Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
November 12, 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.

Mayor, Ex Officio
Douglas A. Lawson

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

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 November 12, 2025 Meeting.pdf
Pittman Law Group #149 $11,775.00.pdf
Jones Lang LaSalle #USPI007581 $25,000.00.pdf
Jones Lang LaSalle #USPI007649 $25,000.00.pdf
E.L. Waters & Company LLC #5 $24,000.00.pdf

3. Resolutions on Consent

3.a **Resolution No. 2025-27 authorizing the purchase of office furniture for the new CRA Office located at 3501 Broadway, Riviera Beach, FL 33404 in the amount not to exceed $109,242.96; authorizing the Executive Director to facilitate the purchase through an existing contract with Berwin, Inc., DBA J.C. White Architectural Interior Products, providing an effective date**

Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of Resolution No. 2025-27 authorizing the purchase of furniture and associated contingency to support the newly built CRA Office located at FoundCare, Inc., at 3501 Broadway, Riviera Beach, FL 33404. This investment will provide essential furnishings necessary to support the operational functionality of the new office space ensuring a professional, efficient, and welcoming environment for staff and visitors.
Cover Page
Resolution No. 2025-27 authorizing the purchase of office furniture for the new CRA Office.pdf
Attachment - Quote #128502 (Berwin Inc. DBA J.C. White).pdf
Attachment - Alternate Contract Source ACS No. 56120000-24-NY-ACS for all types furniture (Berwin Inc. DBA J.C. White).pdf
Attachment - Certificate of Insurance (Berwin Inc. DBA J.C. White).pdf

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **Resolution No. 2025-28 authorizing the Executive Director to enter into negotiations with Forest Development for the redevelopment of 1851 Broadway; accepting the recommendation of the evaluation committee; providing for the implementation and for other purposes**
Gedel Merzius, Executive Director, 561-844-3408

Based on the results of the August 12, 2025 Evaluation Committee Meeting and the Procurement Department's review, staff recommends that the CRA Board 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, which will be brought back to the Board for review and approval before execution.

Cover Page
Resolution No. 2025-28 authorizing the Executive Director to enter into negotiations with Forest Development.pdf
Attachment - Evaluation Committee Score Sheet.pdf

Attachment - Final Unsolicited Proposal (Forest Development).pdf

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. 2025-29 authorizing the Executive Director to negotiate the final lease terms and to execute a new lease agreement between the Agency and Rafiki Tiki, LLC. DBA Rafiki Tiki Restaurant Bar and Grill for the premises located at 180 E. 13th Street, Riviera Beach, further located at the Riviera Beach Marina**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests the authorization for the Executive Director to negotiate the final lease terms and execute a new lease agreement with Rafiki Tiki, LLC.
Cover Page
Memo - Authorizing the Executive Director to negotiate final lease terms with Rafiki Tiki.pdf
Resolution No. 2025-29 authorizing the Executive Director to negotiate final lease terms with Rafiki Tiki.pdf
Exhibit B - Revised Term Sheet with Rafiki Tiki.pdf
Exhibit C - First Amendment to Sublease Agreement and Resolution No. 2016-11 with Rafiki Tiki.pdf
Exhibit D - Resolution No. 2016 - 25 First Amendment to the Sublease Agreement with Rafiki Tiki.pdf
Exhibit E - Resolution No. 2021-05 Second Amendement Sublease with Rafiki Tiki.pdf

7.b **Resolution No. 2025-30 approving the development agreement between the City of Riviera Beach, Riviera Beach CRA, Exact Capital, Riviera Gateway, LLC., and Riviera Beach Housing Authority for the development for the property located at 2600 and 2601 Broadway**
Gedel Merzius, Executive Director, 561-844-3408

Staff recommends that this lease agreement is consistent with the CRA Plan of 2023 and finds that the proposed agreement is a favorable document for both parties.
Cover Page
Resolution No. 2025-30 approving the form and authorizing the exectution of a Development Agreement.pdf

Attachment - Gateway Project Term Sheet.pdf
Attachment - Development Agreement between RBCRA, Riviera Gateway, LLC. and RB Housing Authority.pdf
Attachment - Declaration of Restrictive Covenants.pdf

DISCUSSION BY EXECUTIVE DIRECTOR

Executive Director Update to the Board of Commissioner
Gedel Merzius, Executive Director, 561-844-3408

Staff request's the attention of the Board.
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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.