Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
March 25, 2026
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

1.a **February 11, 2026 Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the February 11, 2026 CRA Regular Meeting Minutes.
Cover Page
February 11, 2026 Regular Meeting Minutes.pdf

1.b **February 25, 2026 Special Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the February 25, 2026 CRA Special Meeting Minutes.
Cover Page
February 25, 2026 Special 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 March 25, 2026 Meeting.pdf
Pittman Law Group $11,775.00 #153 - Copy.pdf
Jones Lang LaSalle Americas, Inc. $25,000.00 #USPI007935.pdf
Jones Lang LaSalle Americas, Inc. $25,000.00 #USPI007992.pdf
E. L. Waters & Company, LLC $24,000.00 #Feb-26.pdf

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **Quarterly Clean and Safe Police Initiative Presentation**
Glen Meyer, Acting Major, 561-844-3408

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

6. DISCUSSION

6.a **MTN Investment Parking Lot Renewal Discussion**
Gedel Merzius, Executive Director, 561-844-3408

Staff recommends your attention to the discussion pertaining to MTN Investment Parking Lot Renewal.
Cover Page
Memo - MTN Investment Parking Lot Renewal.pdf
Professional Agreement - Fourth Amendment to Lease.pdf
Presentation - MTN Investment Parking Lot.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 **Resolution No. 2026-01 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the extension of the lease agreement between the Agency (the "Tenant") and KMG Holdings, LLC. ("the Landlord") to extend the agreement for an additional year**

commencing November 1, 2026 and ending October 31, 2027
Gedel Merzius, Executive Director, 561-844-3408

The Agency is requesting the Board of Commissioners to approve the extension of a lease agreement between the Agency (the "Tenant") and KMG Holding, LLC (the "Landlord") for a one-year term through October 31, 2027 for 4,439 square feet of office space located at 1229 E. Blue Heron Boulevard, Riviera Beach, Florida.
Cover Page
Resolution No. 2026 - 01 Lease Agreement between Riviera Beach CRA and KMG Holding, LLC.pdf
Professional Agreement - Resolution No. 2026 - 01 Approving the extension for one-year lease for the Ambassador Center with KMG .pdf
Presentation - Ambassador Center Lease.pdf
Exhibit A - Resolution No. 2023-18 Execution of Lease Agreement between Riviera Beach CRA and KMG Holdings LLC.pdf
Exhibit B - Resolution No. 2019-19 First Modification to Lease Ambassador Center.pdf
Exhibit C - Resolution No. 2020-17 Second Modification Ambassador Center Lease.pdf
Exhibit D - Resolution No. 2021-17 Third Modification Ambassador Center Lease.pdf
Exhibit E - Resolution No. 2022-18 Ambassador Center Lease Extension.pdf

7.b **Resolution No. 2026 - 02 of the Board of Commissioners for the Riviera Beach Community Redevelopment Agency authorizing commencement of lease negotiations with Funky Cafe to provide a small business incubator restaurant opportunity at the FoundCare building located at 3501 Broadway, Riviera Beach, FL providing an effective date**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests your attention to the presentation and approval to negotiate a lease with Funky Cafe for the incubator restaurant space located at 3501 Broadway, Riviera Beach, FL 33404 (FoundCare Location).
Cover Page
Resolution No. 2026 - 02 Authorizing commencement of the lease negotiations with Funky Cafe at FoundCare.pdf
Presentation - Funky Cafe Marketing Plan.pdf
Attachment - Request for Proposal Solicitation No. 1212-RFP-25-4.pdf
Attachment - Funky Cafe Business Concept Proposed Approach.pdf
Attachment - Responsive Checklist.pdf
Attachment - Evaluation Committee Score Sheet.pdf
Attachment - Evaluation Committee Sign-In Sheet.pdf

7.c **Resolution No. 2026 - 03 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency findings that the Related Urban,**

BH Group and Tezral Partners project is consistent with the Agency goals and objectives of the adopted CRA Plan
Gedel Merzius, Executive Director, 561-844-3408

Staff request's your attention for the presentation by Related Urban, BH Group and Tezral Partners.
Cover Page
Resolution No. 2026 - 03 Findings that Related Urban, BH Group and Tezral Partners project is consistent with the CRA Plan.pdf
Presentation - Marina Village - Element 7.pdf
Attachment - Staff Report (Planning and Zoning).pdf
Attachment - Marina Village - Element 7 - Architectural Plans.pdf
Attachment - Marina Village - Element 7 - CPTED Response Letter - Project No. SP-24-0014.pdf
Attachment - Marina Village - Element 7 - Justification Statement.pdf
Attachment - Marina Village - Element 7 - Landscape Plan.pdf
Attachment - Marina Village - Element 7 - Site Plan.pdf
Attachment - Marina Village - Element 7 & 8 - PBC Traffic Performance Standards Letter.pdf
Attachment - Marina Village - Element 7 & 8 - Traffic Impact Statement.pdf
Attachment - Police Dept Comments CPTED â€“ Element 7.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.