

3G-1

**Meeting Date:** November 2, 2021      ☒ **Consent**      ☐ **Regular**  
☐ **Workshop**      ☐ **Public Hearing**

**Submitted By:** Office of Financial Management and Budget


**Motion and Title: Staff recommends motion to receive and file:** Annual Report for the Fiscal Year ending September 30, 2020 from the Riviera Beach Community Redevelopment Agency (CRA).

**Background and Justification:** N/A

**Attachments:** Annual Report

by: Henry Brown  
Department Director

9/28/2021  
Date

  
County Administrator

10/15/21  
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
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 *9/30/21*  
*AP 9/30/21*

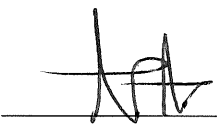
\_\_\_\_\_

N/A

\_\_\_\_\_

Contract Dev. and Control

B. Legal Sufficiency:

  
\_\_\_\_\_  
Assistant County Attorney

*For D. Behrman 10/12/21*

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

*Sherry Brown*  
RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

2001 BROADWAY, SUITE 300  
RIVIERA BEACH, FL 33404  
Phone: 561-844-3408  
Fax: 561-881-8043  
Website: [www.rbcr.com](http://www.rbcr.com)

MAR 31 2021

March 30, 2021

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 2020 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,

Jonathan Evans, MPA, MBA, ICMA-CM  
Executive Director of the Riviera Beach CRA

FOR BUSINESS



2020 Annual Report





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## MESSAGE FROM THE RIVIERA BEACH CRA Executive Director

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The City of Riviera Beach – Community Redevelopment Agency (CRA) is positioned for exponential economic growth over the next 24 to 36 months. The CRA has placed itself in a superior position to facilitate private sector growth and development within the commercial corridors within the CRA. Through strategic property acquisitions and a proactive approach to addressing densities and intensities within the CRA private sector development, the CRA will be at its busiest in the next couple of years. The CRA continues to work with the Treasure Coast Regional Planning Council to look at ways to incentivize and spur growth and development within the commercial corridors, while preserving the quality of life that is uniformly enjoyed by the residents. As a result of this activity, there has been more collaboration in discussions with City personnel in order to effectuate change throughout the entire community.

The CRA has brought forth modifications to façade grant programs by allowing for more capital to assist in reducing visual blight throughout the district. In order to assist the residents within the CRA, they developed what is now the revered “Smart Home,” Program that has seen our community ambassadors assist in providing support to residents by virtue of installing additional lighting and security alarms within the district, thus assisting residents and law enforcement in policing our community.

As a result of the strategic property acquisitions and the desire to promote workforce and affordable housing, the CRA in collaboration with the Riviera Beach Community Development Corporation (RBCDC) is taking to facilitate infill housing redevelopment while ensuring inclusion of local contractors and returning citizens. The CRA’s continued efforts to promote homebuyers’ workshop and small business workshop continues to receive positive accolades from the community. Not to mention, the \$200,000 that was utilized to provide microloans to businesses that were impacted

by the novel coronavirus which led to the City following suit by providing \$250,000 to assist businesses within the community.

The Marina Phase II – Redevelopment project is moving forward, and studies to look at the mixture of housing, densities, and intensities within the development, and parking are all underway with the hopes of solidifying a development agreement to move forward with element eight, which is new residential condo development with over 120 units, with a project value of over \$50 million. Furthermore, the CRA is moving forward with its 11th Street/Avenue E development that will be another development project led by the CRA and the RBCDC to provide more homeownership opportunities within our community; the projected cost of the project will be approximately \$3.5 million.

Our community gardens continue to be a sense of pride within the city, and we have seen the expansion and the grand opening of a new community garden in Riviera Beach on Singer Island is on the horizon.

In closing, as the Executive Director of the CRA, I am most proud of the exceptional work that has been done by the personnel in regards to ensuring that the CRA continues to operate in a fiscally responsible manner while ensuring that we advise the Board of wise economic investments that tended to increase the taxable growth with the CRA. While providing all employees and residents the opportunity to be a part of the redevelopment of the community.

Respectfully Submitted,

Jonathan E. Evans, MPA, MBA, ICMA-CM  
City Manager,  
CRA Executive Director

# ENTREPRENEURSHIP IS WELCOME IN RIVIERA BEACH

## Economic Development

### Smoothie Me Please

On January 16, 2021 the recipient of the Agency's first Emerging Micro Business Incubator Grant, Ashley Walker, opened the doors of her new business venture "Smoothie Me Please." Smoothie Me Please is a sandwich and smoothie shop that provides healthy options for the citizens and passersby in the City of Riviera Beach. Ms. Walker was born, raised and currently resides in the City of Riviera Beach FL. She graduated from Suncoast High School, completed her Bachelor's degree at Florida State University and obtained her Master's Degree from Tennessee State University.

### Building Renovations

The 300 SF building is currently owned by the Agency and previously housed an ice cream shop, The Dairy Belle, that had laid dormant since 2016. The building needed a serious makeover. The site was equipped with all new

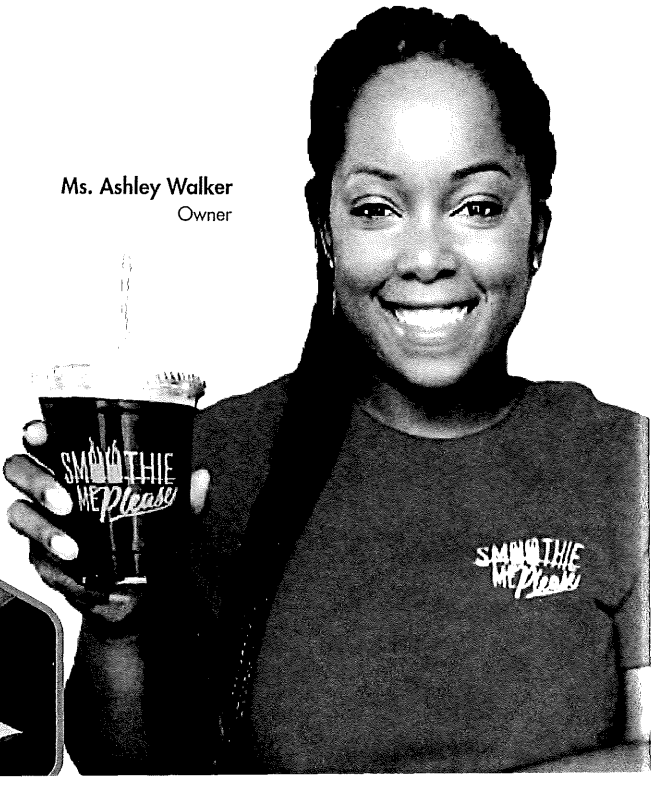
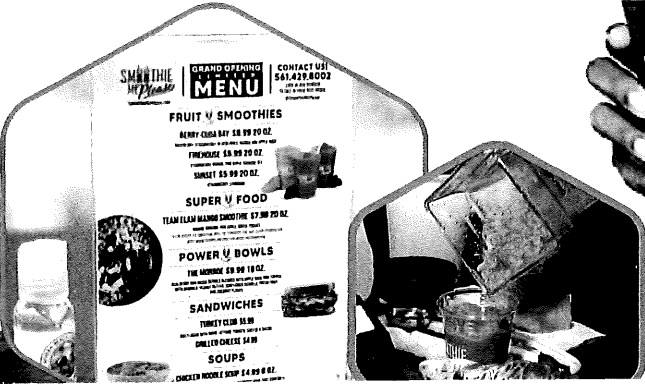
plumbing, electrical, AC unit, an ADA-accessible restroom, and a complete gut and remodel of the interior of the building.

### Contractors and Subcontractors

In an effort to follow the CRA's Board of Commissioners passion to cultivate local and or minority businesses, all of the contractors and subcontractors working on the project were minority and local businesses.

### Visibility and Value Added

The successful opening of Smoothie Me Please has brought much visibility and positive press coverage to the Agency and the City of Riviera Beach. The program as well as the business itself has been featured on several news stations and in print media. The Agency's overarching goal of rehabbing a local treasure and activating the site was deemed successful.



Ms. Ashley Walker  
Owner

# Business Readiness Certification Training

The Business \$ense Boot Camp offers small business owners and entrepreneurs a free, six-session educational preparation program. These classes are usually held in person; during the pandemic they have been transferred to a virtual platform. During the final class, participants learned how to create and deliver an elevator pitch for their business and compete for prizes. This program is presented by the Riviera Beach CRA, Riviera Beach CDC, and Consolidated Credit. During our 2nd Annual Small Business Expo and Elevator Pitch Competition, Nicole Thomas pitched her business called Blessed Touch Massage Therapy, which is located on Broadway Avenue in the heart of the CRA District. Her goal for her business is to build it in an area where she can impact the community by coming together with other local business owners to make a difference.

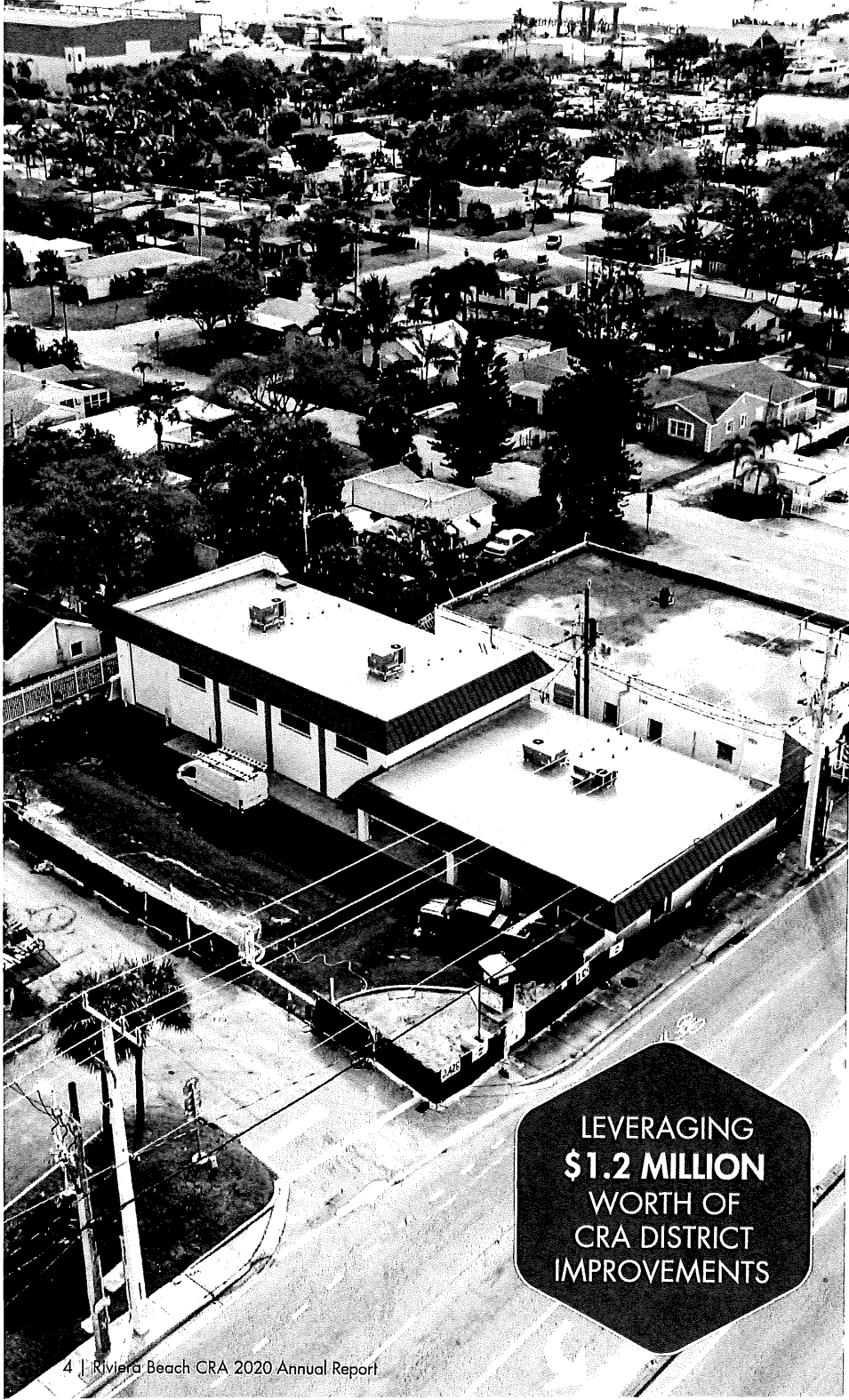
Tavorris Zion Green was our most recent graduate and pitch winner. His business is called Zionix Dance Fitness. With his twenty years of experience in dance, fitness, and life coaching, this fitness studio brought high intensity energy to the virtual competition. His classes can accommodate everyone from little kids, seniors, and even people with special needs. Tavorris gave us a pitch showing us that healthy living is what it's about in this community. Zionix Fitness will bring forth these positive results right in the beautiful city of Riviera Beach. This program is one of the ways that the Riviera Beach CRA is helping entrepreneurs and startups realize their dream of starting their new small business in the community. Riviera Beach is always open for new small businesses.

# Paycheck Protection Program Webinars

A year ago, our world was turned upside down, when our country came to a virtual standstill. People were furloughed, laid off, and let go, with no immediate relief on the horizon. We knew from the calls we were getting that people needed financial assistance, rent assistance, and food assistance, and they needed it in a hurry. In addition to our COVID Guide, we also started working on our local small business grant program. But we needed to dig deeper and be more practical. We went to work on creating the "Monday Money Matters" series that had practical sessions on financial literacy for residents; the Thurs-sentials Tax Tips for small businesses; and the Paycheck Protection Program Training for small business covering the forgiveness process, covered and non-covered expenses, best practices for tracking expenses, and how to record proceeds.







LEVERAGING  
\$1.2 MILLION  
WORTH OF  
CRA DISTRICT  
IMPROVEMENTS

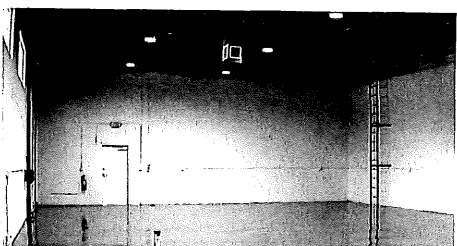
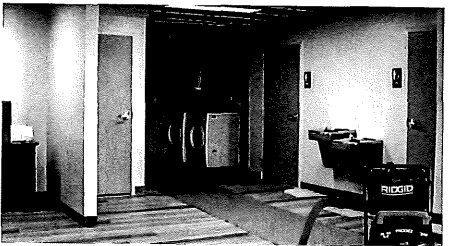
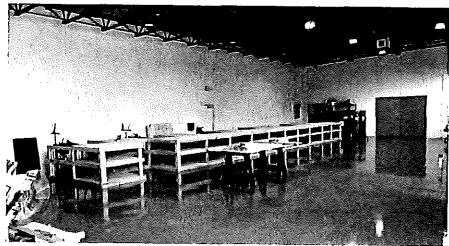
# COMMERCIAL GRANT PROGRAM

## Busch Canvas

On April 22, 2020 the Agency approved four business owners for the Commercial Grant Program Round III. To date, the Agency has committed more than \$100,000 in grant dollars leveraging more than \$1.2 million worth of improvements in the CRA District. The most notable project improvement to date is by the business, Busch Canvas.

Busch Canvas is a successful boating canvas and upholstery business which is owned and operated by Andrea Jarvis and Kim Crawford. The two women have successfully operated their business in the western portion of the City and have acquired a second location on Broadway and are in the process of a full renovation and expansion of the building.

The Agency grant dollars will be spent on the construction of a new parking lot, irrigation and landscaping, and decorative fencing for the property.



## Tiki Market

Our weekly Tiki Market is known to be a little escape to the islands. The Tiki Market experience is filled with various island adornments and provides a unique vibe perfect for a tropical escape. Having this creative twist on a green market allows for locals to have a shopping experience like no other. Our green market features art, custom clothing, organic and homemade body products, fresh fruits and vegetables, vegan and Caribbean eats, and much more. Our locals experience the joy of music while sitting in the café amongst the views of the boats. This unique green market promotes our community businesses and provides a spotlight for Riviera Beach to grow, continuing to make us the best city, to live, work and play!



**TikiMarket** at the Marina





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AFFORDABLE HOUSING IS GOOD BUSINESS

# Housing Development

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## Riviera Beach Homebuyers Club

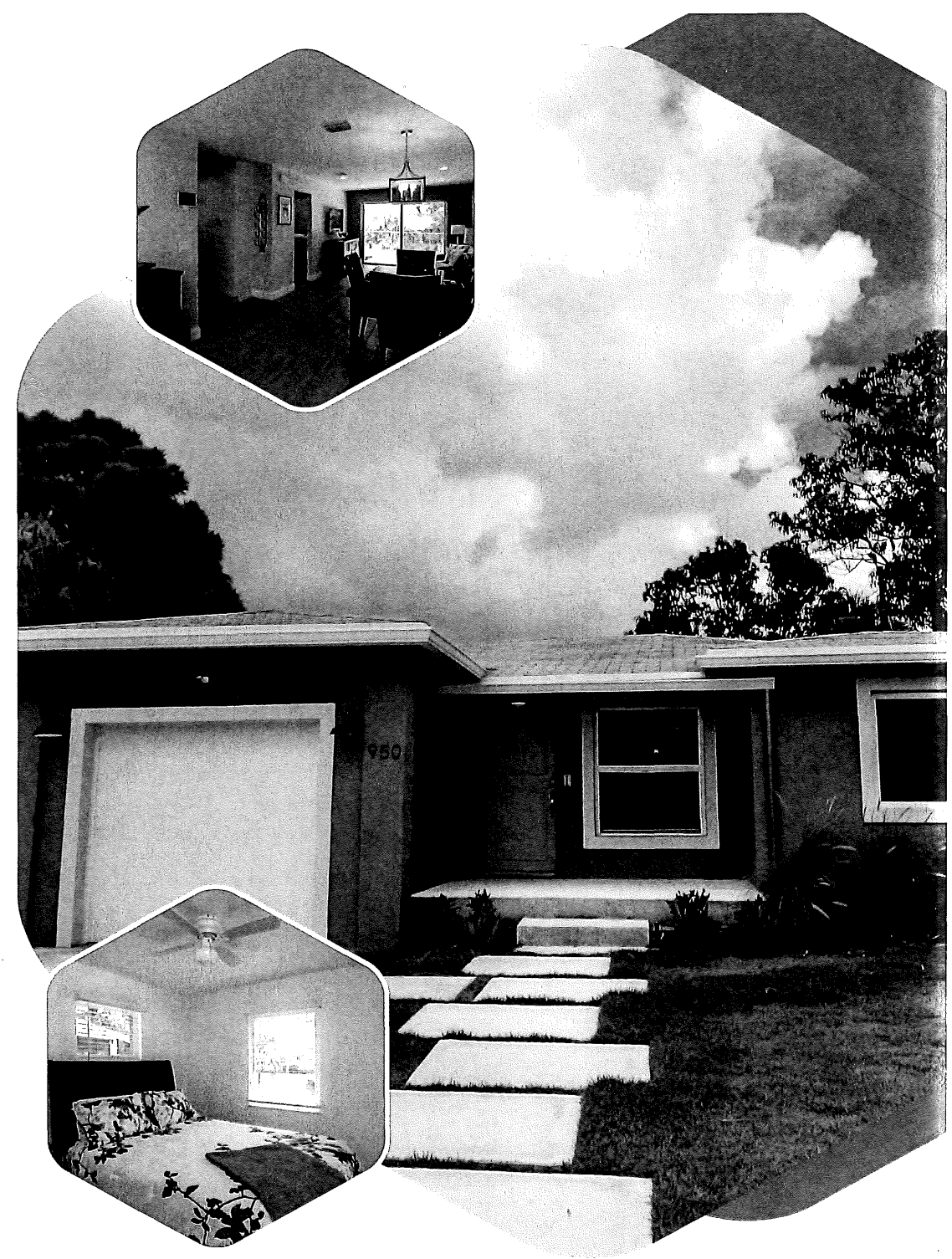
The Riviera Beach Homebuyers Club is a six-session series of workshops designed for residents who are ready to begin the pathway to homeownership. This free program is supported by the Riviera Beach Community Redevelopment Agency (RBCRA), the Riviera Beach Community Development Corporation (RBCDC) and managed by Community Partners.

The Riviera Beach Homebuyers Club was established to assist local residents who desire extra guidance on how to set specific financial goals that lead to homeownership. In addition to providing practical instruction in ways to practice better money habits, we help residents set up personal savings goals. Participants receive advice from experts about everything from money management to taxes and insurance. We also empower individuals to become involved in their Riviera Beach community by joining a network and experiencing the feeling of being an active team member.



**Our other homebuyer services include:**

- Initial, free consultation visit to explore your possibilities
- Individualized housing counseling sessions
- Year-round homebuyer education classes
- Guidance through home buying process-from application to closing
- Learn budgeting and money management
- Matched-savings for first-time homebuyers
- Assistance with closing costs and/or down payments
- Access to residential mortgages
- Expert advice from realtors and contractors
- Individualized counseling to improve and maintain good credit scores
- Financial coaching to resolve credit issues and develop/manage a budget
- Monthly educational classes to make good decisions (English, Creole and Spanish)
- Educational and career assistance for success and economic independence
- Year-round free tax preparation for qualified clients



***Welcome to Riviera Cove***  
A brand-new townhome community  
nestled in Riviera Beach!



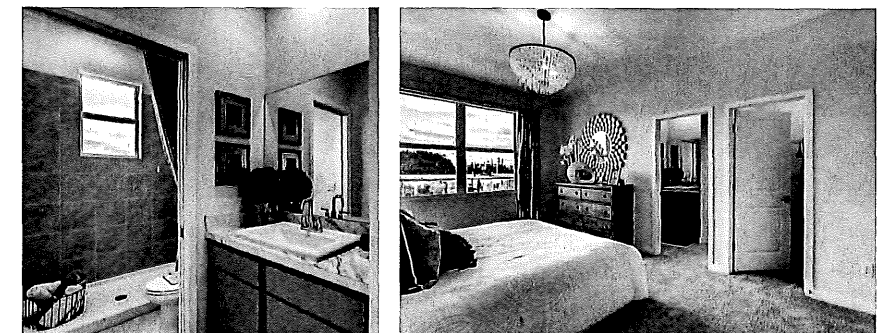
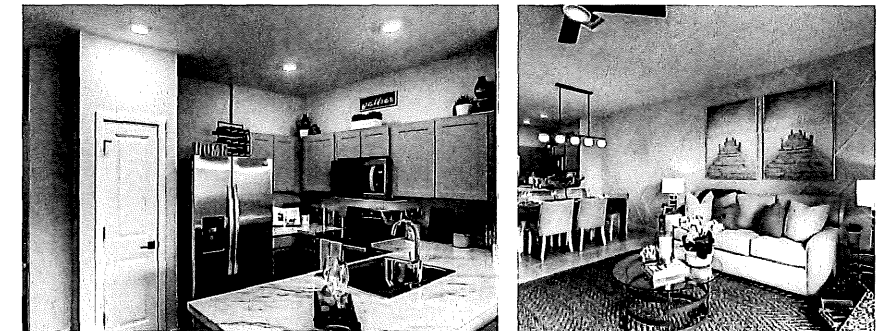
RIVIERA BEACH IS  
**OPEN FOR  
BUSINESS!**



**D.R. Horton**

Riviera Cove features two floor plans with modern open layouts, offering buyers both ample features along with desirable low-maintenance living. Architecturally designed exterior elevations are complete with paver driveway, entry walkway and patios, metal garage doors and concrete block construction. Spacious interiors boast 1,446-1,532 square feet, 3 bedrooms, 2.5 bathrooms, 18x18 ceramic tile in first floor living areas, Home is Connected - America's smart home and more!

Riviera Cove also has a prime location, with proximity to the beaches, US-1, great shopping, a multitude of tasty restaurants, hospitals and excellent schools.



## 11th Street Townhouse Project

- Construction of Townhomes, for sale
- Price Target: \$275,000+
- Ideal workforce project near to jobs centers
- Down payment assistance available for qualified buyers
- Available to affirmative market, with preference for Riviera Beach Homebuyers Club members
- Pipeline of interested buyers – 45+ pre-qualified buyers
- Type: 3/2 ½ with garages, 3 story and 2 story
- Attractive design that fits into desired downtown mixed-use zoning and that is compatible with the neighborhood
- Energy efficient materials and appliances
- Security features
- Commitment to HOA development
- Approximately 1,642 - 2,227 square feet



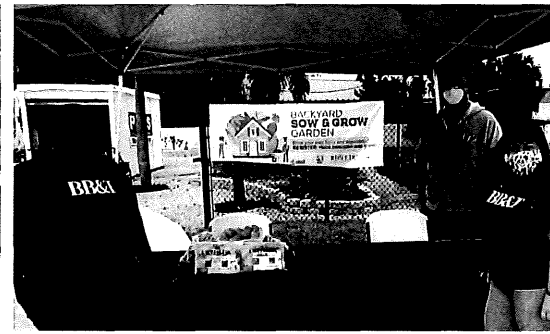


PROMOTING HEALTH, SAFETY AND SECURITY

# Healthy and Safe Communities

## Community Garden

The Riviera Beach Community Garden on West 10th Street continues to be the center for neighborhood events and the perfect backdrop for the camaraderie of the Riviera Beach community. Apprehensions surrounding the COVID-19 have helped highlight the significant role of community gardens in the community. They are important to ensuring healthy and nutritious food, and to promoting positive and healthy eating in the community. We had the opportunity during the Riviera Beach 2021 MLK celebration to highlight healthy cooking and eating through an interactive, virtual experience cooking class with Chef Richard from Culinary Flair. Ensuring that social distancing was adhered to, both students and adults regularly pitch in to keep the garden clean, green and thriving with heirloom vegetables. KOP Mentoring and the kids had the opportunity to host a session at the Community Garden, "From the Soil to the Table 2020," that focused on appreciation for garden and fitness during the pandemic.



## Backyard Sow & Grow Program

The City of Riviera Beach, Riviera Beach CRA, and Riviera Beach CDC partnered to provide The Backyard Sow & Grow Program for all levels of gardeners in the City. We wanted to provide our residents with the option to grow their own healthy, wholesome, and fresh foods right from their own backyards. We provided the residents with three different variations of the program to accommodate different gardening levels of our residents to include the Weekend Gardener Program, the Gardenista Program, and the Urban Master Program. Residents came to our 10th Street Community Garden to pick up their kits and were provided with a question-and-answer session with our Garden Manager. Eligible residents were provided with gardening kits that include seeds, plants, growing mediums, soil, and useful gardening tools. Residents are given the option to reapply if they want help expanding to the next level of gardening.

## Singer Island Community Garden

The Singer Island Community Garden, located at the corner of E Blue Heron and Lake Drive, is the CRA's newest addition to our garden program. It is currently under construction with a completion date of Summer 2021. The garden is part of our corridor enhancement project to beautify our major corridors. To date, we've installed water, electric, a fence around the garden area, and a tool shed. The irrigation for the site and sod to the park will be completed in February 2021, followed by a volunteer event to build the raised beds for the garden and installation of shrubs, trees, and flowers to the park along East Blue Heron.

The garden will consist of a park in the front of the property that will include benches, walking paths, and xeriscape garden, and 32-raised garden beds in the rear of the park. A mural will be painted on the wall in front of the garden. The garden's Steering Committee has been at the forefront of planning the Singer Island Community Garden and park design and held public input meetings for residents.





## Safety Tool Kit

The Clean and Safe Program launched phase one of its newest residential crime prevention tool, the Safe Home Initiative Program (Safety Tool Kit) in February 2020. We partnered with the Red Cross, Riviera Beach Police Department, Riviera Beach Fire Department, Florida Training Service Incorporated, Revival Church, and volunteers to finalize the program plan and identify resources.

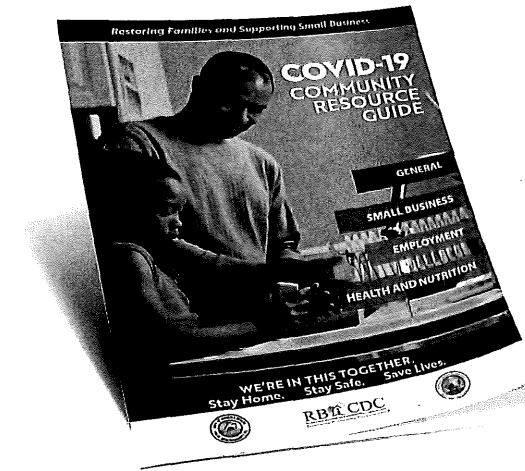
The Safe Home Initiative Program (Safety Tool Kit) includes: an exterior motion sensor light that illuminates at night when triggered by intruders on private property; a smoke detector with 10 year battery life; a SmartWater™ (CSI) DNA tool for marking valuables with a traceable liquid that aids in reuniting owners with their stolen property; an exterior RING™ Doorbell camera system to alert residents of visitors and intruders; code-compliant house numbers for easy identification by first-responders; and yard and window signage for deterrence purposes.

The Safety Tool Kit helps to prevent and reduce crime. It also helps to support a strong, cohesive community through programs that provide the residents with tools to help prevent crime in their neighborhoods. Also, one of the best ways to maintain a safe neighborhood – which is beneficial to our community and its growth – is through neighborhood safety efforts. This initiative is a key component to achieving crime reduction and stronger communities within the beautiful City of Riviera Beach.



## COVID-19 Grants

The Riviera Beach Community Redevelopment Agency (RBCRA) recognizes that small businesses suffered substantial financial loss due to the adverse economic impacts caused by the COVID-19 pandemic. In response to the negative economic impacts on our local businesses and the City of Riviera Beach's economy, to alleviate the spread of slum and blight, and to protect the capital improvements in the CRA, the RBCRA has created the RBCRA COVID-19 Small Business Forgivable Loan Fund. Through the Program, the RBCRA provided local businesses with 25 or fewer employees up to \$5,000 in an interest free loan. If the business can show compliance with the Fund and that the loan was used towards payroll, utilities, or inventory expenses within 1 year of the loan date, the loan will be forgiven, and the business will not be required to repay the loan. The loans are awarded on a first-come, first-serve basis. Through this program over 35 local business were able to participate in the COVID-19 forgivable loan program providing more than \$150,000 in small business assistance.



## COVID-19 Guide

Early on, in the beginning of awareness of the COVID-19 pandemic, staff knew that we had to quickly come up with ways to innovate and deliver real-time information to our community. The challenge was providing COVID-related information to some elder and low-wealth households that had limited or no access to internet. Additionally the information was changing so rapidly with Executive Orders, new programs, resources, food distributions, etc., that we knew we needed a tool that could be updated in real time and accessible. Working with our marketing team, the online COVID Guide was born. It includes sections on federal, state, local resources, as well as food and housing resources. We made it attractive and shared the link on various social media platforms, our own TV18, through Constant Contact, and on the City's and CRA's websites. The results were very positive. To make it even more accessible, we created a 5 X 7 rack card with thumbnail information that was circulated far and wide around the City. This tool has been in use for almost one year and can be adapted as needed.

## Clean and Safe Training for FEMA Disaster

In response to COVID-19, back in February 2020, we implemented an aggressive program to train and protect all Riviera Beach CRA Staff. Firstly, we had all Clean & Safe Ambassadors complete FEMA Incident Command Structure On-line training classes (13) to prepare us to be able to assist the Riviera Beach Emergency Management Team. Secondly, we developed and prepared a Riviera Beach CRA COVID Response Plan for all employees, including: PPE equipment, sanitizing supplies, and safety protocols for staff and visitors. And thirdly, we prepared and implemented the COVID Response Plan so we would be able to open back up the Marina Village and Marina Village Event Center, including; signage, sanitizing equipment to quickly sanitize the facility, training of all staff to use the equipment, and development of a COVID facility plan for each hall that enabled us to safely hold events as soon as possible.

## Avenue "E" Streetscape and Revitalization Plan

The Riviera Beach CRA completed the Avenue Streetscape and Revitalization Plan. The project will be a collaborative effort between the City, CRA, and the Utility District. The Plan outlines the recommendations to rebuild the roadway, replacing underground utilities, and adding decorative lighting, bicycle paths, new sidewalks, landscaping, and public art. The new plan includes recommendations for redevelopment based on the new vision for the corridor established in the plan.

A community workshop was attended by over 80 local residents to help inform and create the new vision. Following the completion of the Streetscape Plan and Design Standards, a final presentation of the first draft and vision was presented to the community. Due to social distancing requirements, this presentation and survey was conducted online. There were seventy (70) participants for the online presentation and survey. The presentation included a PowerPoint presentation with a voiceover and an animation of the proposed streetscape design. The PowerPoint covered all of the topics in this report. Results were incorporated into the study and final revitalization plan.

### The final plan includes:

1

#### REPORT

A comprehensive Avenue E Corridor Streetscape report that describes the existing physical environment of the roadway, pedestrian sidewalk system, and adjacent buildings/properties lining the corridor

2

#### RECOMMENDATIONS

Recommendations for potential streetscape, zoning entitlement, and design and development standards changes to beautify, enhance, and create an environment to attract new investment and redevelopment to foster economic vitality within the project area.

3

#### ANALYSIS

A thorough analysis of what nearby significant CRA and City points of interest exist (the Port of Palm Beach, Riviera Beach Marina, the beaches) that might impact and support recommended improvements within the corridor, further supporting recommended improvements throughout the corridor.

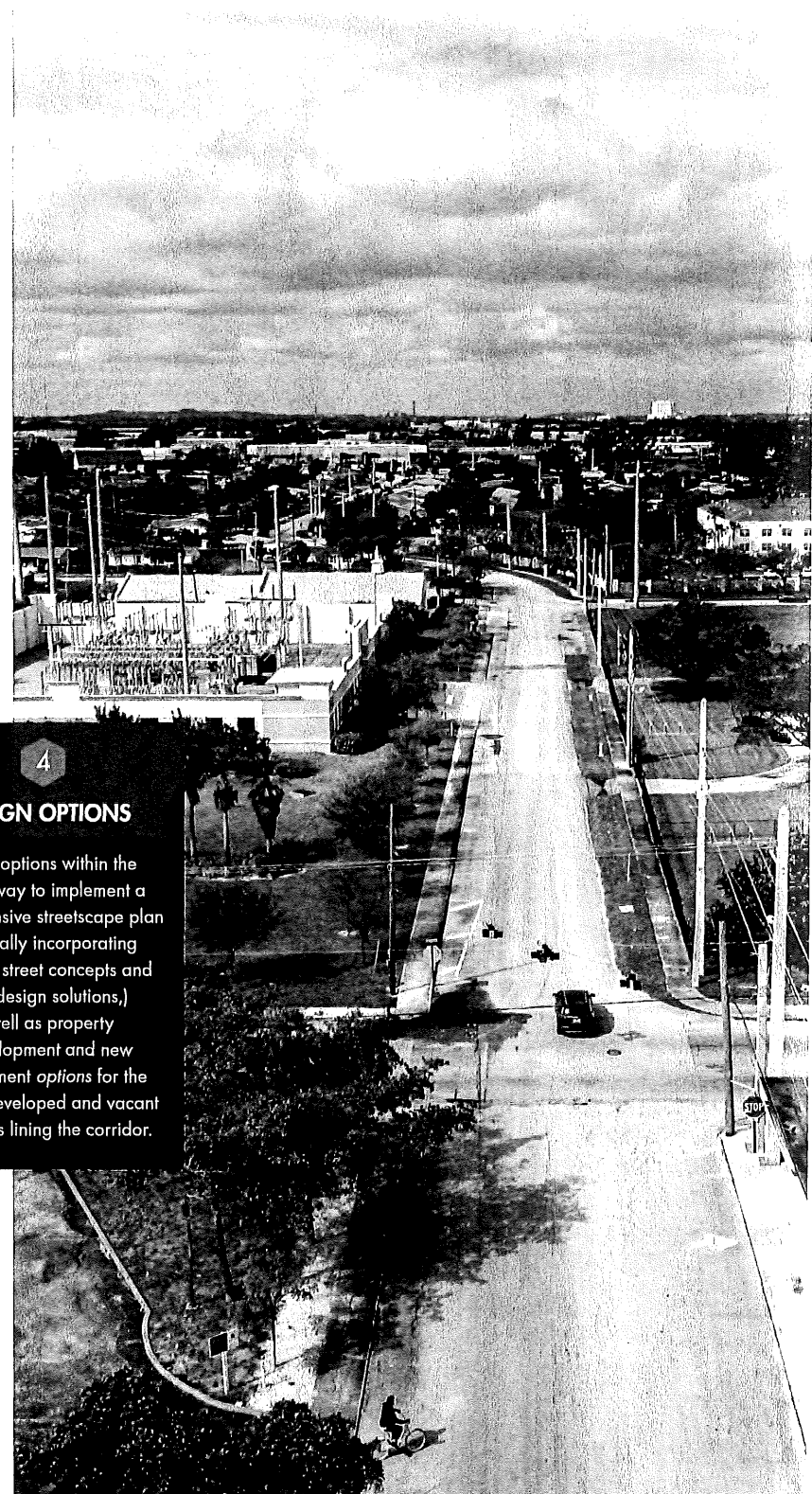
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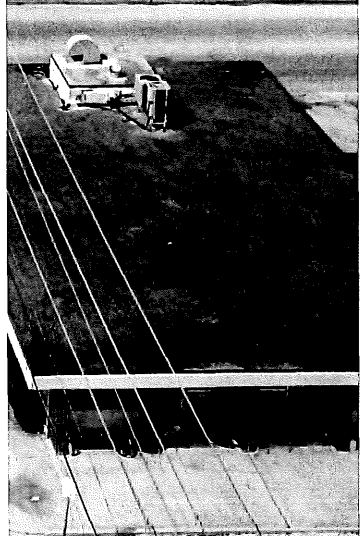
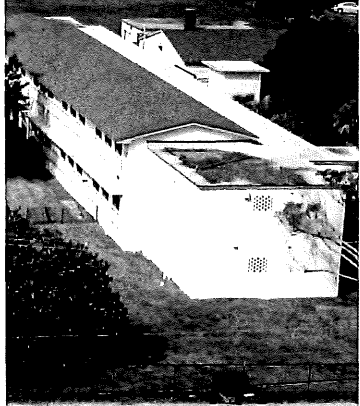
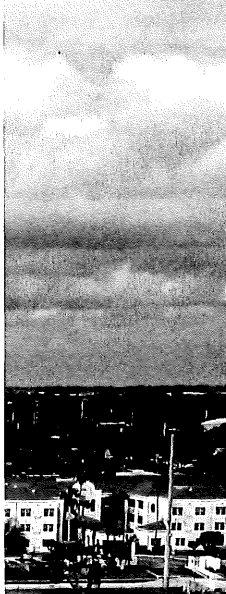
#### DESIGN OPTIONS

Design options within the right-of-way to implement a comprehensive streetscape plan (potentially incorporating complete street concepts and other design solutions,) as well as property redevelopment and new development options for the existing developed and vacant properties lining the corridor.

### Next Steps:

The CRA, City, and Utility District will coordinate to develop an implementation plan and funding strategy to jointly implement the project. The implementation plan will include an analysis of funding options and phasing for the Board to consider pursuing towards transforming this corridor through street improvements and redevelopment initiatives.









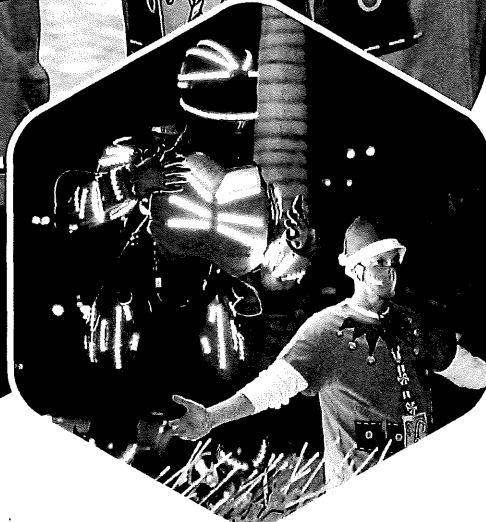
DIVERSITY IS GOOD FOR BUSINESS

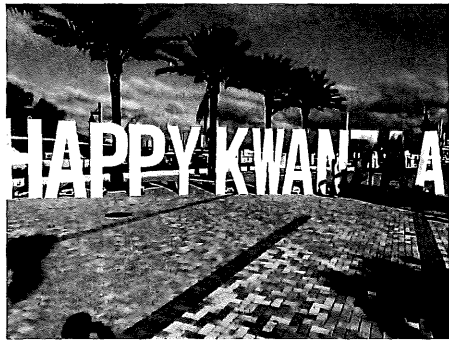
## Diverse Communities

### Holiday Drive Thru

*How can we hold Riviera Beach Marina Village Annual Winter Wonderland under the current COVID restrictions? That was the question.*

We knew that the Riviera Beach residents looked forward to the annual event and we did not want to cancel the event so we decided to make our annual Winter Wonderland a drive-through event. To accomplish this, we had to install new electrical service to light poles so we could decorate each pole on the drive through route. Arrangements were made to bring Santa and Ms. Claus down from the North Pole for the event. We then reached out to one of our local marching bands to perform during the drive through and we reached out to our various sponsors to donate items so we could give a gift bags to each child in every vehicle. And finally, we reached out to our Mayor to present a proclamation and to light the Christmas tree and start the drive-through event. We also live-streamed the event so all Riviera Beach residents could view it as well as putting it on our social media sites. We had similar experiences for Hannakuh and Kwanzaa.

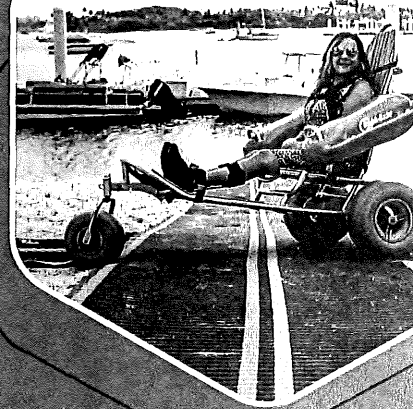




## Mobi-Chair and Mobi-Mat Program

We had a goal to make the Riviera Beach Marina Village, and Bicentennial Park Beach, a park that was assessable to all residents including those with mobility challenges. To accomplish this, the Riviera Beach Community Redevelopment Agency (CRA) had to complete the enhancement of Bicentennial Park Beach for full ADA compliance per the guidelines set forth by the United States Access Board.

The goal is to increase the number of disabled individuals participating in water sports at Bicentennial Park. This project was able to be accomplished by providing a beach mat that would allow those with mobility challenges the ability to transition from the sidewalk onto the sand and into the water. Additionally, three Mobi-Chairs were purchased so those individuals that were wheelchair-bound would be able to transition from their wheelchair onto a Mobi-Chair where they could then be moved safely into the water and enjoy the experience of being in the lagoon with family and friends. We partnered with the State of Florida Coastal Partnership Initiative Grants, by receiving a matching grant of \$10,338.







**WELCOME TO  
RIVIERA  
BEACH  
FLORIDA**

**The Best City to  
Live, Work, and Play**

**WELCOME TO  
RIVIERA  
BEACH  
FLORIDA**

**The Best City to  
Live, Work, and Play**

# Financial Information

## Statement of Financial Position

September 30, 2019 and 2020

GOVERNMENT FUNDS	9/30/2019 (Audited)	9/30/2020 (Un-audited)
<b>ASSETS</b>		
Cash and Cash Equivalents	\$ 6,307,008	\$ 5,420,181
Cash and Cash Equivalents - Restricted	8,028,833	4,635,481
Investments - Restricted	100,000	-
Receivables, Net	7,298,000	3,964,846
Due from Other Funds	1,240,370	1,940,555
Investments Noncurrent	6,930,000	6,930,000
Prepaid and Other Items	50,421	5,701
Deposits Held with Others	10,591	60,927
<b>TOTAL ASSETS</b>	<b>\$ 29,965,223</b>	<b>\$ 22,957,690</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>		
<b>LIABILITIES</b>		
Accounts Payable	287,273	137,115
Accrued Liabilities	16,312	115,527
Due to Other Funds	11,788,312	2,908,814
Advance from City	10,194,621	10,194,621
Payroll Liabilities	16,312	115,527
Accrued Expenses	25	25
Sales Tax Payable	1,542	444
Bonds and Notes Payable	2,495,922	-
Deposits and Other Liabilities	4,544	1,344
<b>TOTAL LIABILITIES</b>	<b>\$ 24,804,864</b>	<b>\$ 13,473,420</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred Inflows	47,030	42,333
<b>FUND BALANCES</b>		
Unassigned	50,421	5,814,007
Assigned to Redevelopment:	10,841,331	10,841,331
<b>TOTAL FUND BALANCES</b>	<b>\$ 10,891,752</b>	<b>\$ 16,655,338</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 35,743,646</b>	<b>\$ 30,171,091</b>

## Statement of Activities

September 30, 2019 and 2020

GOVERNMENT FUNDS	9/30/2019 (Audited)	9/30/2020 (Un-audited)
<b>REVENUES</b>		
Taxes	\$ 8,378,475	\$ 8,717,479
Charges for Services	50,000	8,091
Investment Earnings/Debt Proceeds	8,820,012	29,635,000
Lease and CAM Charges	372,304	315,922
Miscellaneous	10,708	17,925
<b>TOTAL REVENUES</b>	<b>\$ 17,631,499</b>	<b>\$ 38,694,417</b>
<b>EXPENDITURES</b>		
Current:		
General Government	2,071,350	5,445,760
Real Estate Development	3,705,814	9,411,307
<b>ECONOMIC ENVIRONMENT</b>		
Capital Outlay	2,199,688	193,458
Debt Service:		
Principal	2,394,688	2,495,922
Interest and Debt	1,073,191	892,072
Other Debt/Service Costs	-	22,024,098
<b>TOTAL EXPENDITURES</b>	<b>\$ 11,444,731</b>	<b>\$ 40,462,618</b>
<b>EXCESS/(DEFICIENCY) REVENUES OVER EXPENDITURES</b>	<b>6,186,768</b>	<b>(1,768,201)</b>
Net Change in Fund Balances	6,186,768	(1,768,201)
Fund Balances - Beginning Prior Period Adjustment	4,704,984	10,841,331
<b>FUND BALANCES - ENDING ASSIGNED TO REDEVELOPMENT</b>	<b>\$ 10,891,752</b>	<b>\$ 9,073,130</b>

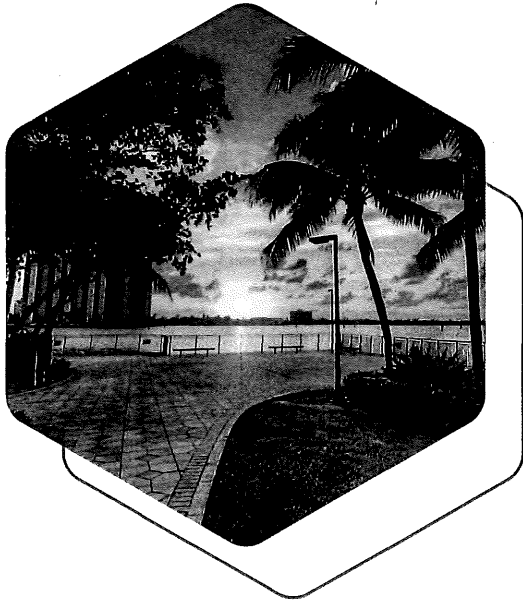


## Projects Started and Completed

Avenue E - Street Revitalization Project	\$75,000
Clean & Safe Program	\$74,000
Public Art Program	\$60,000
Affordable Housing Initiatives	\$90,000
Commercial Property Improvement Program	\$57,500
Small Business Loan Program	\$160,000
Redevelopment Site Acquisition	\$5,792,000
Lake Worth Water Quality Improvement Study	\$40,000
Community Garden Program	\$140,000
Right-of-way Beautification Project	\$110,000
Community Development Initiatives	\$105,000

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**TOTAL \$6,703,500**



## Goals of the Redevelopment Plan

This has been a productive year in advancing the goals of our redevelopment plan. The CRA's goal to optimize the future value of property, promote economic development, and to provide affordable housing and improve our neighborhoods have been advanced through our comprehensive redevelopment strategies including: commercial and homeowner property improvement grants, the provision of business incentive loans, and implementation of our affordable housing programs.

This year has included acquisition of multiple key properties for purposes of land assembly to stimulate new significant development projects in our mission to improve property values and provide jobs within the redevelopment area. The Marina District Phase II project as well as key strategic properties within the Broadway corridor are being redeveloped through public private partnerships. Our Community garden programs, crime prevention, and Clean and Safe program provide neighborhood beautification, and serve to enhance both the safety and quality of life for our residents.

Acquisition of property and partnership with the Riviera Beach Community Development Corporation has allowed the CRA to embark upon new affordable housing projects including a new 12 unit townhome development, and partnership with other developers to bring over 100 affordable units to our neighborhoods.

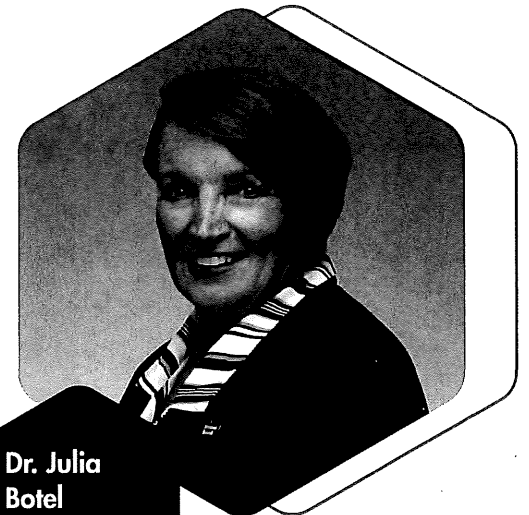
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## MESSAGE FROM THE RIVIERA BEACH

# CRA Commission Board Chair

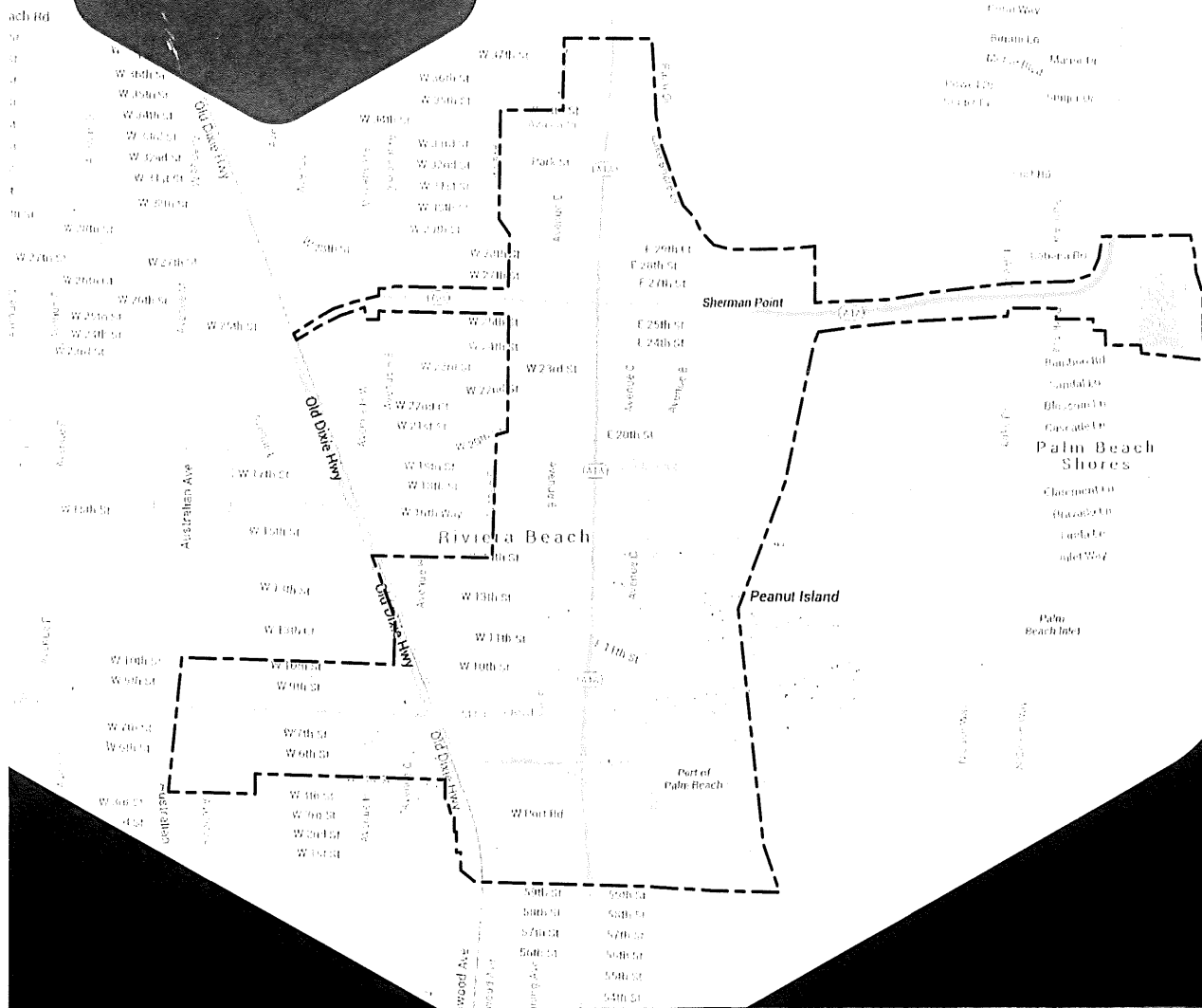
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**D**ue to the pandemic, 2020 has truly been a year of change and thinking outside of the box on programs and projects for the Riviera Beach CRA. As a Board, we have made great strides to further the CRA's mission by aiding the development and progress of project/programs within the CRA District in spite of the challenges. Redevelopment of a community cannot be accomplished alone; it takes partnerships and cooperation. Perhaps the best example of this was the COVID Grant Program. Businesses, during this trying time, were given up to \$5,000 in a grant from the CRA if they had COVID impacts, applied, and met qualifications. We also found new ways to continue our programs and community events, like our Annual Winter Wonderland. Events that normally were held in person, were held virtually or as a drive-through experience. We have been very busy, and we intend to continue this momentum. I can say even with the pandemic, the Riviera Beach CRA district is always open for business. I am excited and look forward to continuing the work set forth by the CRA Board for another productive year ahead of us.



**Dr. Julia  
Botel**  
CRA Board Chair

# Riviera Beach CRA BOUNDARY MAP



## About This Report

The CRA's Fiscal Year 2020 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, 2019 to September 30, 2020. 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

Dr. Julia Botel - Chair (District 4)  
Douglas Lawson - Vice-Chair (District 5)  
Tradrick McCoy (District 1)  
KaShamba Miller-Anderson (District 2)  
Shirley D. Lanier (District 3)

## Riviera Beach CRA

### EXECUTIVE DIRECTOR:

Jonathan E. Evans,  
MPA, MBA, ICMA-CM

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