**Community Redevelopment Agency Regular Meeting**
**Agenda**
**Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404**
**December 10, 2025**
**6:00 PM**

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*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.*

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**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

1.a **October 22, 2025 Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the October 22, 2025 CRA Regular Meeting Minutes.
Cover Page
October 22, 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 December 10, 2025 Meeting.pdf
E.L. Waters & Company LLC #1-A $24,000.00.pdf
E.L. Waters & Company llc #2 $24,000.00.pdf
Jones Lang LaSalle #USPI007739 $25,000.00.pdf

## 3. Resolutions on Consent

3.a **Resolution No. 2025-32 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency authorizing the issuance of holiday appreciation gift cards to all CRA employees in recognition of their dedicated services; providing for the distribution of $300.00 gift cards to all employees; authorizing the Executive Director to deduct from the appropriate fund account; providing an effective date**
Gedel Merzius, Executive Director, 561-844-3408

The approval for the Executive Director to proceed with the purchase and distribution of gift cards for employees of the Agency. Distribution of gift cards will occur prior to the Christmas date of December 25, 2025 ensuring that all employees receive their gift in time for the holiday season.
Cover Page
Resolution No. 2025 - 32 - Holiday Appriciation Card.pdf

**END OF CONSENT AGENDA**

## 4. UNFINISHED BUSINESS

## 5. PRESENTATIONS

5.a **Quarterly Clean and Safe Police Initiative Presentation**
Nate Gordon, Assistant Chief, 561-844-3408

Staff requests the Board's attention to the quarterly police initiative presentation.
Cover Page
Police Initiative - CRA District.pdf

5.b **Mobility Transportation Plan Presentation**
Gedel Merzius, Executive Director, 561-844-3408

The CRA is initiating the request to create a Mobility Plan consistent with the CRA plan of 2023, (page 57 item 9) . The CRA seeks CRA board approval for staff to continue its plan to create the implementation of a multi modal transportation element.
Cover Page
Attachment - CRA Corridor Mobility Plan.pdf

## 6. DISCUSSION

6.a **Discussion on land process and disposition authority**
Gedel Merzius, Executive Director, 561-844-3408

To facilitate a discussion with the Board to address the above subject.

**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 - 31 requesting the approval for a change order for the Broadway Utility Burial Project between MasTec North America and Chen Moore and Associates**
Gedel Merzius, Executive Director , 561-844-3408

Staff requests the approval of Change Order #1 for MasTec North America in the amount of $112,391.80 and Change Order #2 for Chen Moore and Associates in the amount of $150,340.00 to ensure project continuity and compliance with revised field and design conditions.
Cover Page
Resolution No. 2025-31 Authorizing the execution of two change orders associated with the Boradway Utility Burial.pdf
Attachment - US1 Undergrounding Utility and Easement (Chen Moore and Associates).pdf
Attachment - CRA Broadway Utility Burial Mastec Change Order #1 - Letter Request (Chen Moore and Associates).pdf
Attachment - US1 Underground Fee Analysis.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.*