Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
July 9, 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 **June 11, 2025 CRA Regular Meeting Minutes**
Sherley Desir, Interim CRA Clerk, 561-844-3408

Staff recommends the approval of the June 11, 2025 CRA Regular Meeting Minutes.
Cover Page
June 11, 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 invoices.
Cover Page
Monthly vendor invoices for July 9, 2025 Meeting.pdf
Pittman Law Group $10,000.00 #144.pdf
Jones Lang LaSalle Americas, Inc. $25,000.00 #US002PI007390.pdf

END OF CONSENT AGENDA

3. UNFINISHED BUSINESS

4. PRESENTATIONS

5. DISCUSSION

5.a **Update on the Marina Village RFP Project.**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests your attention on the update for the Marina Village RFP Project.
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5.b **Community Benefits Discussion**
Gedel Merzius, Executive Director, 561-844-3408

As Riviera Beach continues to pursue transformative redevelopment, staff recommends exploring policies or practices similar to these successful models. Observing best practices from other communities ensures that new projects not only drive economic growth but also deliver meaningful, measurable benefits that reflect community priorities.
Cover Page
Attachment - Community Benefits Agreement Fund Ordinance.pdf
Attachment - Community Benefits Ordinance City of Detroit.pdf
Attachment - Community Benefits Advisory Council Agreement.pdf
Attachment - Community Benefits Agreement St. Petersberg.pdf

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.

6. REGULAR AGENDA

6.a **Resolution No. 2025-13 Approving the execution and delivery of the Second Amendment and Restated Ground Lease Agreement**
Gedel Merzius, Executive Director, 561-844-3408

To Authorize the Executive Director to execute and deliver the Second Amended Ground Lease Agreement between the Agency and Residences at the Marina Village, LLC. and the delivery of a consulting agreement for the construction of the Affordable Housing Units commonly referred to as Element 8.
Cover Page
Resolution No. 2025-13 Approving the Execution and delivery of the Second Amendment and Restated Ground Lease Agreement.pdf
Exhibit A - Second Amended and Restated Ground Lease - Residences at Marina Village.pdf
Exhibit B - Subordinate Loan Agreement.pdf

Attachement - Subordination City of Riviera Beach.pdf
Attachment - Recognition Agreement - Residences at Marina Village(12598158.10).pdf
Attachment - Subordination Agt.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.