Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
September 10, 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**

2. **Invoice**

3. **Resolutions on Consent**

3.a **Resolution No. 2025-19 authorizing the execution of a contract for professional services with Shellard Lighting Designs, LLC. to provide holiday lighting and decoration installation and rental services in an amount not to exceed sixty thousand dollars ($60,000.00) for a one-year period, with two (2) one-year renewal options; authorizing the Chair and Executive Director to execute the contract; and providing for an effective date**

Minoka Nugent, Community Program Manager, 561-844-3408

Staff requests the approval of Resolution No. 2025-19 authorizing the execution of a contract for professional services with Shellard Lighting Designs, LLC to provide holiday lighting and decoration installation and rental services in an amount not to exceed Sixty Thousand Dollars ($60,000) for a one-year period, with two (2) one-year renewal options.

Cover Page
Resolution No. 2025-18 authorizing the execution of a contract for professional services with Shellard Lighting.pdf
Contract - Shellard Lighting Designs, LLC.pdf
Attachment - Shellard Lighting Proposal (CRA).pdf

Attachment - Resolution No. 157-23 Citywide Holiday Lighting and Decoration Installation.pdf
Attachment - Solicitation ITB-1084-23-4 - Citywide Holiday Lighting and Decorations.pdf

3.b **Resolution No. 2025-18 requesting an authorization from the Board to purchase furniture for the Marina Event Center in continuation of the event space renovation**
Sherley Desir, Director of Administration, 561-844-3408

Staff requests the approval of Resolution No. 2025-18 approving the requested furniture purchase and associated contingency to support the continued renovation and enhancement of the Marina Event Center. This investment will not only improve the visual and functional quality of the space but also ensure that the facility remains a desirable and competitive venue for years to come.
Cover Page
Resolution No. 2025-17 authorization to purchase furniture for the Marina Event Center.pdf
Attachment - Quote #128467 JC White.pdf
Attachment - Marina Event Center Furniture Book.pdf
Attachment - Alternate Contract Source (ACS) No. 56120000-24-NY-ACS for All Types Furniture.pdf
Attachment - Certificate of Insurnace Berwin Inc DBA JC White.pdf

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **FY2024 RBCRA and RBCDE Financial Audit Presentation**
Gedel Merzius, Executive Director, 561-844-34085

Staff requests the Board's attention to the presentation regarding the FY2024 financial audit for the Riviera Beach CRA and Riviera Beach CDE.
Cover Page
Presentation - FY2024 RBCRA Audit Report.pdf
Presentation - FY2024 RBCDE Audit Report.pdf
Attachement - FY2024 RBCRA Financial Statement Report.pdf
Attachement - FY2024 RBCDE Financial Statement Report.pdf

6. DISCUSSION

6.a **Issuance of RFP for the design and development of commercial buildings with parking and business incubator spaces. Sites location: 100 & 200 W. Blue Heron Blvd., Riviera Beach, FL 33404**

Minoka Nugent, Community Program Manager, 561-844-3408

Staff recommends that the Board discuss the potential issuance of an RFP to solicit and identify competitive proposals from qualified developers or development teams with the knowledge, skills, and abilities (KSA) to deliver a high-quality commercial project that aligns with the Community Redevelopment Agency Plan. Based on the Board's feedback, staff will refine the approach and bring forward next steps for consideration.
Cover Page

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. 2025-19 adopting the financial budget for FY2025-2026 for the Riviera Beach CRA**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests the adoption of Resolution No. 2025-19 approving the financial budget for FY2025-2026.
Cover Page
Resolution No. 2025-19 Adopting the financial budget for the Riviera Beach CRA for FY2025-2026.pdf.docx.pdf

7.b **Resolution No. 2025-21 authorizing the Executive Director to execute an interlocal agreement between the Lake Worth Beach CRA and the Riviera Beach CRA for the HUD PRO Housing Grant, including funding of $4.4 million and other necessary agreement**
Annetta Jenkins, Director of Neighborhood Services, 561-844-3408

Staff requests the authorization for the Executive Director to execute an Interlocal Agreement between the Lake Worth Beach CRA and the Agency, including $4.4 million to support the strategies outlined in the program proposal, as well as the initial environmental assessment. It is contemplated that the Agency will also enter into an Interlocal Agreement with the City of Riviera Beach at a later date to assist with successful implementation of this program.
Cover Page
Exhibit A - Funding Approval Agreement.pdf
Exhibit B - Subrecipient Agreement between Lake Worth Beach CRA and Riviera Beach CRA .pdf
Attachement - Proposal for HUD NEPA Tier I Environmental Review.pdf

7.c **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 of Resolution No. 2025-11 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.

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.d **Resolution No. 2025-20 supporting the request of Related Urban Development Group to extend the Ground Lease Financing to expiration period for Element 7 which is set to expire October 1, 2025**
Gedel Merzius, Executive Director, 561-844-3408

The request to approve Resolution No. 2025-20 for an extension of the financial expiration period is a sufficient request. The CRA is in alignment with RUDG to work on gaining site plan approval for this project.
Cover Page
Resolution No. 2025-20 request for the extension of Ground Lease Element 7.pdf
Attachment - Ground Lease Agreement -Element 7.pdf
Attachment - Gallery at Marina Village Extension Request.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.