Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
April 22, 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 **March 25, 2026 Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the March 25, 2026 CRA Regular Meeting Minutes.
Cover Page
March 25, 2026 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 April 22, 2026 Meeting.pdf
Jones Lang LaSalle Americas, Inc $25,000.00 #USPI008079.pdf
E.L. Waters & Company, LLC $24,000.00 #Mar-26.pdf
E.L. Waters & Company, LLC $17,777.56 #Mar-26A.pdf

3. Resolutions on Consent

3.a **Resolution No. 2026-05 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency terminating the Lease Agreement with MTN Investments, Inc.; providing for an effective date**
Gedel Merzius, Executive Director, 561-844-3408

The Agency is requesting the approval of the Board to terminate the parking lot Lease Agreement between the Agency and MTN Investments, Inc.
Cover Page
Resolution No. 2026 - 05 Terminating the Lease Agreement between Riviera Beach CRA and MTN Investment, Inc.pdf

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

6. DISCUSSION

6.a **Marina Village Element 0-6 Solicitation Discussion**
Gedel Merzius, Executive Director, 561-844-3408

Staff recommends your attention to the discussion pertaining the Marina Village Solicitation.
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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. 2026-04 of the Board of Commissioners for the Riviera Beach Community Redevelopment Agency approving a non-binding term sheet memorandum with Forest Development Acquisitions, LLC. for the redevelopment of property located in the 1800 block of Broadway; authorizing negotiations; and providing an effective date.**
Gedel Merzius, Executive Director, 561-844-3408

The Agency is requesting the Board of Commissioners to approve the non-binding term sheet memorandum with Forest Development Acquisitions, LLC.
Cover Page

Memo - Resolution No. 2026-04 Approving a non-binding Term Sheet with Forest Development Acquisitions, LLC..pdf
Resolution No. 2026 - 04 Approving a non-binding Term Sheet with Forest Development Acquisitions, LLC.pdf
New agenda item added 4/20/2026 Attachment - Appraisal - 1851 Broadway Anderson & Carr.pdf
New agenda item added 4/20/2026 Attachment - 1851 Broadway Appraisal Callaway & Price, Inc.pdf

7.b

Resolution No. 2026-06 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency (Agency) approving a modification of the loan agreement between RBCDC 11th Street, LLC. (Developers) and Riviera Beach CDC, and Riviera Beach CRA; attached hereto and incorporated as Exhibit "A" Site Plan Phase II to assist in effectuation of the Villa L'Onz Townhouse Project Phase II

Annetta Jenkins, Director of Neighborhood Services , 561-844-3408

Staff requests the approval of Resolution No. 2026-06 as a partnership with Riviera Beach CDC for the Villa L'Onz Townhouse project.
Cover Page
Memo - Resolution No. 2026-06 Approving a modification of the loan agreement between RBCDC 11th St., LLC., RBCDC and RBCRA.pdf
Agreement - Second Modification to Disposition and Loan.pdf
Resolution No. 2026-06 Approving a modification of the loan agreement between RBCDC 11th St., LLC., RBCDC and RBCRA.pdf
New agenda item added 4/22/2026 Exhibit A - Resolution No. 2021-14 Development Agreement for sale and purchase between RBCDC, LLC., RBCDC and RBCRA.pdf.pdf
New agenda item added 4/22/2026 Attachment - Resolution No. 2025-02 Amendment to capital project budget for FY2024-2025.pdf.pdf
Attachment - Site Plan Phase I .pdf
Attachment - Site Plan Phase II.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.