

RESOLUTION NO. 2016-\_\_\_

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY (THE AGENCY) APPROVING A SUBLEASE AGREEMENT BETWEEN THE AGENCY AND RAFIKI TIKI, LLC; DIRECTING AND AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, The Agency is responsible for carrying out community redevelopment activities and projects in the community redevelopment area of the City of Riviera Beach ("City"); and

**WHEREAS**, the Citizens' Master Plan was approved on January 30<sup>th</sup>, 2008, combining urban design principles with community input, creating a Citizens' Plan for the Community Redevelopment Area including the Marina District; and

**WHEREAS**, the Agency and the City, after numerous public meetings, adopted a unified long-range Marina District Conceptual Master Plan for development and redevelopment of the Marina District called the Marina District Master Plan. Said adoption occurred at a public meeting held by the Agency on February 24, 2013, and by the City, through resolution 22-12, on February 27, 2013; and

**WHEREAS**, the Marina District Master Plan provides for the development of restaurants along the waterfront promenade; and

**WHEREAS**, in compliance with the Community Redevelopment Act and the Agency's Real Estate Disposition and Procurement Policy advertised and solicited proposals for the development of the restaurants along the waterfront promenade; and

**WHEREAS**, Rafiki Tiki, LLC was selected as the Developer of the Café at the Event Center after public notice was published in a newspaper of general circulation; and

**WHEREAS**, Rafiki Tiki, LLC and the Agency have negotiated the attached Café at the Event Center Sublease; and

**WHEREAS**, for the benefit of the inhabitants and real property owners of the Redevelopment Area (as defined and identified in the Marina District Master Plan) and the citizens of the City, the Agency has found, determined and declared that it is necessary for the continued preservation of the health, welfare, convenience and safety of the City and such inhabitants, real property owners and citizens to enter into the Café at the Event Center Sublease.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1.** The Agency approves the form of the Café at the Event Center Sublease

Agreement attached hereto as Exhibit "A" and approves the execution and delivery of the it in substantially the form approved subject to such changes as may be approved by the Chairperson subject to advice of counsel, with the execution of the Café at the Event Center Sublease Agreement by the Chairperson conclusive evidence of the approval of such changes.

**SECTION 2.** The Chair and the Executive Director of the Agency, on behalf of the Agency, are each hereby authorized to take such steps as shall be necessary and proper to carry out the purposes hereof.

**SECTION 3.** This resolution shall be effective immediately upon its adoption.

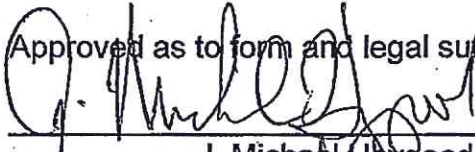
**PASSED AND ADOPTED** this 13<sup>th</sup> day of July, 2016.

RIVIERA BEACH COMMUNITY  
REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
Terence Davis  
Chairperson

ATTEST:

\_\_\_\_\_  
Executive Director

Approved as to form and legal sufficiency  
  
\_\_\_\_\_  
J. Michael Haygood  
Date 6/28/2016  
J. Michael Haygood, PA  
General Counsel to CRA

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

D. PARDO \_\_\_\_\_  
K. MILLER-ANDERSON \_\_\_\_\_  
L. HUBBARD \_\_\_\_\_  
T. DAVIS JOHNSON \_\_\_\_\_  
T. DAVIS \_\_\_\_\_