Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
July 8, 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
Bruce Guyton - District 1

Vice Chair
Glen Spiritis - District 4

CRA Commissioners
KaShamba Miller-Anderson - District 2
Shirley D. Lanier - District 3
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 July 8, 2026 Meeting.pdf
   Pittman Law Group $10,237.50 #156.pdf
   Pittman Law Group $10,050.00 #155.pdf
   E.L. Waters & Company, LLC. $24,000.00 #June-26.pdf
   E.L. Waters & Company, LLC. $17,777.56 #June-26A.pdf

3. **Resolutions on Consent**

END OF CONSENT AGENDA

4. **UNFINISHED BUSINESS**

5. **PRESENTATIONS**

6. DISCUSSION

6.a **Potential Lease Agreement with Viking Marine Group for Marina District Parking Expansion**
Gedel Merzius, Executive Director, 561-844-3408

The Agency is requesting authorization to negotiate with the Viking Yacht Company (Viking Marine Group) for the expansion and construction of an additional parking lot space to the Marina Village parcel located between 13th and 14th Street in between Ave C and Broadway as a response to the increased need for additional parking
Cover Page
Memo - Potential Lease Agreement with Viking Marine Group for Marina District Parking Expansion.pdf
Professional Agreement - Potential Lease Agreement with Viking Marine Group.pdf
Attachment - Parking Lot Analysis (Viking).pdf
Attachment - Appraisal Broadway & Ave C; East 13th Street & East 14th Street.pdf

6.b **Resolution No. 2026-08 authorizing the approval of the Board to execute an extension for the professional service agreement with Jones Lang LaSalle Americas, Inc. to provide Public Private Partnership and Real Estate Development Services for the Marina Village Phase II Redevelopment Project; and providing an effective date**
Gedel Merzius, Executive Director, 561-844-3408

Staff recommends the adoption of Resolution No. 2026-08 approving an amendment to the professional service agreement with Jones Lang LaSalle Americas, Inc. to advise, prepare, develop and manage the Public Private Partnership agreement for the remaining elements of the Phase II Marina Project.
Cover Page
Resolution No. 2026 - 08 Authorizing the approval to execute an extension with Jones Lang LaSalle Americas, Inc. to provide Public Private Partnership and Real Estate Development Services for the Marina Village Phase II Redevelopment Project.pdf
Professional Agreement - Authorizing approval to execute an extension with Jones Lang LaSalle Americas, Inc. to provide Public Private Partnership and Real Estate Development Services for the Marina Village Phase II Redevelopment Project.pdf

6.c **Marina Annex Workforce Housing Development - Consideration of Riviera Beach CRA Contribution Assistance**
Gedel Merzius, Executive Director, 561-844-3408

Staff request your attention to this discussion.

Cover Page
Attachment - Marina Annex Request for Water and Sewer Connection Fee Contribution.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. 2026-09 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency adopting the Riviera Beach Community Redevelopment Agency Mobility Plan as a Guiding Planning Document for Future Mobility, Transportation, Pedestrian, Bicycle, Transit, Streetscape, and Connectivity Improvements Within the Community Redevelopment Area; Authorizing the Executive Director to Utilize the Mobility Plan in Support of Future Capital Improvement Planning, Grant Applications, and Redevelopment Initiatives; providing an effective date**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests the approval from the CRA Board to adopt Resolution No. 2026-09 Riviera Beach CRA Mobility Plan as a guiding document for future mobility planning and redevelopment initiatives within the Community Redevelopment Area.
Cover Page
Memo - Pilot Trolley Circulator Program.pdf
Resolution No. 2026-09 Adopting the Riviera Beach CRA mobility plan for future transportation with the CRA area.pdf
Attachment - Corridor Mobility Plan #1.pdf
Attachment - 2026 Mobility Plan #2.pdf
Attachment - Riviera Beach Mobility Plan #3.pdf
Attachment - Riviera Beach CRA Corridor Mobility Plan #4.pdf

7.b **Rafiki Tiki, LLC. DBA Rafiki Tiki Restaurant Bar and Grill Professional Agreement**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests your attention to this item.
Cover Page

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.