

**CITY OF RIVIERA BEACH
PALM BEACH COUNTY, FLORIDA
SPECIAL CITY COUNCIL MEETING MINUTES
MONDAY, AUGUST 14, 2013 AT 5:30 P.M.**

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

CHAIRPERSON THOMAS: We will now call this Special City Council Meeting to order. Madam Clerk, please call the roll.

DEPUTY CITY CLERK ANTHONY: Mayor Thomas Masters? Councilperson Cedrick Thomas?

CHAIRPERSON THOMAS: Here.

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

CHAIR PRO-TEM PARDO: Present.

DEPUTY CITY CLERK ANTHONY: Councilperson Bruce Guyton?

COUNCILPERSON GUYTON: Here.

DEPUTY CITY CLERK ANTHONY: Councilperson Judy Davis?

COUNCILPERSON J. DAVIS: Here.

DEPUTY CITY CLERK ANTHONY: Councilperson Terence Davis?

COUNCILPERSON T. DAVIS: 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: Present.

CHAIRPERSON THOMAS: Sounds like we have a quorum. Uh, would everyone please stand for a moment of silence followed by the pledge led by Councilman Guyton. (Everyone stood for a Moment of Silence with the Pledge of Allegiance being led by Councilperson Guyton). All right. Are there any, uh, deletions, additions or substitutions?

COUNCILPERSON J. DAVIS: No, sir.

CHAIRPERSON THOMAS: Hearing none we're gonna move down to disclosures by counsel. Any disclosures by counsel?

CITY ATTORNEY RYAN: No, sir.

CHAIRPERSON THOMAS: None at this time. We'll move down to adoption of the agenda. Floor is open.

COUNCILPERSON J. DAVIS: (Inaudible) adoption.

COUNCILPERSON GUYTON: Second.

CHAIRPERSON THOMAS: It's been moved and properly second. Any questions, concerns, unreadiness? Hearing none, Madam Clerk?

DEPUTY CITY CLERK ANTHONY: Councilperson Guyton?

COUNCILPERSON GUYTON: Yes.

DEPUTY CITY CLERK ANTHONY: Councilperson J. Davis?

COUNCILPERSON J. DAVIS: Yes.

DEPUTY CITY CLERK ANTHONY: Councilperson T. Davis?

COUNCILPERSON T. DAVIS: Yes.

DEPUTY CITY CLERK ANTHONY: Pro-Tem Pardo?

CHAIR PRO-TEM PARDO: Yes.

DEPUTY CITY CLERK ANTHONY: Chair Thomas?

CHAIRPERSON THOMAS: Yes.

DEPUTY CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON THOMAS: Okay. We do not have a consent agenda. Everything on the agenda is considered to be regular, even though there is a misprint, uh, there. Okay. We're gonna take item one.

DEPUTY CITY CLERK ANTHONY: Resolution number 103.13, a resolution of the City Council, the City of Riviera Beach, Palm Beach County, Florida, authorizing issuance by the Riviera Beach Community Redevelopment Agency of its redevelopment revenue note, Series 2013A, in an aggregate principal amount not exceeding \$3,550,000 for purposes of financing certain redevelopment projects and providing effective date.

COUNCILPERSON GUYTON: So moved.

COUNCILPERSON J. DAVIS: Second.

CHAIRPERSON THOMAS: It's been properly moved and second. We have one comment card, Bonnie Larson. Good evening, Ms. Larson. You have three minutes to make your comments.

MS. LARSON: Good evening, Mr. Thomas. I'm sorry I missed the other meeting. I was here five minutes late. It's over. Okay. Um, what can I say? But I'm gonna bring up the same things again because you voted on those two notes, one for 3.55 million and the other for 8 million. I understand you voted yes on both of them. Um, I have several concerns. As a taxpayer I have several concerns on that, and we're talking about the marina again. The money is for the marina.

There was to be a marina workshop, but apparently the consultant was not ready to give that. And I'm wondering, shouldn't you really have that marina workshop before you vote on something as big as this? The -- the -- um, the FEMA maps. The FEMA maps indicate -- the initial ones indicate that we would have to raise everything at the marina by four feet. It's gonna be tremendous expense, so we don't know, like, if we're

coming or going. Then you're going to have to have flood insurance, et cetera, et cetera.

I read in the paper that that's now been put back to, like, September, so -- so I'm wondering what can we -- doesn't that put us in a terrible limbo situation here? How are we gonna do anything without knowing are we gonna have it at ground level or are we gonna have it four feet up? So just I don't like this cart before the horse business, and that's, um, what we're doing.

I'm wondering have you -- I know you voted yes, but just consider this before you vote yes again. Have you read these documents on these notes? Have you read the conditions of the notes? Sounds good, 3 -- 3 percent interest. However, it says the owner has the right to adjust the interest rate. Did you read those paragraphs? Did you read that? Yeah, they're gonna increase those rates, of course. Uh, interest rates paid semi-annual February 1 and August 1st. Well, today is August 14, so where are we? Have we already done this or where are we on these notes?

The biggest thing about the notes I find is that we're talking about transparency and full disclosure and things like that, but the notes say they're for financing certain redevelopment projects. There's nothing there to say what those redevelopment projects are. There must be -- you must have something in mind when they said 3.55 million. So what is that for? You're signing a document which just says to finance certain redevelopment projects. You can't hold anybody's feet to the fire if they don't do this. This is like signing a blank check. You need to know what is that 3.55 going to? It should be right here in the resolution. It just -- it's like an open-ended whatever. It's gonna be something with redevelopment.

Same thing with the \$8,000,000. That's \$11.55 million and there's no written stipulation about what that's gonna cover. To me that's very important; you gotta have it. You don't know if a person has reached their goal or not or this -- is this money gonna be frittered away. And what's -- what's going on with the money that was already allocated towards those unknown certain redevelopment projects? What's -- what's happening with that money?

So I just caution you. You're signing something without knowing the facts, and that's -- that is something I don't like doing. And if you could comment on that FEMA. I know, uh, Ms. Pardo, you had a conversation with them. But the -- the paper said they're not gonna decide till September, so how does this affect the marina and the city? What can we do not knowing? Thank you.

CHAIRPERSON THOMAS: Thank you very much. Uh, Mr. Brown, since you just happen to be here in the city council meeting, I know we just asked you to do this about five minutes ago, but would you please give a brief, overall picture and correct some of the things that were just said that was incorrect --

COUNCILPERSON GUYTON: Yeah.

CRA DIRECTOR BROWN: Yes, Mr. Chair. Uh --

CHAIRPERSON THOMAS: -- um, about us.

CRA DIRECTOR BROWN: -- as we briefed you previously and as we've shared in our

earlier meetings that the 3.5 million for this note, uh, is going towards additional costs at the marina. It doesn't change the capital budget that you set for the CRA. It's just that we have had increased costs. Uh, we have made a commitment to the city to help finance the docks of about a million five. Uh, that money was coming out of our TIFF proceeds. We are now taking it out of, uh, the BB&T loan proceeds. And then the additional \$2,000,000 is to cover the increased costs of infrastructure, uh, namely, to comply, uh, with the FEMA guidelines, uh, as a result of having increased bill and other requirements.

CHAIRPERSON THOMAS: Okay. And the incorrect comment about 3 percent, can you just say what that, uh, prepayment penalty was?

CRA DIRECTOR BROWN: I'm not sure what, uh, Ms. Larson's comments were, but, uh -- uh, the 3 percent?

CHAIRPERSON THOMAS: Yes. The prepayment penalty is no longer 3 percent. It's -

CRA DIRECTOR BROWN: The prepayment penalty is now one and a half percent. When -- uh, when we got the commitment letter -- and the terms of what we can use the money for is in BB&T's commitment letter that you have -- have seen previously -- uh, they initially quoted a prepayment penalty, meaning that if we were to pay our loan off early, uh, before 2019, that the amount of the payoff would be subject to a penalty of up to 3 percent. So we went back and we asked if they would lower that penalty, uh, to one and a half percent, and they did. So that was to our favor and that the prepayment penalty, uh, under the note was reduced from their commitment letter, uh, to the current note of one and a half percent.

CHAIRPERSON THOMAS: Okay. Thank you. Uh, is there anything else from the board?

COUNCILPERSON GUYTON: Uh, Mr. Chair, a quick --

CHAIRPERSON THOMAS: Mr. Guyton?

COUNCILPERSON GUYTON: -- question to Mr. Brown.

CRA DIRECTOR BROWN: Also, Mr. Chair, I have with me JoLinda Herring, who is our bond counsel with Bryant, Miller & Olive. And, um, uh, I think you -- want to speak to that issue?

CHAIRPERSON THOMAS: No. We're good, we're good. Mr. Guyton had a question. Mr. Guyton, go ahead, sir.

COUNCILPERSON GUYTON: Um, my question was -- and -- and, um, if -- if Ms. Herring can add some clarity, um, I would like that too, if the Chair allows, but my question was regarding the alleged adjustable rate. Is it an adjustable rate? Um, you and I had a discussion privately, uh, Mr. Brown, when we discussed this, and that was one of the issues I brought up. Is the rate fixed or is it adjustable?

CRA DIRECTOR BROWN: Uh, the rate is fixed, and I will have Ms. Herring to feel free

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COUNCILPERSON GUYTON: Okay.

CRA DIRECTOR BROWN: -- to jump in. What Ms. Larson --

COUNCILPERSON GUYTON: Wait, one point. So, uh, Ms. -- Ms. Larson referred to the fact that the lender can adjust the rate, and that's what I'm trying to clarify.

CRA DIRECTOR BROWN: Only if we use the loan proceeds for anything deemed non-taxable.

COUNCILPERSON GUYTON: Okay. But we don't plan to do that, do we?

CRA DIRECTOR BROWN: No, we won't. That's why we --

COUNCILPERSON GUYTON: Okay.

CRA DIRECTOR BROWN: -- restructured the 8,000,000.

CHAIRPERSON THOMAS: Okay. Is there anything else from the board? Hearing none, Madam Clerk?

DEPUTY CITY CLERK ANTHONY: Councilperson T. Davis?

COUNCILPERSON T. DAVIS: Yes.

DEPUTY CITY CLERK ANTHONY: Councilperson J. Davis?

COUNCILPERSON J. DAVIS: Yes.

DEPUTY CITY CLERK ANTHONY: Councilperson Guyton?

COUNCILPERSON GUYTON: Yes.

DEPUTY CITY CLERK ANTHONY: Pro-Tem Pardo?

PRO-TEM PARDO: Yes.

DEPUTY CITY CLERK ANTHONY: Chair Thomas?

CHAIRPERSON THOMAS: Yes.

DEPUTY CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON THOMAS: Item two.

DEPUTY CITY CLERK ANTHONY: Resolution number 104.13, a resolution of the City Council, the City of Riviera Beach, Palm Beach County, Florida authorizing issuance by the Riviera Beach Community Redevelopment Agency of its redevelopment taxable refunding revenue note, Series 2013B, in an aggregate principal amount not exceeding \$8,000,000 for purposes of refinancing certain redevelopment projects and providing effective date.

COUNCILPERSON GUYTON: So moved.

COUNCILPERSON J. DAVIS: Second.

CHAIRPERSON THOMAS: It's been properly moved and second. We have two comment cards. First up, Fane Lozman. Good evening. Three minutes to make your comments, Mr. Lozman.

MR. LOZMAN: Fane Lozman. I think that was a good idea to have the, uh, CRA director answer some of the previous speakers' questions. Uh, for those who weren't

here at the earlier meeting, uh, my question is when I was going through about, uh, a tremendous stack of paperwork with legal filings from the Supreme Court and City filings, I found the 2008 RFP to redevelop the marina. And that RFP to redevelop the marina that had come about from different, uh, workshops and, uh, things of that nature was supposed to be a privately funded process. And after 25 interested parties did a walk through the marina and looked at everything, the city and CRA chose Viking as the winner.

The economy at that time had, uh, gone in the toilet. The stock market was down almost 50 percent. Building had stopped. Everything had dried up, and Viking had their own financial issues, so they didn't have the money to do the plan. They gave us an extension. They gave an extension till January of '09, April '09. In July of 2009, the CRA director, Floyd Johnson, said, "We need to put the RFP -- RFP out to bid," that's what Floyd Johnson said. An hour later Floyd Johnson was fired.

The economy's picked up significantly. The stock market's made new highs. Building has exploded all around South Florida. People have a lot of money to spend. Why is the city council saddling the taxpayers with \$11,550? I'm sure there's a developer out there who would pick up on the 2008 RFP and bring in the 20 or \$25,000,000 of private money, and then that could be leveraged for \$40,000,000. Okay. I don't understand how that transition from private to public happened, you know. I don't understand that.

And if a transition did happen to public, my attorneys told me -- I said, "What happens when you make a material change to a proposal that was accepted, i.e. it's gonna be privately funded by Viking and now the City's funding it?" They said, "Well, that has to go out for bid again because there may be other developers out there that say, 'You know something, we wanna do the deal and we'll put up 10,000,000 and the -- and the - - and the City put up 15,000,000.'" But until you put that out for bid you don't know if you're gonna get a better deal for the City. There could be somebody that says, "You know something, you don't have to put up all 25,000,000, Mr. Johnson. We wanna be the master developer and we'll come in with -- we'll split it with you. We'll come in with 12 and a half and you come in with 12 and a half."

Legally, the case law says when you have a material change to an RFP -- that's what my legal advisors have said -- you have to go out for bid -- uh, excuse me, when you have a material change to an accepted proposal, you have to go out for bid, and I don't know why you're not doing it.

CHAIRPERSON THOMAS: We thank you for your comments. Uh, up next will be Bonnie Larson. Good evening, Ms. Larson, three minutes to make your comments.

MS. LARSON: Good evening. I was not talking about the penalty clause when I said 3 percent. Who is the owner? Who -- in those notes who is considered the owner?

CHAIRPERSON THOMAS: You're speaking about -- we don't -- we don't address that like that. You're speaking about --

MS. LARSON: Okay. Well, anyway --

CHAIRPERSON THOMAS: -- item 2.

MS. LARSON: All right. I can't read from the -- from the backup because there is no

backup back there. It just seems like the City could certainly afford to put a couple books back there with a backup, you know. We either have to print it ourselves, 30, 40 pages or whatever. Why can't we have some books back there with the -- with the information in it? It said that the adjustment shall -- okay. Now, um, owner has the right to adjust the interest rate if it becomes includable for federal income tax purposes and gross income of the owner. I thought the owner was the bank. So that to me says the bank can increase it, and that's my question. I'm not confused. I wasn't talking about a penalty clause. And the same thing again, are you sure you want to do this for 11.5?

Why is it -- okay. Now, Mr. Brown just said that there were additional costs at the marina. What are those additional costs, um, and why -- why isn't it spelled out what that money's gonna be used for in the resolution? Again, it just says for certain projects. This is very vague. You need to be specific. You ever get cornered on this, trust me, you need to be very specific. You can't just say it's for some thing. So what are those additional costs?

And he said it had something to do with FEMA. Well, we don't know about FEMA yet. We may not have to raise. Now, see, I could look that up. I know where it is, um, if I had a book. Um, but it needs to be spelled out in there what it's for because you don't know if -- you don't know if you've reached your goal if you don't have a goal, and the goal is not spelled out. So it's taxpayer money. I'd really like to be clear on this. Thank you.

CHAIRPERSON THOMAS: Thank you. The latter part of that question was answered, but would you answer her first question?

CRA DIRECTOR BROWN: Uh, if Ms. Larson would look in her package, on the first two pages is a -- is a glossary of terms that defines the owner and it also defines the project. Under the -- uh, under the tax exempt proceeds, uh, the project is defined as we've discussed. Uh, under -- when you get to the second, uh, note, uh, the project is defined also as we discussed, to include Newcomb Hall and to allow for the purchase of land.

Uh, the issue under the tax exempt note is if in the event that the IRS were to determine that we use proceeds that were not for the public benefit and were for private benefit, it becomes a taxable issue for the bank, the owner. The bank gets the benefit of the tax exempt interest and the deduction on their tax liability. So they would lose that deduction, uh, if -- if the proceeds were found to be used for private purposes. And as a result of losing that deduction, they're reserving the right to raise the interest rate. And if Ms. Herring wants to clarify that further. Okay.

CHAIRPERSON THOMAS: Okay. Thank you. I see the bond counsel agreeing with the explanation. Um, is there anything from the board? Hearing none, Madam Clerk?

DEPUTY CITY CLERK ANTHONY: Councilperson Guyton?

COUNCILPERSON GUYTON: Yes.

DEPUTY CITY CLERK ANTHONY: Councilperson T. Davis?

COUNCILPERSON T. DAVIS: Yes.

DEPUTY CITY CLERK ANTHONY: Councilperson J. Davis?

COUNCILPERSON J. DAVIS: Yes.

DEPUTY CITY CLERK ANTHONY: Pro-Tem Pardo?

PRO-TEM PARDO: Yes.

DEPUTY CITY CLERK ANTHONY: Chair Thomas?

CHAIRPERSON THOMAS: Yes.

DEPUTY CITY CLERK ANTHONY: Unanimous vote.

CHAIRPERSON THOMAS: Okay. We're gonna move to public comment. Um, public comment, up first we'll have Bessie Brown. Good evening, Ms. Brown, you have three minutes to make your comments.

MS. BROWN: Good evening. I would just like to say that, um, at this time there is nothing in that book back there that you could read according to Mr. Brown that's giving us information. And I would really appreciate it if the -- there was information for the public to have if we're in a meeting like you have and he has, you know, that would be -- that would be good. Then you can actually ask decent questions on the information, you know, instead of trying to guess what it is.

Um, also there is a legit -- there is a legal document, the November 2010 referendum, which this city council has never acknowledged, which says the city should own, operate and manage its marina, Newcomb Hall, Bicentennial Park and Spanish Courts. And I also am in -- and I have -- as Ms. Bonnie Larson said, the resolution says financing certain redevelopment projects. Mr. Brown says it's additional costs, you know, at the marina. That's not -- that's not clear. That's not clear. None of that is clear. Additional costs of what at the marina and financing what certain redevelopment projects on both item one and two? Now these -- you -- you as council people should wanna be more clear on what items you are voting on so that it doesn't come back to haunt you later.

But these dollars that we're spending here that are all being, you know, refinanced and all that is a cost to the taxpayers. And that -- and basically if we have a developer that's spending nothing, then we need to get rid of him and get somebody here that wanna help -- help the city out. Because Mr. Brown is the only CRA director we have that is costing the city money. There is no -- we've not gone into debt with any other, uh, CRA director we had. And -- and I think that, you know, you all should be a little more responsible about how you do things and -- and, uh, actually have the citizens pay it back. Because all these citizens will not be over there on the marina.

CHAIRPERSON THOMAS: Okay. Thank you very much for your comments. Up next we'll have Fane Lozman. Good evening, Mr. Lozman. You have three minutes to make your comments.

MR. LOZMAN: Yesterday I talked to the clerk of the Eleventh Circuit Court of Appeals in Atlanta and I asked him, uh, "The Supreme Court ruled in my case January 15th. They reversed the 11th Circuit and here we are in August. What has happened to the mandate? Why hasn't the 11th Circuit sent the Supreme Court order back to the District Court?" And he told me they were working on it. They've had it for six months and it had something to do with legal fees. I don't know what that means. I don't know if

they're gonna give me legal fees or not give me legal fees, but if I do get legal fees, I just want to remind the council that the city attorney had guaranteed no legal fees would be paid. She may be right. But if she's wrong, for the record my legal fees are a few hundred thousand dollars.

Um, I talked to the marina director at Lake Park, and he said his rates are cheaper because they own their bay bottom. They don't have to pay anybody. I talked to -- over the years, you know, I've talked to DEP in Tallahassee, Department of Environmental Protection. They have the submerged lands on a dedication, meaning they've dedicated these submerged lands without cost so the city doesn't pay the state anything. And they've done that for recreational purposes. Compared to Sailfish and other private marinas, they actually pay the state a lease fee. They pay the state money to use that bay bottom, and that's why their rates are higher. So you can't compare a public marina that doesn't pay for bay bottom versus a private marina that does. That's why public marinas are cheaper than private marinas. In Lake Park there's also no 34-foot minimum. So as Ms. Pardo said you can keep a dinghy there. Well, a dinghy's 12 feet, but you're still gonna pay for 34 feet.

The other thing DEP said if you're gonna put mega-yachts in that marina and there's a rate structure for that, 200 -- up to 250 feet, that may convert it from the intent of having recreational slips to having mega-yacht slips. They may then come back and say the historical grandfathered use of the marina that had all these slips that say were for 40 to 60 foot boats, now that you've gone for 250, it's gonna be like Sailfish. You're gonna have to start paying the state a lease fee, and that would be a mistake. That's not the -- that's not what the whole dedication was about.

Finally, just since I've been sitting here, I've received a number of text messages from filings that the city filed today in, uh, the civil rights suit that goes to trial next March. I want the council to be aware that one of the reasons the bill was run up to \$600,000 was the outside law firm filed a million things and they still ended up losing the case. And here's an example where there's no oversight of these filings. And already we've had three today and we'll probably have three tomorrow.

CHAIRPERSON THOMAS: Okay. Thank you for your comments. Next up we'll have Bonnie Larson.

COUNCILPERSON GUYTON: Uh, Mr. Chair?

CHAIRPERSON THOMAS: Mr. Guyton?

COUNCILPERSON GUYTON: While he's coming --

CHAIRPERSON THOMAS: She.

COUNCILPERSON GUYTON: I mean, she's coming, I'm sorry.

CHAIRPERSON THOMAS: Uh-huh.

COUNCILPERSON GUYTON: Um, there was a comment made that there's no oversight of the filings and the council doesn't know what's going on. Let me say for the record that, uh, the council is being kept apprised. I know I was aware of the filings and, um, I am in full support of them. So, um, there is no illusion about whether the council is in the loop.

And I personally fully support what our council is doing. We were sued and we're gonna do everything that we can to defend our lawsuit successfully. And one who has sued us should not be concerned about what we're doing to defend ourself against the suit that he filed. Thank you, Mr. Chair.

CHAIRPERSON THOMAS: Thank you. Ms. Larson, good afternoon once again -- good evening.

MS. LARSON: Good afternoon.

CHAIRPERSON THOMAS: And you have three minutes to make your comments.

MS. LARSON: Okay. And I'm gonna repeat it. It should say what you're gonna pay with that \$11.5 million. It doesn't say in these resolutions, so I'm gonna repeat that, that it should say that. Um, so apparently from what Mr. Brown said we know the cost because he's saying the costs are due to FEMA and whatever. So apparently we must know the costs of making those changes for FEMA. So what are those costs? We must know them 'cause it's a very specific amount, 3.55 and 8. We must know what they are because that's what he said it was for.

And Ms. Brown just said that, um, it was not for, uh, renovation or reconstruction or whatever. It was for extra costs. So what are the -- what are those costs? How do we know those costs are ready? And how are we gonna -- how -- again, how are we gonna proceed when we don't know the final ruling on it? That's my -- those are my questions.

A lot of times when I come up here I ask some questions and I know you don't want to answer right then, but then you say, "We'll answer at the end of the meeting." Well, at the end of the meeting no questions are answered. We have -- we have all the council people here, we have attorneys here, we have a lot of the assistants to the council people here. Someone should be writing down the questions that we ask so that at the end they can be answered. It just doesn't happen.

It's very inefficient and you're telling us you're gonna give us the answer and then you don't. So someone out of all these people should certainly be writing down questions from the public so that they can be answered. And a lot of times they can be answered in just a one -- one- or two-word answer, but let's do it. You want to engage the people? Well, at least answer their questions.

Uh, the disclosure paragraphs, they're missing from the city -- they've jumped off the page here for the city council and they've jumped off the page at the CRA, so that needs to be put back on there. Why was that taken off? You need to disclose if you have any relationship with anybody on these items.

COUNCILPERSON J. DAVIS: It's there.

MS. LARSON: Needs to be on here. It's not on here. It is not on here.

CHAIRPERSON THOMAS: Please don't interrupt the speaker. Please go right ahead, Ms. --

MS. LARSON: Well, it wasn't me interrupting. I was talking.

CHAIRPERSON THOMAS: I know, I know. I'm just trying --

MS. LARSON: Right.

CHAIRPERSON THOMAS: -- to make sure they give you time. Go right ahead.

MS. LARSON: Again -- all right. Again the city -- please get after the CRA. The CRA meeting was not in the newspaper this week. The only one that was in there was the city council. So if they're not doing their job, please remind them. Every meeting needs to be announced in the newspaper and it's not, so please do that. Thank you.

CHAIRPERSON THOMAS: Okay. Thank you. Now, as being echoed, uh, by everybody up here, disclosure by council is there at the meetings. At the beginning of the meeting I actually ask. I go through every item. Today I've actually instructed them after you've had a question every single time to answer your question as soon as you've finished.

You can -- you don't have to wait till the meeting. If you have any of these questions, this is online at least a week early. You can ask the CRA prior to that. Their office is open throughout the week. You can if you're not getting all the information you need now. Um, every -- everybody will try to help you as much as possible. If we give you an answer and you just don't agree with the answer, that's something different. Okay. Any

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UNIDENTIFIED SPEAKER: (Inaudible).

CHAIRPERSON THOMAS: No you cannot, absolutely not. You knew that that was gonna happen, now, come on. All right. All right. So --

COUNCILPERSON J. DAVIS: Mr. Chair?

CHAIRPERSON THOMAS: Yes, ma'am, Ms., uh, Davis?

COUNCILPERSON J. DAVIS: And, um, Mr. Brown, could you let us know when the CRA meeting was advertised?

UNIDENTIFIED SPEAKER: August 7th.

COUNCILPERSON J. DAVIS: August 7th newspaper?

CHAIRPERSON THOMAS: Okay. Thank you. All right. We appreciate all of the comments from the public. We're gonna now move down to statements from the city manager. Anything from city manager?

CITY MANAGER JONES: No, sir.

CHAIRPERSON THOMAS: Anything from city attorney?

CITY ATTORNEY RYAN: No, sir.

CHAIRPERSON THOMAS: Okay. We're gonna start with, uh, the mayor tonight. He's -- I'm sorry, he's not even here. Uh, what about, uh, Councilman Davis? I'm sorry.

COUNCILPERSON T. DAVIS: I know I don't look like the mayor, but, um, have any -- I don't have anything at the moment.

CHAIRPERSON THOMAS: Okay. Anything from Ms. Pardo?

CHAIR PRO-TEM PARDO: No. Thank you, sir.

CHAIRPERSON THOMAS: Anything from Ms. Davis?

COUNCILPERSON J. DAVIS: No.

CHAIRPERSON THOMAS: MR. GUYTON?

COUNCILPERSON GUYTON: Um, just very quickly, uh, um, there was a comment made about our CRA executive director that, uh, he's costing us money. Let me just say that I was on the council, as most of you know, some 20 years ago. I've been involved with politics a long time. I've seen a lot of CRA executive directors come and go. This is the best financial mind that we've had since I've been involved in politics in all my years.

We have had the problem of not having a financial mind that would allow us to have our own funds, which has prohibited development. Look at Lake Park, look at Palm Beach Gardens, look at West Palm Beach. They have the financial minds who know how to leverage public dollars. That is what Mr. Brown bring to us.

And those people who have been trying to block progress in our city for years, every time we put a project on the table they have a problem with it. And what that is doing is costing our taxpayers because our -- our property tax value is not increasing, which means that that burden falls back on us, those of us who do pay taxes, because we have nobody coming into our community investing because there's nothing going on because we have no dollars to bring to the table.

So I just want everyone to know that, uh, Mr. Brown is going above and beyond to make sure that Riviera Beach gets the respect that it deserves in the business community. But for Mr. Brown this project wouldn't be moving as it is, and it is my hope that all of our residents understand that we're on the move. And all these naysayers are not gonna stop us and we're gonna keep moving forward because all of the other communities are developing. We've been left behind and it is absolutely unacceptable to me. So, Mr. Brown, I want to thank you. Keep up the good work, and you have my full support.

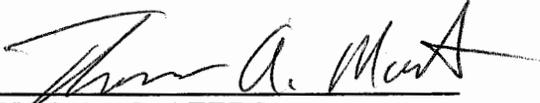
CHAIRPERSON THOMAS: Thank you, Mr. Guyton. Um, I don't have anything tonight. I'll entertain a motion for adjournment.

COUNCILPERSON J. DAVIS: So moved.

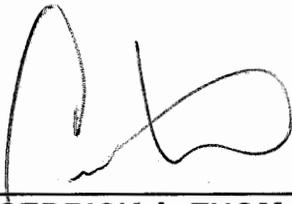
CHAIR PRO-TEM PARDO: So moved.

(CONCLUSION OF MEETING)

APPROVED:



THOMAS A. MASTERS
MAYOR

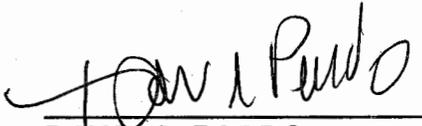


CEDRICK A. THOMAS
CHAIRPERSON

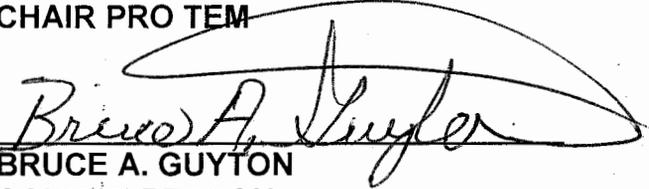
ATTEST:



CARRIE E. WARD
MASTER MUNICIPAL CLERK
CITY CLERK



DAWN S. PARDO
CHAIR PRO TEM



BRUCE A. GUYTON
COUNCILPERSON



JUDY L. DAVIS
COUNCILPERSON



TERENCE D. DAVIS
COUNCILPERSON

MOTIONED BY: B. GUYTON

SECONDED BY: J. DAVIS

B. GUYTON AYE

J. DAVIS AYE

C. THOMAS AYE

D. PARDO AYE

T. DAVIS AYE

DATE APPROVED: 10/16/2013