



Florida's Dynamic
Waterfront Community

Community Redevelopment Agency Regular Meeting

Agenda

Marina Event Center- 190 E. 13th Street, Riviera Beach, FL 33404

January 25, 2023

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.

Chairperson

KaShamba Miller-Anderson - District 2

Chair Pro-Tem

Shirley D. Lanier - District 3

CRA Commissioners

Tradrick McCoy - District 1

Julia A. Botel - District 4

Douglas A. Lawson - District 5

Administration

Jonathan Evans, CRA Executive Director

Sherley Desir, CRA Clerk

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.
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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 October 26, 2022 CRA Regular Board Meeting Minutes

Sherley Desir, CRA Clerk , 561-844-3408

Staff recommends the approval of the October 26, 2022 Regular Board Meeting Minutes.

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[10-26-22 CRA Regular Meeting.pdf](#)

1.b November 14, 2022 CRA Special Board Meeting Minutes.

Sherley Desir, CRA Clerk, 561-844-3408

Staff recommends the approval of the November 14, 2022 CRA Special Meeting Minutes.

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[11-14-22 CRA Special Meeting.pdf](#)

2. Invoice

2.a Monthly Vendor Invoice

Tonya Davis, Finance Specialist , 561-844-3408

Staff recommends approval of the monthly vendor invoices.

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[Monthly Vendor Invoices for January 25, 2023 Meeting.pdf](#)

[Pittman Law Group \\$12,850.00 #99.pdf](#)

[Pittman Law Group \\$11,400 #104.pdf](#)

[Pittman Law Group \\$10,825.00 #108.pdf](#)

[Jones Lang LaSalle \\$30,000 #US002PI004150.pdf](#)

[Jones Lang LaSalle \\$30,000 #US002PI004269.pdf](#)

[Jones Lang LaSalle \\$30,000 #US002PI004345.pdf](#)

[Jones Lang LaSalle \\$30,000 #US002PI004465.pdf](#)

[Treasure Coast Regional Planning Council \\$12,000.00 #G-22-E-2.pdf](#)

3. Resolutions on Consent

END OF CONSENT AGENDA

4. UNFINISHED BUSINESS

5. PRESENTATIONS

6. DISCUSSION

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, if 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. 2022-24: A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the Commercial Grant Incentive Program Round 2022 applications, authorizing a total of \$145,230 to assist local businesses and improve properties in the community redevelopment area; providing an effective date.**

Scott Evans, Director of Planning and Development, 561-844-3408

Staff recommends approval of the Commercial Grant Incentive Program Round 2022 to provide property improvement assistance to business owners in the Community Redevelopment Area.

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[Memo- Commercial Grant Incentive Program Round 2022.pdf](#)

[Resolution 2022-24-Commercial Grant Incentive Program Round 2022.pdf](#)

[Presentation-Commercial Grant Application Round 2022.pdf](#)

[Exhibit A-2022 Grants.pdf](#)

- 7.b **Resolution No. 2023-01: A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving the Commercial Grant Incentive Program Round 2023 providing \$200,000 in available funding to assist local businesses and improve properties in the community redevelopment area.**

Scott Evans, Director of Planning and Development , 561-844-3408

Staff recommends approval of the 2023 Commercial Grant Round providing \$200,000.00 in available funding to business owners in the Community Redevelopment Area.

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[Memo- Commercial Grant Incentive Program Round 2023.pdf](#)

[Resolution 2023-01-Commercial Grant Incentive Program Round 2023.pdf](#)

[Exhibit A-Scoring Criteria.pdf](#)

[Attachment- Property Improvement Incentive Program Application.pdf](#)

- 7.c **Resolution No. 2023-03: A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency expressing support for the non-binding letter of intent between Related Development, LLC, or its affiliate and Tezral Partners, LLC, or its affiliate with the Riviera Beach Community Redevelopment Agency and the terms and recommendations contained within.**

Scott Evans, Director of Planning and Development , 561-844-3408

CRA Board to consider approval of the Resolutions for Element 7. If approved the CRA staff, JLL, and the Law firm of Bryant Miller Olive will begin working diligently with the development team to complete the lease and development agreement details for future consideration by the CRA Board and City Council.

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[Memo- LOI Element 7.pdf](#)

[Memo- Marina Village II Project Update \(JLL\).pdf](#)

[Resolution No. 2023-03- LOI Element 7.pdf](#)

[Presentation-Marina Village Phase II Project.pdf](#)

[Letter of Intent- Element 7.pdf](#)

[Exhibit A-Concept Master Plan.pdf](#)

[Attachement-Exclusive Negotiation and Development Agreement.pdf](#)

- 7.d **Resolution No. 2023-04: A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency expressing support for the non-binding letter of intent and expression of interest between Related Urban Development, Group, or its affiliate and Tezral Partners, LLC, or its affiliate with the Riviera Beach Community Redevelopment Agency and the City of Riviera Beach Community Redevelopment Agency and the City of Riviera Beach as a related partner with the terms and recommendations contained within.**

Scott Evans, Director of Planning and Development , 561-844-3408

CRA Board to consider approval of the Resolutions for Element 8. If approved the CRA staff, JLL, and the Law firm of Bryant Miller Olive will begin working diligently with the development team to complete the lease and development agreement details for future consideration by the CRA Board and City Council.

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[Memo- LOI Element 8.pdf](#)

[Memo- Marina Village II Project Update \(JLL\).pdf](#)

[Resolution No. 2023-04- LOI Element 8.pdf](#)

[Presentation-Marina Village Phase II Project.pdf](#)

[Exhibit A-Concept Master Plan.pdf](#)

[LOI Element 8.pdf](#)

[Attachement-Exclusive Negotiation and Developemt Agreement.pdf](#)

7.e **Resolution No. 2023-02: A Resolution Approving a contract amendment to the Jones Lang LaSalle Americas, Inc. professional service agreement.**

Scott Evans, Director of Planning and Development , 561-844-3408

Staff recommends adoption of the Resolution approving an amendment to the professional services agreement with Jones, Lang, LaSalle to advise, prepare, develop, and manage a public private partnership agreement for the Phase II Marina Project for 12 additional months.

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[Memo- Jones Lang LaSalle Americas, Inc..pdf](#)

[Resolution No. 2023-02- Jones Lang LaSalle Americas, Inc.pdf](#)

[Resolution No. 2022-12 Jones Lang LaSalle Americas Inc \(Original\).pdf](#)

[Contract- Jones Lang LaSalle Americas, Inc. \(Extension\).pdf](#)

[Contract- Jones Lang LaSalle Americas Inc. \(Original\).pdf](#)

[Proposal- Public Private Partnership Consultant for Marina Phase II Project \(JLL\).pdf](#)

[Attachment- Riviera Beach Marina Village Phase II Master Plan Update.pdf](#)

7.f **Resolution No. 2023-05: A Resolution of the Board of Commissioners of the Riviera Beach Community Redevelopment Agency approving funds for the implementation of the Neighborhood Reclaim and Renaissance Programs of the Riviera Beach Community Redevelopment Agency for areas of the City not included in the designated redevelopment area of the Community Redevelopment plan as adopted by the City Council; approving the Interlocal Agreement between the City and the Riviera Beach Community Redevelopment Agency; authorizing the Chair of the Board and the Executive Director to execute the same; providing an effective date.**

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

Staff recommends the Board of Commissioners approval of the Riviera Beach Community Redevelopment Agency Interlocal Agreement between the City and the RBCRA for funding in the amount of \$500,000 for the Neighborhood

Reclaim and Riviera Beach Renaissance Program.

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[Memo- Interlocal Agreement Between City and RBCRA .pdf](#)

[Resolution No. 158-22-Citys Reclaim and Riviera Beach Renaissance Housing Program.pdf](#)

[Resolution No. 022-23-Interlocal Agreement Between City of RB and RBCRA for Renaissance and Reclaim Program.pdf](#)

[Resolution No. 2023-05-Approving Interlocal Agreement between City of RB and RBCRA for RECLAIM and Renaissance Progrms.pdf](#)

[Contract-Interlocal Agreement Between City of RB and RBCRA ReFunding for Neighborhood Reclaim and Renaissance Programs.pdf](#)

[Exhibit A-Neighborhood Reclaim Program.pdf](#)

[Exhibit B-Riviera Beach Renaissance Program.pdf](#)

[Exhibit C-CRA Neighborhood Incentives Procedure Manual.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.