

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** October 3, 2023 [  ] **Consent** [  ] **Regular**  
[  ] **Workshop** [  ] **Public Hearing**

**Department:** Office of Financial Management and Budget

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

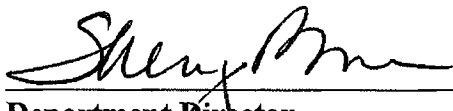
**I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to receive and file:** The Annual Report for the Fiscal Year ending September 30, 2022 from Riviera Beach Community Redevelopment Agency (RB CRA).

**Summary:** The RB CRA has submitted its Annual Report for the Fiscal Year ending September 30, 2022 as per section numbers 163.356(3)(d) and 163.387(8), Florida Statutes. Countywide (DB).

**Background and Justification:** N/A

**Attachments:** Annual Report

**Recommended by:**  8/29/2023  
**Department Director** **Date**

**Approved by:**  8/30/23  
**County Administrator** **Date**

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</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>ASD</u> 8/29/23          OFMB <u>sf/29</u> OB 8/29</p>	<p align="center"><u>N/A</u>          Contract Dev. and Control</p>
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**B. Legal Sufficiency:**

\_\_\_\_\_ 8/31/23  
 Assistant County Attorney

**C. Other Department Review:**

N/A  
 Department Director

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



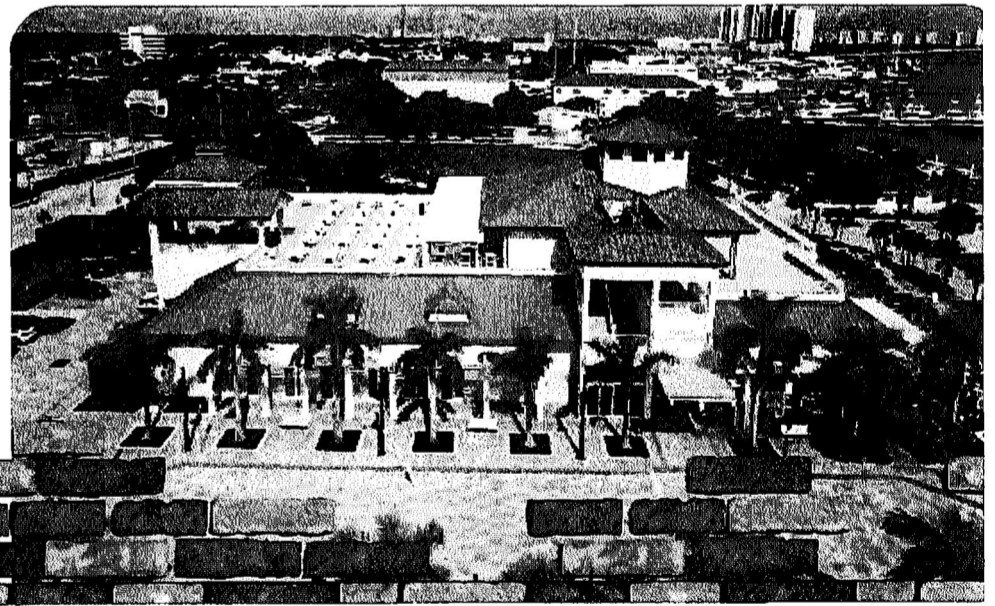
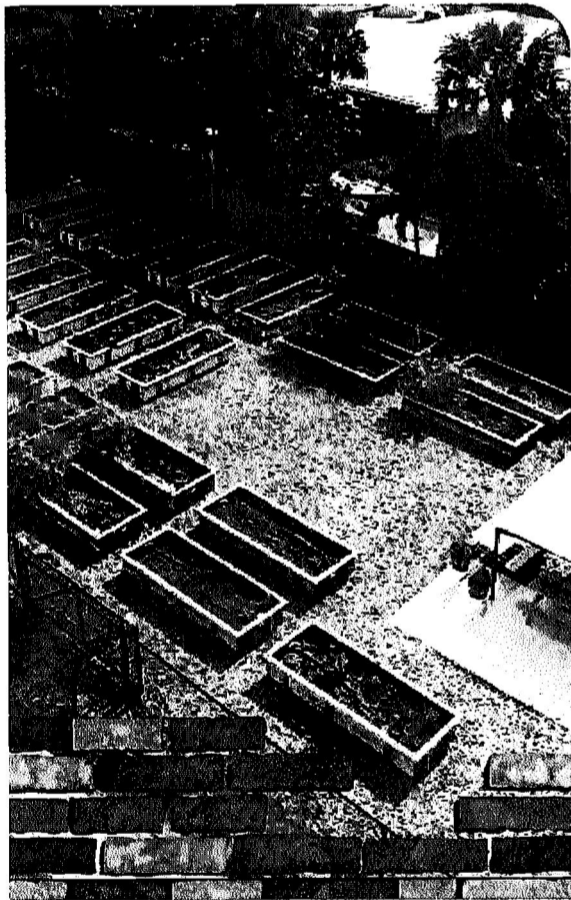
# RIVIERA BEACH CRA

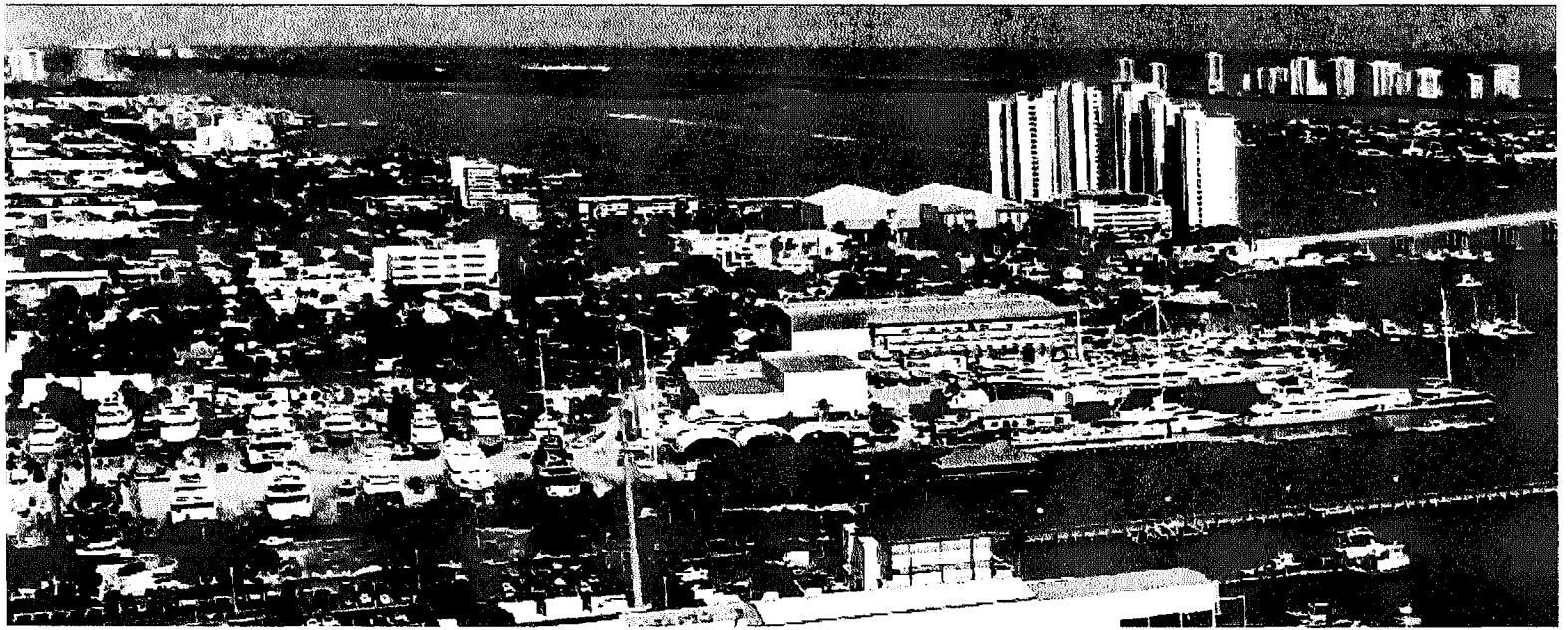
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# Annual Report





## Riviera Beach CRA

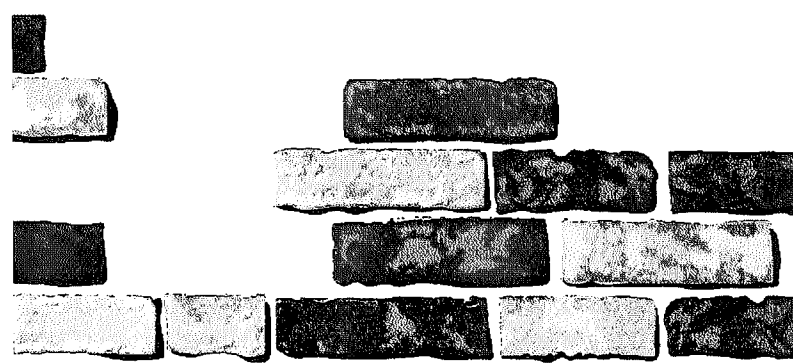
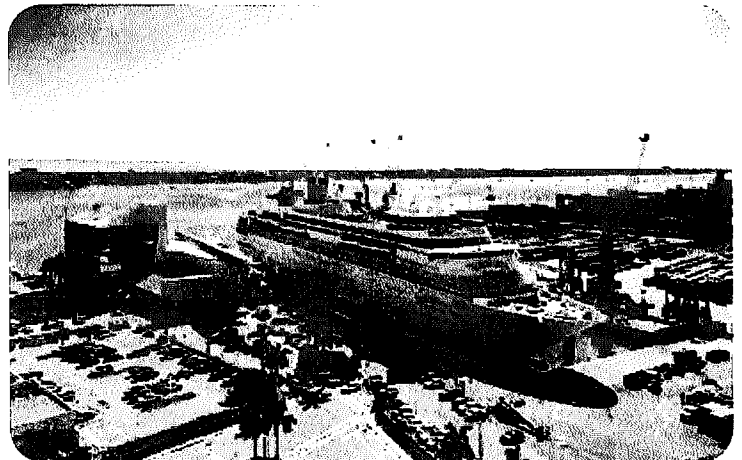
### MISSION STATEMENT

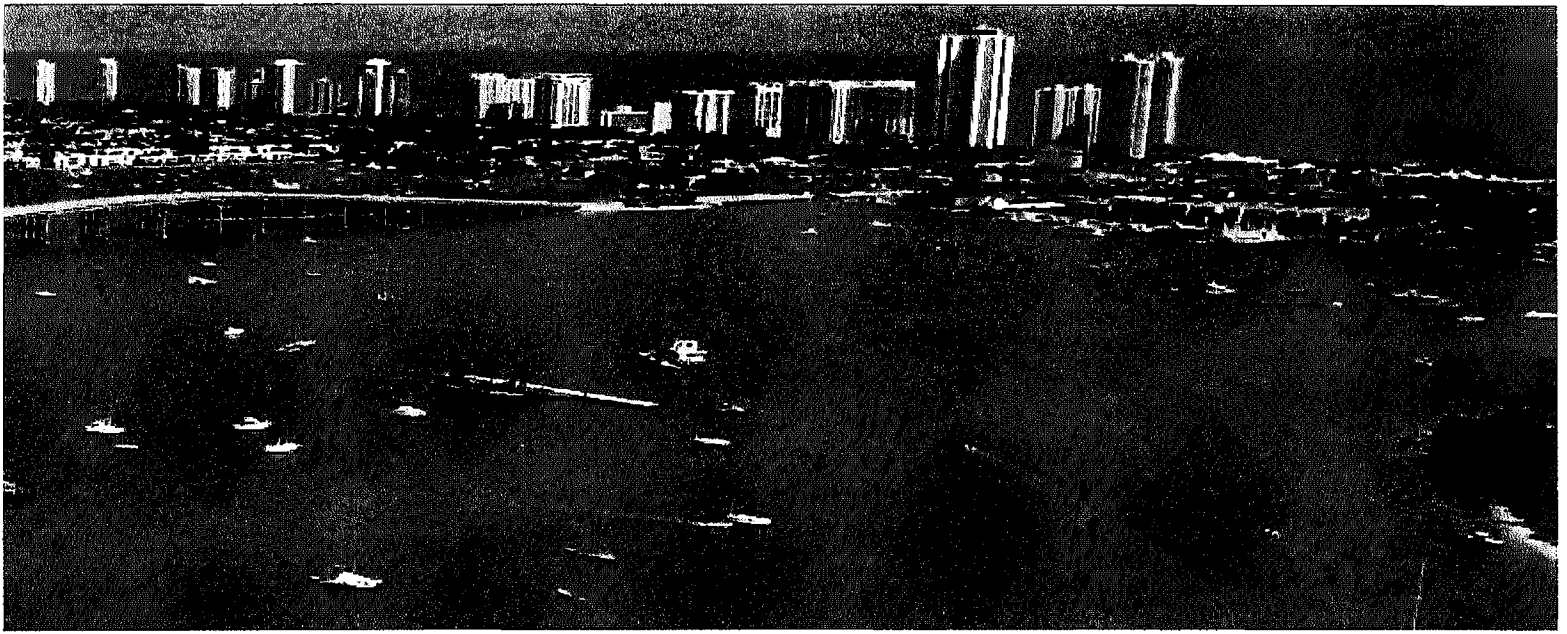
The Riviera Beach Community Redevelopment Agency is at the heart of the dramatic transformations underway within its district.

Formed in 1984 by the Riviera Beach City Council, the CRA provides funding for a wide scope of projects that incentivize economic growth through business attraction and retention; finances new and improved infrastructure for real estate projects; and generally, works to expand the tax base by creating a welcoming environment that eliminates blight and improves the perception of safety in an area.

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

When established, the assessed value within the CRA boundaries was \$132,767,499. As of 2021, our taxable value is \$903,555,865, an estimated increase of 3.5% over the previous year in the amount of \$871,664,642, and over \$770 million dollars in increased value over the life of the CRA.





## Overview SUMMARY

This past year has been one of bold movement. The Agency embraced the driving mantra of “Reimagine Riviera Beach,” focusing on moving key projects and initiatives forward. Staff showcased our award-winning Ambassador Program at the statewide Florida Redevelopment Association Conference while also lending leadership and support to the local development of the Palm Beach County Housing Plan and the successful \$200 million Housing Bond. We hope that these efforts will lead to the development of more homeownership in our redevelopment area.

The Agency’s Housing Programs also served as a blueprint for the City’s new housing programs. The CRA deployed more than \$125,000 in 2022 for housing restoration and pre-development. We look forward to breaking ground on the 12-unit Villa L’Onze townhouse project in 2023. Our city has less than a 30% homeownership rate. Supporting several housing fairs and the Riviera Beach Homebuyers Club will reduce that gap.

The CRA has been working on a successful plan for the Marina District for more than twenty years. Substantive progress has been made for Phase II that will lead to the development of almost 500 homes, both workforce and market rate as well as over 7,600 square feet of commercial/retail, including a hotel and 572 spaces for public parking.

CRA has produced a successful business boot camp for the fifth year in a row, priming the pump for more small business development including several live-work spaces and potential incubators. Adoption of the Small Business incubator Program will support these efforts. CRA deployed \$150,000 through our Commercial Grant Program, assisting 6 local businesses with façade and exterior improvements.

The Agency sponsored several very successful information events to educate the public about the programs and efforts of the CRA. Our key infrastructure project of utility burial along Broadway moved forward with acquisition of key easements. Work should commence in 2023. Two key sites for redevelopment were cleared of structures and readied for attention by a P3 partner solicitation in early 2023. The result is more stable and attractive homeownership opportunities as well as increased economic opportunity through small business expansion. This will definitely leverage our investment and attract additional capital that will fuel redevelopment, jobs, and new resident attraction to our downtown core.

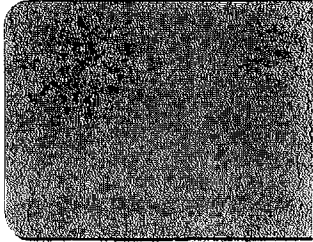
We received \$10.9 million in tax increment financing and expended more than \$4 million in support of our projects and initiatives.

**Total Assessed  
Property Values**  
of property within the boundaries of the  
CRA as of January 1 of the reporting year  
**\$903,555,865**

**Original Assessed  
Property Values**  
within the CRA’s area of authority as of  
the day the agency was created  
**\$132,767,499**

**Total Expenditures for  
Affordable Housing**  
for low-income and  
middle-income residents  
**\$124,790**

**Total Expenditures  
from the Redevelopment  
Trust Fund**  
**\$14,652,638**



# Message from the Riviera Beach CRA EXECUTIVE DIRECTOR



The Riviera Beach Community Redevelopment Agency (RBCRA) is focused on enhancing the economic and social well-being of the City of Riviera Beach, Florida. In 2022, the RBCRA had several ongoing and upcoming projects aimed at revitalizing the community while improving its residents' quality of life.

One of the key developments for 2022-2023 is the commencement of the Marina Village Phase II project, which is expected to bring new restaurants, retail shops, and residential units to the waterfront area. The RBCRA has invested in streetscape improvements, such as new sidewalks, lighting, and landscaping, to create a more inviting and pedestrian-friendly Marina Village to facilitate redevelopment of Marina Village. Staff has been working diligently with our development partners to ensure Marina Village has a particular focus on retail, arts, and entertainment industry, to create a sense of place. We want Marina Village to be a natural node for the community to congregate and create the synergy that is necessary to facilitate a thriving commerce district. The RBCRA has successfully negotiated Letters of Intent (LOIs) on elements contained in the Marina Phase II preliminary plan that will facilitate close to 400 market-rate, high-quality apartment housing units, and 100+ affordable homes that will address the growing demand for affordable housing within the city. Upon its completion, the project is projected to have a net economic impact of \$130 million outside of the impact for commercial enterprises.

In addition to these physical improvements, the RBCRA is committed to supporting local businesses and entrepreneurs through programs like the Business Sense Program and the Small Business Commercial Grant Program, which to date have assisted over 50 businesses within the RBCRA.

The RBCRA has been acutely focused on providing projects and initiatives that will bring a long-term city impact, improving the quality of life that is uniformly enjoyed by our current residents, and preparing our community for the future as South Florida reimagines itself. Here are some of our outstanding projects, to name a few:

**Villa L'Onze** - This project is a mixed income residential development located in the heart of Riviera Beach's Marina District. The RBCRA is partnering with the developer, Riviera Beach Community Development Corporation, to build 12 near-waterfront townhouses with modern amenities and stunning views of the Intracoastal Waterway. The project is expected to be completed in 2024 and will provide a unique living experience for Riviera Beach residents.

**Berkeley Landing** - This mixed-use development is located on the site of a former trailer park. The RBCRA is partnering with the developer, Pinnacle Group/Wendover Housing, to create a vibrant and pedestrian-friendly community with residential units, live-work retail space, and public amenities such as art work and green spaces. The CRA facilitated this project by providing more than \$640,000 in a local government loan to leverage housing credits. The project is approximately 40% complete and is expected to be open in early 2024 and it will provide a significant economic boost to the area.

**Neighborhood RECLAIM Program** - This program is designed to revitalize neglected and blighted neighborhoods in Riviera Beach. The RBCRA is working with residents and community partners to identify areas in need of improvement and to provide resources such as funding for home repairs, beautification projects, and public safety initiatives. To date, the program has assisted more than 60 families within the district.

**Business Sense Program** - This program is focused on the economic development of Riviera Beach by supporting small businesses and promoting entrepreneurship. The RBCRA offers a range of services to help entrepreneurs start and grow their businesses, including business plan development, marketing and branding assistance, and access to capital. The program also provides training and mentorship opportunities to help entrepreneurs succeed in their ventures. As a result of this program, businesses and persons have been assisted by the RBCRA.

**Renaissance Program** - This program is focused on increasing the rate of homeownership through its Riviera Beach Homebuyers Club, infill development, as well as small to medium housing developments. There are currently more than 50 homes in the queue and more than 50 persons in the current class cohort.

These projects and programs demonstrate the RBCRA's commitment to revitalizing Riviera Beach and creating a vibrant and thriving community for its residents. By investing in economic development, public safety, and quality-of-life initiatives, the RBCRA is positioning the city for long-term success and growth.

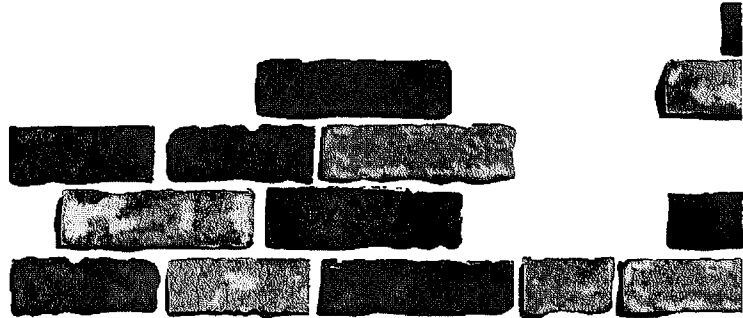
Looking ahead to the future in 2023, the RBCRA plans to continue its efforts to attract new businesses and development to the area, with a particular focus on the arts and entertainment industry. The agency is also exploring opportunities to create affordable housing options for residents and initiatives to improve public safety and reduce crime.

The RBCRA's commitment to economic and inclusionary redevelopment is setting the stage for a brighter future for Riviera Beach. By investing in infrastructure, public spaces, and support for small businesses and entrepreneurs, the agency is fostering a sense of community and creating opportunities for residents to thrive. The upcoming City Hall, located in an area primed for growth and development, is a symbol of the city's potential and a sign of the RBCRA's commitment to progress. As the RBCRA continues to build on its successes and explore new opportunities, we can look forward to a more vibrant and prosperous Riviera Beach for all.

With its strong leadership, dedicated community partners, and innovative approach to redevelopment, the RBCRA is poised to transform Riviera Beach into a model of inclusive and sustainable growth. From its focus on neighborhood revitalization to its support for small businesses and entrepreneurs, the agency is working to create a city that is not only economically prosperous but also welcoming and inclusive. As the City Hall project and other initiatives take shape, the RBCRA is laying the foundation for a brighter future that benefits all members of the Riviera Beach community.

Respectfully Submitted,

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



# Message from the Riviera Beach CRA COMMISSION BOARD CHAIR



It is my absolute pleasure to serve as the Chair of the Riviera Beach CRA Board of Commissioners located in the City of Riviera Beach, FL. I am proud to be one of several elected officials that represent our community where we serve our residents by making decisions that will positively impact them such as eliminating blighted areas, stimulating economic growth and encouraging

public and private investments in our CRA District. It is impossible for us as a board to achieve these goals without the brilliant staff members that make things happen on a day-to-day basis.

This report displays the CRA's continuous commitment to revitalize an area of the city that has not reached its true potential yet. It also provides examples of how we consistently advance projects and initiatives to stimulate economic activity, create jobs and enhance the quality of life for our residents.

Despite the challenges of an ongoing global pandemic (Covid-19), we remained committed to meeting our goals of improving the district by continuing the progress of projects and initiatives such as: the 11th Street Townhouse Project Villa L'Onze, Berkeley Workforce Housing Development, Marina Phase II Project, Small Business Incubator Program, Commercial Grant Incentive Program and partnering with FoundCare, Inc. to provide our community with a much needed health center in our neighborhood.

On behalf of a board that looks to make additional, significant progress and continued success in the revitalization of our Riviera Beach CRA District, I would like to thank everyone that strives for nothing but the best on a daily basis to make our City the absolute best place to live, work and play.

**Commissioner KaShamba Miller-Anderson**  
**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, 2021

GOVERNMENT FUNDS	9/30/2021 (Audited)
<b>ASSETS</b>	
Cash and Cash Equivalents	\$ 8,616,235
Cash and Cash Equivalents - Restricted	6,329,891
Due from Other Funds	520,033
Deposits Held in Escrow	60,927
Investment in joint venture	<u>7,298,000</u>
<b>TOTAL ASSETS</b>	<b>\$ 22,825,086</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Accounts Payable	114,313
Accrued Liabilities	86,655
Unearned Revenue	75,053
Due to Other Funds	9,772,800
Other Liabilities	<u>4,266</u>
<b>TOTAL LIABILITIES</b>	<b>\$ 10,053,087</b>
<b>FUND BALANCES</b>	
Nonspendable	50,421
Assigned to Redevelopment:	<u>12,703,578</u>
<b>TOTAL FUND BALANCES</b>	<b>\$ 12,753,999</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 22,807,086</b>

### Statement of Activities September 30, 2021

GOVERNMENT FUNDS	9/30/2021 (Audited)
<b>REVENUES</b>	
Taxes	\$ 9,292,541
Charges for Services	50,000
Interest	6,244
Grants and Contributions	3,000
Miscellaneous	<u>299,963</u>
<b>TOTAL REVENUES</b>	<b>\$ 9,651,748</b>
<b>EXPENDITURES</b>	
<b>Current:</b>	
General Government	3,393,539
Real Estate Development Program	1,988,144
<b>Debt Service:</b>	
Principal Retirement	2,740,468
Interest and Debt	653,135
Capital Outlay	<u>5,877,352</u>
<b>TOTAL EXPENDITURES</b>	<b>\$ 14,652,638</b>
Excess/(Deficiency) Revenues over Expenditures	(5,000,890)
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers In	14,890
Transfers Out	<u>(14,890)</u>
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$ -</b>
Net Change in Fund Balances	(5,000,890)
Fund Balances - Beginning	<u>17,754,889</u>
<b>FUND BALANCES - ENDING</b>	<b>\$ 12,753,999</b>

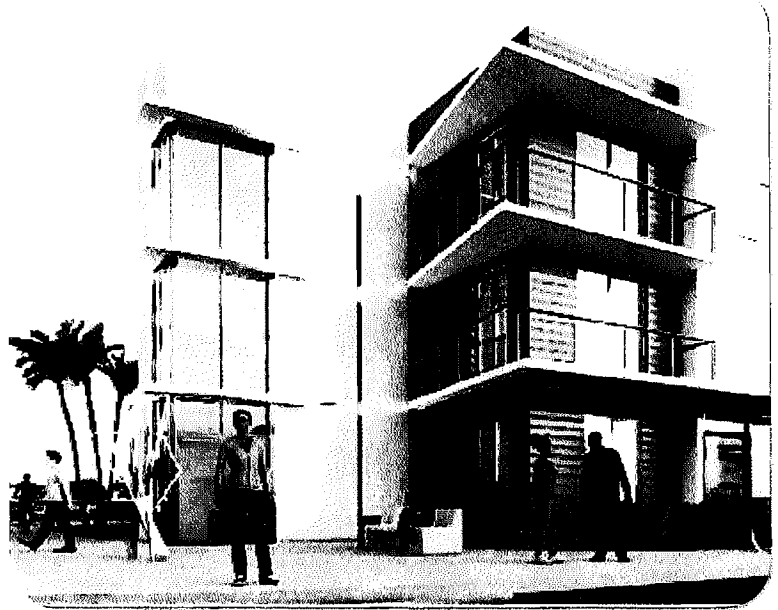
# Berkeley Landing

## An Affordable Housing Community in Riviera Beach

Construction continues on Berkeley Landing' planned, affordable, residential community in the City of Riviera Beach at 3100 Broadway Avenue. It 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. Construction will be completed late 2023.

### Featuring:

- Total Units: 112
- 27 – 1 Bedroom/1 Bath
- 62 – 2 Bedrooms/2 Bath
- 23 – 3 Bedrooms/2 Bath
- Energy Star appliances
- Hard surface countertops and flooring
- Clubhouse, pool, cabana, fitness center, and cyber lounge
- Covered pavilion, children's' playground, and enclosed dog walk area
- Sculpture art to be installed in two civic plazas dedicated to the City along Broadway and Lake Shore Drive

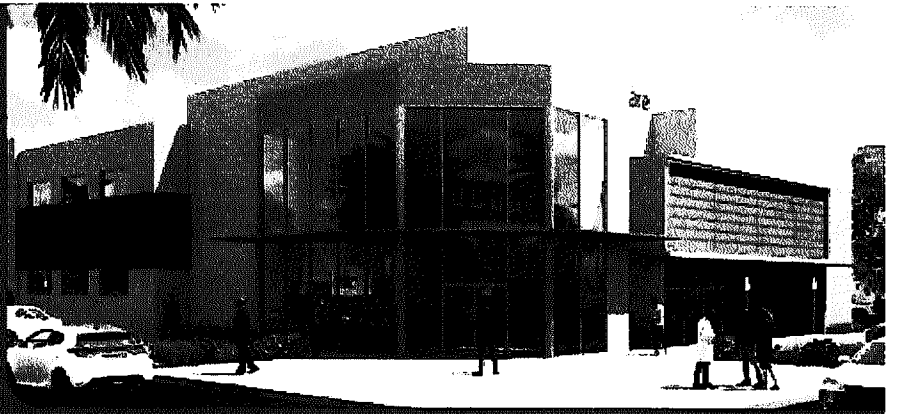




# FoundCare

FoundCare, Inc., is a nonprofit Federally Qualified Health Center that provides medical, housing, counseling, information, education, and support services to individuals and their families in need of health care services. Additionally, FoundCare offers a comprehensive range of services including, but not limited to, adult primary care, pediatric primary care, chronic disease, women's health, behavioral health, adult/pediatric dentistry, infectious disease, testing for HIV and Hepatitis C, social services, x-Rays, and on-site pharmacy services. In 2017, 2018, and 2021, FoundCare received the Quality Improvement Award from the Health Resources and Services Administration (HRSA), a division of the U.S. Department of Health and Human Services, for achieving the best overall clinical performance and placing in the top 30 percent of health care centers around the country.

FoundCare proposes to construct a new health care clinic at 3501 Broadway, located on the west side of Broadway, Riviera Beach. Proposed is a 20,000sq ft of building space, 15,000 sq ft for health care service, and 5,000 sq ft for business incubator spaces. The facility will provide a permanent health center for all residents and employees of the City of Riviera Beach to receive a high-quality primary health care service. The center will create over 35 full time positions. The estimated cost for the project is \$11.4 million, and Foundcare will commit \$2,850,000 for the cover cost of the business incubation space. Construction for the new Foundcare health center is set for completion in 2024.



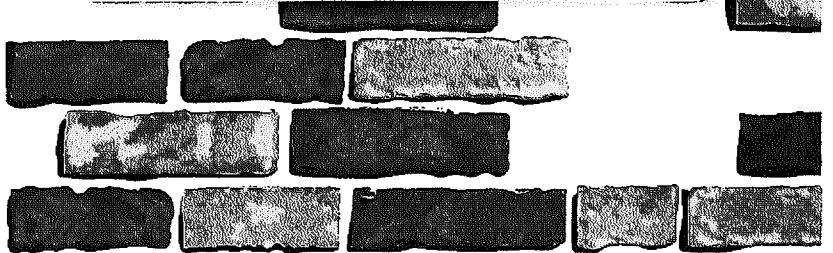
## Villa L' Onze - 11th Street Townhouse

### An Affordable Housing Project

The project will consist of a multifamily residential development, for sale, that will provide twelve townhouse units. The project provides a revitalized block nearby to Broadway and within walking distance of the Marina.

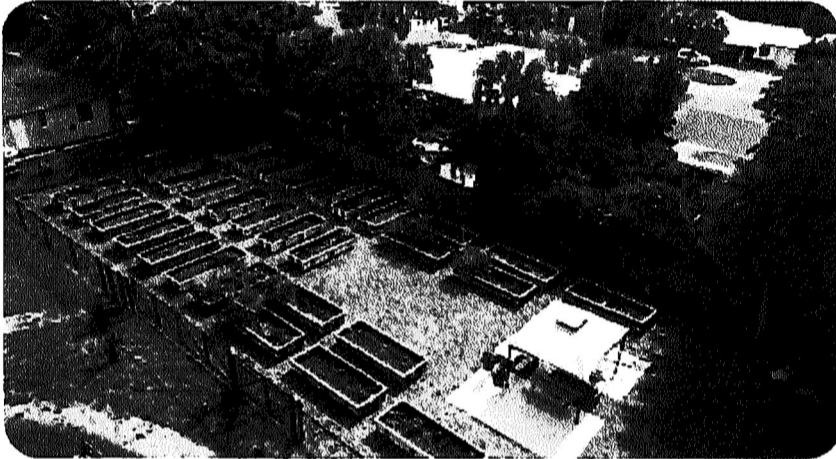
#### Featuring:

- 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



## Riviera Beach Community Gardens

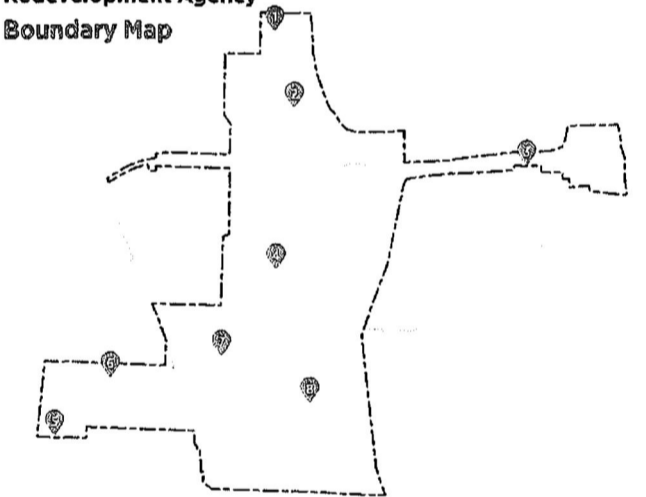
The Riviera Beach community gardens continue to address food insecurity in our challenged neighborhoods. They are essential projects in the community with an emphasis on ensuring healthy and nutritious food, promoting positive and healthy eating in the community, and increasing consumption of organic and fresh fruits and vegetables. Additionally, these vibrant green spaces have replaced unkempt, vacant lots that were previously huge eyesores. The lush, green gardens are relaxing homes to many volunteer groups, both students and adults, who regularly pitch in to keep the spaces clean, green, and thriving with heirloom vegetables, fragrant herbs, and sweet fruits. This year, the Riviera Beach CRA, the Riviera Beach CDC, and the City of Riviera Beach were honored to receive a partner donation in the amount of \$2,000 from the Kiwanis Club of Riviera Beach for their continued support to two local food banks in the city. Organic vegetables and fruits were provided to Nelson's Outreach Ministries and Children's Outreach throughout the year. We are happy to report that the Kiwanis are continuing their support and commitment in 2023.



### 2600 Broadway

The unoccupied bank building at 2600 Broadway in Riviera Beach was purchased by the CRA in 2018, and demolished in 2022. The site was stabilized and beautifully landscaped while the Agency seeks competitive public and private partnership that will embrace the needs of our City to include a vibrant mixed use, mixed income, and signature anchor development. Most importantly, this development will encompass the City's "Reimagine Riviera Beach" efforts.

### Riviera Beach Community Redevelopment Agency Boundary Map



- |                                  |  |
|----------------------------------|--|
| 1 FoundCare                      | 2 Children's Prosperity Community Garden |
| 2 Berkeley Landing               | 3 Riviera Beach Heights Community Garden |
| 3 Singer Island Community Garden | 4 Villa L'Onze                           |
| 4 New City Hall Complex          | 5 Riviera Beach Marina                   |

### About This Report

The CRA's Fiscal Year 2022 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, 2021 to September 30, 2022. 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)
- Shirley D. Lanier - Vice-Chair (District 3)
- 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



**DEPARTMENT OF FINANCIAL SERVICES**  
*Division of Treasury – Bureau of Collateral Management*

**PUBLIC DEPOSITOR ANNUAL REPORT TO THE CHIEF FINANCIAL OFFICER**

For the Period Ended September 30, 2022

**Public Depositor (PD) Information**

PD's Full Legal Name: Riviera Beach Community Redevelopment Agency

PD's Mailing Address: 600 W. Blue Heron Blvd., Suite C-225  
Riviera Beach, FL 33404

PD's Federal Employer Identification Number (FEIN): 65-0139390

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**WE ASSERT** that we are an official custodian of moneys that meet the definition of a public deposit as defined in Chapter 280, Florida Statutes and that such moneys are placed in Qualified Public Depositories (QPDs) unless exempt under the laws of this state. We acknowledge our responsibility for any research or defense required to support such assertion.

**WE VERIFY** that we have:

(1) Performed an annual confirmation of all open public deposit accounts as of the close of business on September 30 for each QPD. All discrepancies found in the confirmation process were reconciled before November 30. Information confirmed included the following:

- a. FEIN of the QPD.
- b. Name on the deposit account record.
- c. FEIN on the deposit account record.
- d. Account number.
- e. Account type.
- f. Actual account balance on deposit.

(2) Confirmed that a current Public Deposit Identification and Acknowledgment Form has been completed for each public deposit account and is in our possession.

(3) Provided as part of this report a separate listing of QPDs at which we have open public deposit accounts. This filing has been completed in the report format prescribed by the Chief Financial Officer, State of Florida for this year.

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**Under penalties of perjury**, I attest that I am authorized to sign on behalf of the Public Depositor identified above, and also declare that I have read the information provided on this Public Depositor Annual Report to the Chief Financial Officer and that the facts stated in it are true to the best of my knowledge and belief.

Authorized Signature for Public Depositor: \_\_\_\_\_ Date: 9-30-2022

Printed Name and Title: Jonathan Evans, CRA Executive Director

Phone: (561) 844-3408 Fax: (561) 881-8043

Suncom: (\_\_\_\_) \_\_\_\_\_ Email: JEvans@rivierabeach.org

**PUBLIC DEPOSITOR ANNUAL REPORT TO THE CHIEF FINANCIAL OFFICER**

For the Period Ended September 30, 2022

**List of Qualified Public Depositories for Riviera Beach Community Redevelopment Agency**  
Public Depositor's Full Legal Name

Listed below are the FEIN and name for all Qualified Public Depositories at which we have open public deposit accounts, including accounts with zero balances.

FEIN of Qualified Public Depository	Name of Qualified Public Depository
56-1074313	Truist Bank