Community Redevelopment Agency Regular Meeting
Agenda
Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404
October 14, 2026
6:00 PM

Be advised, that the meeting location is subject to change. The public is encouraged to visit 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:

- Board Members 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 **August 12, 2026 Regular Meeting Minutes**
Sherley Desir, Director of Administration, 561-844-3408

Staff requests the approval of the August 12, 2026 CRA Regular Meeting Minutes.
Cover Page
August 12, 2026 Regular Meeting Minutes.pdf

2. Invoice

2.a **Vendor Invoices**
Tonya Davis, Finance Specialist, 561-844-3408

Staff requests the approval of the monthly vendor invoices.
Cover Page
Monthly vendor invoices for October 14, 2026 Meeting.pdf
E.L. Waters & Company, LLC $17,777.56, Aug-26A.pdf
E.L. Waters & Company, LLC $24,000.00, Aug-26.pdf

3. Resolutions on Consent

3.a **Resolution No. 2026 - 15 requesting the approval of Lease Agreement between FoundCare, Inc. and the Riviera Beach Community Redevelopment Agency for Suites B and C located at 3501 Broadway, Riviera Beach, FL 33404; authorizing the Executive Director to execute the lease agreement and to take such administrative actions as may be necessary to implement the lease agreement providing an effective date**
Gedel Merzius, Executive Director

Staff recommends that the CRA Board approve the Lease Agreement between FoundCare, Inc. and the Riviera Beach Community Redevelopment Agency for Suites B and C located at 3501 Broadway, Riviera Beach, Florida 33404, authorize the Executive Director to execute the Lease Agreement, and authorize the Executive Director to take such administrative actions as may be necessary to implement the Lease Agreement.
Cover Page
Resolution No. 2026 - 15 Authorizing a lease agree between FoundCare, Inc. and the Riviera Beach Community Redevelopment Agency for 3501 Broadway, Suites B and C, Riviera Beach, FL 33404.pdf
Resolution No. 2025 - 26 Approving the utilization of designated portions of the FoundCare Facility located at 3501 Broadway, Riviera Beach for use of office Space.pdf
Resolution No. 2023 - 09 Approving the Amendment to Limited Joinder of the CRA to the Ground Lease Development Agreement between City of Riviera Beach and FoundCare.pdf
Agreement - Authorizing the approval of a lease agreement between FoundCare, Inc. and the Riviera Beach Community Redevelopment Agency for 3501 Broadway, Suites B and C, Riviera Beach, Fl.pdf

3.b **Resolution No. 2026 - 18 Authorizing the renewal of Professional Services continuing contract with Bryant Miller Olive P.A. for legal services related to Public-Private Partnership and other Development-Related matters; acknowledging the contract term and renewal options established by Resolution No. 2022-14; authorizing the Executive Director to execute all documents necessary to effectuate the applicable renewal option; authorizing payment from appropriated agency funds and providing an effective date.**
Gedel Merzius, Executive Director, 561-844-3408

Staff request that the Board approve the requested action to formally recognize the contract term and authorize the Agency to proceed with the renewal option(s) provided under Resolution No. 2022-14 for continued professional legal services from Bryant Miller Olive P.A.
Cover Page
Resolution No. 2026 - 18 Authorizing the renewal of professional services with BMO.pdf
Attachment - Engagement Letter of Bryant Miller Olive P.A.pdf

Attachment - Resolution No. 2022-14 Public-Private Partnership with BMO and Weiss Serora Helfman.pdf
Attachment - Proposal for Legal Services (BMO).pdf

3.c **Resolution No. 2026 - 16 Amending the maximum assistance limits for the Neighborhood RECLAIM and Renaissance Programs from $50,000.00 to $100,000.00; approving the amended program guidelines providing for application to pending applicants, delegating approval authority for individual assistance awards and providing an effective date**
Gedel Merzius, Executive Director, 561-844-3408

Staff requests that the CRA Board of Commissioners adopt the proposed resolution increasing the maximum assistance limits for both the Neighborhood RECLAIM and Renaissance Programs from $50,000 to $100,000, approving the amended program guidelines, and authorizing the Executive Director or authorized designee to approve individual assistance awards within the Board-approved limits without further Board action.
Cover Page
Resolution No. 2026 - 16 Amending the maximum assistance limits for the Nieghborhood RECLAIM and Renaissance Progrmas from $50,000 to $100,000.pdf
Resolution No. 2023 â€“ 07 Amending new subsidy neighborhood RECLAIM and Renaissance Program.pdf

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

5.a **Resolution No. 2026 - 17 Requesting the approval to restructure Fiscal Year 2026 - 2027 Business Assistance Grants Programs; establishing Commercial Property Improvement funding tiers; revising the Commercial Signage Improvement Grant; establishing the Commercial Plaza Improvement Grant; approving program requirements and funding within the adopted $838,000.00 budget; authorizing implementation and providing an effective date**
Gedel Merzius, Executive Director, 561-844-3408

Staff Requests the approval of the revised FY2026 - 2027 Business Assistance Grant Programs and associated guidelines, including the proposed funding tiers, applicant contributions, signature requirements, plaza signage consolidation and residential exclusions within the adopted $838,000.00 budget.

Staff further requests the authorizing the Executive Director to implement the programs consistent with the approved guidelines and applicable approval

authority including updated application materials, public outreach and administrative procedures.
Cover Page
Memo - Resolution No. 2026 - 17 FY2026 - 2027 Business Assistance Grants Restructure Program.pdf.pdf
Resolution No. 2026 - 17 Approving the Restructured Fiscal Year 2027 Business Assistance Grants Program.pdf
Exhibit A - FY 2027 Business Assistance Grant Program Requirements.pdf

6. DISCUSSION

6.a **Board update regarding Resolution No. 2026 - 05 MTN Investments, Inc. Lease Termination and Authorization to Explore a Proposed Lease Agreement with Island Chapel, LLC. for a CRA Ambassador Center, Administrative Offices and Community Meeting and Training Space located at 1100 E. Blue Heron Blvd.**
Gedel Merzius, Executive Director, 561-844-3408

Staff recommends that the Board receive the update regarding Resolution No. 2026-05 and authorize staff to proceed with the evaluation and negotiation of the proposed lease with Island Chapel, LLC, subject to final legal review, confirmation of the financial and construction obligations, completion of the required lease exhibits, and all applicable Agency approvals.

The proposed transaction would provide the CRA with a dedicated facility capable of supporting ambassador services, administrative operations, community meetings, and training activities while allowing the Board to maintain appropriate oversight over the Agency's long-term financial and contractual commitments.

Cover Page

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 - 14 of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the recommendation for Award of RFP No. 26 - 014 CRA Website Redesign and Development Services to Civicplus, LLC; authorizing the Executive Director to execute a five (5) year service agreement in an amount not to exceed $165,344.288; providing an effective date**

Gedel Merzius, Executive Director, 561-844-3408

Staff request that the Board of Commissioners approve the award of RFP No. 26-014 – CRA Website Redesign & Development Services to CivicPlus, LLC. and authorize the Executive Director to execute a five (5) year professional service agreement in a total amount not to exceed $165,344.28, with the contract cost allocated annually in accordance with the approved pricing schedule.

Cover Page
Resolution No. 2026-14 - Approving CivicPlus, LLC for Website Design.pdf
Agreement - CivicPlus, LLC Website Design.pdf
Attachment - Procurement Recommendation Letter.pdf
Attachment - CivicPlus LLC Proposal.pdf
Attachment - Score Sheet.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.