

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

36-3

AGENDA ITEM SUMMARY

Meeting Date:	June 02, 2020	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing
Department:	Office of Financial Management and Budget		
Submitted By:	Office of Financial Management and Budget		


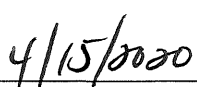

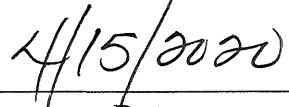
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: Annual Report for the Fiscal Year ending September 30, 2019 from the Riviera Beach CRA.

Summary: The Riviera Beach CRA has submitted its Annual Report for the Fiscal Year ending September 30, 2019 as per section number 163.356(3)(c), Florida Statutes. Countywide (DB).

Background and Justification: N/A

Attachments: Annual Report

Recommended by:		
	Department Director	Date
Approved by:		
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT					

ADDITIONAL FTE POSITIONS (Cumulative)

Is Item Included In Current Budget? Yes _____ No **X**
 Does this item include the use of Federal Funds? Yes _____ No **X**
Budget Account No. _____ **Fund** _____ **Department** _____ **Unit** _____ **Object** _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:


 OFMB *100* *4/15* *LM* *4/15*

N/A
 Contract Dev. and Control

B. Legal Sufficiency:

/s/ David C. Behar 4/15/2020
Assistant County Attorney

C. Other Department Review:

N/A

Department Director

This summary is not to be used as a basis for payment



Florida's Dynamic
Waterfront Community

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300
RIVIERA BEACH, FL 33404
PHONE: 561-844-3408
FAX: 561-881-8043
Website: www.rbcra.com

APR 06 2020

March 26, 2020

Verdenia C. Baker
County Administrator
301 North Olive Avenue, Suite 1201
West Palm Beach, FL 33401

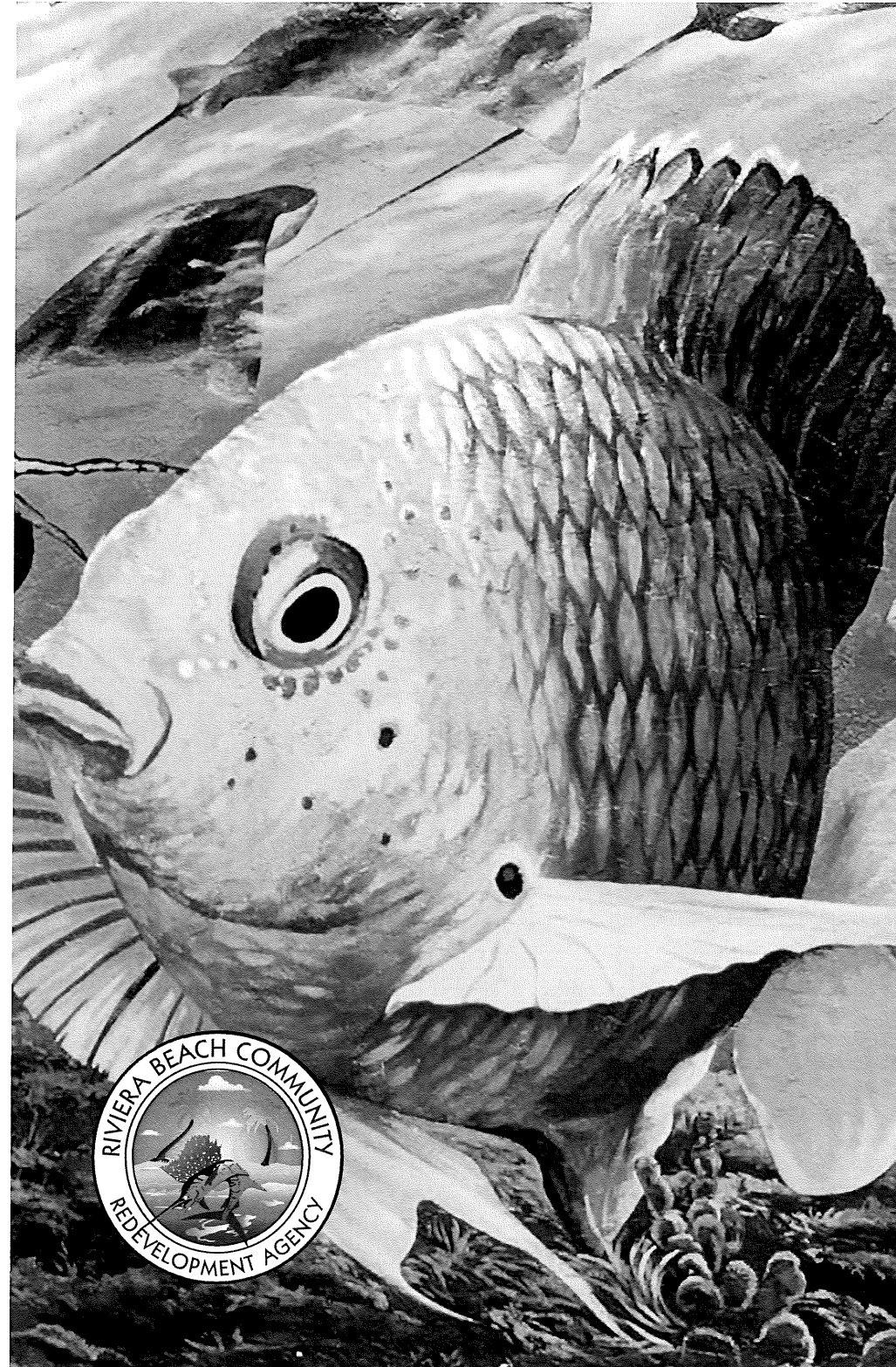
Dear Verdenia C. Baker:

Please find attached the FY 2019 Annual Report for the Riviera Beach Community Redevelopment Agency. The Annual Report has been prepared in accordance with F.S. 163.356(3)(c) and F.S. 163.387(8).

Respectfully submitted,

Scott Evans
Interim Executive Director

SE/sd



RIVIERA BEACH

CRA

**ECONOMIC DEVELOPMENT
BUSINESS GROWTH
REVITALIZATION
COMMUNITY ENGAGEMENT
HOMEOWNERSHIP
SAFE NEIGHBORHOODS**

RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY
2019 ANNUAL REPORT

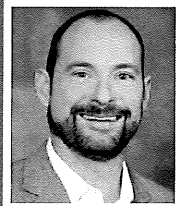
WELCOME FROM EXECUTIVE DIRECTOR

The Riviera Beach CRA continues to have another successful year with great progress towards our mission to promote revitalization and redevelopment within our City. Our efforts to promote economic development, improve our neighborhoods, provide affordable housing, and transform our commercial corridors have made great strides. This report highlights just a few of this year's exciting accomplishments, a few examples include:

- Our Commercial Grant program provided property improvement grants to seven local business owners, providing over \$400,000 of investment.
- We have partnered with the Treasure Coast Regional Planning Council to update our Community Redevelopment Plan, including new public workshops, and special projects including a new beautification and signage grant program, and implementing a new focus on protecting and improving the quality of our water resources.
- The award-winning Clean & Safe program has continued to improve our City image and make a difference in our neighborhoods.
- The CRA continued our homebuyers workshops and our small business workshops, helping residents obtain new housing and entrepreneurs to launch and grow their businesses.
- The CRA has purchased the iconic 2600 building at our main commercial intersection and is underway to design and revitalize the structure as a new co-working space and commercial business hub for the community.

With the direction of the CRA Board and increased involvement of our residents, business owners and key stakeholders, the agency has aggressively pursued our new redevelopment projects. On the horizon, the Phase II redevelopment of our Marina Village project continues to represent the next opportunity for new economic development in the City. In addition to our current redevelopment efforts, the agency

is focused on increasing our community involvement with the expansion of our award-winning Community Garden and a continuation of our home improvement programs. We are investing in our neighborhoods, attracting new commercial and residential projects, and working to make a difference in moving our City forward!



Scott Evans, AICP
Interim Executive Director



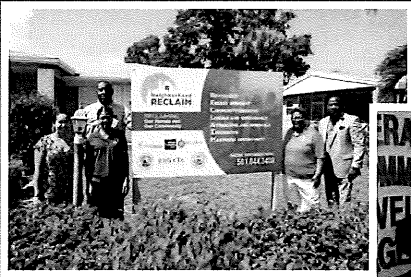
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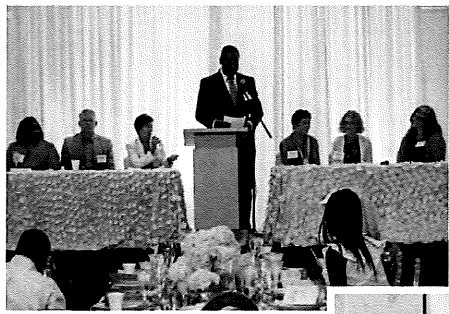
MISSION

WE ARE AT THE HEART OF THE DISTRICT'S DRAMATIC TRANSFORMATION

The CRA's main mission is to guide the city's redevelopment efforts. This includes making investments of public funds in key infrastructure improvement projects that have the capacity to act as a catalyst for additional private funding and development, create jobs, and help to improve the quality of life for city residents.



RIVIERA BEACH



*Florida's
Dynamic
Waterfront
Community*



ECONOMIC DEVELOPMENT

A MULTI-FACETED APPROACH THROUGH CAPITAL IMPROVEMENTS, LOCAL SUPPORT, OUTREACH, EVENTS, AND MORE



The Broadway Corridor in the middle of the CRA District is both a primary business street and a welcoming gateway into Riviera Beach. As such, capital improvements and beautification continued in 2019 in this vital area of our city. Revitalization efforts include the installation of a masterful undersea mural by Georgetta Fondos on the north wall of the old Cash America Pawn building and installation of window coverings along the busy roadway for additional curb appeal, crime prevention, and safety.

On the corner of Broadway and Blue Heron Boulevards, a block-long transformation is taking place. Here, with input from Riviera Beach citizens and local contractors, architects and engineers, a breathtaking new water feature will welcome visitors onto the Corridor with new landscaping, signage, lighting and more also being installed. To the south, further improvements continue at the Riviera Beach Marina Village and Event Center including the installation of ADA-compliant beach mats down by the water's edge and floating wheelchairs to assist visitors with mobility challenges. In addition, a busy schedule of large public events at Marina Village and around the District are always in planning and process, some drawing as many as 4,000 or more eventgoers.

NABS 60TH ANNIVERSARY SPRING DIVE

Blue Heron Bridge Dive Spot Delights Scuba Enthusiasts

On March 23, 2019, the City of Riviera Beach and the Riviera Beach Community Redevelopment Agency welcomed the National Association of Black Scuba Divers for its highly anticipated Annual Spring Dive event.

The Blue Heron Bridge dive spot in Phil Foster Park was the perfect location to celebrate the 60th anniversary event. Divers selected the Blue Heron Bridge because of its vast diversity of more than

100 species of marine life including seahorses, pipefish, octopus, sea robins, flying gurnards, batfish, frogfish, and stargazers.

The Blue Heron Bridge is heralded as one of the premier scuba diving locales in the world by the Professional Association of Diving Instructors (PADI) and has been featured in a number of publications including *Sport Diver* magazine.

Following a reception the previous evening, event attendees, including a team of youths eager to learn about the sport, converged on the site on Saturday morning first to attend an equipment demonstration and to learn about scuba diving education and certification requirements. Then it was straight to the water for an NABS led dive for both association members and a contingent of public participants.



ABOUT NABS

NABS was established in 1991 by two of the earliest African Americans ever to become certified divers: Ric Powell and Dr. A. Jose Jones. The team created NABS to foster camaraderie among African American divers and address the unique concerns of the African American community. NABS is over 3,000 members strong, and continues to promote scuba diving, water sports achievement and education, and marine environmental awareness and conservation.

The event drew more than 300 attendees with an impact of \$639,600 to CRA businesses.

BUSINESS GROWTH

EDUCATION, WORKSHOPS, GRANTS AND MORE FOR DISTRICT SMALL BUSINESSES

Creating jobs, investing in infrastructure, and improving the quality of life in our community is a huge undertaking by the Riviera Beach Community Redevelopment Agency and entails many avenues of execution. No small player in our mission are the numerous small businesses that continue to thrive in Riviera Beach, the new ones just having opened their doors, and those that are long-established businesses looking for continued growth and success.

Fostering small business is a big part of what we do in our community, and here's a look at a few ways that we do it:



COMERICA BANK SMALL BUSINESS WORKSHOPS

A program designed for entrepreneurs, startups, and those who have yet to get started on founding their own small business, this six-session seminar provides education, business preparation, and real-life practical information in a weekly casual workshop environment. Topics include: business planning basics; legal, accounting, insurance and banking issues; marketing and social media strategies; government and corporate contracting; credit and business funding alternatives; and business plan and pitch review. At the conclusion of this workshop series, graduates are invited to present their business plan for possible CRA grant funding. Our graduate, Top Shelf Gourmet Ice Pops, will soon be opening in the old Dairy Belle Ice Cream location, a property under revitalization by the CRA.

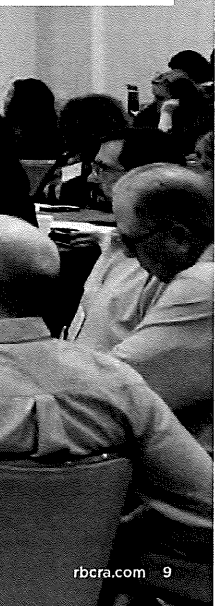
CRA BUSINESS PROPERTY IMPROVEMENT GRANT

The CRA Property Improvement Grant Program provides commercial property owners with a grant of financial assistance to improve the external appearance of their properties along the major right-of-way corridors in the CRA District. Up to \$40,000 in \$1 to \$4 matched funds has been made available to business owners for improvement to their business including: painting, shutters, signage, awnings, canopies, fencing, patio and deck restoration, doors, windows, landscaping and irrigation, restoration to parking lots, lighting, ADA improvements, and more.



WORKSHOPS FOR RFQs, RFPs, LOIs AND ITBs

With the huge investment in District infrastructure improvements year after year, the CRA continued its outreach in 2019 to local contractors and other construction-related service providers for their professional services. To clarify and help respondents address CRA Requests for Qualifications, Requests for Proposal, Letters of Interest and Invitations to Bid, the CRA held a series of open workshops and provided assistance with the application process.



REVIT ALIZA TION

FUNCTIONALITY THAT
MAKES A STATEMENT



Revitalization of the Riviera Beach CRA District is in full swing and our effort toward building a vibrant and beautiful city for residents, businesses, and visitors continues. CRA improvements to key infrastructure draw additional private funding and development, help create jobs, and improve the overall quality of life in Riviera Beach. Not only are improvements practical in nature, but many are aesthetically inclined and often reflect the mix of cultures that reside here.

Rather than just paint a building façade, we instead focus on creating an inspirational mural reflecting life under the sea just to the east of Riviera Beach. Renovating long-empty buildings are not just about rebuilding what was already there, but on creating an entirely new concept that will serve budding entrepreneurs and their new businesses well into the future.

ART INFUSION MURAL PROJECT

"Art Infusion," is a series of large, striking outdoor wall murals located at key points throughout the CRA District. These award-winning depictions of the life and culture thriving in Riviera Beach are created by local artists and serve to build community spirit and beautify the city. Standouts include the prominent water tank at Marina Village showcasing the area's undersea life, marine industry, and African American/Caribbean culture.

At the corner of Broadway and Blue Heron boulevards, the iconic Phil Foster Park Snorkeling Trail mural depicts the acclaimed Blue Heron Bridge diving area that is home to exotic and rare marine life. On Singer Island, along the entrance to Ocean Walk, residents and visitors are greeted by artwork illustrating children enjoying the beloved nearby beach.

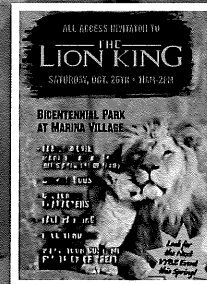
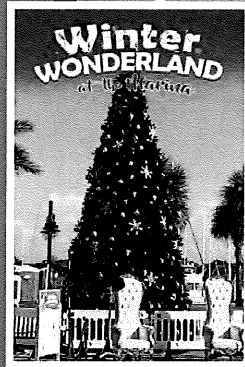
The CRA's Mural Program including "Art Infusion" was awarded the 2019 Cultural Enhancement Citation by the Florida Redevelopment Association, a proud distinction for this important CRA program.

THE REINVENTION OF THE 2600 BUILDING

The unoccupied bank building at 2600 Broadway Avenue in Riviera Beach was purchased by the CRA and plans are underway now for this iconic structure to "reinvent itself" to better reflect the needs of our city and its emerging new businesses. Construction drawings and business concepts include an array of office spaces available for short-term leasing to accommodate entrepreneurial needs, retail and event spaces, and long-term offices including the CRA business offices. This iconic two-story building at the corner of Blue Heron Boulevard and Broadway Avenue will soon be a revitalized and thriving new center of commerce in the heart of our city.

COMMUNITY ENGAGEMENT

LARGE PUBLIC EVENTS BRING OUR COMMUNITY TOGETHER



SUCCESSFUL VYBZ EVENT SERIES

Event Center becomes hub for Entertainment, Fun and Networking

In 2019, the CRA created a new, highly successful series of events that drew thousands of area residents and visitors from throughout Palm Beach County to the Riviera Beach Marina Village Event Center for a mix of cinema, entertainment, fun, and more.

The free Friday night events—including the April 26th Spring Vybz on the Promenade and the July 26th Summer Vybz on the Promenade—are themed multi-activity affairs for the over-21 crowd looking for a fun and wholesome date-night alternative to wind down the workweek.

Vybz activities include games, food trucks, Karaoke, costume contests, networking, and more all themed around the showing of a feature film. This year, residents were treated to *Nobody's Fool* starring Whoopi Goldberg and Tiffany Haddish, and the award-winning feature thriller film, *Us*.

Vybz events drew hundreds of attendees to enjoy community fun and our beautiful waterfront.

FAMILY-FRIENDLY VYBZ SPINOFF

Because of the overwhelming success of the over-21 Vybz series, CRA organizers created a Vybz family-friendly version of the event. This free daytime showing of *The Lion King* on the lawn at Bicentennial Park on Saturday, October 26, was billed as the "Mane Event," and provided a unique opportunity for families to enjoy a day just for them.

Riviera Beach families were treated to an afternoon of face painting, bounce houses, food vendors, trick or treating throughout Marina Village, the feature film, and Lion King costumed characters Simba and Timon.

The Lion King event drew children and adults to enjoy a day of family fun and movie watching.

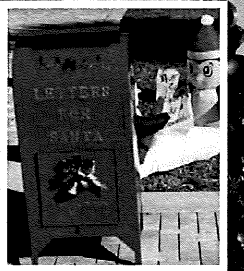
WINTER WONDERLAND EVENT FULL OF FESTIVE FUN!

Over 4,000 Celebrate the Holidays in South Florida Style

Imagine a winter evening of family-friendly holiday cheer and celebration, complete with snow flurries, in subtropical Riviera Beach, Florida. For more than 4,000 lucky revelers from throughout Palm Beach County and beyond, they didn't have to imagine it because it unfolded right before their eyes at Marina Village on December 6th.

Winter Wonderland was billed as the largest community holiday event in Palm Beach County and it did not disappoint. Huge numbers of families, friends, couples, workmates, and individuals celebrated the holidays with Santa and Mrs. Claus and took part in numerous activities including: a tree lighting ceremony, a parade, marching bands, a drumline, caroling, a photo booth, holiday shopping at the Tiki Market, Florida-style snow, and lots more!

Each year just gets better and better thanks to the numerous volunteers including the Riviera Beach Police and Fire Departments; Faith's Place; DJ Supernova of Digital Vibez; Jazz on J Street; dozens of food, drink and gift vendors; CRA staff and many more.



BREAST CANCER AWARENESS MONTH

CRA Pays Tribute to Fallen Team Member and Helps Promote Awareness

October 2019 can be an emotional month for anyone affected by breast cancer, but this October held great significance for the Riviera Beach CRA. Former Administrative Director Darlene Hatcher lost her battle with the disease earlier in the year, and a series of events were created in her honor and to promote awareness of breast cancer resources.

MARINA VILLAGE 50 SHADES OF PINK: PAINT FOR THE CURE

On October 10th, the CRA held an intimate gathering of Darlene Hatcher's family, friends, and colleagues at the Marina Village Event Center. Guests painted rocks with inspirational messages and images that were placed throughout the CRA District to inspire the community with a little "artful positivity." Riviera Beach residents and visitors who spot these beacons of "good vibes" are encouraged to take a picture and post them on social media.

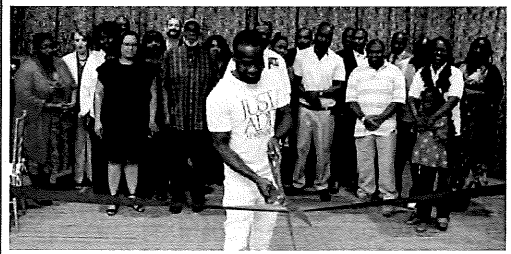
HATCHER BALLROOM DEDICATION & RIBBON CUTTING CEREMONY

On October 11th, the CRA dedicated the ballroom in Marina Village in Darlene Hatcher's name, unveiling a plaque to represent her efforts and passion, and hosted a reception. In attendance were Darlene's family and friends, CRA and City staff, Mayor Ronnie L. Felder, City Officials, Senator Bobby Powell and Riviera Beach Police Chief Spencer Rozier.

50 SHADES OF PINK BREAST CANCER AWARENESS BRUNCH

On October 12th, the CRA held an Awareness Brunch that included a panel discussion by several regional breast cancer figures, survivors, activists and medical professionals. Keynote speaker was Kelly Seitz, a young survivor and book author. Participating organizations included the Pink Queen Foundation, Good Samaritan Hospital, Sari Center for Integrative Cancer Care and the Susan G. Komen Foundation.

Many people attended the month's events to learn more about Breast Cancer and celebrate Darlene Hatcher's legacy.



COMMUNITY GARDEN EVENTS

The Riviera Beach Community Garden on West 10th Street is a center for neighborhood events and the perfect backdrop for the camaraderie of the Riviera Beach community. Both students and adults regularly pitch in to keep the garden clean, green and thriving with heirloom vegetables and ornamentals and organize outdoor events. In 2019, the Community Garden was host to the CRA's Great American Cleanup effort and its highly successful Inaugural Neighborhood Day event.

CREATIVITY STATION

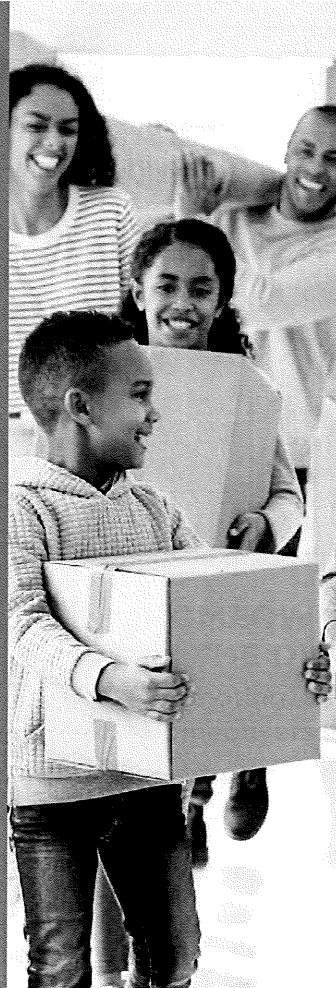
The Creativity Station Camps continued to thrive in 2019 with a Spring Camp in March. These camps for kids ages 5-18 provide youth-oriented entrepreneurship skill building, foster their creativity, and inspire learning and exploring new ideas.



HOME OWNERSHIP

HOMEOWNERSHIP IN THE DISTRICT

Promoting, Supporting and Educating Homebuyers in Riviera Beach



HOMEBUYER'S CLUB WORKSHOP SERIES

The homebuying experience can be difficult to navigate even for seasoned veterans. For first-time homebuyers who often need guidance, the CRA and its partner, Riviera Beach CDC, regularly holds a six-session series of workshops that provide education and preparation about the process. Participants receive advice from experts about everything from money management to taxes and insurance. Subjects covered include: budgeting, banking and community engagement, credit, mortgages, taxes and insurance, and realtors and contractors.

RIVIERA BEACH CDC NEIGHBORHOOD RECLAIM PROJECT

The Riviera Beach CRA cooperates in full and supports the Riviera Beach Community Development Corporation's Neighborhood RECLAIM project. This affordable housing initiative is a public-private partnership developed to improve distressed and abandoned homes and sell them at a reduced cost to qualified low-income first-time homebuyers. Initially, Project Neighborhood RECLAIM is focusing on Riviera Beach Heights where many properties are in dilapidated condition. In addition to home renovations and debris removal, this exciting program will return properties to the City of Riviera Beach tax rolls.

SAFE NEIGHBORHOODS

PROMOTING SAFETY, SECURITY AND CLEANLINESS



CLEAN AND SAFE AMBASSADORS

A hardworking crew at the Riviera Beach CRA is on duty seven days a week from noon until thirty minutes after the local businesses close, keeping the CRA District clean and residents and visitors safe. These unheralded workers are the Ambassadors of the CRA's Clean and Safe Program. Residents, workers, visitors, and business owners who spot unsightly messes in the CRA District or who need a walking buddy to their car are encouraged to call an Ambassador for assistance. Ambassador services include sidewalk power washing and sweeping, neighborhood concierge, litter and graffiti removal, landscaping and beautification, visitor assistance, and more.

SMART WATER DNA KITS

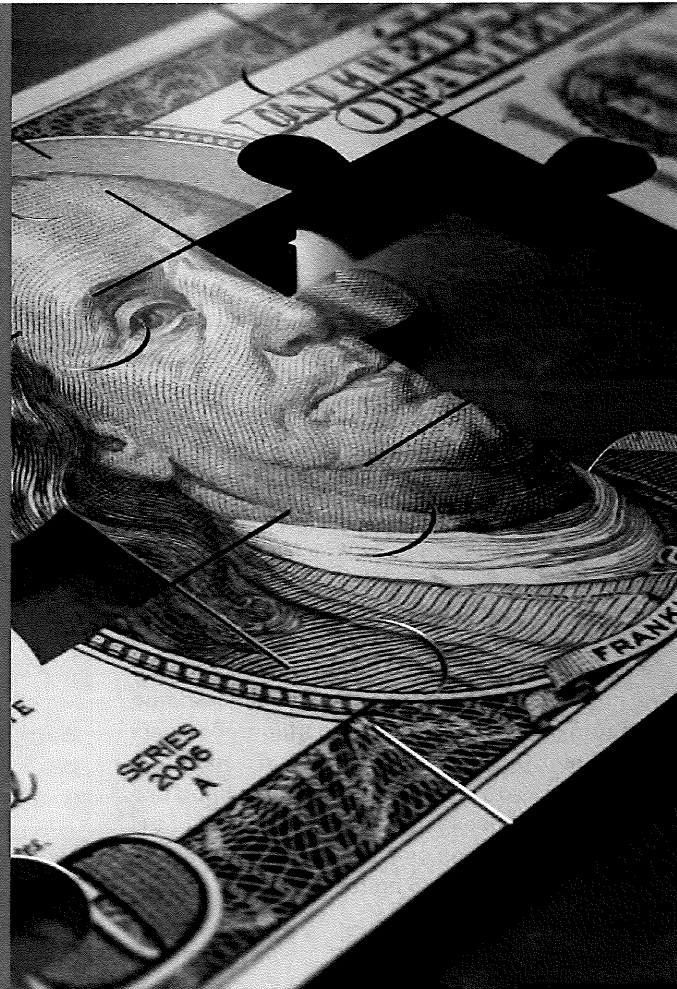
The CRA initiated a program that encourages residents to mark their valuable and meaningful belongings using an easy-to-use chemical coding kit supplied to residents within the CRA District for free. SmartWater CSI Forensic Property Coding Kits contain chemical synthetic DNA unique to each kit that is registered and traceable back to the owner of the property. The Smart Water is brushed on and is permanent after application and invisible unless viewed under ultraviolet black light where it fluoresces in yellow. The chemical lasts for five years. In 2019, program ambassadors distributed 270 kits to three Riviera Beach neighborhoods including Park Manor South Corridor, Park Manor North Corridor, and the Lakeshore Corridor.

FINANCIALS

2019 FINANCIAL SNAPSHOT

Growing, Thriving and Moving Forward

The CRA's primary revenue source is generated from Tax Increment Financing as defined in section 163.387, F.S. In addition, the Agency has the authority to pursue public funding through grants and loans, and private revenue through loans, contributions, disposal of any real property, mortgages, hypothecation, bond anticipation notes, and bond issues backed primarily by TIF. Following is a look at the financials that keep the Riviera Beach CRA District growing and thriving and that support the revitalization of this vibrant city.



RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

Statement Of Revenues, Expenditures, And Changes In Fund Balance

	GOVERNMENT FUNDS	AUDITED 9/30/2018	UNAUDITED 9/30/2019
REVENUES			
Taxes		\$8,456,849	\$8,378,475
Investment Earnings		\$11,182	\$12,516
Lease and CAM Charges		\$379,355	\$372,304
Miscellaneous		\$288,643	\$59,599
Total Revenues		\$9,136,029	\$8,822,895
EXPENDITURES			
CURRENT			
General Government		\$2,865,663	\$3,416,680
Real Estate Development		\$2,188,382	\$2,297,785
ECONOMIC ENVIRONMENT			
Capital Outlay		\$408,447	\$2,196,924
Debt Service:			
Principal		\$2,305,866	\$2,394,688
Interest and Debt Service Costs		\$793,389	\$1,134,391
Total Expenditures		\$8,561,747	\$11,440,469
Excess/(deficiency) Revenues over Expenditures		\$574,282	(\$2,617,574)
Net change in Fund Balances		\$574,282	(\$2,617,574)
Fund Balances - Beginning		\$4,130,700	\$4,704,982
Prior Period Adjustment			
Fund Balances - Ending - Assigned to Redevelopment		\$4,704,982	\$2,087,408

BALANCE SHEET

	GOVERNMENT FUNDS	AUDITED 9/30/2018	UNAUDITED 9/30/2019
Assets			
Cash and Cash Equivalents		\$6,990,061	\$12,635,720
Cash and Cash Equivalents - Restricted		\$1,799,868	\$1,800,152
Investments - Restricted		\$100,000	
Receivables, Net		\$7,298,000	
Due From Other Funds		\$241,772	\$1,609,568
Investments Non Current			\$6,930,000
Prepaid and Other Items		\$6,253	\$50,421
Deposits Held With Others		\$9,393	\$10,591
Total Assets		\$16,445,347	\$23,036,453
Liabilities, Deferred Inflows of Resources, and Fund Balances			
Liabilities			
Accounts Payable		\$249,210	\$285,839
Accrued Liabilities		\$8,254	(\$8,105)
Due to Other Funds		\$171,411	\$1,066,978
Advance from City		\$10,194,621	\$10,194,621
Due to City		\$1,026,461	\$344,767
Payroll Liabilities			\$17,663
Accrued Expenses			\$25
Sales Tax Payable			\$1,542
Bonds and Notes Payable			\$8,994,140
Other Liabilities		\$7,939	\$4,544
Total Liabilities		\$11,657,896	\$20,902,016
Deferred Inflows of Resources			
Deferred Inflows		\$82,469	\$47,030
Fund Balances			
Unassigned		\$0	\$0
Assigned to Redevelopment:		\$4,704,982	\$2,087,408
Total Fund Balances		\$4,704,982	\$2,087,408
Total Liabilities, Deferred Inflows of Resources, and Fund Balances		\$16,445,347	\$23,036,453

ABOUT THIS REPORT

The CRA's Fiscal Year 2019 Annual Report is required by Florida Statutes 163.356 (3) (c), the governing statute for all community redevelopment agencies across the state, and covers highlights from October 1, 2018 to September 30, 2019. The statute also requires the report contain a complete financial statement of assets, liabilities, income and operating expenses, amount of tax increment funds collected and a record of key accomplishments for the fiscal year.

COMMISSIONERS

KaShamba Miller-Anderson - Chair (District 2)

Dr. Julia Botel - Vice-Chair (District 4)

Tradrick McCoy (District 1)

Shirley D. Lanier (District 3)

Douglas Lawson (District 5)

Riviera Beach CRA

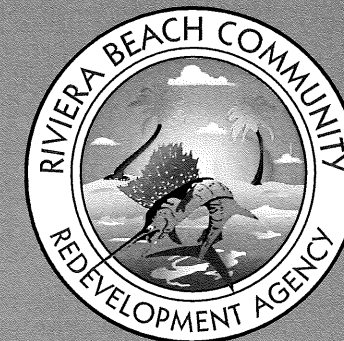
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Florida's Dynamic Waterfront Community