Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
June 11, 2025
6:00 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit the Riviera Beach CRA (RBCRA) website, www.rbcra.com, for up to date information on meeting location and information.

Chairperson
Shirley D. Lanier- District 3

Vice Chair
KaShamba Miller-Anderson- District 2

CRA Commissioners
Bruce Guyton - District 1
Glen Spiritis- District 4
Fercella Davis-Panier- District 5

Administration
Gedel Merzius, CRA Executive Director
Sherley Desir, Interim CRA Clerk
Pittman Law Group

ADA Notice

This meeting is open to the Public. In accordance with the Americans with Disabilities Act of 1990, persons in need of a special accommodation to participate in the proceedings shall contact the RBCRA Clerk at 561-844-3408 no later than 2 days (48 hours) prior to the proceedings.

To request material in accessible format, sign language interpreters, hearing impaired accommodation, or any accommodation to review any document or participate in these proceedings, please contact the Florida Relay Services 1-800- 955-8771 (TDD) or 1-800-955-8770 (voice) for assistance.

Public Comments Information

If anyone wants to speak on an agenda item, please complete a public comment card located at the front desk and give it to the RBCRA Clerk staff prior to Board discussion and before the public comments section is announced. In no event will anyone be allowed to submit a comment card to speak on an agenda item after the title of the item is read or considered.

Consent Agenda: Total time allotted for comment on the Consent Agenda to each member of the public is three (3) minutes.

Regular Agenda: Members of the public will be given three (3) minutes to speak on any regular agenda item.

Please note that the time limit for public comment may be reduced by a vote of the Board based on the voluminous nature of public comment cards.

Civility and Decorum: Please be reminded that the Riviera Beach CRA is committed to civility and decorum by its officials, employees, and members of the public who attend this meeting. The Board has adopted "Rules of Decorum Governing Public Conduct during Official Meetings", which provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.
- Public comment shall be addressed to the Board as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, clapping, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.
- Please mute or turn off cell phone at the start of the meeting. Failure to do so may result in being barred from the meeting.

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

AGENDA APPROVAL

Additions, Deletions, and Substitutions

Disclosures by Commission and Staff

Adoption of Agenda

Comments from the Public on Consent Agenda (Three Minute Limitation)

CONSENT AGENDA

Routine Board Business. The Consent Agenda is approved by a single majority vote. Item(s) may be removed for open discussion at the request of the any RBCRA Commissioner.

1. Minutes

1.a **August 15, 2024 CRA Regular Meeting Minutes**
Sherley Desir, Interim CRA Clerk, 561-844-3408

Staff recommends the approval of the August 15, 2024 CRA Regular Meeting Minutes.
Cover Page
August 15, 2024 CRA Regular Meeting Minutes.pdf

1.b **May 14, 2025 CRA Regular Meeting Minutes**
Sherley Desir, Interim CRA Clerk, 561-844-3408

Staff recommends the approval of the May 14, 2025 CRA Regular Meeting Minutes.
Cover Page
May 14, 2025 CRA Regular Meeting Minutes.pdf

2. Invoice

2.a Vendor invoices.
Tonya Davis, Finance Specialist, 561-844-3408

Staff recommends the approval of the monthly vendor invoice.
Cover Page

Monthly vendor invoices for June 11, 2025 Meeting.pdf
Jones Lang LaSalle Americas, Inc. $25,000.00 #US002PI007325.pdf

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

6. DISCUSSION

Comments from the Public (7:30 P.M. Non-Agenda Items. Three-Minute Limitation)
Public Comments shall begin at 7:30 P.M. unless there is no further business of the CRA Commissioners, which in the event is shall begin sooner. In addition, of an item is being considered at 7:30 P.M., then comments from the public shall begin immediately after the item has concluded.

7. REGULAR AGENDA

7.a **Resolution No. 2025-11 Approving the proposed term sheet related to a lease agreement with Rafiki Tiki, LLC. with the Riviera Beach CRA**
Gedel Merzius, Executive Director, 561-844-3408

The CRA Staff is requesting authorization for the Executive Director to negotiate final lease terms and execute a new lease agreement for Rafiki Tiki LLC d/b/a Rafiki Tiki Restaurant Grill & Bar (hereinafter "Rafiki Tiki" or "Tenant") located at 180-190 E. 13th Street, Riviera Beach, further located at the Riviera Beach Marina. See Resolution 2025-11, attached as Exhibit "A." A draft Term Sheet is offered as Exhibit "B," attached hereto.

Cover Page
Memo - Resolution No. 2025-11 Approving the proposed term sheet for Rafiki Tiki, LLC.pdf
Resolution No. 2025-11 Approving the proposed term sheet for Rafiki Tiki, LLC.pdf
Attachment - Term Sheet - Rafiki Tiki, LLC.pdf
Attachment - Resolution No. 2021-05 2nd Amendment Sublease Rafiki Tiki.pdf
Attachment - Resolution No. 2016-11 Sublease Agreement between CRA and Rafiki Tiki, LLC. for Cafe in Event Center.pdf
Attachment - Resolution No. 2016-25 First Amendment Sublease Agreement with Rafiki Tiki to Sale Alcoholic Beverages.pdf

7.b **Resolution No. 2025-10 Authorizing the execution of a construction contract for utility burial services with MasTec North America, Inc., to underground**

AT&T's overhead wires and provide connections to private properties for newly installed AT&T and FPL facilities as part of the Agency's storm hardening and beautification on Broadway from East 11th Street to East 27th Street in the amount not to exceed $632,863.00; directing and authorizing the Chairman and Executive Director to take such action as shall be necessary and consistent to carry out the intent and desires of the Agency; providing an effective date.
Neimah Spence, Special Projects Manager, 561-844-3408

Staff recommends a motion to approve Resolution No. 2025-10.
Cover Page
Resolution No. 2025-10 Authorizing the execution ofa construction contract for utility burial services with MasTec North America,.pdf
Professional Service Agreement - MasTec North America, Inc. Utility Burial Construction Project.pdf
Attachment - 1165-ITB-25-2 Broadway Utility Burial.pdf
Attachment - Bid Bond (MasTec North America, Inc.PDF
Attachment - Bid Cost Proposal Sheet.pdf
Attachment - Bidders Certification (MasTec North America, Inc).PDF
Attachment - Bidders Checklist (MasTec North America, Inc.).PDF
Attachment - Business License (MasTec North America, Inc).PDF
Attachment - Certificate of Insunrance (MasTec North America, Inc).PDF
Attachment - Drug Free Workplace (MasTec North America, Inc).PDF
Attachment - Good Standing Letter (MasTec North America, Inc).PDF
Attachment - Letter of Bondability (MasTec North America, Inc).PDF
Attachment - License of Certificate (MasTec North America, Inc).PDF
Attachment - Public Entity Crimes Statement (MasTec North America, Inc).PDF
Attachment - References (MasTec North America, Inc).PDF
Attachment - Statement of Qualifications Certificate (MasTec North America, Inc).PDF
Attachment - SunBiz Registration (MasTec North America, Inc).PDF
Attachment - Performance Bond (MasTec North America, Inc.).pdf

DISCUSSION BY EXECUTIVE DIRECTOR

DISCUSSION BY GENERAL COUNSEL

STATEMENTS BY THE RBCRA COMMISSION

ADJOURNMENT

Appeals

If any interested person desires to appeal any decision of the Board with respect to any matter considered at this meeting, at his or her own expense, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which

record includes the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, F.S. The City of Riviera Beach does not prepare or provide such a record.