catches up and as we improve the

1 properties to the east.

2 It looks a little busy, but the Riviera Beach CDE is the  
3 nonprofit entity; we are indicating that we will form Marina  
4 Place as a sub CDE that will provide investments for the  
5 restaurants at the marina, the public market, the mixed use  
6 commercial, hotel and parking, Spanish Courts, and mixed use  
7 residential along Broadway, between Broadway and Avenue C.

8 Riviera Waterfront represents a place holder if our  
9 commercial businesses in the Marina North District could utilize  
10 the tax credits to fund or offset their costs of development.  
11 Conversations with Rybovich is that they do not expect this  
12 year's allocation to meet their needs; and that if we're  
13 successful, they hope that we could deploy quickly and reapply  
14 the following year. Unless they tell me otherwise, we plan to  
15 put them in the pipeline; but we don't anticipate funding them  
16 this year.

17 This document is more complete. You have an incomplete  
18 document in your packet. But subject to legal opinion, there  
19 are some clever things that we can do with the new markets tax  
20 credits that can subsidize the cost of Newcomb Hall and the  
21 parking garage. That subsidy can provide a subsidy for the  
22 retail liner and then the Tiki restaurant.

23 So if you concurred with priority items 1 through 4, even  
24 though we may apply for 75 million, it's highly likely that if  
25 we do win an award, you typically do not receive what you

1 request. So if you look at the column furthest to the right,  
2 the first 25 million for the most part is going to provide the  
3 subsidy to do the retail liner, element 7 in the plan, around  
4 the garage. The next priority item would be the green market,  
5 followed by the parking garage/hotel; and that assumes that  
6 Viking as the master developer and the city have come to terms  
7 that they would intend to use money for the parking garage to  
8 support the hotel, and the hotel which you see at 6 and 7. So  
9 if you look again, if we stop there, we would be hopeful for an  
10 allocation of at least 58 million.

11 So I'll just stop there and this is the report that we  
12 wanted to present. I am working earnestly behind closed doors  
13 to complete the application. And I want to thank our partners  
14 at BRIC, Arnold Broussard, Paul Skyers, and others who have been  
15 mobilized to assist.

16 CHAIR DAVIS: We have one public comment card. Gerald  
17 Ward.

18 MR. WARD: Gerald Ward, 31 West 20th Street. Item 6 backup  
19 includes a set of minutes of the organization meeting of the 6th  
20 of June. Obviously this reminds me of the first five years of  
21 this century with this organization, that ended in the fall  
22 quarter of 2004 with the Financial Advisory Committee appointed  
23 and meeting twice per week for the entire quarter and rendering  
24 a report at the end of December.

25 You have three people appointed, three employees. There

1 are none of you on this newly chartered corporation. Where is  
2 the pipeline back to the other four of you, so that there is an  
3 independent recitation of what's going on with a corporation?

4 Mr. Brown just talked about putting the application  
5 together behind closed doors. You are the responsible for, as  
6 the backup does indicate, but you don't see the conduit of you  
7 getting the information first-hand directly. And I just don't  
8 see you going any further without appointing one of you to serve  
9 as a director of this corporation. Somewhere we have to have  
10 accountability. And accountability requires information and  
11 direct knowledge of what goes on.

12 We're talking about extremely large quantities of money,  
13 and later on tonight when you get to the budget, or before when  
14 you get to the public comment period, you'll hear that you  
15 absolutely need to consider why this organization was  
16 established. And nothing in this whole package goes to the  
17 establishment area of areas that were considered slum and  
18 blighted in 1984, which is the intersection of Martin Luther  
19 King Boulevard and Old Dixie Highway, which has greatly been  
20 expanded west to Australian now. So the purpose of this  
21 organization is not here. Neither are the trailer house park  
22 parcels to the north along Broadway targeted in this operation.

23 We're running off again as to why we've made very little  
24 progress, because we haven't improved the reason that the  
25 organization, the CRA, was created.

1 CHAIR DAVIS: Anything from the board?

2 COMMISSIONER PARDO: I think we need to be very realistic  
3 about this. There's a good shot we're not going to get an  
4 allocation this time around. So I think everyone needs to know  
5 that and be prepared for that. We really haven't talked about  
6 that at all. We've been showing the slides and what the  
7 priorities are, and that's okay; but realistically there's a  
8 very, very slim chance that we'll get an allocation this time  
9 around.

10 The other thing is the hotel. I'd like to go back to that.  
11 What year are you estimating the hotel at?

12 EXECUTIVE DIRECTOR BROWN: 2013, 2014.

13 COMMISSIONER PARDO: Again, how realistic is that? I know  
14 it's all contingent on us getting this allocation; but again, I  
15 just question how realistic it is, especially with the market.  
16 And you know, you had the fed out there again today saying that  
17 they're ready to do another stimulus, you know, go into the bond  
18 market, start buying bonds again; plus with what's going on in  
19 this country, we still have high unemployment so...

20 EXECUTIVE DIRECTOR BROWN: Ms. Pardo is absolutely correct.

21 COMMISSIONER PARDO: I just think we need to be realistic.

22 EXECUTIVE DIRECTOR BROWN: Ms. Pardo is absolutely correct;  
23 this is a very, very competitive process. There are no  
24 guarantees. If I didn't think we had a chance to win it, I  
25 wouldn't waste my time. I think we do have a very good story to

1 tell. You have site control. The issue of whether or not you  
2 can do a hotel in 2013, or for that matter 2012, there is site  
3 control. The issue is whether or not the master developer can  
4 bring the financing to the table. New Markets does not  
5 eliminate the need for funding. It doesn't make a bad deal  
6 good. It makes a marginal deal favorable. And what the tax  
7 credits do, it provides a subsidy for about 20 percent of the  
8 costs.

9 CHAIR DAVIS: The comment that Mr. Ward made concerning one  
10 of us serving on that board. Did I have a conversation with you  
11 about that, and was it my understanding that we cannot?

12 MR. HAYGOOD: I'm not sure from a legal standpoint that  
13 you're prohibited from doing it. I think in coming up with the  
14 structure of the entity, we thought there were some political  
15 issues with one of you serving on the board and not the others;  
16 specifically making the determination of which of the items were  
17 going to be in the pipeline.

18 This is kind of hard to say and I know it may be  
19 controversial. But this isn't CRA funds. You aren't really  
20 funding this. This is an attempt to use the federal government  
21 tax credit program to encourage development. So this is not  
22 really a political entity, the CDE is not a political entity.

23 CHAIR DAVIS: So the assumption is it's best that we don't  
24 serve on the board?

25 MR. HAYGOOD: Yes. The other entity that we discovered



1 where there was a political entity involved was the city of  
2 Phoenix. And the individuals we discussed this with out there  
3 stated that they wanted to keep this strictly an economic  
4 project, they thought it was best not to get politics involved  
5 in it; and based on that, we thought it best that it be  
6 nonpolitical appointees to it.

7 In addition, your control under the statute can be either  
8 direct or indirect. And we thought by having the three  
9 employees of either the city or the CRA, that would give you the  
10 indirect control.

11 We were specifically told by the CDFI fund that the CRA  
12 itself could not serve as a CDE.

13 CHAIR DAVIS: One other announcement I wanted to make. I  
14 announced the other night that -- I was asking if my colleagues  
15 would participate in the trivia questions, and I forgot to  
16 announce it in the beginning. I did send an e-mail, and I only  
17 heard from you. So that's fine if we don't, I just need to know  
18 so that I can establish the questions myself.

19 Anybody else?

20 COMMISSIONER THOMAS: Mr. Haygood, when you say indirect or  
21 direct, you're saying that we'll still have indirect or  
22 influence because there are city employees on the board?

23 MR. HAYGOOD: And we restricted the use of the funds to CRA  
24 projects.

25 COMMISSIONER THOMAS: Well, I asked this question of

1 Mr. Brown as well. I got sort of the same answer that you just  
2 gave. I'm not quite sure that I'm okay with that. I still  
3 think that it's something that we all should have the ability to  
4 serve on if we so chose. Not necessarily saying that all of us  
5 could serve on it; we could alternate years or something and  
6 just have a representative. I don't think what you're providing  
7 to us is saying directly that we can't serve on this particular  
8 board.

9 I for one want to make sure that I understand every process  
10 that's going on with this and make sure that I know where all of  
11 these projects are headed. But by me being an elected official,  
12 still wanting to serve in another capacity inside the city, I  
13 don't see why that should be looked at as something that won't  
14 benefit the city.

15 MR. HAYGOOD: I didn't say it wouldn't benefit the city.  
16 Let me give you some other examples of CDEs. Most of them are  
17 run by banks. Most of the bigger players in the new markets tax  
18 credit area are private businesses or not for profits that are  
19 set up. It's really surprising to me that you didn't find more  
20 CRAs involved in the new markets tax credits program.

21 Number one, there are some other issues as far as --  
22 certainly more than one of you could not serve. If it was more  
23 than one, then we would run into issues with the open government  
24 and public records. So that definitely would not be achievable.  
25 I can't sit here and tell you absolutely that you could not

1 serve, that one of you could not serve --

2 COMMISSIONER THOMAS: If it's not actual CRA money, why  
3 couldn't more than one elected official serve?

4 MR. HAYGOOD: What the statute says as far as government in  
5 the sunshine laws, if two or more of you in a meeting discuss  
6 something that might come before you as a full board; and since  
7 these projects are going to be restricted to basically CRA  
8 projects that you approve, then I think that line isn't very  
9 clear when you're discussing -- you could be in a meeting  
10 discussing some funding for one of these projects and I think it  
11 would be arguable, and I don't know if it could be defended,  
12 that in fact that was a meeting that should be open to the  
13 public.

14 I don't know that I can tell you absolutely that one of you  
15 should not be on there, but certainly no more than one.

16 COMMISSIONER THOMAS: These meetings wouldn't be open to  
17 the public?

18 MR. HAYGOOD: It's not a public meeting. It's not a public  
19 board.

20 COMMISSIONER THOMAS: Well, to me, if they were open to the  
21 public that would alleviate your issue about it not being in the  
22 sunshine.

23 MR. HAYGOOD: It's not that anybody is trying to hide  
24 anything about what's going on. As you can see, the minutes of  
25 the meetings have been made public to the public. But there are

1 certain things that a business may have to disclose, that you  
2 might consider at a CDE meeting, that they don't want to be made  
3 public; financial records is one of the biggest problems. And  
4 under the statute, the government in the sunshine, there is only  
5 one exception for keeping those type of financial records out,  
6 and that's if you are a development board, because it's very  
7 restrictive under the statute; and eventually you do have to  
8 make it public.

9 COMMISSIONER THOMAS: I understand you, and I understand  
10 what you're trying to get to. You're explaining it very  
11 eloquently. However, I want to make sure that I understand  
12 what's going on. I want to make sure that this is not something  
13 that can get out of hand and that the public does not really  
14 understand what's going on because we don't know. I don't want  
15 this to take on a life of itself and now you have the elected  
16 body actually engaging in an issue with the city council. Sort  
17 of similar to, is it the Riviera Beach Housing Authority, where  
18 the mayor as a representative of the city actually selects the  
19 board, but they don't actually have to answer or respond to this  
20 board. I figured that as a serious issue. And in my eyes that  
21 is something that I'm seeing develop here, and I'm just trying  
22 to find a way to not have that situation happen. Because if you  
23 start having people draw lines and saying, okay, well, this is  
24 our authority to do this, and you don't have the authority to  
25 stop me from doing this on the other side, I don't see anything

1 getting done besides a bunch of fighting. So that's the problem  
2 that I'm having with it.

3 MR. HAYGOOD: I understand. And believe me, we discussed  
4 this at length before we structured a deal and we structured the  
5 organization.

6 I'm going to defer to Mr. Brown here for a second. But one  
7 of the things you've got to realize is that the tax credits that  
8 are awarded are not direct revenue. It's not as if the federal  
9 government -- certainly not state revenue. So it's not really  
10 that the federal government is giving you revenue. They're  
11 giving you these credits that you are then able to go out and  
12 sell, and to use as equity in these projects.

13 We thought that by, number one, tying or restricting the  
14 funds to projects that have been approved in the pipeline by the  
15 CRA, that that was going to give you some control. So it wasn't  
16 as if the board was going to go out and award these tax credits  
17 to some project for instance that you all didn't want to see  
18 happen. These will be projects in furtherance of what you are  
19 trying to achieve as the CRA.

20 COMMISSIONER THOMAS: That's your projection of what you  
21 think might happen.

22 EXECUTIVE DIRECTOR BROWN: That's in the bylaws. That is  
23 what setting up the CDE is, what we said we were required to do,  
24 to ensure that -- there had to be an entity that had the track  
25 record in order to win the tax credits, and that entity is the

1 Riviera Beach CRA. So you are, and in the application it will  
2 say that the Riviera Beach CRA is the controlling entity; I as  
3 the executive director, you as the governing body, and all the  
4 things that we say about community accountability will reflect  
5 that.

6 The maximum amount that we can apply for is 125 million. I  
7 indicated without Rybovich we had 75 million. We can do all the  
8 projects through number 10 at 75 million if Rybovich decided not  
9 to make a pledge commitment. And they are discussing that they  
10 likely may not, and they may wait until next year. If they  
11 don't provide a letter, we'll apply for 75 million. So right  
12 now what I'm saying to you, and what I'm representing to you,  
13 that on the priority list from 1 through 10, if we applied for  
14 75 million and won 75 million, we would work through items 1  
15 through 10.

16 If an allocation is made for anything less than that, you  
17 might ask me to come back and make sure that if we got an  
18 allocation say for 30 million, are you happy with the priority  
19 order of items 1 through 5. We will not spend a dime on any  
20 project that is not in that list and that is not ranked in that  
21 priority.

22 So if there are any issues or concerns -- and we still have  
23 time now, because as I said we effectively raised 75 million,  
24 and so it's not an issue to vet now. But when we report back,  
25 if we didn't win, then the decision is do we apply again; and if

1 we won for some amount less, then you would direct me or we  
2 would come back to you and say that this is what we won and this  
3 theoretically is how we would propose to fund it.

4 COMMISSIONER THOMAS: So you're saying this process would  
5 clear up the issue that I'm thinking will potentially happen?

6 EXECUTIVE DIRECTOR BROWN: Yes.

7 MR. HAYGOOD: Not to confuse you, but to make full  
8 disclosure, there is a time limit on which these funds must be  
9 utilized. The service area for the CDE is typically greater --  
10 you were told in doing the application to make it greater than  
11 your area.

12 COMMISSIONER THOMAS: But, Mr. Haygood, you just said that  
13 there's a time for these funds to be used. Earlier you said  
14 they're not actually funds, they're credits that you sell, you  
15 said to sell the credits?

16 MR. HAYGOOD: To sell the credits, yes. You have a certain  
17 time to get this money out, the credits out, and get your  
18 projects moving. The projects that you've told the CDFI that  
19 you're going to achieve, you have a certain time limit.

20 One of the things that you are encouraged to do is to give  
21 you some latitude to do some area other than the CRA area; to be  
22 able to have a safety valve if in fact the projects that you  
23 proposed are not ready to have shovel ready, ready to go, that  
24 you're going to meet the deadline.

25 COMMISSIONER THOMAS: So you basically just told me that

1 the issue that I was having can now spiral out, because it's an  
2 out; you can now go outside of the CRA?

3 MR. HAYGOOD: Not without coming back to you.

4 COMMISSIONER THOMAS: I understand that. I'm just asking  
5 you to look at this again and make sure that there is not a way  
6 that we can clean this up a little bit better. Because we  
7 really don't need attorneys and everything at the beginning  
8 because everybody is going to be happy to do this. It's when  
9 somebody becomes unhappy that these rules and what I'm saying is  
10 going to come into effect. You're saying at the end of the day  
11 if this comes back and they're not shovel ready or we run out of  
12 time, which can really happen, then you can go to some other  
13 part of the city; and then everything that we just said that we  
14 were trying to stop from happening, then is going to happen.

15 MR. HAYGOOD: Well, as someone told me, a fighter pilot,  
16 you always have to have a backup plan. And I think it would be  
17 a dereliction of our duty to you if we didn't give you some out  
18 if you got an allocation. And all this is going to be moot if  
19 we don't get an allocation of course.

20 What we will do is get you all a copy of the bylaws and  
21 point out to you the language that we think will avoid the  
22 problems that you are concerned with.

23 COMMISSIONER LOWE: Thanks for the presentation, Mr. Brown.  
24 To me it was rather exciting, and especially that we've only  
25 spent roughly about 20 or 25 thousand dollars to get an



1 opportunity to dream and put some chips in the game. So I think  
2 this is a good move.

3 (Commissioner Thomas left the dais.)

4 COMMISSIONER LOWE: As far as the organization and the  
5 board, I'm fine with where it is. I think more eyes is always a  
6 good thing to have, but I don't want anything to get in our way.  
7 I think we're making good progress. I'm optimistic in terms of  
8 if we get the award. I just feel like this is our time. I  
9 think we're making good strides, and this is just one tool to  
10 help us realize our dream over in that area.

11 We've started construction with the marina. That's a good  
12 sign. And people are waiting in the balance and willing to come  
13 and join us in our effort to make our redevelopment plans a  
14 reality.

15 So I appreciate all the work that you've done, the hours  
16 that you've spent on bringing this idea forward. It shows great  
17 initiative. And I think it's something nice that the business  
18 community will be watching as well, trying to find out where  
19 they fit in and how they can participate and help us finally get  
20 some things going in this area. So keep up the good work.

21 You know these ancillary things, the minute stuff, I hope  
22 that doesn't get us bogged down. You mentioned there are a lot  
23 of things time sensitive. If we let all this little stuff bog  
24 us down, we definitely won't make those deadlines.

25 I appreciate Viking and their commitment to share half the

1 responsibility. I feel pretty good about it. And I just hope  
2 that everybody keeps up the same amount of enthusiasm and help  
3 us reach the point where we've been trying to get for a very,  
4 very long time. Thank you very much.

5 VICE CHAIR BROOKS: Is this project not a win/win  
6 situation? Say yes.

7 EXECUTIVE DIRECTOR BROWN: Yes.

8 VICE CHAIR BROOKS: For what we are investing, we're  
9 looking at a really terrific return, should it happen. And my  
10 position is that I'm glad to see that you're doing something,  
11 that you're getting out here and we're trying to reach for what  
12 is out there. You will not get it if you don't go for it. So  
13 let's just be supportive. Well, you have my support on this. I  
14 want us to move forward. I love having plan B.

15 COMMISSIONER PARDO: I would also like to see a copy of the  
16 bylaws. And I would also like after every meeting a copy of the  
17 minutes.

18 Mr. Haygood had made a comment about public record requests  
19 if we were to put a city council person on there or a  
20 commissioner on there. But at the end of the day the five of us  
21 are still in charge of the CRA, so I would like the minutes  
22 after every meeting, please.

23 VICE CHAIR BROOKS: I want to make a comment. I'm hearing  
24 comments about being on this committee. I'm listening to what  
25 the lawyer is saying, I just have to trust what he says as being

1 the best position for us to take. If there is a meeting, is  
2 there any reason why you cannot attend? I understand only one  
3 perhaps could attend.

4 I don't want us to get into the fluff of the political part  
5 of all of this. We're looking at trying to attract private  
6 investors. And I think if we're going to be successful in doing  
7 that, we really must keep the politics out of it. Too much can  
8 happen from all of that. We're here today, might be gone  
9 tomorrow. So why should we get all involved in this? Let the  
10 committee do what they need to do, and keep the politics out of  
11 it.

12 CHAIR DAVIS: I too think that we are moving in the right  
13 direction. I think with any organization such as the one that  
14 Mr. Brown is talking about, the CDE board, if you put the right  
15 people in place, you don't have to worry about those kinds of  
16 things; they'll make sure that the correct checks and balances  
17 are in place. I mean there are ways that we can keep track of  
18 what is happening within that board.

19 I'll give you a prime example. The housing authority  
20 yesterday -- Ms. Brooks was there also. The mayor has been very  
21 successful in putting the right people in place. The current  
22 board applied for and received \$500,000 in NSP dollars, and they  
23 have bought four homes in the city; three of which are east of  
24 Broadway, and one on the west side. And these will be for  
25 Section 8, persons who are on Section 8 housing. The homes have

1 been renovated; they spent a little bit of money to renovate  
2 those homes. And these are going to be wonderful starter homes  
3 for individuals who live within our city. So they are doing  
4 some wonderful things; and they're working on putting everything  
5 together to rebuild on the Ivey Greene site.

6 So I just think that we need to keep the positive momentum  
7 going and try to be as supportive as we can be.

8 Everybody is entitled to ask for whatever it is they want,  
9 but I just think that making it a political thing is not the  
10 right way to go.

11 Several commissioners from other cities have always asked  
12 me, why do we not have a separate board for the CRA. And I've  
13 always had an answer that it created another layer of things  
14 that had to happen.

15 But anyway, with this CDE, I just think that that is the  
16 perfect way to go as far as this separate board. So I hope that  
17 we can move this forward.

18 COMMISSIONER PARDO: Madam Chair, my request still stands.

19 CHAIR DAVIS: We understand.

20 So the consensus is that we're going to move forward on  
21 this? It's just a status question.

22 Item 7.

23 (Item 7 resolution ready by Mr. Haygood.)

24 CHAIR DAVIS: Is there a motion?

25 VICE CHAIR BROOKS: So moved.

1 COMMISSIONER LOWE: Second.

2 CHAIR DAVIS: It's been moved and seconded.

3 Mr. Brown.

4 EXECUTIVE DIRECTOR BROWN: One of the significant  
5 initiatives that has come out of the Obama administration is  
6 attention to obesity and issues related to health. The  
7 administration in this round has put out a number of grant  
8 opportunities for communities to address healthy food  
9 alternatives, particularly in low income communities and  
10 communities that would address what the administration calls for  
11 as a food desert. A food desert is a community where the  
12 population doesn't have access to healthy foods, a grocery store  
13 within a one mile radius if it's an urban area.

14 Most of the funding is geared towards entities and  
15 organizations that can finance healthy food alternatives. We  
16 had an opportunity, we were approached by our community  
17 partners, the Business Loan Fund or the Center for Enterprise  
18 Opportunity, whom we presently have a grant pending with the  
19 CDFI fund to match our funding for a Riviera Beach Small  
20 Business Loan Fund that we got engaged with the Center for  
21 Enterprise Opportunity. And because of the deadline, we had to  
22 represent that there is a memorandum of understanding that the  
23 application of funding that we're seeking is an \$800,000 grant  
24 that would finance the green market at the marina. The grant  
25 requirements were done in such a way that the applicant had to

1 be a financing entity; in this case the Center for Enterprise  
2 Opportunity is. We made sure that what we represented in our  
3 MOU was within the authority that we had. We indicated that if  
4 we are successful in our financial assistance award with the  
5 CDFI fund that the money would be used to finance the micro  
6 businesses that would be setting up the vendor shops within the  
7 green market. We also indicated in the application that we are  
8 applying for new markets tax credits in further effort to  
9 improve the municipal marina. So the MOU explains the request  
10 of grant funds for green market at element 11. It talks about  
11 the responsibilities between the two; and the level of funding  
12 that would be provided; and that the committee that put together  
13 the grant staff from the Center for Enterprise Opportunity and  
14 Paul Skyers, who represented our interest, met with Sysco and  
15 Cheney Brothers, all of whom seemed very excited about this  
16 opportunity. So we did ask the chair if she would be kind  
17 enough to sign the MOU, and we are requesting ratification.

18 MR. HAYGOOD: I was very reluctant to take this action or  
19 to say this action was authorized because it had not come before  
20 you beforehand. I did so for three reasons. One was the  
21 application was actually due before you were going to meet. I  
22 think the application was due this past Monday, number one.  
23 Number two, if you determine that you did not want to  
24 participate in this, you could in fact not ratify this and the  
25 application would be withdrawn. And number three, from a

1 substantive standpoint there was nothing in the MOU that you had  
2 not already approved. One was the half million dollars, one was  
3 the green market concept. And then finally, if in fact the  
4 grant is awarded, an agreement would have to come back to you  
5 asking in more detail as to responsibilities of each party under  
6 the grant.

7 COMMISSIONER PARDO: Did the consultant that's doing this,  
8 what is it, CEO, did they just find out about this grant?

9 EXECUTIVE DIRECTOR BROWN: I think we were lucky that they  
10 did. They approached us with about three weeks into the  
11 deadline about applying. I don't know when they knew, but  
12 they -- we were aware of it at least weeks before, but just  
13 didn't feel we had the capacity or the time to do it. So when  
14 they approached us to take the lead, and they did so with their  
15 resources, we said why not.

16 COMMISSIONER PARDO: Well, I just think it's a little  
17 weird. If that's what they're supposed to be doing, and we knew  
18 about it before they did; but then we didn't tell them, but then  
19 they came back and they found out about it.

20 The other thing is, what's going on with Treasure Coast and  
21 the green market? We haven't had an update about that in quite  
22 a while. Are they still pursuing it for us with the county?

23 MR. EVANS: Yes, they're still pursuing it.

24 COMMISSIONER PARDO: Can you give us an update?

25 MR. EVANS: They have recently conducted a market survey

1 and study in the Riviera Beach area. I haven't seen the results  
2 from that yet; they haven't compiled them. They are creating  
3 the floor plan and the layout for how it would work. And  
4 they're doing that so that they can increase the ability to go  
5 out and get the funding to actually build the structure. So  
6 they'll develop the plan, the concept, so they can show what it  
7 will look like, where the stalls go, how the people interact,  
8 and then they'll use that for the next grant applications.

9 COMMISSIONER PARDO: Is the county still interested? Is  
10 Sherry Howard, is she still involved in that too?

11 EXECUTIVE DIRECTOR BROWN: She is very much. We were in  
12 dialogue with Ms. Howard as we applied for this application.  
13 She asked us to make sure that we refer CEO to Greg Vaday at  
14 Treasure Coast.

15 So it really is a cooperative effort of everyone. We are  
16 all just trying to find money.

17 COMMISSIONER PARDO: That's fine. I just want to be  
18 informed. I want to make sure that the things that we had going  
19 on prior to this are still moving ahead. And if they can all  
20 work together, that's even better. I just want to make sure we  
21 don't have all these balls up in the air and no one catching  
22 them.

23 CHAIR DAVIS: Mr. Brown, did I understand you to say that  
24 these dollars, if we are -- we want to establish a relationship  
25 with the Business Loan Fund, am I correct?



1 EXECUTIVE DIRECTOR BROWN: Center for Enterprise  
2 Opportunity, correct; a/k/a Business Loan Fund.

3 CHAIR DAVIS: So we're applying for the \$800,000 from the  
4 federal government partnering with them, right?

5 EXECUTIVE DIRECTOR BROWN: That is correct.

6 CHAIR DAVIS: And the CRA would provide matching dollars?

7 EXECUTIVE DIRECTOR BROWN: No, we represented that we had  
8 site control, so we had the property; and we shared with them  
9 the concept plan, as well as the business plan from the public  
10 market; so we were able to help them cobble together an  
11 application in short order because we, as Ms. Pardo indicated,  
12 have been thinking about this for a long time.

13 CHAIR DAVIS: So out of that \$800,000, 650,000 of that  
14 would be used only to finance green market business  
15 opportunities; am I correct?

16 EXECUTIVE DIRECTOR BROWN: \$800,000 in the grant would be  
17 used to finance green market opportunities. In our application  
18 we were showing that there were other sources leveraged to  
19 improve the area. So what you're seeing in the MOU is we are  
20 indicating to -- I think this application was due to HHS, Health  
21 and Human Services, that we are already thinking of ways to  
22 finance small businesses; and that the application is pending  
23 with the CDFI fund, our 500,000 would be matched with an award  
24 from the federal government of 650,000, so actually we'll have  
25 1.9 million.

1           COMMISSIONER LOWE: We won't start taking applications for  
2 this until we're awarded the grant?

3           EXECUTIVE DIRECTOR BROWN: That is correct.

4           COMMISSIONER LOWE: I have to say it again, this definitely  
5 falls in line with what we're trying to do; and it is surprising  
6 how things are just falling in our laps all of a sudden, but  
7 I'll take it. This is no cost to us. And I read a little bit  
8 on the chef program, and the opportunity here is in developing  
9 12 local businesses here; so that when we do get everything  
10 funded, we'll already have the blueprint and we'll have business  
11 owners that are actively involved looking over the material.  
12 The program seems to be a very comprehensive program, where it  
13 really helps a business owner with operations and management and  
14 buying product and every element of being independent and owning  
15 your own business, which definitely fits into the concept of  
16 incubating businesses. And that was our purpose for the green  
17 market in itself. And like I said, it's just, it's just odd  
18 but, you know, I'll take it. You have to be in it to win it.  
19 So I'm glad we were able to catch this. And I definitely don't  
20 mind signing an MOU. You have my full support on this.

21           EXECUTIVE DIRECTOR BROWN: There's probably one additional  
22 thank you that I failed to really highlight; and that is, given  
23 the fact that we have two of the nation's largest food  
24 distributors here in Riviera Beach, Sysco and Cheney, that in  
25 short order the committee met with them, they were excited, and

1 they pledged their participation. So I think we and our  
2 partners at CEO put together a very strong application. And I  
3 just want to say publically thanks to Sysco and Cheney. That, I  
4 think, even strengthens what we want to do to create micro  
5 businesses and provide healthy food alternatives in our city.  
6 The green market is not in a food desert, it is three blocks  
7 away from a food desert; Riviera Beach Heights is a food desert.

8 CHAIR DAVIS: We have one public card. John Clayton.

9 MR. CLAYTON: I withdraw my public comment. My question  
10 was already answered.

11 CHAIR DAVIS: Call the question.

12 (Motion carries, with Commissioner Thomas absent during the  
13 vote.)

14 CHAIR DAVIS: We are now down to -- well, let's do public  
15 comments. Gerald Ward. And then John Clayton.

16 MR. WARD: Gerald Ward, 31 West 20th Street.

17 Obviously under item previous, you had the interim attorney  
18 expound on various opinions. The best thing that the executive  
19 director has done is to have the court reporter, so at least we  
20 have it on the record. But what you don't get are opinions  
21 written in writing so that you can understand this before you  
22 get here.

23 (Commissioner Thomas returned to the dais.)

24 MR. WARD: And I still do not concur, the comment that  
25 similar corporations have been run by bankers. Bankers have

1 about the least credibility, other than probably legal folk, in  
2 this country right now. So you need to get things set down  
3 together.

4 First item on public comment: State Road A1A. You've seen  
5 how the Blue Heron bridge, the high span bridge, which is not  
6 part of the JPA for accomplishing resurfacing since 2003, 2004  
7 agreements with the Department of Transportation. But there are  
8 apparently, based upon my long discussion with folks, serious  
9 problems with the design for the guard rail, of which you see  
10 most of it has been removed, and only half of it disposed, from  
11 the south side of the bridge. This is fully within the CRA. So  
12 the CRA is a good entity to start beating up on DOT as to why  
13 the citizens are going to be oppressed for an extended period  
14 because nobody has a set of plans and the contractor pulled off  
15 the job.

16 Broadway, State Road 5. There's a 90 percent set of plans  
17 that everybody needs to get involved with. And the Metropolitan  
18 Planning Organization for next Thursday, a week, eight days from  
19 now, is going to again take up a presentation on the design of  
20 the State Road 5 Broadway. So it's time for the public, which  
21 is still upset -- and you'll find that it's probably the total  
22 demise of ever having a community and a slow road through  
23 Riviera Beach. It's going to get faster, with absolutely no  
24 median crossings from 20th Street up to Blue Heron, that are  
25 effective for crossing the road. 9:00 on Thursday morning,

1 eight days from now.

2 The CRA is working on a new website. Each of you are the  
3 high paid folk that we have to oversight that. You need to get  
4 the address for that and put your two cents in. Some of the  
5 very first things that come out of it -- I sit through a lot of  
6 meetings here, and every time at the meeting you ask why aren't  
7 there more Riviera Beach firms involved. Look at the list of  
8 businesses that are touted in there -- and I suspect it wasn't  
9 CRA staff that put it together but it was this BRIC group -- but  
10 there are no addresses, and Riviera Beach firms don't get any  
11 priority. This is a good place to give Riviera Beach firms  
12 priority.

13 CHAIR DAVIS: Thank you, Mr. Ward. John Clayton.

14 MR. CLAYTON: My name is John Clayton. I reside at 1809  
15 Avenue E. I just wanted to talk a little bit about the Ocean  
16 Mall and the kind of things that I'm seeing there. I just want  
17 you to know that I'm really pleased about what's happening  
18 there, and the new businesses going in. I was commenting to mom  
19 the other day that if you go there on any given weekend, even  
20 during the summer, you can't find a parking space; you have to  
21 do at least two laps around before you can find a parking spot.  
22 Which that's a good problem, because that's what you want, you  
23 want economic growth. I just wanted to say that I hope you use  
24 that as kind of a model to your future redevelopment plans.

25 Myself, I believe in the free market all the way; and I'm

1 kind of a product of that because I came up from nothing and  
2 made something of my life; and I live on a street that's heavily  
3 blighted, and you see a lot of drugs and prostitution, and you  
4 hear all that stuff; but what you don't hear a lot of is the  
5 kind of economic growth that's currently going on and will go  
6 on. So I just wanted to say I'm very pleased about the Ocean  
7 Mall project. Thank you.

8 COMMISSIONER LOWE: I did happen to drive by Ocean Mall  
9 yesterday in the afternoon, maybe around 4 or 5, and I had to do  
10 a double take and just take another loop around to see the  
11 activity out there. I mean folks were playing volleyball, and  
12 someone was grilling; and all the activity, it seemed like  
13 everybody was out, either walking or biking or doing something.  
14 I'm really proud of what's going on over there in the Ocean  
15 Mall.

16 There's a few problems that need to be addressed but  
17 overall I think it's a very good project; and I'm very pleased  
18 when I drive by there to see the activity and folks enjoying  
19 themselves like they are currently doing, and living the life  
20 style here in Riviera Beach. And I see people from all over the  
21 country visiting this area, and I'm excited. It's very  
22 encouraging. Thanks, John, for bringing that up.

23 CHAIR DAVIS: Okay. Report of the executive director.

24 EXECUTIVE DIRECTOR BROWN: I have none.

25 CHAIR DAVIS: Discussion by the board?

1 I have a couple things. Regarding the Broadway corridor, I  
2 did have a town hall meeting a couple weeks ago, and it was very  
3 sparsely attended. However, what came out of that meeting was  
4 that from previous meetings several adjustments had been made to  
5 the roadway. However, at this point in time the project is 90  
6 percent complete and there will not be anything else changing.  
7 So I think we're moving in the right direction. And we are not  
8 going to risk losing the dollars; because there are some people  
9 out there, other entities out there, who are just waiting for an  
10 opportunity to say, hey, we need that money over here if Riviera  
11 Beach is not going to use it. So if there are any delays, we  
12 lose the dollars; so we're going to be moving forward on that.

13 Also, Mr. Brown, just an idea, I had the same conversation  
14 with Mrs. Jones last week, I am so excited about the direction  
15 that we're moving, but some of those same businesses that were  
16 mentioned early on, we have some Fortune 500 companies right  
17 here in the City of Riviera Beach, who are making a pile of  
18 money every day but they are not partners with us. And in the  
19 past we've always tried to ask for additional dollars from just  
20 the developers who are coming in, to fund certain things that we  
21 had in the city, like the beautification of Blue Heron and Sugar  
22 Hill Cemetery and those types of things. But I'm looking in a  
23 different direction now. I know Ms. Pardo wants to increase  
24 activities at the Ocean Mall, and we don't have any 4th of July  
25 fireworks, we don't have any Christmas lights, we don't have so

1 many things in this city. And we've got Fortune 500 companies  
2 right here. So what I would like to do is specifically in the  
3 CRA, because Mrs. Jones is going to be taking care of the city's  
4 functions, but activities that we want to bring forward, we need  
5 to be asking some of our businesses to fund that activity for X  
6 number of years. Okay? I mean fireworks in the past has only  
7 cost us like \$35,000.

8 I mean when we were having the jazz festival, people were  
9 giving us tons of money for that. We don't have the jazz  
10 festival anymore. We have the event over here at the park, you  
11 know, that could be one of the things. I just want us to start  
12 thinking along those lines.

13 COMMISSIONER PARDO: Councilwoman Brooks and I are now part  
14 of the Riviera Beach Business Council; and we are having a  
15 meeting on August 4th with the businesses in Riviera Beach.  
16 Right now the businesses that are part of the North Palm Beach  
17 Chamber and the businesses that are part of the Riviera Beach  
18 Business Council will all be attending; but now we're reaching  
19 out to the other businesses in the city, we've identified them,  
20 they are getting letters, we're asking them to come to this  
21 mingle that we're having. And they'll be able to speak with  
22 other businesses in the city. Councilwoman Brooks and I will  
23 tell them what's going on in the city, and try to get them  
24 excited about what's going on, to become part of it; because  
25 like you said, we can't do it alone. And there is a lot of



1 businesses, you know if you ask a business to do something, nine  
2 times out of ten they'll help you. So I just wanted to let you  
3 guys know that we're in the process of trying to bring the  
4 businesses together. And then with Mr. Brown and Ms. Jones,  
5 they can take it, once we capture them, then they can take it to  
6 the next level.

7 CHAIR DAVIS: As a matter of fact, there is a gentleman  
8 right here in the city who kind of initiated this pulling  
9 together of businesses, Mr. Amon Yisrael, who went around  
10 visiting all of these businesses and telling them, hey, you need  
11 to become a partner.

12 I think it's a wonderful opportunity for us to do this.

13 And also from the northern chamber I received an e-mail  
14 that they're having some kind of radio -- where businesses can  
15 get on the radio for 30 seconds or 60 seconds or something and  
16 talk about the kinds of things that they're involved with with  
17 the city, something like that. I can't remember all the  
18 details.

19 Okay. Anything else? Motion to adjourn?

20 COMMISSIONER PARDO: So moved.

21 CHAIR DAVIS: We're going to break for about five minutes  
22 and start our budget session.

23 (Proceedings concluded at 7:51 p.m.)  
24  
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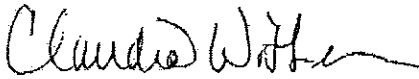
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THE STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Claudia Price Witters, Registered Professional Reporter,  
certify that I was authorized to and did report the foregoing  
proceedings at the time and place herein stated, and that the  
foregoing is a true and correct transcription of my stenotype  
notes taken during said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th  
day of July, 2011.



\_\_\_\_\_  
CLAUDIA PRICE WITTERS  
Registered Professional Reporter

**ADJOURNMENT**

The meeting was adjourned at 7:51 P.M. The minutes were approved by the Board of Commissioners on \_\_\_\_\_.

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Judy L. Davis, Chairperson

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Executive Director Tony Brown

/cw  
Florida Court Reporting