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

1.a **May 21, 2026 Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff recommends the approval of the May 21, 2026 CRA Regular Meeting Minutes.
Cover Page
May 21, 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 August 12, 2026 Meeting.pdf
E.L. Waters & Company LLC. $24,000.00 #Jul-26.pdf
E.L. Waters & Company LLC, $17,777.56 #July-26A.pdf

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **Riviera Beach Community Redevelopment Agency FY2026 - 2027 Budget Presentation**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests the attention of the Board of Commissioners for the presentation for the proposed FY2026 - 2027 Budget.
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Attachment - Budget Presentation FY2026 - 2027.pdf

6. DISCUSSION

6.a **Consideration of Tenant improvement allowance for Rafiki Tiki, LLC. in an amount not to exceed $900,000.00 pursuant to Section 1.10 of the Lease Agreement and Work Letter**
Gedel Merzius, Executive Director, 561-844-3408

CRA Staff is requesting that the CRA Board provide direction to tenant improvement allowance in an amount not to exceed $900,000.00, subject to the terms and conditions established in a mutually acceptable Work Letter to be incorporated into the Lease Agreement as Exhibit C.

The term “not to exceed $900,000.00” establishes a maximum funding authorization and does not constitute an automatic payment or commitment to provide the Tenant with the full $900,000.00. The Tenant Improvement Allowance shall be limited to a vote by the CRA Board in accordance with the approved Work Letter, and in no event shall the CRA’s obligation exceed $900,000.00. The Work Letter will establish the applicable timing, conditions, documentation requirements, draw procedures, eligible costs, and other requirements accounting for the disbursement of the Tenant Improvement Allowance.

Staff is therefore seeking Board direction regarding an allowance amount not to exceed $900,000.00 and authorization to proceed with the development and execution of the mutually acceptable Work Letter consistent with Section 1.10 of the Lease Agreement.
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Exhibit C - Rafiki Tiki Commercial Lease Agreement.pdf
Attachment - Construction Expense Ledger.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

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.