

1. **REQUEST FOR APPROVAL OF MINUTES - September 12, 2012**  
**(Regular Meeting)**  
**(ATTACHMENT - #1)**

1 Riviera Beach Community Redevelopment Agency Regular Meeting

2 City of Riviera Beach Council Chambers

3 2nd Floor, Municipal Complex

4 600 West Blue Heron Boulevard

5 Riviera Beach, Florida

6 Wednesday, September 12, 2012

7 6:30 p.m. to 7:13 p.m.

8  
9 APPEARANCES:

10 Chair Billie E. Brooks

11 Vice Chair Dawn Pardo

12 Commissioner Judy Davis

13 Commissioner Shelby Lowe

14 Commissioner Cedrick Thomas

15 Attorney Michael Haygood

16 CRA Executive Director Tony Brown

17 CRA Administrative Director Darlene Hatcher

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

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

7 CHAIR BROOKS: Mr. Brown, any additions, deletions,  
8 corrections?

9 EXECUTIVE DIRECTOR BROWN: Yes. At your seat is an invoice  
10 from Anthony Government Solutions. It's a replacement of an  
11 invoice you have in your packet. Nothing has changed in terms  
12 of the dollar amounts; just a more detailed description of his  
13 services during the month. The invoice is item number 3.

14 Then number 7, we're deleting.

15 CHAIR BROOKS: Item number 4, under the Clean and Safe  
16 Program, the date should be corrected to August 9, 2012.

17 If there are no other changes, I'd like to get a motion for  
18 adoption of the agenda.

19 VICE CHAIR PARDO: So moved.

20 COMMISSIONER DAVIS: Second.

21 (Motion carries unanimously.)

22 CHAIR BROOKS: Consent agenda. Anyone choose to remove an  
23 item? If not, then I need a motion.

24 VICE CHAIR PARDO: Motion to approve consent.

25 COMMISSIONER THOMAS: Second.

1 (Motion carries unanimously.)

2 CHAIR BROOKS: Down to regular business, item number 6.

3 (Resolution read by Mr. Haygood.)

4 COMMISSIONER DAVIS: So moved.

5 COMMISSIONER THOMAS: Second.

6 EXECUTIVE DIRECTOR BROWN: I didn't prepare a presentation  
7 since we had two budget workshops and there was pretty strong  
8 consensus on the areas of our budget that needed to be adjusted.

9 We increased funding for the Clean and Safe Program. In  
10 the budget is an approval to increase staff for an  
11 administrative assistant and a public safety officer, which will  
12 be a civilian position.

13 We've also increased the travel budget by allocating a  
14 commensurate amount for board training and related travel. Each  
15 of you for the coming year, similar to what you have at the  
16 City, will have a budget of \$3,000 for CRA board level training.

17 The professional services budget was increased in the event  
18 that certain expenses are not eligible for reimbursement under  
19 our BB&T loan.

20 The key highlights to our budget is that we are presenting  
21 for your approval a budget in the amount of 36,398,526, which is  
22 a 2.1 million dollar reduction from our prior year. The tax  
23 increment revenues, our annual income is largely flat. It's  
24 about a 1% decline over the prior year at \$5,091,083.

25 Personnel, administrative and program expenses are coming in at

1 3.5 million. The addition of debt service in the amount of 3.6  
2 million will require us to offset unrestricted cash reserves,  
3 which was anticipated when we borrowed the BB&T funds, as we  
4 project out through fiscal year 1016.

5 The budget includes the possibility of at least a million  
6 dollars in real estate purchases. As you recall, with the real  
7 estate acquisition and disposition policy no real estate can be  
8 purchased or sold without your prior approval; and the  
9 additional \$10,000 in the \$1,010,000 budget is for miscellaneous  
10 equipment that may be purchased during the year.

11 We are projecting cash reserves in the amount of 6.3  
12 million once the new fiscal year begins; and we are projecting  
13 that the organization is in a strong fiscal position.

14 During the year we anticipate disbursing about \$11,000,000  
15 for approved project initiatives that we discussed at our last  
16 meeting.

17 I am prepared to answer any questions you have on both the  
18 operating budget as well as our capital or project budget.

19 CHAIR BROOKS: Any comments or questions from the board?  
20 If not, I do have one comment card. Mr. Ward.

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

22 I would tell you I was here at the workshop and also  
23 commented at the end of that workshop, just before it closed at  
24 6:31. We still have trashed any improvements to Avenue E. This  
25 is no different than the Riviera Beach Heights mess where we

1 budgeted money for years to do work, not studies, in Riviera  
2 Beach Heights. And we still really have not spent any money in  
3 Riviera Beach Heights.

4 The Avenue E is the eastern equivalent to what was a  
5 desirable area. The Citizens' Master Plan, Charrette Master  
6 Plan, certainly thought that Avenue E needed work; and a special  
7 design area was accommodated in that report. We seem to keep  
8 forgetting what the citizens want, and go off on what some  
9 developer -- or maybe I shouldn't even say developer, whether it  
10 be a boat builder or contractor or boat yard operator wants. We  
11 have certainly avoided getting some bricks and mortar in the  
12 ground.

13 The picture for Newcomb Hall shows it in Bicentennial Park,  
14 which has still not been resolved with the Department of  
15 Interior, United States, with that fancy building. Now I hear,  
16 but not precisely, and if you go to item 5, I think it is,  
17 there's a couple sheets that talk about how we're going to do  
18 another study and redesign and then select a construction plan  
19 contractor later on this year. But I would tell you that the  
20 picture that's on page 6 of your budget backup still has  
21 considerable concerns from the citizens of the town.

22 Lastly, the director manager referenced the \$1,000,000  
23 potential real estate acquisitions, with no criteria for  
24 spending a very large sum of money.

25 You have a very poor agenda backup record. It is amazing

1 that nothing seems to get done until just about the time you  
2 open up the meeting. So somewhere along the line you can't  
3 afford to be back in the position that you were at the fall  
4 quarter of 2004, where you found budget expenditures for real  
5 estate that you never even knew about.

6 CHAIR BROOKS: Ready for the vote.

7 (Motion carries unanimously.)

8 CHAIR BROOKS: Moving on to item 8.

9 EXECUTIVE DIRECTOR BROWN: This is not an action item. I'm  
10 pleased to report that we at 4:00 today met our deadline in  
11 filing a New Markets Tax Credit application. We've applied for  
12 \$15,000,000, though we did receive \$69,000,000 in financial  
13 pledges. I'm going to explain shortly why we decided to apply  
14 for a smaller amount. A big part of it is as a result of a  
15 briefing we had with the CDFI Fund at the U.S. Department of  
16 Treasury, who felt our experiences as such didn't really warrant  
17 our ability to qualify for anything larger than what has been  
18 our past track record. We, the CRA, are not a financial  
19 intermediary, meaning we don't make loans or provide investments  
20 to businesses, which is what most of the organizations are  
21 proposing to do. In our application we talked about making  
22 place based investments.

23 Last year when we applied, we applied with Viking under a  
24 plan that had yet been decided. And Viking is currently working  
25 through and refining their proposal to us from 2008. What we

1 opted to do in this year's application is to apply for funding  
2 for the public market, which is why the request is at about  
3 15,000,000. I will have copies for members of the board, I'll  
4 get those to you late this week or early next week, because we  
5 literally just filed the online application before the 5:00  
6 deadline.

7 As I always do when I talk about the program, I use  
8 acronyms. You'll hear me talk about a CDE, a QEI, a QALICI, and  
9 QLICB. A CDE is a Community Development Entity; that is the  
10 legal entity that must be formed. It's certified by the U.S.  
11 Department of Treasury as having a mission of community  
12 development. And we have formed such a CDE, the Riviera Beach  
13 Community Development Entity; it is the applicant that has  
14 requested \$15,000,000 in New Markets Tax Credit authority.  
15 Those tax credits are sold to a private investor; and that  
16 becomes their qualified equity investment into the community  
17 development entity. That community development entity in turn  
18 makes a loan or investment. And that loan or investment must  
19 benefit low income populations or it must benefit a low income  
20 community. And the loan or investment is made to a qualified  
21 active low income community business; and the business may  
22 secure loans or investments from the CDE. They must be located  
23 in a low income census tract; and there are other things they  
24 can provide to meet those qualifications.

25 Next slide. The centerpiece in this diagram is the



1 community development entity. Basically as I said in the top  
2 left box they get certified by the CDFI Fund. They apply for  
3 allocation of tax credit authority. If they win an allocation  
4 of tax credits, those tax credits are sold to private investors  
5 within 5 years. The other thing in that small bottom box is  
6 that if you win an allocation, you have 5 years to sell it and  
7 then the investment must stay within that community development  
8 entity for 7 years.

9 The program is so competitive that when folks apply for tax  
10 credits they're applying indicating that they've raised their  
11 cash. If you think it's going to take you 5 years to raise your  
12 funding, you need not apply because you won't meet one of those  
13 important tests. We met the test because we were successful in  
14 getting a \$50,000,000 pledge from Fifth Third Bank and an  
15 additional \$15,000,000 from BB&T Bank, and we got a \$4,000,000  
16 letter of support for the public market from Palm Beach County  
17 and their staff.

18 CHAIR BROOKS: Once you're approved for those credits, then  
19 you say we actually sell them?

20 EXECUTIVE DIRECTOR BROWN: You sell the credits. And the  
21 investor will pay about 80 cents on the dollar for the tax  
22 credits.

23 Next slide. We applied for \$15,000,000. What is valuable  
24 to the investor is that for every dollar that they invest in the  
25 community development entity, they get to offset their federal

1 income taxes by 39 cents. So if they invested a million dollars  
2 over a 7-year period, they get to offset their federal income  
3 taxes by \$390,000.

4 Next slide. There are some creative things that you can do  
5 with the structure. One of them is called a leveraged model.

6 Ms. Davis and Ms. Pardo attended a Novogradac conference,  
7 and probably heard more about New Markets Tax Credits than they  
8 care to hear.

9 We requested \$15,000,000 in funding for the public market.  
10 The application indicates that we in following the plan put  
11 forth by Viking and Live Work Learn Play, the civic  
12 neighborhood, we're basically in our application saying that we  
13 have sufficient funding to build Newcomb Hall, the parking  
14 structure, and to complete phase one of the civic neighborhood  
15 plan; we needed it to complete the public market.

16 The feasibility plan and marketing plan for the public  
17 market was completed in January of this year. Many of you  
18 attended and looked at several public markets with Aaron  
19 Pohl-Zaretsky. He completed that report. It's a nearly  
20 200-page report that we used as the basis of our application.  
21 It gave us a lot of information, to be detailed.

22 I will say the other thing we are doing in our application  
23 that is not typical is that we applied for what is called a  
24 single investment. The CDFI Fund encourages and most applicants  
25 apply for a general pipeline. We debated as to whether or not

1 we should apply as a general pipeline, but felt until we know  
2 what Viking is going to present and what their timeline and  
3 schedule is, we really don't have a pipeline of at least private  
4 development to talk about. We do talk about the potential of  
5 half a billion dollar investment from Viking. We talk about the  
6 billion dollar improvement along the Broadway corridor from FPL,  
7 Rybovich and Lockheed, that really would position our market.  
8 So we did apply for a single investment QALICI. It is not the  
9 typical way. We're hopeful that we'll again pioneer an  
10 application where our single investment is funded.

11 BB&T and Fifth Third Bank were the investors who pledged to  
12 buy the credits if we succeed. And Palm Beach County Department  
13 of Economic Sustainability also endorsed our project.

14 We're hedging our bet. Our application is in the  
15 application that Palm Beach County is applying for, so we're in  
16 their application; and there are three or four others whose  
17 applications we are in as well.

18 COMMISSIONER THOMAS: Mr. Brown, when you say that our  
19 application is in the County's application, can you elaborate on  
20 that a little bit? I'm familiar with them using us quite a bit,  
21 but we don't necessarily get the impacts or the benefits of it.

22 EXECUTIVE DIRECTOR BROWN: When a community development  
23 entity applies, you talk about what your pipeline consists of.  
24 As I said, we didn't apply under the general pipeline category,  
25 we applied for a single transaction. Palm Beach County,

1 Treasure Coast, Neighborhood Lending Partners over in Tampa, the  
2 Community Reinvestment Fund out of Minneapolis, and Stonehenge  
3 Capital out of Ohio, all are applying under the category of a  
4 general pipeline; and we shared information about our public  
5 market that they will include in their application. So Palm  
6 Beach County in their application, and I'm not sure what all is  
7 in there, I know they've been working hard for a convention  
8 center hotel, but they would include funding for our public  
9 market.

10 COMMISSIONER THOMAS: Not that we don't trust them, but how  
11 do we ensure if they are successful that we'll be able to share  
12 in that successful application, since they're using our project?

13 EXECUTIVE DIRECTOR BROWN: There is no assurance, in that  
14 they could get less than what they requested. And we may not be  
15 their number one project. So once the announcement is made, not  
16 knowing what amount they applied for and what amount they won,  
17 we have to go see to what extent they will provide funding for  
18 our project. I will say that I know we are at least in second  
19 place behind the convention center hotel, which has been their  
20 motivation. They have been very supportive of the public  
21 market. Last year it was a legislative priority for funding.  
22 They typically don't provide letters of support, and they  
23 provided it for our application.

24 COMMISSIONER THOMAS: Their support for the market in our  
25 city?

1 EXECUTIVE DIRECTOR BROWN: In our city, correct.

2 I know if we're successful over in Tampa, we are their  
3 number one project in Tampa, so we would be considered first.

4 Next slide. As I said, we're using a leveraged loan  
5 structure. And once you get your packet, you'll get some  
6 understanding of what that means in terms of the narrative we  
7 put in the application. But basically there is a loan that's  
8 made to the investment fund, and the combination of the debt and  
9 the equity flows down to the community development entity. So  
10 in our request for \$15,000,000 in New Markets Tax Credit for the  
11 public market, in the letter that we received from the County  
12 they indicate the possibility of making a loan up to \$4,000,000  
13 to the CRA, or it could possibly be a grant, but it would be  
14 made to the CRA so that we in turn could lend it in what's  
15 called a leveraged debt structure. The \$4,000,000 loan and a  
16 \$6,000,000 loan from Fifth Third Bank would be lent to the  
17 investment fund that would in turn lend it to or provide the  
18 equity, \$15,000,000 in equity, to the community development  
19 entity. All that goes to say that the tax credits subsidy ends  
20 up being \$4,680,000, which at the end of the 7 years the  
21 investor walks away from those dollars. And so the \$15,000,000  
22 that was put in -- the sources that allowed us to get the public  
23 market, 11,000,000 of that, or really 6,000,000 of that  
24 15,000,000, becomes debt service; and then at the end of the  
25 compliance period that 4.6 million in a sense goes away and

1 becomes equity in the public market; and it's pretty much  
2 structured as an Evergreen loan debt that doesn't have to be  
3 repaid or can be repaid, based on the ability of the public  
4 market.

5 That gives you full disclosure in terms of structure. It  
6 will be interesting reading when I give you your packets.

7 We have a 1 in 200 chance of winning. They'll probably  
8 announce how many folks have applied by Friday, but it's usually  
9 oversubscribed by about 10 to 1.

10 COMMISSIONER DAVIS: Mr. Brown, I know in the past you  
11 lobbied folks in Washington to get them to reopen this thing for  
12 Florida because Florida had not received its fair share. Do you  
13 think it would be beneficial for all of us to make some phone  
14 calls to our legislators in Washington?

15 EXECUTIVE DIRECTOR BROWN: As you know, I'm also the former  
16 director of the program and I actually implemented and  
17 supervised the rule making. And I usually tell folks when they  
18 ask me, does the political process help, and I generally say no,  
19 that as a political appointee you really are safeguarded in the  
20 political influence that would help in terms of influencing  
21 staff on making the allocation. Obviously when you make enough  
22 noise that the Secretary of Treasury maintains and his chief of  
23 staff maintains a list of projects that are of importance to  
24 certain members of Congress, and once the announcement is made  
25 either the secretary or someone from his office either calls you

1 with good news or bad news, but they'll make sure that the  
2 process was fair and all the I's were dotted and T's crossed.

3 Last year we had letters of support from Senator Nelson,  
4 Congressman West, Congressman Hastings, that allowed our  
5 application to be put on the radar screen. When we weren't  
6 funded, and we saw the outcome of the results, I think again  
7 because each of our congressional delegation did make noise,  
8 given the disappointment, that there were some rule changes.  
9 One of the most significant rule changes is that Florida is one  
10 of 10 states that's been identified under one question for  
11 innovation, that if you're originating transactions in Florida,  
12 along with 9 other states, then the fund will give consideration  
13 because it has been one of the states underserved.

14 Our lobbyist stands ready to engage our Congressional  
15 delegation in letters.

16 Another disclosure is, though the New Markets Tax Credit  
17 Program is in the president's budget to be funded at the level  
18 of 5 billion dollars, the program has yet to be appropriated by  
19 Congress. The Senate Finance Committee, as part of the tax  
20 extenders package, included New Markets in some legislation that  
21 was going to extend the Bush tax cuts, but that an equal measure  
22 has yet to pass the House Ways and Means.

23 There won't be an announcement until Congress has  
24 appropriated funding. And we don't anticipate that to happen  
25 until after the election.

1 CHAIR BROOKS: Any comments from the board?

2 EXECUTIVE DIRECTOR BROWN: The public market and the  
3 feasibility plan was completed with Treasure Coast oversight.  
4 And what you're seeing in this rendering from the screen is two  
5 buildings, two stories, that would go on the corner of -- it's  
6 positioned to fill the entire block at Broadway and 13th. It  
7 would be sort of the anchor and the grand entrance into the  
8 marina as the location. Half that slide is owned by the City  
9 and the CRA, and the other half of the site is owned by Viking.  
10 And the process we have underway with Viking Developers will  
11 define where the public market will eventually go, so this will  
12 come back to you in about two to three months.

13 CHAIR BROOKS: Public comments. Mr. Ward.

14 EXECUTIVE DIRECTOR BROWN: While Mr. Ward is coming to the  
15 mic, I will also disclose I was adviser to Neighborhood Lending  
16 Partners. As part of that disclosure, is that there is no  
17 compensation for any transaction related to Riviera Beach. As I  
18 said, we are number one in their pipeline, so part of that was  
19 to ensure that our transaction will be number one on their list.

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

21 Obviously the term deadlines has come up about 5 or 6 times  
22 in the recent presentations. It would be really helpful and  
23 don't you think that it would have been nice to have had a copy  
24 for you to peruse a week in advance before a deadline of 1600  
25 this afternoon, where it's been submitted and you have no clue.



1 And how about the citizens? This is a public hands-on board.  
2 You have as many members almost as you do staff. Or we used to  
3 have an equal amount. So you're supposed to be involved in the  
4 decisions and the materials equally.

5 Item 7 was pulled at 1647, because I called in and said,  
6 are there any additions or deletions, and was told no, and  
7 immediately, within a millisecond, yes, there is, 7 is going to  
8 be pulled. 7 is work order number 2, which is the same as work  
9 order number 2, item number 8 in your agenda for the first  
10 meeting in August. So something's going on. And you being the  
11 hands-on board needs to know exactly what's going on with  
12 Gilbane's work order. You will also see that Mr. Interim  
13 Attorney Haygood has memos from Mr. Broussard about the same  
14 subject, Gilbane.

15 Number 3, consultant management. In your professional  
16 services alleged summary it doesn't include everybody that's a  
17 consultant that's being worked on. There's only 8 listed. But  
18 it's obvious that the staff is now becoming consultant managers  
19 more than anything else. And that probably takes almost as much  
20 time as doing the work.

21 Number 8 was the PowerPoint presentation which was  
22 unreadable. There is no backup of it in the material, and there  
23 is no backup in the backup book at the rear. I'd like to have a  
24 copy, because I couldn't read those highlighted items that were  
25 colored.

1           Lastly, parking garage. There was no mention, we have two  
2 entities in the CRA now building parking garages. It's time for  
3 there to be a routine report on what the two entities within the  
4 CRA are doing about parking garages. Because that's a very  
5 expensive structure and it is one of your 5 priorities, so it's  
6 time to put it on the front burner for reports. There's nothing  
7 in item 5, which is maybe not the Marina District but it's  
8 adjacent.

9           CHAIR BROOKS: Next we have Bonnie Larson.

10          MS. LARSON: Bonnie Larson. We have a company that does  
11 our website as I understand it. Yes? A couple years ago what  
12 we had was you would pull up the CRA, get the agenda and then  
13 the items. So if you wanted to read backup on it you were  
14 forever toggling back and forth. So I made the suggestion,  
15 could you put on the subjects, not just item number 4 but item  
16 number 4 and then what it is, so you don't have to keep  
17 remembering which item I was going to read about. It was just  
18 user unfriendly. And that did get changed. But now we've  
19 reverted back and you're toggling back and forth again. So  
20 let's go back and fix it again, please.

21          The City has a very, very nice website right now. In fact,  
22 when you click on an item, you click on the item and then  
23 there's the backup right there. But I'm sure they paid a whole  
24 lot more than we did for our website. It would be nice if both  
25 those systems had been the same, the City and CRA. But it

1 didn't happen. So at least if we can have the item issue name  
2 by the number.

3 Mr. Ward. Did he just mention two parking garages?

4 MR. WARD: Yes.

5 MS. LARSON: Could you explain at the end where those two  
6 parking garages are? Because I was unaware there were two  
7 parking garages.

8 We just talked about the public market being on Broadway  
9 and 13th. Which corner? How many square feet is on that  
10 property? You're saying half is owned by the City and half  
11 owned by Viking, so how is that going to work?

12 I had one more thing. I guess we had an issue about the  
13 Clean and Safe Program, and I have a few issues I'd like to talk  
14 to the Clean and Safe people about. We have a lot of vacant  
15 houses in the area, and they're within the CRA, so I think we  
16 need to address something like that. So if you could tell me  
17 who to talk to, or one of you could talk to them for me, or  
18 whatever.

19 EXECUTIVE DIRECTOR BROWN: Mr. Ward said two entities  
20 building a garage. The CRA is building one garage. I think  
21 he's referring to the Port of Palm Beach as building the second  
22 garage. If you all recall, a year or two ago when the Port  
23 staff and the CRA staff were meeting on a shared garage, it was  
24 the Port's board that directed Mr. Almira to basically stand  
25 down and to focus on their own needs. So that somewhat ended

1 the joint effort.

2 The public market in one conceptual plan is proposed to be  
3 on the southeast corner of 13th, between 13th and 12th, Broadway  
4 and Avenue C.

5 And I would inform the board that when we were designing  
6 our website Ms. Larson was invited to be a reviewer and she  
7 declined.

8 MS. LARSON: Could I say something about that?

9 CHAIR BROOKS: I have someone else that's coming up.  
10 Helena, on behalf of Joe Sorota.

11 MS. LARSON: I would like rebuttal on that.

12 UNIDENTIFIED SPEAKER: My name is Helena, and I'm here on  
13 behalf of Joseph Sorota. You might not know who he is. We own  
14 the property next to McDonalds, 3501 Broadway. I helped him  
15 out. He's been not well. And so I'm family. And I put the  
16 demolition company there and finally got it demolished. And I'm  
17 working on it presently to get the invasive trees out of the  
18 way, like the holly trees and Brazilian Pepper.

19 Now what I would like to know, even though I reside here  
20 with Joe right now, I'm sorry to say that I do not know where is  
21 our Chamber of Commerce located. Is it still in Jupiter?

22 CHAIR BROOKS: North county.

23 UNIDENTIFIED SPEAKER: And what about when we want to get a  
24 driver's license and an auto tag agency, we still have to go to  
25 West Palm Beach, right?

1 ADMINISTRATIVE DIRECTOR HATCHER: It's on PGA.

2 UNIDENTIFIED SPEAKER: What I was going to suggest is  
3 perhaps the City of Riviera Beach, which I love very much, make  
4 itself sufficient and not have people drive all the way to  
5 Jupiter. By the time they get there, they might want to stay  
6 there. What I'm thinking is why don't we build a Chamber of  
7 Commerce that we can all be proud of next to McDonalds. It's a  
8 great location. It's almost three acres, so you have plenty of  
9 room to build a Chamber of Commerce, auto tag agency, driver's  
10 license, or any other amenities that the City of Riviera Beach  
11 needs. So we can be a self-sufficient city, not just a great  
12 city. Which I think we are. So I'm here to help in any way,  
13 shape or form.

14 VICE CHAIR PARDO: Are you proposing donating your land?

15 UNIDENTIFIED SPEAKER: Yes, I'm hoping that the City would  
16 consider the location. I think it's a great location.

17 VICE CHAIR PARDO: You would donate the land to the City?

18 CHAIR BROOKS: Would that be a donation or purchase?

19 UNIDENTIFIED SPEAKER: Well, we hope purchase. But I think  
20 we could keep it in mind -- I will talk to Joe to keep it in  
21 mind to be within -- perhaps he would do it for less than he  
22 would -- we would take a price less than we would normally take,  
23 just because it's the City and we reside here and we love the  
24 city. So I would first though need a letter from the City  
25 saying, yes, we would consider it.

1 CHAIR BROOKS: Thank you for that proposal.

2 UNIDENTIFIED SPEAKER: Call me if you reconsider.

3 CHAIR BROOKS: We have the number here. Thank you so much.

4 That's the end of all the comments.

5 MS. LARSON: May I comment?

6 CHAIR BROOKS: The consensus is no rebuttal.

7 MS. LARSON: Okay. It's not fair.

8 CHAIR BROOKS: Report of the executive director.

9 EXECUTIVE DIRECTOR BROWN: I have none.

10 CHAIR BROOKS: Discussion by the board?

11 I just would like to elaborate a little bit on what  
12 Ms. Larson spoke to regarding the agenda. It was a question  
13 that I had about whether or not the CRA could benefit from the  
14 system that we have now on the City's side with our paperless  
15 agenda.

16 ADMINISTRATIVE DIRECTOR HATCHER: The CRA is working with  
17 the purchasing department to piggyback off the City's paperless  
18 agenda process.

19 VICE CHAIR PARDO: I just have a quick update. I've been  
20 working with the businesses along Broadway and along the working  
21 waterfront, and the Port of Palm Beach, to try to come up with a  
22 solution that would allow tractor-trailers to come into the  
23 city. A lot of the businesses were under the impression that  
24 the easement at the south end of the Port would eventually  
25 become a road which would allow these trucks to come in. We had

1 another meeting yesterday, we probably had 15 businesses there,  
2 and Scott was there, we had staff from the City there, and we  
3 came up with several very viable solutions. We are researching  
4 to see how much they would cost and if they are viable. I just  
5 wanted to let everyone know we're getting there. I think  
6 everyone left the meeting cautiously optimistic. I know I did;  
7 and speaking with staff, they did too. We're moving forward on  
8 that. Soon the Port wants to come back and ask us to rezone  
9 that land for them. But if you recall we said you need to work  
10 out something with the businesses. So that is moving along.  
11 Scott came up with a couple of very good alternatives.

12 COMMISSIONER DAVIS: Is this for the road?

13 VICE CHAIR PARDO: The road.

14 COMMISSIONER DAVIS: To go at the south end?

15 VICE CHAIR PARDO: Yes. It's not going at the south end.

16 I think everyone agrees that's off the table.

17 We'll be bringing more back as we progress.

18 CHAIR BROOKS: If there is no further discussion, then we  
19 can call for adjournment.

20 COMMISSIONER THOMAS: So moved.

21 COMMISSIONER DAVIS: Second.

22 (Proceedings concluded at 7:13 p.m.)  
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24  
25

## C E R T I F I C A T E

1  
2  
3 THE STATE OF FLORIDA       )  
  )  
4 COUNTY OF PALM BEACH       )

5  
6       I, Claudia Price Witters, Registered Professional Reporter,  
7 certify that I was authorized to and did report the foregoing  
8 proceedings at the time and place herein stated, and that the  
9 foregoing is a true and correct transcription of my stenotype  
10 notes taken during said proceedings.

11  
12       IN WITNESS WHEREOF, I have hereunto set my hand this 18th  
13 day of September, 2012.

14  
15  
16 

17 \_\_\_\_\_  
18 CLAUDIA PRICE WITTERS  
19 Registered Professional Reporter  
20  
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## ADJOURNMENT

The meeting was adjourned at 7:13 P.M. The minutes were approved by the Board of Commissioners on \_\_\_\_\_.

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Billie E. Brooks, Chairperson

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Executive Director Tony Brown

/cw  
Florida Court Reporting