

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</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:

<p><u><i>Luz Mante</i></u> OFMB</p>	<p><u>4/14/22</u> <i>(24)</i> 4-14-22</p>	<p align="center"><u>N/A</u> Contract Dev. and Control</p>
---	---	--

B. Legal Sufficiency:

Helene Collins
Assistant County Attorney

C. Other Department Review:

N/A
Department Director

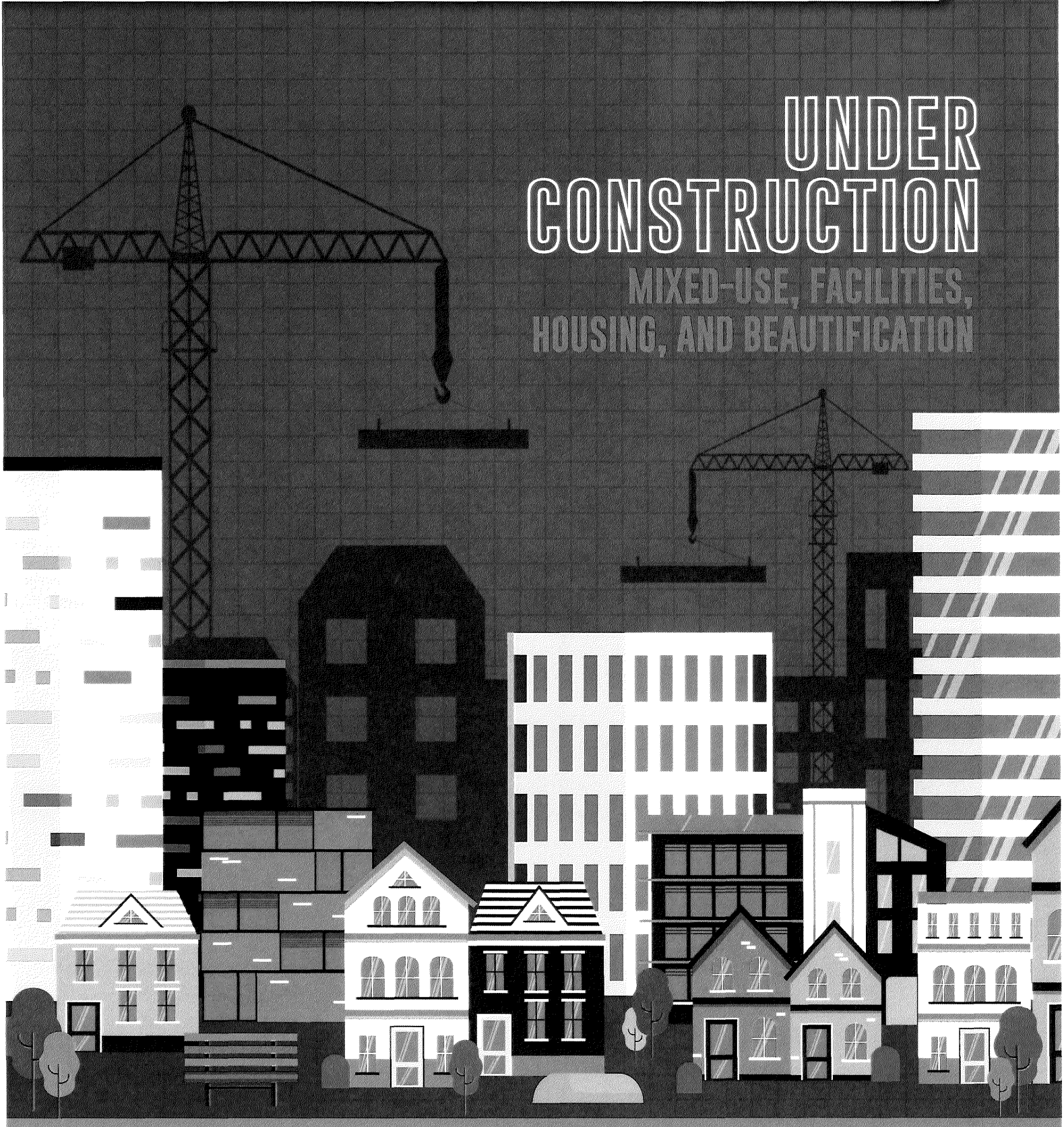
This summary is not to be used as a basis for payment



RIVIERA BEACH CRA 2021 ANNUAL REPORT

UNDER CONSTRUCTION

MIXED-USE, FACILITIES,
HOUSING, AND BEAUTIFICATION





MESSAGE FROM THE RIVIERA BEACH CRA EXECUTIVE DIRECTOR



The Riviera Beach Community Redevelopment Agency (CRA) is starting to see significant momentum occur as a result of the improving economic conditions in the housing market. The novel coronavirus has placed a significant demand on the multifamily market in South Florida. As a result of this demand, high-quality developers are looking to enter the Broadway corridor, which appears to have become a destination that will establish Riviera Beach's new downtown core. However, the CRA staff, along with partners from the City, understand the value of affordable/workforce housing within the community and that those who have historically and traditionally called Riviera Beach home will be adversely impacted if a more proactive and aggressive approach is not adopted.

As a result of the changing market conditions, the CRA and the City have partnered to facilitate a new \$35 million workforce housing community right in the heart of the Broadway corridor; this development project is referred to as Berkeley Landing. This mixed-income community will allow for residents of all ages and economic levels to have a state-of-the-art facility that brings to bear a sophisticated and quality developer, along with opportunities that are within walking distance of the Intracoastal Waterway and the beach. The CRA facilitated this project and contributed \$640,000 in a local government loan to leverage housing credits. This project will be transformational, as Walmart has become the largest private investor in the last 10 years to show its commitment to the Riviera Beach CRA.

Furthermore, in collaboration with the City of Riviera Beach, the City Council unanimously approved a term sheet with FoundCare for the construction of an \$11.4 million federally qualified healthcare facility on Broadway. This state-of-the-art medical facility will address the significant needs and health ailments that are currently present within the municipal boundaries of the City.

Additionally, as part of this monumental partnership, the City/CRA will see to business incubator spaces created at a value of approximately \$2.85 million to be constructed on behalf of the City/CRA, which will allow for subsequent occupancy of small local businesses that successfully participate in our small business incubator program.

The Villa L'Onze 11th Street Townhouse Project, which is a joint partnership between the CRA and the Riviera Beach Community Development Corporation, has facilitated a \$4 million, 12-unit development for a mixed-income clientele who will have views of the beautiful Intracoastal Waterway, be in walking distance of major amenities within the City, and have access to other synergy that is being created as a result of the redevelopment of the City and CRA.

Lastly, the CRA has continued to facilitate and push for owner-occupied rehabilitation vis-à-vis its Neighborhood RECLAIM program that looks to help residents this fiscal year with a total of \$304,000 allocated and approved in this year's budget. This all-encompassing program helps local residents with much-needed beautification efforts and cosmetic improvements that will inevitably lead to a more aesthetically pleasing curb appeal and increase values within the corridor. This year, the CRA looks to assist 11 homeowners in this endeavor.

In closing, as we *Reimagine Riviera Beach*, we are excited about the continued passion and care that is expressed by all those who live, work, and play in our community, and we are truly excited about the forward-thinking leadership and perspectives that have been instrumental in all aspects of our continued success.

Respectfully Submitted,

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

MESSAGE FROM THE RIVIERA BEACH CRA COMMISSION BOARD CHAIR



I am proud to serve as Chair of the Board of Commissioners of the City of Riviera Beach CRA, where I have the privilege of working with other elected officials and employees to shape the future of our City and bring us closer to fulfilling our shared vision of creating a vibrant, active, sustainable City.

This report represents the CRA's ongoing commitment to revitalize a previously underserved area of Riviera Beach. It illustrates how we are advancing projects and initiatives to stimulate economic activity, create jobs, and enhance quality of life.

Together with our partners and City residents, we are working to achieve the CRA's goals of encouraging growth and improvement while cultivating neighborhood pride and identity. Tremendous progress is being made. Recent initiatives include the 11th Street Townhouse Project-Villa L'Onz and the Berkeley Workforce Housing development. I look forward to the continued success of the Riviera Beach CRA as we work together to make our City a great place to live, work, and play.

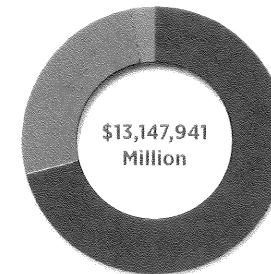
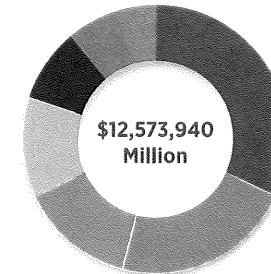
Commissioner Shirley Lanier
Chair, Board of Commissioners
Riviera Beach CRA

RIVIERA BEACH CRA FINANCIAL INFORMATION

The Riviera Beach CRA funds its programs and projects primarily through Tax Increment Financing (TIF). Each fiscal year, the CRA invests its TIF dollars, along with other revenues such as grants and bond financing, and invest back into redevelopment activities within the CRA District. Examples of these activities are: infrastructure improvements, affordable housing construction, and promoting economic development.

STATEMENT OF FINANCIAL POSITION September 30, 2020

	9/30/2020 (Audited)
GOVERNMENT FUNDS	
ASSETS	
Cash and Cash Equivalents	\$ 14,462,187
Cash and Cash Equivalents - Restricted	6,329,258
Due from Other Funds	687,240
Deposits Held with Others	60,927
Investment in joint venture	6,930,000
TOTAL ASSETS	\$ 28,469,612
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	
LIABILITIES	
Accounts Payable	195,735
Accrued Liabilities	50,968
Unearned Revenue	31,392
Due to Other Funds	10,433,534
Other Liabilities	3,094
TOTAL LIABILITIES	\$ 10,714,723
FUND BALANCES	
Nonspendable	50,421
Assigned to Redevelopment:	17,704,468
TOTAL FUND BALANCES	\$ 17,754,889
TOTAL LIABILITIES AND FUND BALANCES	\$ 28,469,612



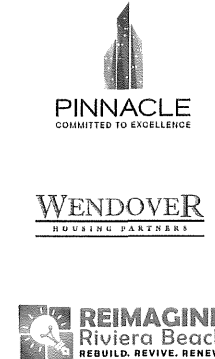
Berkeley Landing

AN AFFORDABLE FAMILY COMMUNITY IN RIVIERA BEACH!

Berkeley Landing is a planned residential community in the City of Riviera Beach at 3100 Broadway Avenue, just west of the Intracoastal Waterway and north of Blue Heron Boulevard. Berkeley Landing, a joint venture between Pinnacle Communities and Wendover Housing Partners, will be a destination community for families and emerging members of the workforce along the revitalized Broadway corridor. It will contain 110 affordable units and two additional market-rate units attached to ground floor live and workspaces facing Broadway at an estimated cost of \$35 million.

This development will be a showcase in the City's "Reimagine Riviera Beach" effort as high-quality affordable housing is developed in proximity to world-class recreation, healthcare, employment, education, and more within the city called "Palm Beach County's best kept secret."

Berkeley Landing will be built by PCDS Construction, a joint venture between Pinnacle's construction affiliate and D. Stephenson Construction, Florida's largest African American owned general contractor.



UNDER CONSTRUCTION

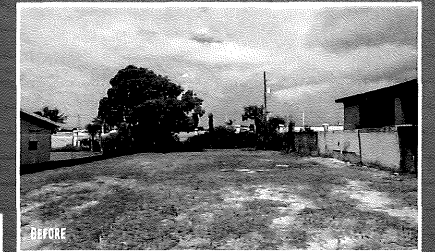


Rendering of the new City Hall complex to house administrative staff.

NEIGHBORHOOD RECLAIM

FEATURING:

- Owner occupied rehabilitation up to \$35,000
- Redevelopment of dilapidated infill structures
- 12-15 homes assisted in 2021



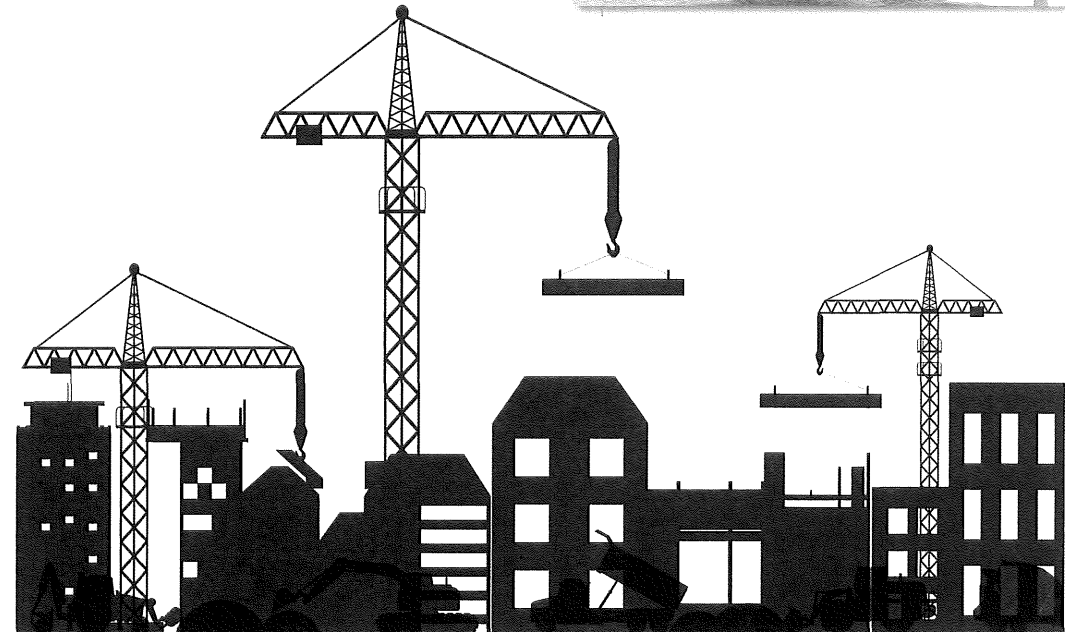
VILLA L' ONZE

11TH STREET TOWNHOUSE PROJECT



FEATURING:

- 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

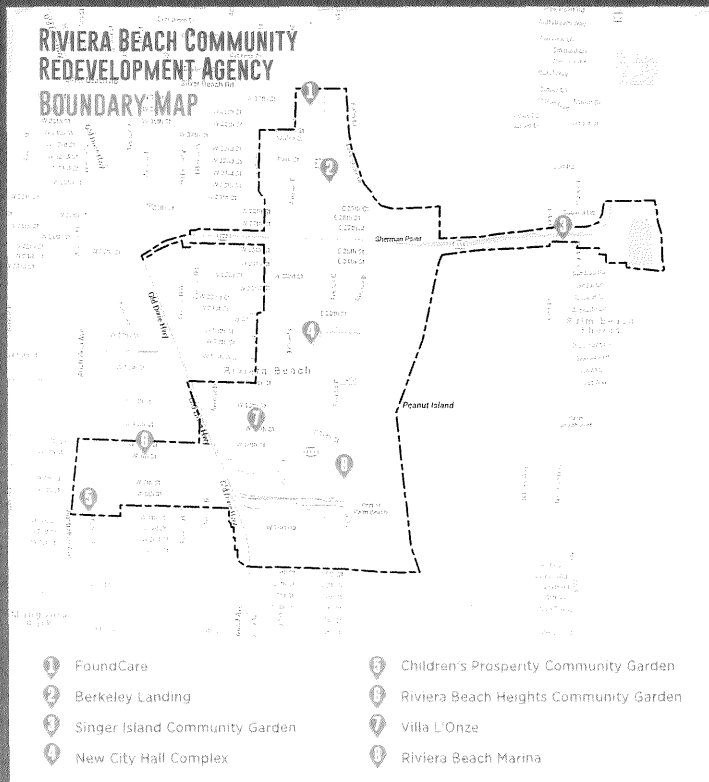


SINGER ISLAND COMMUNITY GARDEN

On June 20, 2021, the Riviera Beach Community Redevelopment Agency (RBCRA), the Riviera Beach Community Development Corporation (RBCDC), City of Riviera Beach, and the Singer Island Community Garden Steering Committee had a Phase 1 Ribbon Cutting and Dedication Ceremony at the Singer Island Community Garden. The mission of the committee is to improve our community through community gardening, by providing and promoting healthy eating, and increase consumption of organic and fresh fruits and vegetables. A wonderful part of this garden is that raised beds are available for rental or sponsorship, and supplies are also available for families that want to build their own raised bed in their backyard.



OTHER BEAUTIFICATION PROJECTS:



ABOUT THIS REPORT

The CRA's Fiscal Year 2021 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, 2020 to September 30, 2021. 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

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

RIVIERA BEACH CRA

600 W. Blue Heron Boulevard, Suite C-225
 Riviera Beach, FL 33404
 Phone: 561.844.3408
 Fax: 561.881.8043
www.rbcra.com



Florida's Dynamic Waterfront Community