Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
August 27, 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, Director of Administration
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 **July 9, 2025 CRA Regular Meeting Minutes**
Sherley Desir, Interim CRA Clerk, 561-844-3408

Staff recommends the approval of the July 9, 2025 CRA Regular Meeting Minutes.
Cover Page
July 9, 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 August 13, 2025 Meeting.pdf
Pittman Law Group $13,250.00 #145.pdf
Pittman Law Group $13,300.00 #146.pdf
Jones Lang LaSalle Americas Inc $25,000.00 #US002PI007452.pdf

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **FY2024 RBCRA and RBCDE Financial Audit**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests the Board's attention for the presentation of the FY2023-2024 Financial Audit for CRA and CDE.
Cover Page
Presentation - CRA FY2023-2024 Audit Report.pdf
Presentation - CDE FY2023-2024 Audit Report.pdf
Attachement - RBCRA Financial Statement FY2024.pdf
Attachment - RBCDE Financial Statement FY2024.pdf

5.b **FY2025 - 2026 Tentative Annual Budget for the Riviera Beach Community Redevelopment Agency**
Gedel Merzius, Executive Director , 561-844-3408

Staff recommends the attention of the Board to receive this presentation and to provide guidance and direction for the Agency's budget for FY2025-2026.
Cover Page
Presentation - Riviera Beach CRA FY2025 - 2026 Tentative Budget.pdf
Attachment - Riviera Beach CRA FY2025 - 2026 Tentative Annual Budget Book.pdf

6. DISCUSSION

6.a **Riviera Beach CRA Boundary Repositioning Report**
Christopher Smith, Esq., Pittman Law Gorup, 561-844-3408

Staff requests your attention to this discussion item.
Cover Page
Attachment - CRA Boundary Repositioning Report.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.

7. REGULAR AGENDA

7.a **Agreement between E.L. Waters and Company, LLC. to provide development planning services on an as needed basis to the Riviera Beach Community Redevelopment Agency**

Gedel Merzius, Executive Director, 561-844-3408

The Executive Director recommends the approval of Resolution No. 2025-15 to support the long scale planning and development, infrastructure improvement and transportation master planning. This agreement will assist in executing major projects within the CRA District as the Board has established a robust pipeline of initiatives and actions.

Cover Page
Resolution No. 2025-15_Professional Agreement with E.L. Waters and Company LLC.pdf
Professional Agreement - E.L. Waters and Company LLC.pdf
Attachment - Proposed Hourly Rates (Work Order) .pdf
Attachment - E.L. Waters and Company Professional Agreement - March 14, 2025.pdf
Attachment - CRA Redevelopment Planning Proposal - E.L. Waters.pdf
Attachment - Engagement Report.pdf

7.b **Resolution No. 2025-16 for Development Agreement between the City of Riviera Beach, Riviera Beach CRA, Exact Capital, Riviera Gateway, LLC., and Riviera Beach Housing Authority**
Gedel Merzius, Executive Director, 561-844-3808

Staff recommends that this lease agreement is consistent with the CRA Plan of 2023 and finds the proposed agreement a favorable document for both parties.

Cover Page
Resolution No. 2025-16 for Development Agreement between the City of Riviera Beach, Riviera Beach CRA, Exact Capital, Riviera Gateway, LLC., and Riviera Beach Housing Authority.pdf
Professional Agreement for Development Agreement between the City of Riviera Beach, Riviera Beach CRA, Exact Capital, Riviera Gateway, LLC and Riviera Beach Housing Authority.pdf
Attachment - Illustrative Example of Property Tax Forecast.pdf

7.c **Resolution No. 2025-14 Authorizing the negotiation process with Forest Development to redevelop 1851 Broadway and accepting the recommendation of the evaluation committee**
Gedel Merzius, Executive Director, 561-844-3408

Authorize the Executive Director to enter into negotiations with Forest Development, the highest-ranked proposer for the 1851 Broadway Disposition Solicitation, with the understanding that such negotiations shall result in a Purchase and Sale Agreement to be presented to the CRA Board for consideration at a later date.

This recommendation acknowledges the two-phase solicitation process, the

nationwide outreach efforts conducted during the extended solicitation period, and the Evaluation Committee's scoring results. Upon Board authorization, CRA staff will begin negotiations to finalize the Purchase and Sale Agreement and accompanying Development Agreement, which will be brought back to the Board for review and approval before execution.

Cover Page
Resolution No. 2025-14 Authorization to negotiate with Forest Development to redevelop 1851 Broadway.pdf
Attachment - Evaluation Committee Score Sheets.pdf
Attachment - Unsolicited Proposal Broadway Property (Forest Development).pdf
Attachment - Forest Development Proposal.pdf
Attachment - Frontier & Gedeon Financial LLC Proposal.pdf
Attachment - Kenco Communities Proposal.pdf
Attachment - Coltown Properties LLC Proposal.pdf
Attachment - Elysium Land Development Proposal.pdf

DISCUSSION BY EXECUTIVE DIRECTOR
Upcoming CRA Meeting Agenda - September 10, 2025 Regular Meeting (Tentative)

CONSENT ITEM
1. August 27, 2025 Regular Meeting Minutes
2. Invoices
3. Event Center Refresh Phase II

PRESENTATION / UPDATES
4. Wayfinding / Iconography Signage
5. Transportation Mobility Plan
6. Neighborhood Services

DISCUSSION
7. CRA Parameters Study (2nd Public Hearing)

REGULAR AGENDA ITEM(S)
8. HUD Grant
9. Blue Lagoon - 100 / 200 Broadway
10. Rafiki Tiki Term Sheet
11. Executive Director Evaluation

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.