

**CITY OF RIVIERA BEACH  
PALM BEACH COUNTY, FLORIDA  
CITY COUNCIL WORKSHOP MINUTES  
WEDNESDAY, JANUARY 30, 2013 AT 5:30 P.M.  
MUNICIPAL COMPLEX CITY COUNCIL CHAMBERS**

(The following may contain inaudible or misunderstood words due to the recording quality.)

**CHAIRPERSON BROOKS:** Okay. We need everyone to have a seat and let's get ready to start the meeting, please. Good evening, ladies and gentlemen, and welcome to the City Council Workshop. I would ask that you would silence your cell phones, please. Is everyone -- do we have Legal here? Mr. Thomas is en route.

All right. Madam Clerk, we'd like to call to order. By the way, if anyone desires to speak on this agenda item, I would need to have a card before the discussion begins, please. Okay. Let's have the roll call, please.

**DEPUTY CITY CLERK ANTHONY:** Mayor Thomas Masters? Chairperson Billie Brooks?

**CHAIRPERSON BROOKS:** Present.

**DEPUTY CITY CLERK ANTHONY:** Chair Pro-Tem Dawn Pardo?

**CHAIR PRO-TEM PARDO:** Present.

**DEPUTY CITY CLERK ANTHONY:** Councilperson Cedrick Thomas? Councilperson Judy Davis?

**COUNCILPERSON DAVIS:** Here.

**DEPUTY CITY CLERK ANTHONY:** Councilperson Shelby Lowe?

**COUNCILPERSON LOWE:** Here.

**DEPUTY CITY CLERK ANTHONY:** City Manager Ruth Jones?

**CITY MANAGER JONES:** Present.

**DEPUTY CITY CLERK ANTHONY:** Deputy City Clerk Claudene Anthony is present. City Attorney Pamala Ryan?

**CITY ATTORNEY RYAN:** Here.

**CHAIRPERSON BROOKS:** Will everyone please stand for the invocation which will be a moment of silence and the Pledge of Allegiance led by Miss Davis.

**COUNCILPERSON DAVIS:** Let's do the Pledge. (Everyone stood for a Moment of Silence with the Pledge of Allegiance being led by Councilperson Davis).

**CHAIRPERSON BROOKS:** Do we have any additions, deletions, or substitutions, Miss Jones or Mr. Brown?

**CITY MANAGER JONES:** No, Madam Chair.

**CHAIRPERSON BROOKS:** If there be none, then we will get to our agenda item. And --

**COUNCILPERSON DAVIS:** Move approval.

**DEPUTY CITY CLERK ANTHONY:** No approvals on --

**CHAIR PRO-TEM PARDO:** Second.

**CHAIRPERSON BROOKS:** We don't --

**COUNCILPERSON DAVIS:** Oh, I'm sorry.

**DEPUTY CITY CLERK ANTHONY:** -- workshops.

**CHAIRPERSON BROOKS:** These are workshops. So we'll just --

**COUNCILPERSON DAVIS:** I'm sorry.

**CHAIR PRO-TEM PARDO:** Okay. We're not voting.

**CHAIRPERSON BROOKS:** We're not voting. Correct.

**COUNCILPERSON DAVIS:** Right.

**CHAIRPERSON BROOKS:** All excited about this moment. So I will, um -- please just read what it is that we're doing. Well, it's an update on notice provided to Viking's Developers, LLC, to commence negotiations for the development of certain project elements including approval of a revised marina district master development plan. And at this time I will turn it over to the City and the CRA Executive Director and City Manager.

**CITY MANAGER JONES:** Thank you, Madam Chair. To the Board/Council, staff and to the public, um, first of all let me say thank you to each of you that had the opportunity to attend the opening for our North Marina, the docks and the bulkhead renovations there. We had a wonderful time and it is just the beginning of what is getting ready to happen at the marina and in the City of Riviera Beach.

Construction on the docks started last year and we were able to get through the completion of the first phase of the docks by December of 2012. Now we have plans to move to the other ones. You've seen what we could do with the water, so now we're

here tonight to share a plan with you for the development of the uplands, what you might want to call from shore to Broadway is the area that we will be concentrating on tonight.

We are ready to present a plan that we believe will exceed your expectations. If you will recall in November of 2011, the master developer Viking came to us with a new partner. At that time we had a conceptual site plan that was presented in 2010. That site plan included not only what we were to do with -- on the marina with the water, but also with the uplands and there was an arrangement at that point with Rybovich. But the master plan also contained other public and private elements.

The City -- the City, the CRA and Viking, up under your direction, we were able to slow down the timetable a bit from the conceptual plans that you had seen in the past in order to allow the partners that Viking had brought alongside them to be able to look at the proposed concept plan and to be able to make recommendations to us and react to that plan.

January of 2013 was when they were to submit to us the concept plan for the Marina District South. And I am pleased tonight to introduce Robert Healey, Jr. He comes to us from Viking. He will then introduce the members of his team from Live Work Learn and Play, and they will unveil for you this evening a concept plan that I believe you all will be pleased with.

Viking is one of our major partners in our marina development. They've been a business here in Riviera Beach since 2002. They employ 125 employees. They're founder and the prime benefactor to the Riviera Beach Maritime Academy. They're also involved in other ventures outside of the State of Florida.

And they have invested more than \$50 million in the marina area in order to help us and to become a partner in the development of the marina district and the Broadway corridor. So without further ado, I would like to introduce Robert Healey, Jr. from Viking Properties, and he will then introduce the remainder of his team and his presenters.

**CHAIRPERSON BROOKS:** And let me just pause for a minute for the record to show that Commissioner, um --

**COUNCILPERSON DAVIS:** Thomas.

**CHAIRPERSON BROOKS:** -- Thomas is here. Okay, Mr. Healey.

**ROBERT HEALEY:** Thank you. First off I want to thank the community, as well as the board.

**UNIDENTIFIED SPEAKER:** Microphone.

**ROBERT HEALEY:** Sorry. First off I want to thank the community as well as the board for allowing us to present this today.

I'm very proud to stand up here. I'm proud for a couple of reasons. I've been coming down here for 12 years as a -- as a young man and then involved in our businesses. But the most proud moment of the 12 years that I've come down here has been in the last couple of months. I've watched Viking assemble what I think is a dynamite team and I hope you'll agree with me after looking at the plan with Live Work Learn and Play and Elkus Manfredi.

Um, I've watched them work with the CRA and I've been extremely proud to see how they've worked together. We haven't always agreed. We haven't always seen eye to eye. But at the end of the day we always saw eye to eye. I was proud to be a corporate citizen when we met with a lot of the stakeholders of the City and got their thoughts on what it is we were doing.

So I'm extremely proud to stand in front of you today and show you the -- the fruits of our work and extremely thankful for you for giving us the time to get all this done. So without further ado I'd like to introduce you to Richard Martz. He comes with Live Work Learn and Play out of Montreal, and Oscar Mertz from Elkus Manfredi out of Boston.

**RICHARD MARTZ:** Thank you very much, Bob. Commissioners, members of the Board, members of the community. Very similarly, I'm going to give you all a set of thanks, as well. We first met the Riviera Beach community about a year and a half ago. And we were impressed by what we saw here. And we made a commitment to Viking that it ask us to take a look at the marina district again and offer our thoughts as to what we felt the potential for this community and this redevelopment effort could be.

We know this community has waited a long time. There have been a lot of plans that have come and gone. And people are ready to get moving. And given that sense of urgency, um, we're very thankful to have been offered the time to be thoughtful about how this redevelopment needs to move forward in a new economy and a new market and to set the framework up for this project to truly evolve in the community over the course of the next many years.

I think one thing that we've been talking about since day one is that we really felt that there was an incredible economic potential here in Riviera Beach that was being untapped. And we really feel that the plan that we're going to present today has truly tapped into those strengths that exist today and is translating that into a bolder but achievable vision for what the redevelopment effort can be, not just for the marina district, but for the broader city overall. So thank you for your time today.

I want to talk a little bit about collaboration and vision, because over the last year or so, we have, as Bob alluded to and as Ruth has alluded to, as well -- we've been involved in a very, very collaborative process with the community. We've had members of the board visit us in Montreal. We've met with community groups. We've met with the operators at the marina on several occasions. We've met with members of the City, different advisory and community groups.

It's exceptionally important to us that any plan that we put forward is something that truly

reflects the desires and the needs of every place and every community that we're working with. And we truly do feel that we have done a service in that regard and done our job well in terms of making sure that the plan has been looked at and opined on, and we've gotten feedback on all the critical elements of what's there from many different members of the community along the way to ensure that it really makes sense and it's a plan that people buy into. And I think we're exceptionally proud and we're happy that we've arrived at this place where we are today.

Let's talk a little bit about vision. As we've talked to the community we've heard a lot of words, a lot of descriptions. And the language that you use in describing a place and thinking about a place is exceptionally important, because it ensures that you're thinking about it in the same way and that you have the same idea for the outcome that you're trying to achieve.

Here are some of the words and some of the things that we've heard consistently in our discussions: Turning this into a vibrant place; full of recreation; that it's inclusive; that it's accessible; that it's local and regional, which are both going to be critical to its success. And its strengths comes from its -- a buy-in and the way that the local community feels ownership of this community and this redevelopment project.

We talked about it being whimsical, about a world-class marina, about dockside dining leveraging the waterfront, making it a pedestrian environment. It's really reminiscent of old Florida, a place that gives you a hug and feels like home. That it's eclectic, diverse. That it's a gateway to the region, a gateway to international waters, and a gateway to many other things and the future success of this city.

That it's authentic and feels that way and that it's true to the nature of this community. That it celebrates the working waterfront and the marina industry that are so critical and important parts of the history and future of this area. That it becomes truly a regional destination. But it's a casual place where everyone feels at home. That it'll be full of vibrancy and life, events and festivities.

When we talk about principles, I'm going to talk to you about six things that we think really reflect the larger considerations that we've heard consistently from the board, from members of the community and stakeholders at the regional and local level. Things that really encompass the bedrock and foundation of our thinking about the plan and has informed the development program in ideas and uses and experiences that we have programmed into your master plan.

We've heard from day one that for this project to be successful, it needs to have community ownership. It needs to have the public spaces and the programs and the private spaces for the community to celebrate its identity, for events to take place, for it to have programs and educational facilities, for arts and culture to flourish. All of those things. Community gathering. And you'll find that those elements are very much incorporated into our plan.

We've also heard that this is a marina first and that the operations of this marina need to

be paramount and need to ensure that we're truly turning this into the best boaters' destination on the intracoastal waterway, which it truly has the potential to be.

Arts, culture and entertainment are the foundation of community identity, and ensuring this is a place that people feel is reflective of that community and a place where people can come and have fun and enjoy themselves is a critical component of what's going to make this place successful and make it into a destination for the broader region.

Food and culinary arts and social eating, I think are the foundation of how people interact and spend time with one another. And they're the things that are going to bring people to this place again and again. From the public market for Palm Beach County to a collection of local and diverse eateries that we're going to program and develop at this project are what's going to make it special and make people come back again and again.

Waterfront recreation is already a critical part of the identity of this place. The dive boats, the fishing boats, all of those things that are already important reason why many people, hundreds of thousands of people, come to the marina district today, are an incredible strength, and we want this project to give them a grander platform and foundation to actually achieve an even greater potential than they've achieved today.

And we know that if this place only becomes a place where people can have some food by the water and rent a jet ski or go diving, that we will have failed in the redevelopment effort. This is a place that longer term needs to create employment opportunities for the community, attract, you know, national anchors and larger industry that are actually going to create job opportunities for the local community and turn this into a complete place that's ultimately going to provide for all the different needs of different members of the community.

Some of our goals. We talked about building on your strengths. And I think it's really important to understand that this is a place that has an incredible number of strengths, as the local community knows. You're located at the center of recreation and industry and business. And we believe that this project can actually become a catalyst and a lightning rod for many of these other areas and -- areas and strengths around the project to continuously expand.

We talked about some of the key outcomes that we wanted to achieve. We've listed them here on this board. One is maximizing connections to the waterfront, a very important idea that has informed all of our thinking about how we plan this project. Creating a locally authentic community gathering place. Again, local ownership, while becoming a dynamic regional mixed-use destination. And we truly believe that its ability to become a destination is rooted in its ability to become accepted and used and loved by the local community, because that's going to make -- that's what's going to make it unique and different from everything else that exists in Palm Beach County.

We know that there's an incredible amount of public investment that is being put into this project, and we have been incredibly diligent and incredibly thoughtful about where

we locate and how we use those public investments to create the greatest possible impact and benefit to the private development that needs to take place at this project.

We know that beyond what happens here in the marina district, this is intended to become an engine of revitalization for the broader city. This is not just about what happens between Broadway and the waterfront. There is a much bigger idea at play for the future of this city.

And we know that the Broadway corridor is a regional road and a gateway, that when I walked in here earlier this morning -- earlier this afternoon, there have been some comments about that. And we agree a hundred percent. There's an incredible opportunity that you're going to see us talking about, about the potential that we see for the Broadway corridor in this community.

So now I'm going to talk a little bit more specifically about the plan. One of the recommendations, uh, that the community and the board heard from our organization, LiveWorkLearnPlay, over a year ago when we first took a look at this project and this redevelopment effort was that this is really a project that has two front doors. It's not just one place. It's many places.

One of those front doors is the water and another one of those front doors is the mainland and the Broadway corridor. And that those two different areas of the plan have -- have very different appropriate uses and development and character that should be envisioned there.

We'll talk about the waterfront village as an area that's going to be food and entertainment and connections to the water and much more intimate and special, which it should be, leveraging your greatest natural advantage, which is your waterfront.

The Broadway corridor is a major state road. It's got high visibility, high traffic. It is a perfect setting for larger institutional development and anchor retail and larger-scale development to take place there over time. And so when you look at the development program and the way that we have looked at this master plan, you will see those differences in development recommendations resonating in the types of development that we're recommending, closer to the water and to front the Broadway corridor.

This is an overview of the master plan. And we're going to talk about it in much smaller bite-size pieces 'cause it's a lot to digest. It's a very interesting and diverse place and we're looking forward to walking you through it.

Again, when we talk about a plan, we always like to break these plans down into smaller areas, what we're calling sub-districts. So while the marina district is a grand neighborhood overall, there are appropriate uses and developments and experiences that should be located in different parts of this project.

Now, this framework helps us serve a number of purposes. It helps us understand what things should be happening where in the project, what areas of the plan have different resonance and a different importance to the grander whole, and it helps us understand

over the longer term how this project is going to get developed out over time and what experiences will be happening where.

So we're going to walk you through the different parts of this project, which largely actually reflect how we expect the project to get developed and phased over time. We will start with Newcomb Hall and Bicentennial Park. Now, this is an area that has critical importance to the community because it's one of the areas where some of the largest upfront public investments are going to be made into revitalizing this area.

So let's begin with Newcomb Hall. Newcomb Hall has an incredibly prominent position in this plan. It's at the center of the district. It's fronting Bicentennial Park. It has views out over the waterfront, and it's going to be rebuilt and expanded into a critical anchor at the center of this project and positioned to play a pivotal role in achieving the community ownership and customer-service outcomes of this district.

But Newcomb Hall is not just going to be a meeting hall. This investment is going to be turned into accommodating a diversity of uses that serve a variety of functions for the community. And its role as a community facility will continue to remain paramount.

When we talk about the ground floor of this building, this is an area that's going to have a lobby. It's going to have exhibit and gallery space. We've been speaking to Anita and the Community Development Corporation and Historical Society of Palm Beach County to talk about ways to reflect community in the art and exhibit space that exists on the ground floor. So this building truly feels like it's part of the community and that it's very, very local.

It will have a meeting space that fronts onto Bicentennial Park so that meetings can open up and spill out into the park if necessary. We've programmed a visitor's center so that people who come to the district and need information about what to do and where to go have a central place to go to get oriented and have information.

**UNIDENTIFIED SPEAKER:** Right there?

**RICHARD MARTZ:** Sure. Yeah. This is the ground floor meeting space that opens up out to Bicentennial Park. This is Avenue C. This is 13<sup>th</sup> Street. And this is the waterfront. Okay?

This is the lobby. A visitor's center, again, front and central on 13<sup>th</sup> Street so it's highly visible for people that arrive in the district. And we've also programmed -- because Newcomb Hall was so central to this project and it fronts on some major areas near the waterfront where there are restaurants and entertainment and other retailers on the other side of 13<sup>th</sup> Street, we've programmed the small retail space and a -- and a grand porch where some cafe or restaurant space could continue to activate the street front and continue its interaction and seamless integration into the project.

The upper floor of this building has a grant meeting hall which will allow it to accommodate events of a similar size that it can today, probably about 350 or 400 people. It has smaller community spaces which can be used as meeting rooms,

classrooms for the community boating program or other community events that need space. And all of this will have a second-story grand porch that looks out onto Bicentennial Park and the waterfront.

We've looked at two different options for the third floor of this building. One essentially has using the third floor as a roof deck so people can get up and get great views of the water and the project. And another has programmed a potential for some civic office space so some of your city officials or CRA officials or the marina operations facility could have needed office space within the marina district itself. And we're exploring both of these options and it's largely going to be dependent on some of the cost implications that determine which option that we go with ultimately over time.

This is one of the buildings that resonated a lot with some of your board members and some members of the community as the type of understated but still grand character that we believe this facility can reflect. And this is an image and a rendering of what it might look like in the project as you're arriving on 13<sup>th</sup> Street, arriving at Avenue C and see Newcomb Hall really as a -- as a very important critical architectural element welcoming people to the waterfront and the marina district.

Bicentennial Park, again, serves a critical role as a public green space and it has a number of components that we think are going to help make it an incredible anchor for the project overall. It has a boardwalk that basically connects from the project through to the 15<sup>th</sup> Street promenade, some things that could be happening along there. The lawn, which is the large green space for large-scale gatherings and community events that are going to be programmed regularly in the park.

Newcomb Hall today has a small beachfront that isn't -- that was highly underused. And we feel that there's an incredible potential to enlarge that beach and truly turn it into an active beachfront and waterfront that the community can interact with and use and that's an important part of how we see this park playing an important role in the district.

An area that we're calling the Grove and the Promenade. This is an extension of 15<sup>th</sup> Street, which as we'll talk about later in the plan, allows direct connections from the Avenue E neighborhoods west of Broadway to connect directly through the marina district and into the park. And this area that we're calling the Grove which was closer to the north next to Viking's facility, uh, is a quieter area. It's shaded. It'll have seating, play areas, picnic tables, and a different feel and character than the other areas of the plan. And these all give the park the ability to service a diversity of uses and demand at different times of day and season.

And this is a view of what it might look like, and we'll talk a little bit later on about as you're walking along the promenade in the marina district, looking north this is Newcomb Hall and the second-floor porch towards the park and the waterfront.

The Boardwalk and Promenade. This is a sub-district that exists right along the waterfront and is going to be the first phase of private development that happens. Some of the critical components of this waterfront include the new Tiki Bar, which is --

stands as an important anchor at the north end next to Bicentennial Park and next to the beach.

It's framed here by a waterfront plaza. It will be your central gathering space here down by the water. We're programming a 360-degree restaurant which stands at the end of 13<sup>th</sup> Street as an important visual anchor to draw people into the project. There's a couple of other important restaurants along the waterfront and then a diversity of smaller kiosks and eateries and vendors that ensure that there are a variety of business opportunities, large and small, and investment levels that we'll talk about later that will be available to different entrepreneurs that are looking to become a part of this project over time.

What was very important to us from -- from a design perspective, as well, was to ensure that the project and the waterfront is stretched as far as it can be into the project, because it creates incredible value for different areas of the development.

And so you notice that it's intentionally very porous so that even these buildings that are a layer back will feel like they're on the water. And as we're going to talk about later in the plan, the public market which sits up here -- and you'll see this more -- in more detail later on, will even have a direct viewpoint to the waterfront, as well. So you've really taken the waterfront and stretched it as far back into the project as is possible.

So here's some images of what this area might feel like at night, during the day, strolling along the water. And this is a conceptual aerial of what the area might look like over time, which I think is a very powerful look at how this district might look and the incredible intimacy of this waterfront village that we're trying to create that will segue back into higher-density development closer to Broadway that we're going to talk about later.

The Market Court makes up this area right at the center of the project. This is Avenue C -- or this is Avenue C. This is the boardwalk and promenade. This is the waterfront. This is Newcomb Hall and Bicentennial Park. What we've done is we've taken this concept, the -- the Palm Beach County Public Market, which has been an important anchor of this project for quite some time.

We've positioned it just west of Avenue C as an important western anchor that will allow development to fill in between the market and the waterfront. It's an area, again, it's going to have small shops and eateries. There's an important central courtyard space that connects this to the waterfront.

Now, the public market, which I'll talk about in a little bit more detail, on the ground floor is going to have food purveyors and vendors selling produce, art. All the small vendors that exist in a traditional county public market. But this is a permanent facility that is going to get developed over time.

To turn this, again, into an important community facility, the second floor of this building is programmed as community arts incubator space. And Anita Jenkins is working very closely with another consulting firm called Lord Cultural Resources that was engaged by

the CRA.

They're an international expert in helping develop and envision and program and business plan cultural facilities for communities. And so they're going to help define what the best facility and what the best needs of this community are going to be. But there's a space and a location designated in the plan for those activities to take place. And we think that's incredibly important.

Again, here are some images of things that might happen, cooking demonstrations, the courtyard area, very intimate and shaded, the public market and some of the arts programs that might take place in the community incubator space on top of the public market. And this is an image of what it might look like if you were standing outside the public market looking east towards the waterfront through the Market Court.

Marine Way. I want to talk a little bit about the project overall. We're going to be discussing this area to the south, but it's important to understand that we know that this is a broad waterfront and that the marina operations need to serve a variety of purposes. There are some less glamorous back-of-house components that are important for the marina to serve that we need to keep out of sight and out of mind, and then there are customer service requirements that the marina needs to serve as well that need to be more front and center. So we're working with Ed Legue and other members down by the marina to find the best place for them closer to the center of the project in terms of having a daily presence. But some of the more operational components of marina servicing are going to take place to the south. I'm going to talk about those in greater detail.

This facility on the south end of the plan serves a number of purposes. Number one, it's the area where you'll have boater concierge and some of the other service amenities that are necessary to service boaters. Some support functions for the rest of the district in terms of having storage space, trash storage and things like that, again, which you want to keep a little bit out of sight and out of mind.

And we're also programming the back end of this space as a very simple warehouse space for either shops, uh, marine workshops, marine industry workers or other satellite work space for some of the marine-industry related vendors that might want to become part of the waterfront or work closer to the marina district over time.

Additionally, this is a district that again is very much about the waterfront and the marina. And we know that the recreational vendors, the dive boats, the fishing boats, the excursion boats, and a number of the things that take place here at the marina have certain operational needs that are different from the people who are going to be visiting the district for food and entertainment and other things, and that it's important to give them an important place in the plan where their businesses can function effectively.

This district is designed for very convenient drop-off and short-term parking down by the waterfront so that when you're unloading your tanks and things like that at the beginning of the day or at the end of the day, that it's very convenient for you to do so. The series

of retailers that will be located here, which is along 12<sup>th</sup> Street, are things like a dive shop, bait and tackle store, boat store, a series of retailers that are associated with marine-related activities, because that really creates a good character and they're very complementary uses.

We also believe that there's space over time for an apartment, hotel or short-term stay or longer-term stay hotel facility. Again, so that divers have a place to stay near the waterfront. Business visitors might have a place to stay early on in the marina, and even some of the yacht crews that spend a lot of time here at the project or in the area could have a permanent place to stay for -- for their visit.

So you can see they're some of the experiences that might happen down at Marine Way, your recreational boaters and vendors, excursions, shop space. And again, activating the waterfront with -- with dining and entertainment.

And this is a view of what it might look like if you're standing on the boardwalk looking north from Boat Yard Row. And this is all the short-term parking where people can unload and get right on to the boats.

The 13<sup>th</sup> Street Gateway. The 13<sup>th</sup> Street Gateway is the welcoming to the project, essentially. It's the intersection of 13<sup>th</sup> Street and Broadway. Again, these are incredibly important corners. This is 13<sup>th</sup> Street. Broadway sits here just at the bottom of the screen. This is the public market, just to orient you. And again, this is Newcomb Hall, which is very visible and incredibly welcoming as you enter the project, running west to east.

We believe that these are going to be either large-scale commercial anchors or retail anchors that are going to get developed over time, again, taking advantage of Broadway visibility. And as well, the major hotel that we expect to be able to develop at the project over time is over here. I'll show you here on the plan. This is Broadway. This is the hotel location.

It gives the hotel very convenient access off Broadway, visibility that a hotel will want. And we have it on 14<sup>th</sup> Street so that it has access and circulation for its own drop-offs that won't interfere with the traffic and circulation within the project over time.

It also has incredible proximity to Bicentennial Park. It's half a block away. And it's very close to Newcomb Hall because we expect there to be synergies between the meeting space that is being developed in Newcomb Hall and the hotel's ability to service and offer and market event and visitor conference demand.

I want to talk a little bit about Spanish Courts and our vision for Spanish Courts, because I know it's an incredibly important part of this plan for the community. And to do that I need to talk about health care in Palm Beach County. More than one in five people in Palm Beach County were uninsured as of last September. And that number rises to over 30 percent of the African-American community.

Additionally, over a quarter of the population of Palm Beach County is over the age of

62, because it's an increasingly popular retirement destination for elderly people. The county is suffering a shortage of licensed physicians and the marina district is in a federally designated medically underserved area.

These are all important foundations to our vision for Spanish Courts. Because we believe the Spanish Court site will find new life oriented towards the health and wellness of the Riviera Beach community. As the United States population ages and as the benefits of the Affordable Care Act reach underserved populations, demand for medical services are going to grow in the coming years.

And the Health and Wellness Campus is designed to offer health-related services to Riviera Beach residents in the broader region. The campus is going to feature senior housing and assisted living facilities, which are these residential facilities located here, adjacent to a new health care and medical facility we expect to be able to develop here over time.

And these residential units allow us to preserve the original Spanish Court's courtyard and its majestic and historic tree as a public space both for residents, as well as the broader community. And we believe that this is an area of the plan that will do service to the history of Spanish Courts and continue to serve its importance as having a community vocation. This is an image of what we feel it could feel like in that courtyard with residential development around it over time.

The Education and Innovation Campus. Throughout Palm Beach County, partnerships between industry and institutions of higher education have been forged to further job training and workforce needs, research and development initiatives and their associated economic development goals.

The Education and Innovation Campus which is located in the northwest portion of the marina district -- just to orient ourselves, this is Bicentennial Park. This is 13<sup>th</sup> Street. This is 15<sup>th</sup> Street. Okay? And we believe that this project is well positioned to link industry with education or marine-related research and industry to the ocean. We think that the proximity to Bicentennial Park is going to offer the possibility of having residential development in this community and this area over time.

And whether this is developed as an educational facility with associated student housing or as a private industry office with associated employee housing, we think that's going to be incredibly complementary and synergistic to turn this into a small important sub-district within the plan and that that proximity to Bicentennial Park is going to make this a very attractive place to live.

Additionally, as I talked about before when we were discussing Bicentennial Park, 15<sup>th</sup> Street plays an incredibly important role as it connects across Broadway to the western neighborhoods and Avenue E and will allow people to walk and stroll directly across Broadway along 15<sup>th</sup> Street, continuing that residential character right into the park, which we think is an incredibly important connection.

There's an additional significant parcel of land that is controlled across the street on the

west side of Broadway at the corner of 13<sup>th</sup> Street. This is 13<sup>th</sup> and Broadway. Again, that's a corner that has incredible visibility, a lot of traffic thru-fare along Broadway, and we think that there are one or two or both things that might be developed here over time.

For an institution or an organization looking for a signature office facility with incredible visibility, this could be a very, very attractive location. As well for any major anchor retailer that might need a significant amount of land and space but might want to be located near the marina district but whose size and scale might make them inappropriate to locate right within the core of the more intimate resident -- the more intimate marina village that we're planning east of -- east of Broadway. This would be a very attractive and visible location, again, with incredible access and visibility. So we think those are two major opportunities for that site over the time and life of this project.

I'll talk quickly about parking and servicing and phasing. Just so the public understands, and we'll dive into this in a little bit more detail, the way we see this project gets phased. We've talked about from the beginning the first phases of public investment are going to be into Bicentennial Park, Newcomb Hall and that associated development, the new Tiki and additional food and entertainment along the waterfront are all going to form part of phase one.

Phase two includes the public market, the public parking garage, the marina operations facility and additional private development in this core block. Phase three, which is longer term, would have us complete the 13<sup>th</sup> Street corridor off Broadway. And then the larger anchor institutional facilities that we've programmed in the Education Innovation Campus, the Health and Wellness Campus and at 13<sup>th</sup> and Broadway are developments that we expect the success and strength of value that will be created by our success in developing the waterfront village, are going to make these development opportunities more attractive and feasible over time.

Parking has been looked at very closely. We've been working with Walker Parking Consultants that's been hired by the CRA to help us understand parking demand as the project phases out. We've been very comfortable with the idea that the first phase of development, again, the park, Newcomb, and the waterfront, will be able to be surface parked in the first phases of the project by putting surface parking on all of the major development parcels that are undeveloped at that moment in time.

That's going to give us over 700 spaces for the first couple of years of this project. And that as we move into phase two and develop out the core of this project, the City will be investing in and building a public parking garage that will give us the capacity and demand that we need to service the additional visitation this development -- we expect this development is going to bring to the project.

This is the broader-phase diagram over time. Again, developing out the larger campus opportunities. The question was where is the garage?

**UNIDENTIFIED SPEAKER:** Uh-huh.

**UNIDENTIFIED SPEAKER:** Yeah.

**RICHARD MARTZ:** Yeah. It's this location right here.

**UNIDENTIFIED SPEAKER:** But what streets?

**UNIDENTIFIED SPEAKER:** What -- where (inaudible)?

**RICHARD MARTZ:** This is 12<sup>th</sup> Street. This is Avenue C. This is Cracker Boy.

**UNIDENTIFIED SPEAKER:** West of C?

**RICHARD MARTZ:** It's just west of Avenue C.

**UNIDENTIFIED SPEAKER:** Okay. Thank you.

**RICHARD MARTZ:** Okay?

**UNIDENTIFIED SPEAKER:** (Inaudible).

**RICHARD MARTZ:** Okay.

**CHAIRPERSON BROOKS:** We have to hold the questions until you --

**RICHARD MARTZ:** Okay.

**CHAIRPERSON BROOKS:** Yeah.

**RICHARD MARTZ:** The full build of the project, again, in order to make sure that any additional investments into public parking garages or private parking garages, which we know are incredibly expensive, any future garages in the project will be specifically tied to a major piece of anchor development. And by that we mean that at a certain point in time if we want to develop the hotel, we're going to have to develop a garage adjacent to that hotel. If we get a major anchor educational or private-sector institutional tenant, we're going to have to develop a garage associated with that facility. As we develop out the Health and Wellness Campus to service the health care facility and the residential development, again, we will need an additional garage.

But this ensures that we won't be developing or spending that money unless there is a major piece of private investment and development that is happening at the project at the same time.

This is an important slide that really takes us back to the essence of how we've been thinking about this project. Because from day one, as I mentioned at the beginning of the presentation, the goal was to ensure that all of the public investments that are being made into this project generate a significant amount of private development.

And this is an important diagram to help us understand how we are looking at the development of this project, because what we truly tried to do is take the public's

investment into Bicentennial Park, Newcomb Hall, Public Market, public garage and the marina operations facility, and use those as traffic generators and anchors to drive energy and create value for the private-sector development that is going to happen in and around the waterfront village, which is going to help us take advantage of the waterfront and maximize its potential.

And we expect that this development to happen over the first couple of phases of this project, the value that's created there is going to resonate out not just to the development parcels that you see here and that we've talked about in this project, but continue to resonate further west into the Riviera Beach mainland and help some of those neighborhoods redevelop over time, as well.

Now, Tony has asked me to talk about business recruitment and how we envision that component of the project taking place. And I'm happy to because it's an incredibly important part of our philosophy as an organization at LiveWorkLearnPlay and the way we approach tenant recruitment and business attraction at all of our project.

So I'm going to talk about a process that we call "targeted leasing and casting." From day one I think everyone needs to understand that we believe that tenants and business operators are the ambassadors of your project. They are the faces of the project. They are the reasons that people return again and again to any project. And that we believe that that value and that community identity can be reflected in the types of businesses and operators that ultimately open in a project.

We will be looking for businesses that have a unique commercial character that deliver a one-of-a-kind experience and our preference is entirely for owner-operated operations. 'Cause we believe that the people who are spending six and seven days a week living at their business are the people that are going to deliver the best customer service and the best experience for this project over time.

As we talked about when we looked at the waterfront, there will be a range of investment levels that have been built into this plan. We understand that not everyone is going to have the money to open up a large anchor restaurant, which is why we've programmed smaller vendors and eateries, vendors in the Public Market, kiosks and vendors by the waterfront, to ensure that there is a series and range of investment levels for different types of business opportunities within the project for different people.

Our TLC process is a very rigorous one because we want to make sure that every tenant and every operator that we put into business is ultimately going to be successful and thrive at this project and contribute to delivering the vibrancy that we know it has the potential to deliver. Every single tenant and every single operator that we consider will have to put together a detailed business plan. And that business plan will have to articulate what we consider the four major pillars of our targeted leasing process: people, concept, experience, and financial capacity.

Now, let me talk about those four things in greater detail. People has to do with who you are. When you sign a lease with a tenant for 10 years or 20 years, you are

essentially marrying someone to your project and that person is marrying themselves to their business opportunity for the next 10 or 15 or 20 years. And so it's incredibly important that all -- all parties feel very comfortable with the people that are going to be part of that family and that project over time.

We've talked about the vision for this project and the types of experiences and types of businesses that we're going to want to locate there. So it's important for us to understand what your concept is and make sure that it fits with the marina district vision and fits into the business mix that we're going to be spending more time over the coming months articulating and defining.

What is the -- what experience do you have delivering your concept? And we're going to talk a little bit about some of the options that we're going to have longer term, but it's important to us -- for us and our preference is always for business operators that have shown a history of success and a willingness to persevere and deliver quality over time, because those people have the greatest chance of success.

And financial capacity. One of the reasons we talk about business planning in such great detail is because it's important both for us to understand, as well as for every entrepreneur and business owner to understand their business and make sure that they have a sound business plan that is going to allow them to operate and be successful.

But another piece that's important to this puzzle is understanding that we've had a very close relationship and a lot of discussions with Tony about funding and support resources that are going to be (inaudible) and made available to the local community. We understand that not everyone has a lot of money in the bank or are well-capitalized. But there are some very savvy and motivated entrepreneurs within the community that want to become a part of this project.

Tony has made his commitment to us that he's going to work with us to ensure that there are funding resources set up, that there will be training and other resources available to people to help them with their business planning to ensure that there -- if there is someone who is motivated and qualified but just needs a little bit of help, that they're going to have the opportunity just like everybody else to operate a business within the district.

I end with this because this is a vision, and I think it's a powerful vision of what this project can be and what we believe the potential of this project can be over time. We know this is a community that has waited far too long, and we truly believe that the time is now. We're here and we're vested. We have a great deal of experience in making these projects happen, and we ask for your support in moving this plan forward so that we can get started. I thank you very much for your time.

**CHAIRPERSON BROOKS:** And thank you so much, sir.

**DIRECTOR BROWN:** This -- this could be dangerous. How about a round of applause? The public would get an opportunity, Madam Chair, if you so elect, to speak. I've been assigned the task to talk about the next steps and -- and the follow-up.

And it was made clear to me when you hired me two and a half years ago and as I talk to the city manager as my redevelopment partner when you hired her nearly four and a half years ago, that you expected two things. One, that we would be partners and we would work together for the betterment of this city. And I'm here to tell you that we are doing just that. And that together, that we had to improve the vitality of this city.

And as the city manager works on the operations side and the City side in dealing with the services that a city delivers, my partner, Miss Jones, have assigned the responsibility of creating the wealth within the CRA, that the marina, that the waterfront development would be the catalyst for the redevelopment of Broadway, that we would expand our tax base and that together we'll find ways for the City and its residents to benefit in real time. And I hope that the presentation you've just seen is a reflection of that.

And as I talk about the next steps to wrap up and the impact, you will see how your expectation, as Miss Jones said, that how we hope that we are exceeding not just your expectation but those of your constituents and -- and the residents.

When I met Richard nearly a year and a half ago, it was at the invitation of Bob Healey, Jr., and -- and they asked me to come to New Jersey to meet with the representatives of Live Work Learn and Play. And I had to ask the question, I said, "I thought that was a banner. That's -- that's our city's motto. I mean, what company would have the name Live Work Learn and Play?"

And what I found out when I met Richard and his partner Max for the first time is that they said something to Mr. Healey, Sr. And they said it seriously and with such conviction that I knew that Viking had found for them the right development partner.

They said to Mr. Healey, Sr., that if the public investment is done wrong, is incomplete, that your \$50 million worth of investment is worthless and that together we had to find a way to work together and that the prosperity of our city would provide the return to Viking and their investments.

And so a year and a half ago when I've asked you if we could leverage the capacity of your CRA and go out and borrow \$26 million, I told you that it was important for me to be a partner to our master developer to say that we believe in our city, that we will make the first investment. And so that if you allow the CRA to leverage its capacity, that we hope it, in turn, would leverage private development.

What Richard presented is a plan that our \$29 million in these phases would be leveraged eight times and would result in \$245 million worth of private development. This project, let alone in our redevelopment area, would increase our tax revenues by 3.2 million. And in just the first two phases -- we're not talking about the 10-year plan and the stretch along Broadway -- we're saying in the first two phases that this is not just about Viking; that there will be over 100 entrepreneurial opportunities for our local businesses.

And so when LiveWorkLearnPlay and Viking, its development partner, said it will be

authentic, it will be local, we're talking about a hundred entrepreneurial opportunities. Two and a half years ago our community was divided as to what this marina should be. Save our marina. Save Bicentennial Park. Save Newcomb Hall. Save Spanish Courts. We're not only saving our marina, saving Bicentennial Park, we're leading with them. We're investing in them. We will create a sense of place that will create a new downtown and we are leading with public access to the marina.

The community benefits; the impact is over 1,100 construction jobs and nearly 2,200 permanent employment positions to be created by this redevelopment. You said that we need to stop being stuck in planning. And we hope that this is the last conceptual plan that you will see. We are going to continue the open transparent process. We're offering an open house. We've had several open houses. We know that there are residents that don't like to speak and be on Channel 18, so we want -- we invite them to come to our office January 28<sup>th</sup> from 4 p.m. to 8 p.m. and we can talk to them about the plans. Planning & Zoning.

**CHAIRPERSON BROOKS:** It's (inaudible).

**COUNCILPERSON DAVIS:** It's the 30<sup>th</sup> now. That's passed.

**CHAIRPERSON BROOKS:** It's the 30<sup>th</sup>.

**CHAIR PRO-TEM PARDO:** Yeah. (Inaudible).

**CHAIRPERSON BROOKS:** Today is the 30<sup>th</sup>.

**CHAIR PRO-TEM PARDO:** (Inaudible).

**DIRECTOR BROWN:** I'm sorry. What -- what's -- what's the date, Scott?

**UNIDENTIFIED SPEAKER:** Today's the 30<sup>th</sup>.

**SCOTT EVANS:** (Inaudible) February (inaudible). Today's the 30<sup>th</sup>.

**DIRECTOR BROWN:** Today's the 30<sup>th</sup>. Oh, we had the open house. Are we having another open house?

**SCOTT EVANS:** Another open house on February 5<sup>th</sup>.

**DIRECTOR BROWN:** I'm sorry. I guess I have the dates wrong. The next open house is February 5<sup>th</sup>. When are we going to Planning & Zoning?

**UNIDENTIFIED SPEAKER:** 14.

**SCOTT EVANS:** 14.

**UNIDENTIFIED SPEAKER:** 14.

**DIRECTOR BROWN:** The 14<sup>th</sup>. Okay. And then we'll be going to, uh, Planning &

Zoning on February 14<sup>th</sup>. We -- we've labeled this plan as sort of 95 percent. We're -- we're not here to say that we have gotten it all right. We hope that we have captured the principles of our community and that over the next several weeks that we will refine the plans and we will get the direction that we need from the community stakeholders that you've assigned through Planning & Zoning as we prepare to take this through the approval process.

After this public workshop, we'll bring the plan back to you on February 27<sup>th</sup> for approval by the City and the CRA Board in two separate meetings on that date. And what that will do, it will trigger a process that this conceptual plan becomes our plan, that it becomes the document that takes us to reality and allow us to start construction. And that's an internal process to the City with Planning & Zoning and we -- we project for that process to be completed by June of this year.

As we're doing that, we're working with the designers and the design team that you've established. Song & Associates have been selected as our architectural and engineering firm for us to do the improvements to Bicentennial Park, Newcomb Hall and the other elements.

And we project that by the time we complete construction documents, that we can start construction in March of 2014. And that would include, as Richard indicated, as part of the phase one and the public investments, the upgrades to Bicentennial Park, the New Newcomb Hall and the expanded boardwalk and promenade.

And as you know, this is not a promise. The money is in the bank. It has been there for a year and a half. And we are ready to go. The last partner to this process is our construction manager. And that request for qualifications is on the streets as we speak today. And that RFP will wrap up in the next two to three weeks.

We gave notice to our partner that, yes, we're going to invest in the public investments and that in return, we needed to know the expectation for the private investments, so what Viking and their development partners has projected, that the new Tiki will start after we've made their site shovel-ready, that they will begin construction in and around September of 2014 for the new -- for the new Tiki and the other boardwalk eateries along with the business recruitment strategy that Richard outlined. So those -- that's the update as to where we are, and the next steps, and if you're so inclined, we will listen to public comments.

**CHAIRPERSON BROOKS:** Oh, yes. We have several. I certainly want to allow everyone who's here with a card to come at this moment. Now, first it's Miss Mary Brabham [phonetic].

**COUNCILPERSON LOWE:** Brabham. Miss Mary Brabham.

**CHAIRPERSON BROOKS:** Brambham [phonetic]. Why I wanna mess up her name?

**COUNCILPERSON DAVIS:** Brabham.

**CHAIRPERSON BROOKS:** B-R-A-B-H-A-M is how it's spelled. Oh, that -- that's next. Uh-huh. Is she here? Oh, yeah, she's in the back. Okay.

**COUNCILPERSON DAVIS:** She's coming.

**CHAIRPERSON BROOKS:** All right. Uh-huh.

**COUNCILPERSON DAVIS:** She's coming.

**CHAIRPERSON BROOKS:** Now, please tell me how you pronounce your --

**MARY BRABHAM:** Mary Brabham, Riviera Beach.

**CHAIRPERSON BROOKS:** Mary Brabham? Okay.

**MARY BRABHAM:** I didn't hear my name being called but --

**CHAIRPERSON BROOKS:** Yeah, I did.

**MARY BRABHAM:** -- this -- um, I enjoyed the presentation. At this particular point I'm very pleased with what I have seen. I also have a question. Is the amphitheater still -- still in there?

**COUNCILPERSON DAVIS:** The amphitheater.

**CHAIRPERSON BROOKS:** Richard, maybe you want to answer that.

**UNIDENTIFIED SPEAKER:** We'll answer -- we'll answer -- we'll answer it.

**MARY BRABHAM:** Okay. Okay. You're taking -- but you'll answer -- okay.

**CHAIRPERSON BROOKS:** Okay.

**MARY BRABHAM:** So I wanted to feel that out. Because as Robert Healey, Jr. was going over the review, it was not made mention. And we did indicate that in there, because we -- we as the residents of the City feels as if that is workable within that district. So we would like to see the amphitheater included in there.

Also, I -- I've taken so many notes here so I don't have time to -- just to go through all of them here. But welcome -- let me say welcome Viking. We have been dealing with Viking's for over -- Viking for over about eight or 10 years in these plans. So residents, I want you to know that if we are to move forward, let us give Viking and their private partners a share. If we want to make this city great, we need to move forward here. It's been too long. Also, Viking, I would like to say to you personally, this hopefully will be your last chance to prove and show yourself the worth that you have invested in this city along with the City and the residents as a whole.

We cannot continuously -- to go on and on and not having someone at the table that we have continuously said, Well, they can do it, not show us and do. The pudding is in the

pie. So I am saying -- and this is also what the residents has stressed, too, because we know that we have -- we have wrangled with Viking. So I see a plan here that's worth banking on. And as a resident in this city here -- and trust me, everyone knows Miss Brabham -- I will stand up. I will advocate and I will fight for the good of the cause.

But Miss Brabham knows that it is workable. I want to see this city rise to the -- to the occasion. All the plans that you may have here, I'm asking you as our leader and governing board to hold them accountable. A lot of times the City has gotten in -- in mud because we pay these people here and -- and the work that they do is not complete. So I'm asking you to hold them accountable; Tony Brown, also.

**CHAIRPERSON BROOKS:** Thank you.

**MARY BRABHAM:** When this takes off -- and I'm hoping that it will take off, I ask you also to do quarterly reports or some type of newsletter to let the residents know, too, that you as our governing board, you are in good faith.

**CHAIRPERSON BROOKS:** We have been.

**MARY BRABHAM:** Thank you.

**CHAIRPERSON BROOKS:** Okay. Thank you so much.

**MARY BRABHAM:** And congratulation, Billie. She's not gonna say anything. I know I'm overdue. But this is so beautiful. This is so beautiful. And -- and -- and we are proud of you.

**CHAIRPERSON BROOKS:** Thank you.

**MARY BRABHAM:** And you will represent our city well.

**CHAIRPERSON BROOKS:** Thank you.

**MARY BRABHAM:** And congratulations to all of the honorees.

**CHAIRPERSON BROOKS:** Thank you.

**MARY BRABHAM:** It's time for the women. Cedrick, Shelby, you've done a good job. Done -- you've done a good job. Women, this is the year. Thank you.

**UNIDENTIFIED SPEAKER:** You left Judy out.

**MARY BRABHAM:** Oh, Judy. Thank you, Miss Davis.

**CHAIRPERSON BROOKS:** Okay. Gerald Ward. Thank you. Thank you, Miss Mary.

**UNIDENTIFIED SPEAKER:** As the next speaker approach, yes. The amphitheater is there and --

**CHAIRPERSON BROOKS:** The answer is --

**UNIDENTIFIED SPEAKER:** -- the answer is yes.

**CHAIRPERSON BROOKS:** Okay. It is there, Miss Brabham. And after Mr. Ward we have Nora Mahoney, please.

**GERALD WARD:** Gerald Ward, 2135 Broadway. Well, obviously the basic title is whether you have compliance with the Noticed Element Agreement of 29 August 2012. You don't have a detailed response of compliance with all of the paragraphs of those pages of agreement. So that's one more deficiency of staff's backup material.

I don't think you -- obviously it was to have been done last year. And the Planning Board, as I told you earlier, still hasn't seen any of this material. This is something that would take several meetings, and they have told you that repetitively, to analyze.

The -- how many of you have sat through, uh, each of these verbal presentations, never-ending words and pretty pictures since December of 1986? We had the Inlet Harbor. We had the latter '80s development RFP. We had the early '90s RFP. Then we had Spanish Courts. Then we had the City's, uh, inlet basin plans, which probably were the cheapest. Then in 2000 under Michael Brown and the new council, the Miami planners' plans.

All of those turned out to be lots of pretty pictures. And only the Inlet Harbor plan had details that were approvable by the City's code process. So you need to go back to your own code to see that you must get details and backup. We've had a -- the presentation. The jokes of the plan: the Health and Wellness Center, the marina operations way at the south end when we have a crazy marina plan of floating docks all centered at the very north end today.

A restaurant back door adjacent the Newcomb Hall. Maybe \$3 million to redo Bicentennial Park. All that's public money, also. Is Newcomb Hall really a plan of useful items for the City's users? We have 30,000 that need to be served. Then we have a -- a crazy no-see-um park swamp created. That is something that you don't ever want to put on waterfront.

A grandiose plan for a garage on top of Spanish Courts. Almost everything says public funding, not private redevelopment. Business recruitment? I honestly see that as sure cure for failure for most of the citizens and business owners of Riviera Beach. Again, it's a lots of verbals, lots of pretty pictures, but you've got to have facts and details and backup.

**CHAIRPERSON BROOKS:** Thank you, Bonnie Larson.

**NORA MAHONEY:** Oh, I thought it was me.

**CHAIRPERSON BROOKS:** Oh, I'm sorry. Yeah.

**NORA MAHONEY:** (Inaudible).

**CHAIRPERSON BROOKS:** Yes, Miss Mahoney. After that, Bonnie Larson.

**NORA MAHONEY:** Good evening, again. 2120 Broadway. Well, do you know what happened in New Jersey this year. Oh, I'm -- yeah, I think it was that year. About the hurricane season? They have too many things going on. I would like to know if you are prepared for a liability insurance if something happen to everything that they want to place in the marina district. Are we going to be paying for that? Is there a stipulation? Better be ready. Um, who will be responsible for the damages?

Spanish Courts. I heard something about demolition and now I saw something like they're going to be building something there. I mean, any other city try to save something, whatever is left from that year -- you know, try to make it, like, whatever happen, that's what it used to be the building before.

Why do you want to demolish it? I don't understand it. They -- they already -- the County, as well as the City, is paying 1.5 million in the renovation of the building. And you want to demolish it and do something else.

I thought there was something about the arts or something about -- close to the port and people who comes in the cruises, they are in the way to buy, you know, art. But to destroy the whole thing for nothing? I mean, they spent a lot of money. Remember the -- the Coral House in West Palm Beach? They spent a lot of money because it make it feel it was part of historical.

The parking, how many floors? I heard about 700 parking spaces. How it's going to be built? We don't see it over there. We only see only a line or -- or, like, a little rectangular side that we don't really know where it's -- where it's located.

When I went to the Tiki for dinner with my husband, it was probably, like, close to 6:00 or -- yeah, close to 6:00. I could not finish eating my food because when the cruise line was coming, all the smoke out, that it was all over the place, I decided to take my food to my house. So I don't know if they're going to place a big wall between the cruise line where the smoke-out so you will not be polluted on the other side. I don't know.

I also saw something about a proposed Tri-Rail expansion. Nobody talks about it. I didn't know. Bicentennial Park is going to be flood again? We already spending a lot of money. Again, more waste for taxpayers.

Back of Bicentennial Park you have something. It looks like a hotel. It doesn't show how the hotel's going to be built. And also how many big docks you gonna have in the marina? I saw only one so I would like to know how many you're going to build on it. And good luck. I hope you can respond to all these questions. Thank you.

**CHAIRPERSON BROOKS:** Miss Larson.

**BONNIE LARSON:** Bonnie Larson. I thought it was a good presentation. That was a

compliment. Please write this down. The gentleman did a good job.

**CHAIR PRO-TEM PARDO:** Thank you, Mrs. Larson.

**BONNIE LARSON:** Well, I come -- you don't always have time for compliments 'cause there's so many other things. But I have questions. Of course I have questions so I'll just start at the beginning here.

**COUNCILPERSON THOMAS:** (Inaudible).

**BONNIE LARSON:** Excuse me?

**COUNCILPERSON THOMAS:** I said wow.

**COUNCILPERSON LOWE:** I'm writing it down.

**BONNIE LARSON:** Okay. Give us more than three minutes a month. Come on. Okay. We mentioned that Viking has spent \$50 million in the marina area to help us. Could we have an explanation of what -- what -- how that \$50 million was spent? I know they own a lot of property here but that's their properties. That's not really helping us. So how is that \$50 million -- where did they spend it and how is that helping us?

They talked about Spanish Courts being a Health and Wellness Center. This is our waterfront. We have to use the best -- we have to put something there for the best use for our waterfront. Is an assisted living facility and a low-cost insurance company for people that are uninsured, is that the best use for property right there at the marina? Let's do something that will attract visitors and -- and people who are going to buy something in this city. To put assisted living there, I don't know where that came -- idea came from. But that just does not seem like a good use for that property.

So we have an RFP out to demolish the interior of Spanish Courts, as I understand it, right now. So why are we paying to do that and this plan, as he explained it, would demolish the whole of Spanish Courts? So why are we doing that? We need to decide what we're doing here.

We talked about the Education and Innovative Campus. We talked about a private company with housing. So are we talking about private business with housing on public land? That's what it sounded like.

13<sup>th</sup> Street. I wasn't clear on that. Are we talking about an office building there on Broadway? Is that -- the office building is gonna be right there on the corner of 13<sup>th</sup> and -- and Broadway? Is that what they were talking about? That property across the street on the west side of Broadway, that isn't owned by Riviera Beach.

We talked about a new Tiki. Is that going to be the same tenant? Is that a different tenant? Is that Riviera Beach putting that there? Who is this new Tiki person?

So these are all questions I hope somebody answers. All right. Oh, he mentioned that

parking would be tied to the major companies within -- within the district. What I saw was whatever buildings were taking up the entire area that he talked about. So where are all these parking garages going to go? Is it going to be individual parking for each thing? Parking for Newcomb Hall is important because we have a lot of elderly people in Riviera Beach who need parking. And you can't put the parking way over on the south side. So where is all this parking going to go? And is each individual company that comes in, are they going to get their own parking? That's what it sounded like.

And then we talked about in the business recruitment living -- people living at their businesses. So does that mean more people living on the marina property? And then we talked about training -- training people to operate their own businesses. Why don't we strive for something higher and better like let's get people in there who know how to run a business. Let's not put -- you know, you and I, we have to be trained to run a business. Let's get somebody -- let's -- let's strive for something a little better than that, people who know how to run a business. Thank you.

**CHAIRPERSON BROOKS:** Thank you.

**MAYOR MASTERS:** Madam Chair, I have a question for Miss Larson.

**CHAIRPERSON BROOKS:** Oh, Jeez.

**MAYOR MASTERS:** Please, Miss Larson.

**BONNIE LARSON:** Yes.

**MAYOR MASTERS:** Thank you, Madam Chair.

**UNIDENTIFIED SPEAKER:** Come back.

**MAYOR MASTERS:** Are you, um, familiar with the fact that most or a lot of the new health and wealth -- health and --

**BONNIE LARSON:** Wellness.

**MAYOR MASTERS:** -- wellness and holistic facilities are being built across the nation near the water?

**BONNIE LARSON:** How many assisted living places are near the water?

**MAYOR MASTERS:** Are you aware of the fact that with the assisted living places there's -- there's a plus for it to be near the water?

**BONNIE LARSON:** Why?

**MAYOR MASTERS:** Are you -- were -- are you aware of that?

**BONNIE LARSON:** Why? Why?

**COUNCILPERSON LOWE:** Wait 30 more years. You'll find out.

**BONNIE LARSON:** Well, thank you for saying 30.

**CHAIRPERSON BROOKS:** If -- if you could, Mayor --

**MAYOR MASTERS:** Well, the --

**BONNIE LARSON:** But I'm just saying is that -- we're trying to draw people --

**CHAIRPERSON BROOKS:** Mayor. Mayor.

**BONNIE LARSON:** -- into the marina area.

**CHAIRPERSON BROOKS:** You might want to (inaudible).

**BONNIE LARSON:** Is putting assisted living there --

**MAYOR MASTERS:** Okay. Thank you.

**BONNIE LARSON:** -- you know, what is that?

**MAYOR MASTERS:** I just wanted to know were you aware.

**BONNIE LARSON:** To have drugs right there on the water? I don't know if that's such a good idea, either. Thank you.

**CHAIRPERSON BROOKS:** Okay. Thank you.

**UNIDENTIFIED SPEAKER:** Thank you.

**CHAIRPERSON BROOKS:** If -- if we could try -- we have so many here and -- and I want everybody to have an opportunity. But if you wish to, you know, have a -- after we finish with everyone, if you want to address someone, that will be fine.

**MAYOR MASTERS:** Then we have to call them back up if I have a question?

**CHAIRPERSON BROOKS:** Well --

**MAYOR MASTERS:** Madam Chair?

**CHAIRPERSON BROOKS:** -- yeah, but I wanna get through with everyone 'cause we've been here --

**MAYOR MASTERS:** I understand that. But if I have a question, if I want to speak to someone, should I wait till it's over?

**CHAIRPERSON BROOKS:** Yeah, let's do that.

**MAYOR MASTERS:** Then call them back up?

**CHAIRPERSON BROOKS:** Absolutely.

**MAYOR MASTERS:** Thank you.

**CHAIRPERSON BROOKS:** Yeah.

**MAYOR MASTERS:** That's fine.

**CHAIRPERSON BROOKS:** In fairness to everybody else, please.

**MAYOR MASTERS:** No, that's fine.

**CHAIRPERSON BROOKS:** Margaret Shepherd. Mrs. Shepherd.

**MARGARET SHEPHERD:** Margaret Shepherd, Riviera Beach. First, Tony, I want to say thank you for putting on such a great project here in the City. You're doing a great job. I think I've been through three or four directors. But it seems like you're pretty much anchored to the ground. And I want to say thank you and your staff, Miss Anita, who was a great resource for us. I really thank her and you have picked a very fine young lady to head one of your staff.

Spanish Courts. My cousin who's the Honorable Mayor Clara King Williams who reigned here for 12 years, who never got into the -- the City business, Spanish Court was Clara's baby. I want to put a signature and a voice to that, Tony, that this particular assistant wellness city -- center would be a testament to Clara.

**UNIDENTIFIED SPEAKER:** Yes.

**MARGARET SHEPHERD:** Clara job was to take care of the senior citizens and children. If we don't outline something in history that will identify with some of the people that have laid the foundation in this city, we are leaving ourself in (inaudible) of being nobody. So this -- I was waiting. The tree is a historic factor in Spanish Court. Let me say thank you for that.

And once again to Mr. Healey and to Viking, the master developer who's been here for, what, 12 years? They have labored in love here. I know it's been traumatic. I haven't always been, you know -- I've been waiting with my credit card for a long time. And the more I see and the more I feel -- and it's going to be critiqued and tweaked a little bit because some things are, you know -- but I want to say to this City I heard people say that you guys are the worst board.

May I finish with this? If I never -- I'm like Miss Larson. If I never give you a compliment, I want to say to you, you guys are one of the best boards that I have seen in a long time. Yes, you are. You are now taking a stand. And yes, I am -- you know with money I'm a little, you know -- a half million dollars? \$4,000? I think you guys must get a handle on your spending. Because if you're going to bring this to the City, it's

going to take money.

But you have my vote. You have their vote and we're not scared. This election would dictate the City perception of the best city to live, work and play. It's -- we're tired of living in shambles. I'm tired of going to West Palm Beach and putting my feet up at the waterfront. I want to come home and spend my money.

**UNIDENTIFIED SPEAKER:** All right.

**MARGARET SHEPHERD:** Thank you.

**COUNCILPERSON DAVIS:** Thank you.

**CHAIRPERSON BROOKS:** Thank you, Miss Shepherd. Next we'll have Beth Kigel followed with Roger Amidon.

**BETH KIGEL:** Good evening.

**CHAIRPERSON BROOKS:** Good evening.

**BETH KIGEL:** Members of the Council, Mr. Mayor, the administration, Tony and the CRA. It's really -- I'm Beth Kigel, President and CEO of the Northern Palm Beach County Chamber of Commerce. It's a real pleasure to be here tonight.

First of all, I want to thank Tony Brown and the CRA because he has been very good with us in answering a lot of the questions from the business community. For those of you that are -- may not be as familiar with our chamber, we have over 800 members. It covers almost the entire northern end of the county, which includes Riviera Beach. And actually, I'm pleased to report here tonight that our chamber enthusiastically supports this conceptual master plan and hopes for its finalization and approval the end of February.

I can tell you our board voted unanimously last week in support of this, so it's very exciting to see this finally be on the verge of reality. So we appreciate all of the work that has been -- that has been done. And this conceptual design actually makes Riviera Beach and the waterfront a world-class destination for visitors, for businesses and residents.

And one of the things that I didn't see actually in -- in the documentation in addition to the private investment that's being made, the tax revenues that will be realized by the City, the job creation which is really spectacular, are the dollars that will be spent inside of the City of Riviera Beach as a result of this development.

So this is just a terrific way of enhancing economic activity in the local area by bringing additional investment, more dollars spent in Riviera Beach, but most importantly, critical new jobs which we know is something that we all look forward to in Riviera Beach. Not just in Riviera Beach but in the surrounding areas.

And all of this is being done in the public, in the spirit of public access, as well as community development, which is so very important. So I just want to reiterate the support of the business community from the Northern Palm Beach County Chamber of Commerce. We hope -- certainly hope that this conceptual plan will be finalized and presented to the council on February 27<sup>th</sup> and approved by the council. So thank you very much.

**CHAIRPERSON BROOKS:** And thank you for coming. Mr. Amidon?

**ROGER AMIDON:** Good evening, Madam Chair, City Council Members.

**CHAIRPERSON BROOKS:** Good evening.

**ROGER AMIDON:** Mayor Masters.

**MAYOR MASTERS:** Good evening.

**ROGER AMIDON:** Staff. I want to congratulate Tony Brown and his staff for bringing to this council a tremendous presentation by Live -- Live Work Learn and Play. I met these folks probably about a year and a half ago.

**CHAIRPERSON BROOKS:** Give your name.

**ROGER AMIDON:** This is when I was a member of the Tourist Development Council. Uh, but now I've become a business leader.

**CHAIRPERSON BROOKS:** Excuse me, sir. You have to give your -- give your name. I'm sorry. She needs your name, please.

**ROGER AMIDON:** Yeah. I'm sorry. Roger Amidon. And I'm a business leader of the Palm Beach Marriott on Singer Island here in Riviera Beach at 3800 N. Ocean Drive. And I've been in business there for about four months now as the general manager. We employ over 300 people.

**MAYOR MASTERS:** Yes.

**ROGER AMIDON:** But I do want to congratulate, again, Tony Brown, you and your staff. You did a great job bringing this presentation to this council.

I wanted to touch on a few other facts that Miss Kigel was talking about. We have over 5 million visitors to Palm Beach County. I want to see our fair share in Riviera Beach and in my hotel and on the hotels throughout this area.

The economic impact by these 5 million visitors to Palm Beach County is \$5 billion. I think Riviera Beach deserves a share of that.

**CHAIRPERSON BROOKS:** Uh-huh.

**COUNCILPERSON DAVIS:** Absolutely.

**ROGER AMIDON:** The creation of the jobs. A thousand permanent jobs. This is actually going to be very incredible for this area.

**MAYOR MASTERS:** That's right.

**ROGER AMIDON:** Four hundred temporary jobs in construction. The economic impact is going to be interesting to calculate and I look forward to seeing that number from your staff, Tony.

The attractions that the tourists that come to Palm Beach County, we have over 300 tourist attractions. We have nine marina districts and this marina district that you all are going to be creating here is going to be the highlight -- one of the highlights in Palm Beach County.

The City of West Palm Beach did a fabulous job on their revitalization. But I think Riviera Beach is going to surpass that. And I'm going to feel proud to be representing this project, supporting this project, but ultimately referring our guests, over 300,000 guests at my hotel each year, to this marina.

**COUNCILPERSON DAVIS:** Wow.

**ROGER AMIDON:** So thank you very much for your time. We look forward to your support of this project.

**CHAIRPERSON BROOKS:** Thank you for your comments. Bob Gunsted [phonetic]. Bob Gunsted and then James Williams.

**UNIDENTIFIED SPEAKER:** Mr. Gunsted had to leave.

**COUNCILPERSON DAVIS:** I think he left.

**CHAIRPERSON BROOKS:** Oh, he left? Okay. James Williams?

**MAYOR MASTERS:** And Madam Chair, while he's coming, um, Roger from Marriott, from the Palm Beach Shores, I just want to thank you for the countless numbers of jobs that you've given to our local people. Thank you.

**CHAIRPERSON BROOKS:** Yeah.

**MAYOR MASTERS:** You've done -- you're doing good. Through the job fairs. Thank you.

**ROGER AMIDON:** Thank you, Mayor.

**MAYOR MASTERS:** You're welcome.

**JAMES WILLIAMS:** James Williams, 111 Coral Cay, Palm Beach Gardens. Recently, 1191 Morse Boulevard, Riviera Beach.

This project, what we've seen tonight, we've waited many years.

**MAYOR MASTERS:** Too long.

**JAMES WILLIAMS:** It's something for the City to be proud of. Sure, there are questions to be asked, because we're beginning to -- excuse me -- scratch the surface and move down the road finally toward the goal that the city deserves. I think that Mr. Brown and his staff have done an outstanding job in bringing the right people finally to the City.

I believe that we have an opportunity that cannot be surpassed. It's something that -- pardon me -- it's something that we really need to move forward with. I'm not a resident of the City any longer. I've been your chair for seven years at the Advisory Board for the Waterfront.

And to see what Mr. Brown has brought to you -- pardon me -- is an outstanding project. I think that it's something that -- moving it, there are going to be questions, as I said. But I think it's something that is very doable.

I have one other thing. I was hoping that maybe tonight when I came and made my comments I could bring something from the Advisory Board. Your Advisory Board, as of this time, is defunct. I've spoke to all of y'all continually about this. We were down two people. I had one of our young members who had an opportunity to advance within his company and go to Tampa. And when he took that job, we were down to four.

When my property -- I was able to sell my property and we moved my family, you now cannot have a meeting. We were not able to have a meeting on the 15<sup>th</sup>. You need members. Now, I stand here and I hear people make comments and ask questions. I don't hear the solutions and what this City needs. People need to give back. And I cannot believe that with the marina industry that we have in this city, that we don't have capable people that can -- and qualified people -- you need qualified people on that board to step forward and participate and give back, especially at this time with this project. I -- it's unbelievable. You know, the people in this city --

**BONNIE LARSON:** Time.

**JAMES WILLIAMS:** -- have a lot of time. Yes, time.

**CHAIRPERSON BROOKS:** (Inaudible) sorry. I'm -- okay, sir.

**JAMES WILLIAMS:** I'm sorry. But if people in this city --

**CHAIRPERSON BROOKS:** I'm daydreaming, I guess.

**JAMES WILLIAMS:** -- I cannot believe let this board go defunct because they can't step up to the challenge. You've got a challenge. You need good people in that board to help you with this decision. It's an advisory board.

**CHAIRPERSON BROOKS:** Okay. Well, I know they do try to advertise for those positions on the water --

**JAMES WILLIAMS:** Advertising is not going to do it.

**MAYOR MASTERS:** That's right.

**CHAIRPERSON BROOKS:** Okay.

**JAMES WILLIAMS:** It's arm-twisting. It's going out and --

**UNIDENTIFIED SPEAKER:** Be more aggressive.

**CHAIRPERSON BROOKS:** We'll be more aggressive.

**JAMES WILLIAMS:** -- finding qualified people. I'm sorry.

**CHAIRPERSON BROOKS:** Miss Robinson. Elizabeth Robinson, is she still here?

**MAYOR MASTERS:** No, I think she's gone.

**CHAIRPERSON BROOKS:** Jonathan Rudy?

**JONATHAN RUDY:** Hi, my name is Jonathan Rudy. Um, I am from all the way up North in Jupiter. I am one of the hundred entrepreneurs that is very interested in this plan. And I would like to encourage the construction company and the CRA to consider building the Market Court so that we can put a greenhouse on top so that we can grow all of the fresh vegetables that businesses are going to need right on the roof. I think it would be pretty sexy-looking for the skyline to have, you know, some beautiful steel and glass and grow all of the fresh vegetables right up there using hydroponics and aquaponics.

If it's engineered from the beginning, then it's really simple to put one up on top. There's a company in New York City called Gotham Greens, and it took them about a year and a half to get the construction done because they had to reinforce the roof. But if it's planned in, I mean, at the beginning, then you can grow -- one little greenhouse that's 30-by-128 feet can generate 200 heads of lettuce a day.

**UNIDENTIFIED SPEAKER:** Wow.

**JONATHAN RUDY:** And you know, that's a pretty big roof. And so, um, obviously I'm - I'm interested in doing that myself but I just want to -- it doesn't matter who does it but I think that it's vital that we use all the space and we use it wisely. And if it's engineered up front, then the cost to the entrepreneur is much lower. Thank you for your time.

**UNIDENTIFIED SPEAKER:** You're welcome.

**CHAIRPERSON BROOKS:** Thank you, sir, for your comments.

**CHAIR PRO-TEM PARDO:** (Inaudible), yeah, thank you.

**CHAIRPERSON BROOKS:** That is the last comment card and I will turn it over to staff if you choose to respond to any of the concerns or questions that have been posed tonight from our public.

**COUNCILPERSON THOMAS:** Madam Chair?

**CHAIRPERSON BROOKS:** Yes?

**COUNCILPERSON THOMAS:** Um, I'd just like to make a few comments before he finishes. I -- first of all, I want to definitely congratulate all of the teams that have -- that has been involved, Viking, LiveWorkLearnPlay, Elkus Manfredi, the CRA and the City of Riviera Beach.

As you know, we did a ribbon-cutting -- what was it, Friday? I believe it was Friday.

**UNIDENTIFIED SPEAKER:** Thursday.

**CITY MANAGER JONES:** Thursday, yes.

**CHAIRPERSON BROOKS:** Uh-huh.

**COUNCILPERSON THOMAS:** Thursday. And there were a lot of -- there were a lot of naysayers about that. But it happened. We did. We stopped finally tripping over ourselves and worked together and we got it done. We -- we did a ribbon-cutting and that part of the marina is -- is beautiful.

I'm probably one of the toughest individuals that there are when dealing with this team. But I must say that I believe that we got it right this time. I really do. I've looked at this plan. I've examined it. I've turned it upside down. It -- it -- it encompasses what those Charrettes and the Citizens' Master Plan put out. It encompasses a total environment for just success.

And you know, I'm -- I'm proud to have worked with the board that we have here that has been instrumental in providing the leadership to get us to this point. All of my colleagues here. But regardless of whatever this election does in March, this is something that we all can be very proud of.

And I don't ask for trust very often. But I'm asking the staff, the citizens most of all to trust me on this one. This is it. It will continue to happen and it's already, um, happening. This is something that I fully endorse; I stand on like no tomorrow. I believe in this plan with every ounce of my being. It's here. It's done. It reminds me of "Brewster's Million," you know, when he said, "I needed a room that I can die in," you know?

**UNIDENTIFIED SPEAKER:** Die in.

**COUNCILPERSON THOMAS:** This is that room. Now, we're not going to take it all the way. We're gonna make sure it stands. But this is it. And I -- I really, you know, would hope that the citizens would get totally on board, support our master developer and team, support the staff, support the City and let's, for once, all push together to make this happen in its entirety.

So I make -- I wanted to make sure. So all of the little nuances and the little issues that we might have or whatever, we're going to work those out. But overall, this is a plan that is very -- this is very doable. You can -- we can swallow it. We can have it in bite-size pieces and we will get this done. So I do want to take this time to congratulate the team, congratulate my colleagues on this board for sticking together and making this happen.

And Miss Shepherd, I, too, agree with you. There were a lot of boards before us that did what they could do to help us springboard off of this. And we've learned some things from them that we kept and we chose not to do some of the things. But this board here, I'm very pleased to, you know, have been a part of. And I would like to continue to be a part of that. Let me throw that in there. I'd like to continue to be a part of this -- this board. But I do want to say that this is probably one of the most proud moments that I've had since being an elected official to see what's really come in fruition with what we have going on.

And you see construction all over the place in Riviera Beach. This is definitely, definitely a city on the move. So congratulations to you. Congratulations to the citizens. Congratulations to, you know, my colleagues here. And I'm just very excited, Mr. Brown.

**CHAIRPERSON BROOKS:** Okay. What I want to do, because I -- I know people have been sitting here for quite a long time. And before we make any further comments I would like to defer to the director to answer some of the questions, concerns that have been posed here tonight.

**DIRECTOR BROWN:** And I'll be brief. And I think the first comment is pretty much what Mr. Thomas said. This has been a team effort. I would be remiss if I didn't thank the city manager and her staff. I'm lucky to be the face of this redevelopment effort. But I will tell you, we would not be at this point if Miss Jones had not directed her staff to be an important part of this process. Mary McKinney, our Director of Community Development, is at every joint work team meeting. She's working very tirelessly to provide the -- her own experience and the capacity of her staff. So this has truly been a partnership effort.

This plan that you see, the investment has solely been funded by Viking. They have paid the cost in the redevelopment, planning the revision of the conceptual plan by bringing in top-notch talent, LiveWorkLearnPlay, as well as Elkus Manfredi, one of the nation's best architectural and land-planning firms. So we share that credit with the City, as well as with Viking and their partners.

There were a pattern of -- of -- of questions and comments that I won't go into all of them. There were questions about Bicentennial Park, is the amphitheater there? Yes, it is. And there are thoughts of how -- ways in which the staging of events can be not only in one location but they can move in other areas. And so it is a big part of -- of the plan.

A variety -- we expected to receive a variety of questions on Spanish Courts. And in fact, the team was anxious to hear what the public comments would be about Spanish Courts. And we are working -- we feel the plan saves the trees. The issue of -- of some dense development made it problematic to do a development that will save the cottages in a way that would be affordable and -- and sustainable. So -- and we will continue to hear comments about Spanish Courts, but we felt that it was important that we create vitality and a life that would create, uh, catalytic development along Broadway.

I think the questions we heard on Newcomb Hall were -- probably was -- that just need clarity and -- and refinement and -- and we think that we delivered on your promise to the community that Newcomb Hall would be an anchor. And -- and Elkus Manfredi, LiveWorkLearnPlay, Viking have made it -- if you really look at the map, you see how significant that facility is. It is one of the first facilities you see when you come to Newcomb Hall. So I think we have delivered on your promise to your constituents and what you wanted Newcomb Hall to be as an anchor.

There was a question about the compliance. And obviously we -- we're presenting what we feel is a good plan and what leads us to construction. There was a question raised that, Are we in compliance with the Notice Element Agreement.

The answer is absolutely. The plan -- the Notice Element Agreement called for Viking to submit its conceptual plan in January, and this is what you see, the presentation. The plan requires for the board, the council, city council, to approve the plan, and that is scheduled on February 27<sup>th</sup>.

If the site plan is approved, our timeline requires that it -- to go through our internal regulatory process. And we've given it ample time. And as we reported, it would occur in June of 2013. If, during that planning process, if the expertise at Planning & Zoning and -- and when it gets -- when we hand the ball off to the City to ensure that the plan meets zoning and other requirements, if the site plan is changed and changed materially and -- and this partnership doesn't modify the terms, then Viking is relieved of its obligation. And -- and we can move forward on our own.

But we think that the plan and hopefully the comments we receive today mean that the plan would be approved. And so that that -- that negative comment -- that negative covenant is not exercised. Then after we've delivered and have had the site plan approved, then we can start the planning process on our public elements. Then there's some responsibilities that Viking has in its delivery of the private elements.

They'll submit their plans for the Tiki Bar restaurant. It -- it -- the -- the ownership may change. It may be different owners. It's the Tiki-type restaurant and it's their

responsibility to come to us with a market proposal that, again, you'll have the opportunity to approve.

And they are to submit their plans for the other private elements. And -- and as you heard in the presentation, as part of phase one, the food and beverage along the boardwalk, the promenade. And if the public has not seen the City's investment at the waterfront, it is absolutely beautiful.

The city manager and her team have done a wonderful job on the waterfront development and they're handing the ball off on the upland development. And so we are leading with the re-development from the east, working our way west. There are issues that resolve ownership within the marina. When you go east of Avenue C, as soon as you cross the white picket fence, the City owns most of the real estate, except the Yachtsman Motel.

We've approached this process irregardless [sic] as to who owns what. So it's a plan that's incorporated so we'll have to deal with issues related to the Yachtsman and that ground. We need to also present to you that the private development will be on land that the City own, will forever own, and will never sell. But we will negotiate ground lease terms that will be market rate and will be done in -- in a responsible way to deliver private development.

If we fail in real estate ownership issues, land leases, land swaps, land sales or whatever, and we don't come to agreement over site controls issues, then the developer is relieved of their obligation and we move on.

We've identified those. We think those are worst-case scenario. I stand here today hoping that we won't have to reach that level. But you are protected. And this development process is structured in a way to ensure that there is compliance.

And I think those were, in a sense, the variety of the questions. Thank you.

**CHAIRPERSON BROOKS:** Thank you, Mr. Brown. And continue with comments. Miss Pardo, any comments?

**CHAIR PRO-TEM PARDO:** I do have some comments. Thank you, Madam Chair. I was -- when I sat down with Viking and the CRA and City staff yesterday, I was extremely pleased with the plan that Viking and their consultants came up with. It's great. And I think it encompasses everything that the community has been asking for for years.

We've been asking for additional working waterfront. We have that. We've been asking for more community space. We have that. There's a big push in the City to have a public market. The public market is going to be a showcase in the marina. The development will bring a tremendous number of jobs. And, um, it's just -- it's great. I can't wait to get a shovel in the ground.

One thing that we really need to, um, you know, focus on is -- and I talked to the chief

about this before -- we all know and we're going to strive to make the marina an international destination. We have a defense contractor just north of the marina and then we have the Port of Palm Beach just south of the marina.

We really need to do a security study to see, you know -- a very in-depth security study. And -- and hopefully, you know, instead of putting security down on the south end, I think it really needs to be prominent. You know, we don't need a building that says "Security." Maybe it can be inside Newcomb Hall or something. But that's something that we really need to look at. You know, if we're going to try to get larger boats in and - - other than that, it's a great plan. You know, there's things that, like Mr. Thomas said, you know -- other things that need to be worked out, you know, financially. But all in all, it's a great plan. Thank you so much. I can't wait to get a shovel in the ground. Thank you.

**CHAIRPERSON BROOKS:** Miss Davis?

**COUNCILPERSON DAVIS:** Thank you Madam Chair. Particularly when we talked about the Health and Wellness piece, um, it reminded me of a trip that this council took when we went to Vancouver to visit the public market there. And there was a place within there -- a section within this area that, um, had a health and wellness clinic and also provided little one-room -- tiny little rooms for people who may have been homeless or family member who may have needed a place to stay. So when I saw this in the plan I was really happy to see that.

Also, as I stated at the ribbon-cutting the other day, as you can see, we're moving forward with the public in mind. I think everything in this plan dictates that. It's -- it's -- you can see that the public has been included. And it's all that really -- everyone has asked for.

And agreeing with Mr. Thomas, I think we all need to get on board and sing the same song, spread the same message. Everybody needs to -- to be saying the same thing. So, you know, two and a half years ago, Mr. Brown, I knew you were the right person for the job. And I'm very proud of you. City Manager Mrs. Jones and all the staff, all the hours that you've put into this, Viking, for hanging in there with us, this is -- this plan is fantastic. Thank you very much.

**CHAIRPERSON BROOKS:** Mr. Lowe?

**COUNCILPERSON LOWE:** Yes, ma'am. Thank you. When I first got involved in this - - this project in 2007, uh, new on the board, and wet around the ears and not really knowing which way we were -- we were headed, and one of the smartest moves that we made was to invite Treasure Coast in and -- and start re-directing the certain elements that -- that existed and making the best out of what we had.

And over the course of, uh, the last six years, we've seen a lot of things happen in this -- this area. In fact, we came so close to missing out on this opportunity today. If it wasn't for efforts by the Citizens' Task Force -- and we all know the things that transpired over the last six years.

But all in all, we kept to some basic principles. We committed to amending the comp plan. I meant the comp plan, then the master development plan. We did the land use plan and we, you know -- those things took at least, from a -- a minimum, 12 to 18 to two -- two years in some cases.

And those things were initiated but, you know, we took those steps. And people didn't realize that. But now they've all culminated into this. We've gotten all of our approvals thanks to Miss McKinney and her staff and the city manager and -- and their staff and the CRA.

But, um, a turning point -- and a turning point came when we started spending our own money. When we put our money up front and put our money where our mouths -- we stood up and said, you know, Now is the time that if anybody's gonna commit, we were gonna be first. And look where we are now.

I'm anxious to make this vote on the 27<sup>th</sup>. This will be my last vote as a commissioner, one of the last few votes. I hope to be around in June in a different capacity. It just depends on how the public feels about me being the new mayor of this city. But I can leave comfortably. I can say that. Because of what has transpired. And, you know, I -- I came to effect change and to be involved in change and -- and it's happened.

So I'm satisfied and I'm glad we're to this point and I'm comfortable moving on. I am. I can honestly say that. And I'm proud of, uh, the board and we've -- we're there. We're at 95 percent. We'll be crossing the finish line within the next couple of weeks. And I just want to thank everybody.

And we almost lost Viking. There was some -- you know, there was some talk about, you know, moving on without them. But I'm glad we -- we stuck with them and we're married now, man. You -- you guys can't go anywhere. So -- yeah, you're stuck. We're stuck. So -- but this is -- this is nice. And I appreciate everybody that had a part in -- in all of this. Thank you.

**CHAIRPERSON BROOKS:** After the Mayor, I'll -- and believe me, I won't have much to say. It's pretty much been said. But, Mayor, I'll defer to you so that you can say what you have to say.

**MAYOR MASTERS:** Thank you, Madam Chair. Well, first of all, let me just say this and get this on the record and out the way. I hope that all the polls are correct. And if they are correct, I hope to continue to be the mayor of the City of Riviera Beach.

So, um, let's remember that leadership is so important. You've heard people say tonight that this team has -- it's the best team we've had. Everyone in their respective places have played a role to make it happen. So I'm -- I'm confident. I'm not worried about any shakeups or any changes. It's not broken. There's nothing to fix.

I'm certainly proud of the master plan because it has the Master's man name, Master Plan, Master man. So I'm always happy to see a master plan, Mr. -- but let me just say this in -- in a very serious way. It's come -- it's taken a long time to get here. But where

there's no struggle, there's no progress. There's been a struggle but now we see the vision. We see it coming into fruition. And I'm thankful and I'm blessed to have been in the -- in this -- in this capacity as -- as mayor and as a leader to help whatever way -- I don't have a vote but we have a voice. We have a presence.

And I don't think there's any doubt that we're not connected to the community, which is so important. And for me it's all about the people. It's all about meeting the needs of the people. And as the Mayor, I look forward to March the 12<sup>th</sup> and after March the 12<sup>th</sup>, to continue to give leadership, to give presence, and to do whatever I can to be a -- I don't want to use the word "spokesperson," 'cause we have a person that's supposed to be that. But to be an ambassador for this plan and other projects, as -- as well.

I support it 200 percent. And I know that Scripture clearly states where there's no vision, the people perish. The vision is here. The harvest is plentiful but the labors are few. Without faith, works is dead. So we gotta do the work and make it happen.

So a couple of questions that I -- that I do want to ask as we look at the -- at the plan. And they're not major questions. But I'm always concerned about the local people. Local businesses. Oft times when we have big projects, sometimes local people have said to me, "Well, we got left out. There weren't any jobs for us," or, "They hired other people from other parts of the country." So I pray and hope that we will not leave anyone out, that the local people of the community will have an opportunity to work there and to be a part of the -- of the process, as well.

And having said that, for the local businesses, I don't know whether this question is to Tony or the, um, manager. I don't know who. But Mayor Muoio, very fine Mayor of West Palm Beach, just came out not long ago -- and we -- and I think it's a great idea -- that the local city was offering some incentives to local businesses to come into that certain area or whatever. Do we have anything like that to offer our local businesses as --

**COUNCILPERSON DAVIS:** No, (inaudible).

**UNIDENTIFIED SPEAKER:** (Inaudible).

**MAYOR MASTERS:** Excuse me. I'm -- I -- I didn't interrupt anybody and I didn't talk --

**COUNCILPERSON DAVIS:** I wasn't talking to you, Mayor. I can talk to somebody if I want.

**MAYOR MASTERS:** -- well --

**COUNCILPERSON DAVIS:** (Inaudible).

**MAYOR MASTERS:** Yeah. But --

**CHAIRPERSON BROOKS:** Okay. Order. Let's -- let's just continue. People are trying to get out of here and go home.

**MAYOR MASTERS:** -- you -- you -- when you start -- I -- I can't talk when others are talking.

**CHAIRPERSON BROOKS:** I know I am.

**MAYOR MASTERS:** And I know you weren't trying to talk but, you know, it's disturbing.

**CHAIRPERSON BROOKS:** We're going to kind of have to wind it up, though.

**MAYOR MASTERS:** I'm asking a question. And I'm -- I expect an answer without interruption. Thank you.

**CHAIRPERSON BROOKS:** (Inaudible).

**DIRECTOR BROWN:** Yes, Mr. Mayor. We -- we have approved a series of grant incentive programs. Today we deferred it since most of our investments are in large infrastructural projects. What the CRA board and what we've -- what I promised the CRA board is that we'll come back with our grant incentive programs, uh, likely in 2014, maybe 2015.

**MAYOR MASTERS:** Thank you. The other thing I want -- want to know -- and these are concerns that I -- I hear from local people. Again, it's about the people for me. And it's about the people for all of us. Is there any plan, either in this plan or some other plan, that we will ever have a movie theater or a bowling alley in the City of Riviera Beach?

**DIRECTOR BROWN:** This current plan doesn't include a movie theater. And I won't go into all the reasons why it might be difficult to attract one. But the Market Court is designed to be retail and entertainment and the space can be programmed to meet what Richard presented in his LiveWorkLearnPlay presentation, the business recruitment strategy, is an idea that can be sustainable and that an operator that can bring it to fruition.

**MAYOR MASTERS:** Okay. And thank you so much. It's just that when I came to the City we had a bowling alley on Broadway. And -- and I'm really just tired of leaving the City to go to a movie theater. So those are kind of questions that people ask, Are we gonna get a movie theater? Are we gonna have a bowling alley? So hopefully one day we'll get there.

But I don't think anyone should find fault with this plan. Even the devil himself. Let's move forward and let's continue. Thank you.

**CHAIRPERSON BROOKS:** Well, very quickly I'll end by saying just thanks to everyone for all of your hard work. Thank you for keeping the faith. When I was elected in 2009, I can recall that there was an attempt maybe to kind of kick Viking to the curb. But when I realized that this was a company that had come into this community and had invested themselves into this community with the Marine Academy -- and I want to say this, also, and I hope I don't embarrass, um, Bob, Jr. The day that I visited with you all I was so

impressed that you were returning from Africa where you have constructed a -- it was some kind of medical facility?

**ROBERT HEALEY:** We -- we reconstructed a hospital in Sierra Leone, Africa, and we continue to support 89 percent of the non-governmental medical relief that goes into that country.

**UNIDENTIFIED SPEAKER:** I don't think they heard you.

**CHAIRPERSON BROOKS:** See, I just want people to know that this is a company that really believes in people. And they invest -- it's not about just making a profit but it's also about helping. There -- there are many other programs that I had an opportunity to hear about as I visited them, that they're planning in -- in their own community. And I just want to thank you so much for staying in there. I want to thank Mr. Brown, the staff, the CDC people, everyone for -- for what you've done to make this come to a reality. And we can see the benefit now of public/private partnerships.

**UNIDENTIFIED SPEAKER:** We're married.

**CHAIRPERSON BROOKS:** We're married. No divorce. Here to stay long term. Okay. Well, anyway, thank you so much and thank all of you for coming out tonight.

**COUNCILPERSON LOWE:** Madam Chair?

**CHAIRPERSON BROOKS:** And I'll -- I'll -- I'll -- coming out tonight and showing your support. For those persons who have concerns, I just hope that we will, you know, come together and work together and realize that we're just trying to do what is best for the community. And it is going to work. So thank you again so much. And Councilman Lowe?

**COUNCILPERSON LOWE:** Yeah, right quick. I just want to address one concern of the Mayor's about the local component and local participation. In fact, we're already -- that already exists. We have a market that is currently -- I can't say enough about our market. But this is -- this is the opportunity for locals to get in and we've been doing it for the last four month -- four weeks or six weeks.

**UNIDENTIFIED SPEAKER:** Seven.

**COUNCILPERSON LOWE:** Seven weeks. And we got another six weeks going. So this is that gateway. This is that window into -- if you want to establish a relationship in terms of being a partner in our public market. This is where it's starting.

And the gentleman who mentioned the hydroponics and aquaponics, right at the Maritime Academy, they're experimenting with that. And the farmers that we have out at the public market were talking with the Maritime Academy to partner with them to also produce locally grown vegetables in the area. So all -- those -- these things are happening as we speak. And I hope to see folks out this Saturday at the market. So --

**CHAIRPERSON BROOKS:** Oh, I thought the market was closed.

**COUNCILPERSON THOMAS:** Miss Brooks? Miss Brooks?

**CHAIRPERSON BROOKS:** Yes. Yes. Yes.

**COUNCILPERSON THOMAS:** I definitely just want to make sure we -- that we don't leave out the CDC board --

**CHAIRPERSON BROOKS:** I did thank them.

**COUNCILPERSON THOMAS:** -- uh, that has been instrumental --

**CHAIRPERSON BROOKS:** I did thank them.

**COUNCILPERSON THOMAS:** -- so I just definitely wanted to congratulate them, as well.

**CHAIRPERSON BROOKS:** I did thank the CDC. Thank you.

**CHAIR PRO-TEM PARDO:** Motion to adjourn.

**CHAIRPERSON BROOKS:** Motion to adjourn.

**UNIDENTIFIED SPEAKER:** So moved.

(CONCLUSION OF WORKSHOP)

Transcribed by: slw/alw

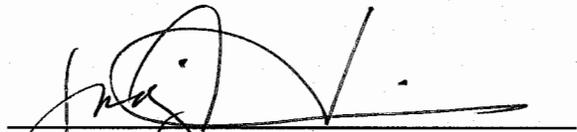
APPROVED:

  
THOMAS A. MASTERS  
MAYOR

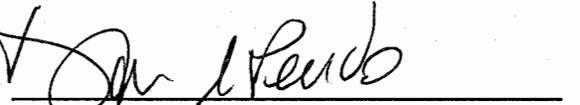
  
BRUCE A. GUYTON  
COUNCILPERSON

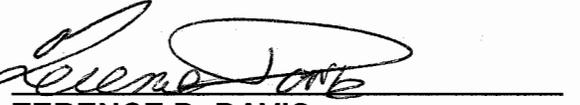
ATTEST:

  
CARRIE E. WARD  
MASTER MUNICIPAL CLERK  
CITY CLERK

  
JUDY L. DAVIS  
COUNCILPERSON

  
CEDRICK A. THOMAS  
COUNCILPERSON

  
DAWN S. PARDO  
COUNCILPERSON

  
TERENCE D. DAVIS  
COUNCILPERSON

MOTIONED BY: B. Guyton

SECONDED BY: J. Davis

B. GUYTON aye

J. DAVIS aye

C. THOMAS aye

D. PARDO out

T. DAVIS aye

DATE APPROVED: 03/20/2013