

NW 79th Street Community Redevelopment Agency

www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp



April 16, 2025

Arcola Lakes Public Library
8240 NW 7th Avenue, Miami, FL 33150
6PM

- I. Call to Order
- II. Roll Call
- III. Reasonable Opportunity for the Public to be Heard — 2 minutes per speaker
- IV. Approval of Agenda
- V. Welcome New Board Member Sandy Lila
- VI. Approval of Minutes
 - A. January 29, 2025
- VII. Action Items:
 - A. **Resolution 01-2025: Resolution of the NW 79th Street Community Redevelopment Agency Exercising Option No. 1 of RFP No. EVN0002830 (Economic Development Coordinator Services NW 79th Street Community Corridor) to MHCP COLAB LLC**
 - B. **Resolution 02-2025: Resolution of the NW 79th Street Community Redevelopment Agency Exercising Option No. 1 of RFP No. EVN0002831 (Grant Administrator Services, NW 79th Street Community Corridor) to NANA CRA Affordable Housing, LLC d/b/a Neighbors and Neighbors, Inc. (NANA)**
 - C. **ACTION PLAN PRIORITY #6 - Resolution 03-2025: Resolution of the NW 79th Street Community Redevelopment Agency Approving the Package #1 for Fiscal Year 2024-25 Area Improvement & Redevelopment Grant Program Funding**
- VIII. MHCP COLAB, Economic Development Coordinator
 - A. Focus Group Findings and Presentation of 2025 Action Plan
- IX. NANA, Grants Administrator
- X. New Business
 - A. Legislative Update – HB 991
 - B. Administrative Update
- XI. Adjournment

Terrence Smith, County Attorney

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.

NW 79th Street Community Redevelopment Agency

www.miamidade.gov/global/government/boards/northwest-79th-street-cra.pageasp



2025 Meeting Dates*

Arcola Lakes Library @ 6pm

~~·Wednesday, January 29th~~

~~·Wednesday, February 26th~~ Re-scheduled

~~·Wednesday, March 12th~~

~~·Wednesday, April 16th~~

·Wednesday, May 28th

·Wednesday, June 25th

·Wednesday, July 30th

·August Board Recess

·Tuesday, September 30th

FRA Conference, October 14th-17th

·Wednesday, October 29th

·Tuesday, November 25th

·Tuesday, December 23rd

Meeting dates and agendas are also posted at:

<https://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>
(CRA webpage)

<https://www8.miamidade.gov/global/calendar/global.page>
(Miami-Dade County webpage)

Contact: Miami-Dade County - Office of Management & Budget
(305) 375-5143

**Meeting dates are subject to change due to unforeseen circumstances.*

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations



N.W. 79th Street Corridor
Community Redevelopment Agency
FY 2024-2025
Beginning October 1, 2024

	FY 2023-24 Adopted Budget	FY 2023-24 Projected Budget	FY 2024-25 Proposed Budget
REVENUES			
UMSA Tax Increment Revenue (TIR)	964,111	964,111	1,167,790
County-wide Tax Increment Revenue (TIR)	2,310,137	2,310,137	2,797,159
Carryover from Prior Year	6,543,765	6,561,931	9,661,726
Interest Earnings	169,088	315,174	315,174
Revenue Total	9,987,101	10,151,353	13,941,849
EXPENDITURES			
Administrative Expenditures:			
Contractual Services , Web-based Grants program	3,000	3,000	3,000
Contractual Services, Executive Director	-	-	150,000
Rent and Utilities	-	-	55,000
Procurement/Sourcing Support	50,000	-	30,000
Audits & Studies	30,000	16,500	25,000
CRA Support - Staff Office Supplies	4,000	-	4,000
Printing & Publishing	5,000	-	5,000
Clerk & Meeting Costs	3,000	-	3,000
Advertising, Mail Services & Notices	5,000	-	5,000
Travel (includes educational conferences & seminars)	15,000	15,000	10,000
Other Administrative Expenses (Direct County support)	160,000	160,000	212,549
(A) Subtotal Administrative Expenses	275,000	194,500	502,549
County Administrative Fee/Charge at 1.5%	49,114	49,114	59,474
(B) Subtotal Administrative Expenses & County Charge	324,114	243,614	562,023
Operating Expenditures:			
Meeting Room Expenses	3,000	-	-
Professional Develop (Conferences/Trainings/Seminars)	20,000	-	15,000
Memberships & State Fees	4,000	4,000	4,000
Legal Services	40,000	40,000	50,000
Printing, Publishing & Social Media	20,000	-	25,000
Business Services & Outreach	175,000	-	50,000
Contractual Services, Grants Administrator	175,000	87,500	175,000
Contractual Services, Econ Dew/Market Analyst	200,000	114,513	190,000
Contractual Services, FON/Expansion Program Asst.	200,000	-	100,000
Job Training Partnerships	170,000	-	150,000
Community Policing/Solid Waste/Code Enforcement	100,000	-	100,000
Residential Rehabilitation Grant Program	600,000	-	500,000
Small Business Grant Program	600,000	-	-
Small Business Technology & Innovation Grant Program	-	-	250,000
Revitalization & Rehabilitation Grant Program	-	-	500,000
Business Attraction & Relocation Grant Program	1,000,000	-	1,000,000
Business Incubator Partnership	-	-	250,000
18th Avenue Improvements	-	-	1,000,000
Land Appr/Acquisitions/Streetsca/Housing	6,355,987	-	9,020,826
(C) Subtotal Operating Expenses	9,662,987	246,013	13,379,826
(D) Reserve	-	-	-
Expenditure Total (B+C+D)	9,987,101	489,627	13,941,849
Cash Position (Rev-Exp)	0	9,661,726	0



NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY REGULAR MEETING

OFFICIAL MINUTES – Wednesday, January 29, 2025

I. Call to Order – CRA Board Chairman McKinney called the meeting to order at 6:19 p.m.

II. Roll Call and Introductions –

Aaron McKinney, Chairman	Present
Dr. Gilbert Saint Jean, Jr., Vice Chairman	Present
Board Member Nadege Vilsaint	Present
Board Member Parmalyn Jacob	Absent
Board Member Tanisha "Wakumi" Douglas	Present

Others Present:

Vivian Cao, Chimene Graham, and Nicole Jordan, Miami-Dade County, Office of Management & Budget (OMB)
Terrence A. Smith, Miami-Dade County, County Attorney's Office (CAO)
Melissa Hege and Matthew Hege, MHCP COLAB
Leroy Jones and Alice Townsend, Neighbors and Neighbors Association (NANA)

III. Public Comment/Reasonable Opportunity to be Heard – There were no participants.

IV. Approval of Agenda – Tanisha "Wakumi" Douglas moved to approve the agenda, with a second from Nadege Vilsaint Motion passed.

V. Approval of October 30, 2024, Minutes – Nadege Vilsaint moved to approve the minutes with a second from Tanisha "Wakumi" Douglas. Motion passed.

VI. Presentation–

- A. CRA Residential Rehabilitation Program Proposal, Rebuilding Together – Martina Spolini provided an overview of the *Rebuilding Together Program (RBT)*. RBT supports generational homeownership, by assisting homeowners with needed repairs which may be out of financial reach for them. Martina referenced a component of their program, the "Homeowner Journey," which outlines preliminary processes, insights on the entire process, and provides eligibility criteria. Some of the repairs/upgrades offered include: impact windows and doors, bathroom/ADA upgrades and roof replacement.

Martina also stated that in order to qualify, homeowners needed to be 80% below the average median income (AMI). After a question from the Chairman regarding contractors, Martina stated that the organization provides local contractors the opportunity to complete the repairs as long as they meet the proper insurance requirements. The board expressed interest in RBT and asked that staff work with the County Attorney to see what partnering options are available.

VII. COLAB, Economic Development Team– Melissa Hege provided an update on the CRA Focus Group meetings taking place next week and encouraged board members to forward the invitation to members of the community. The purpose of these focus group meetings is to gather business/community information to update the CRA's Action Plan.

VIII. NANA Grants Administrator– Leroy Jones provided an update of the potential grant applicants they are presently working with. In order to get the word out about the grants program, Leroy played a sample of the radio advertisement which will be aired on HOT 105 in order to promote the CRAs grants. He indicated that it is his hope that as word spreads, word-of-mouth will hopefully help to increase the number of applications.

Chairman McKinney emphasized the need to have a process in place for businesses which may request funding for large-scale commercial projects within or relocating into the CRA. Melissa indicated that COLAB and staff have been working on a package and hope to be finalized in April.

IX. New Business

- A. Administrative Updates – Vivian Cao stated she met with most of the board members to discuss the executive director position which will be shared between the NW 7th Avenue CRA and the NW 79th Street CRA. Vivian stated the position will be advertised on the Florida Redevelopment Association (FRA) website for three weeks and then the resumes will be forwarded to the Board members. Vivian also mentioned that staff will review the applications to make sure applicants meet the minimum criteria before forwarding the resumes to the Board.

Board member Wakumi Douglas requested to add to the job description a line which includes "...hiring consultants, community engagement, and attending trainings/conferences." Vivian stated these would be added to the job posting, but that there would also be a statement of work that clearly outlines the duties of the executive director's, as well as a document detailing the County staff duties. Nadege Vilsaint made a motion to approve the job description as amended with a second from Dr Gilbert Saint Jean Jr. Motion passed.

- x. Adjournment – There being no additional business, the meeting adjourned at 7:33 p.m.

RESOLUTION NO. CRA-01-2024

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO EXERCISE THE FIRST RENEWAL OPTION OF CONTRACT NO. EVN0002830, ECONOMIC DEVELOPMENT COORDINATOR SERVICES FOR NW 79TH STREET COMMUNITY CORRIDOR. WITH MHCP COLAB LLC (COLAB) IN AN AMOUNT NOT TO EXCEED \$190,000.00 FOR A ONE-YEAR TERM WITH AN EFFECTIVE DATE OF MARCH 29, 2025, EXECUTE ON BEHALF OF THE AGENCY AN AMENDMENT TO THE CONTRACT TO ACCOMPLISH THE PURPOSE SET FORTH HEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board hereby retroactively authorizes the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002830, Economic Development Coordinator Services for NW 79th Street Community Corridor with MHCP COLAB LLC (COLAB) in an amount not to exceed \$190,000.00 for a one-year term, with an effective date of March 29, 2025. This Board further authorizes the Executive Director or Executive Director's designee to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Aaron McKinney, Chairman _____

Dr. Gilbert St. Jean _____

Tanisha Douglas _____

Parmalyn Jacob _____

Sandy Lila _____

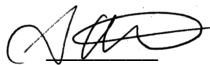
Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of April, 2025.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
N.W. 79th Street CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



Date: April 16, 2025

To: Aaron McKinney, Chairman
NW 79th Street Community Redevelopment Agency
and Board Members

From: Vivian Cao, Executive Director *Vivian Cao*
NW 79th Street Community Corridor Redevelopment Agency

Subject: **Resolution 01-2025:** Recommendation to Exercise Option No. 1 of RFP No. EVN0002830 (Economic Development Coordinator Services, NW 79th Street Community Corridor) to MHCP COLAB LLC in an Amount Not to Exceed \$190,000.00

Recommendation

It is recommended that the Board of Commissioners of the NW 79th Street Community Corridor Redevelopment Agency (Agency) authorize the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002830, Economic Development Coordinator Services for NW 79th Street Community Corridor to MHCP COLAB LLC (COLAB) in an amount not to exceed \$190,000.00 for a one-year term. It is further recommended that the Board authorize the Executive Director or Executive Director's designee to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office. Subject to the Board's approval, the contract may be extended for an additional three, one-year options to renew, dependent on annual funding.

Fiscal Impact

The fiscal impact of this item is \$190,000.00 which will be funded with tax increment financing and will be taken from the line item in the Agency's budget titled *Contractual Services, Economic Development/Market Analyst*.

Delegation of Authority

Upon approval of this item, the Executive Director or Executive Director's designee will be authorized to exercise the first renewal option and execute on behalf of the Agency an amendment to the contract with COLAB, subject to the approval of the County Attorney's Office.

Due Diligence

Throughout year one of the contract, monthly reports and bi-weekly meetings were held. There were no performance or compliance issues with this vendor.

Background

On November 13, 2023, Miami-Dade County's Strategic Procurement Department (SPD) on behalf of the Agency released a competitive Request for Proposals (RFP) EVN0002830, for the purchase of economic redevelopment coordination services. After the conclusion of a competitive process, COLAB was selected in March 2024 for a negotiated amount of \$190,000.00 for one year and approved by the Agency Board on March 27, 2024.

Since March 2024, COLAB has served as the Agency's economic development coordinator firm, providing a comprehensive multi-track approach utilizing urban planning, economic analysis and communications strategy for identifying strategic opportunities to maximize the economic vitality of the Area, as set forth in the redevelopment plan.

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Recommendation — Option-to-Renew No. 1, RFP No. EVN0002830 (Economic Development Coordinator Services, NW 7th Avenue Community Corridor)
 April 16, 2025

Year one tasks, as approved by the Board, are detailed on Table 1 below, and included the following:

- Evaluation and creation of a database of the Area's conditions to include vacant land/parcels available for development, unsafe structures, existing uses, land ownership/values; land use and zoning; neighborhood services and amenities; transit/transportation; septic-to-sewer upgrade feasibility;
- Delivery of Agency's updated Action Plan;
- Delivery of the Agency's electronic dashboard;
- Hosted successful Strategic Planning Retreat;
- Development of Strategic Planning documents;
- Hosted three successful business/community/residential Action Plan planning sessions
- Liaised with multiple community partners, including private business owners, residents, developers, FDOT and Miami-Dade County departments (Commission offices; planning; water and sewer; transit/public works; code enforcement and housing)

Table 1. Deliverables and Outcomes

Task	Timeline	2024 – 25 Outcome	ADDITIONAL INFORMATION
A. Evaluate existing conditions/SWOT analysis	Mar – June 2024	Complete	July 2024
B. Inventory vacant land/parcels which may be available for redevelopment	Mar – June 2024	Complete	May 2024
C. Provide communications strategy for stakeholder engagement	Mar – June 2024	Complete	April 2024
D. Launch Public input community engagement tool's online multi-language dashboard as part of on-going community outreach effort	Mar – June 2024	Complete	March 2025
E. Issue strategic vision developed from the board retreat	Aug – Sept 2024	Complete	September 2024
F. Schedule and facilitate Board retreat/strategic planning session(s)	June – July 2024	Complete	August 2024
G. Review and update the Agency's Action Plan	Sept - Oct 2024	Complete	March 2025
H. Develop business outreach plan	Sept - Oct 2024	Complete	September 2024
I. Provide recommendations to the redevelopment plan consultant/firm	Mar 2024 – Feb 2025	---	Activity expected once the Agency selects a firm to update the Agency's redevelopment plan
J. Engage in regular interaction with businesses along the corridor and those desirous of relocating; provide monthly activity reports and other documents as needed	Mar 2024 – Feb 2025	Complete	On-going
K. Collaborate, as needed, with other community redevelopment agencies (NW 7 th Avenue/North Miami) and Agency consultants for execution of mutual goals	Mar 2024 – Feb 2025	Complete	On-going

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Recommendation — Option-to-Renew No. 1, RFP No. EVN0002830 (Economic Development Coordinator Services, NW 7th Avenue Community Corridor)
April 16, 2025

L. Facilitate Inter-governmental (Miami-Dade County/State) matters and relations, as needed	Mar 2024 – Feb 2025	Complete	On-going
M. Attend Agency Board and staff meetings (in-person/virtual/telephone) and workshops and other relevant meetings, as requested	Mar 2024 – Feb 2025	Complete	Also coordinated an Agency tour of the Area July 2024
N. Provide the Agency with independent analysis, updates, reviews and/or coordination, as requested	Mar 2024 – Feb 2025	Complete	On-going

Additional work that is currently in-progress and/or slated for the Option-to-Renew #1:

- Create a developer application package and community benefits package for new developments.
- Continue to explore funding opportunities to enhance connectivity and increasing aesthetics and visibility through Agency branded circulator service.
- Continue work with Miami-Dade County for a viable redevelopment options in the Poinciana Park area (i.e., medical);
- Evaluate creation of an innovation hub, potential partners and locations.
- Identify potential institutional partners for an allowable workforce development partnership.
- Coordinate with developers and property owners for permanent and temporary uses.

The initial Agreement was set to expire on March 28, 2025. However, since the March meeting on the 12th was cancelled due to the loss of a quorum, this item is now before the Board for retroactive approval.

In conclusion, exercising the first option is a strategic decision that will continue to drive the local community's growth and prosperity. COLAB has demonstrated satisfactory leadership, innovation, a strong commitment to fostering economic opportunities, securing critical partnerships, and advancing the goals of the Board. By retaining COLAB, the Board ensures continued momentum with key development projects, strengthens relationships with stakeholders, and maintains the expertise and vision necessary to propel our economic future forward. This renewal is an investment in our community's long-term success. Therefore, it is recommended to exercise Option No. 1, for an amount not to exceed \$190,000.00.

Attachment

SERVICES/DELIVERABLES – MHPC COLAB LLC
EVN0002830 – NW 79th Avenue CRA – Economic Development Services
SCOPE OF WORK
(inclusive of items identified in companion CRA agenda item)

TASK	TIMELINE
A. Overall economic development - Conduct research and analysis to identify economic development opportunities and challenges within the community. <i>This includes analyzing current economic conditions, infrastructure deficiencies, blight or deteriorating properties, unemployment rates and social issues affecting the Area;</i> collaborate with stakeholders to develop short-, mid- and long-term economic development plans aligned with the agency's goals and objectives.	Mar 25 – Feb 26
A. Business engagement, attraction and retention - Identify and target industries and businesses (both within the Area and businesses desirous of relocating into the Area) which align with the community's economic development objectives; develop strategies and initiatives to attract new businesses, including site selection assistance and incentive programs; implement programs to support the growth and retention of existing businesses, including business assistance and expansion programs; and update economic data on Agency's webpage, written materials and create a digital business directory.	Mar 25 – Feb 26
B. Grant/Funding Assistance and Procurement - Research and identify grant/cost-neutral opportunities and funding sources for economic development projects and initiatives; draft, recommend and/or implement competitive or non-competitive solicitations, as requested by the Agency; collaborate with FDOT on grant funding for projects; and identify sources of income other than tax increment revenues	Mar 25 – Feb 26
C. Collaborations - Collaborate with entities regarding workforce development; redevelopment; facilitate partnerships within the Redevelopment Area	Mar 25 – Feb 26
A. Real estate development - Identify underutilized or blighted properties suitable for redevelopment and work with property owners, developers, and investors to stimulate revitalization; coordinate with State/County planning and zoning officials to streamline the development process and ensure compliance with local regulations; facilitate public-private partnerships and negotiate development agreements to attract investment and foster sustainable growth.	Mar 25 – Feb 26
B. Foster small business support – Engage in regular interaction with businesses along the corridor; coordinate a business engagement series for businesses within the Area; and provide monthly activity reports and other documents as needed	Mar 25 – Feb 26
C. Data analysis and reporting - Collect and analyze economic data, market trends, and industry benchmarks to inform economic development strategies and decision-making; and prepare reports and presentations to communicate progress, achievements, and challenges to the Agency's Board, agency staff, stakeholders, and community members.	Mar 25 – Feb 26
D. Attend annual Florida Redevelopment Association (FRA) conference, trade shows and any other conferences/workshops related to Chapter 163, as requested	October 2025
E. Participate in the CRAs strategic planning/retreat	Summer 2025
F. Collaborate, as needed, with other CRAs (NW 79 th Street/North Miami) and CRA consultants (Econ. Dev.) for execution of mutual goals	Mar 25 – Feb 26
G. Attend CRA Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested	Mar 25 – Feb 26

RESOLUTION NO. CRA-02-2025

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO EXERCISE THE FIRST RENEWAL OPTION OF CONTRACT NO. EVN0002831, GRANTS ADMINISTRATOR SERVICES FOR THE AGENCY, WITH NEIGHBORS AND NEIGHBORS, INC. (NANA) IN AN AMOUNT NOT TO EXCEED \$183,750.00 FOR A ONE-YEAR TERM, AND TO EXECUTE ON BEHALF OF THE AGENCY AN AMENDMENT TO THE CONTRACT TO ACCOMPLISH THE PURPOSE SET FORTH HEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board hereby authorizes the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002831, Grants Administrator Services for the Agency, with Neighbors And Neighbors, Inc. (NANA) in an amount not to exceed \$183,750.00 for a one-year term, and to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Aaron McKinney, Chairman _____

Dr. Gilbert St. Jean _____

Tanisha Douglas _____

Parmalyn Jacob _____

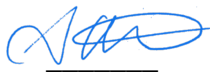
Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 12th day of March, 2025.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
N.W. 79th Street CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



Date: March 12, 2025

To: Aaron McKinney, Chairman
NW 79th Street Community Redevelopment Agency
and Board Members

From: Vivian Cao, Executive Director *Vivian Cao*
NW 79th Street Community Corridor Redevelopment Agency

Subject: **Resolution 02-2025:** Recommendation to Exercise Option No. 1 of RFP No. EVN0002831 (Grants Administrator Services, NW 79th Street Community Corridor Agency) to Neighbors and Neighbors, Inc. in an Amount Not to Exceed \$183,750.00

Recommendation

It is recommended that the Board of Commissioners (Board) of the NW 79th Street Community Corridor Redevelopment Agency (Agency) authorize the Executive Director or Executive Director's designee to exercise the first renewal option of Contract No. EVN0002831, Grants Administrator Services for the Agency, with NANA Agency Affordable Housing, LLC d/b/a Neighbors and Neighbors, Inc. (NANA) in an amount not to exceed \$183,750.00 for a one-year term, and to execute on behalf of the Agency an amendment to the contract to accomplish the purpose set forth herein, subject to the approval of the County Attorney's Office. Subject to the Board's approval, the contract may be extended for an additional three, one-year options to renew, dependent on annual funding.

Fiscal Impact

The fiscal impact of this item is \$183,750.00 which will be funded with tax increment financing and will be taken from the line item in the Agency's budget titled *Contractual Services, Grants Administrator*.

Delegation of Authority

Upon approval of this item, the Executive Director or Executive Director's designee will be authorized to exercise the first renewal option and execute on behalf of the Agency an amendment to the contract with NANA, subject to the approval of the County Attorney's Office.

Due Diligence

Due diligence was done throughout year one of the contract in the form of monthly reports and multi-monthly meetings. There were no performance or compliance issues with this vendor.

Background

On November 28, 2023, Miami-Dade County's Strategic Procurement Department (SPD) on behalf of the Agency released a competitive Request for Proposals (RFP) EVN0002831, for the purchase of grants coordination services. After the conclusion of a competitive process, NANA was selected on January 19, 2024 for a negotiated amount of \$175,000.00 for one year and approved by the Agency Board on April 3, 2024.

Year one tasks, as approved by the Board, are detailed on Table 1 and included the following:

- Evaluation of current conditions
- Development of grants outreach calendar
- Creation of a relocation grants program
- Revamping of the Agency's existing technology and construction grants programs

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Recommendation — Option-to-Renew, RFP No. EVN0002831 (Grants Coordinator Services, NW 7th Avenue Community Corridor) to NANA, Inc.
April 16, 2025

Table 1. Deliverables and Outcomes

TASK	TIMELINE	2024 Outcome	ADDITIONAL INFORMATION
A. Evaluate existing conditions	Apr – May 2024	Complete	Conducted in-person canvassing and launched an electronic feedback questionnaire
B. Review and update the existing grant program, develop a community benefits agreement and collaterals	Apr – Jul 2024	Complete	Resulted in creation of the Revitalization & Rehabilitation Grant (RRG) and the Small Business Technology & Innovation Grant (SBTIG) Programs
C. Develop a residential grant program	Apr – Jul 2024	Complete	Possible program with an already established company is being pursued
D. Develop a business relocation program	May – Jun 2024	Complete	Resulted in creation of the Business Attraction & Expansion Grant Program (BAEG)
E. Research and provide feasibility report on possible loan programs	May – Jul 2024	---	Preliminary research was conducted. However, the Board pivoted and expressed a desire to open the grants program for Fall 2024.
F. Develop grants outreach plan and calendar	Aug – Sep 2024	Complete	Included the production of flyers and Radio advertisements
G. Research and develop a plan for transitioning to electronic based grant system	Sep – Nov 2024	---	In progress
H. Attend annual Florida Redevelopment Association (FRA) conference, and any other conferences/workshops related to Chapter 163, as requested	Fall 2024	Complete	
I. Participate in the Agency's strategic planning/retreat	Summer 2024	Complete	
J. Engage in regular interaction with businesses along the corridor; provide monthly activity reports and other documents as needed	Apr 24 – Mar 25	Complete	On-going
K. Collaborate, as needed, with other community redevelopment agencies (NW 79 th Street/North Miami) and Agency consultants (Econ. Dev.) for execution of mutual goals	Apr 24 – Mar 25	Complete	On-going
L. Attend Agency Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested	Apr 24 – Mar 25	Complete	Also participated in the Agency's tour of the Area

Additional work that is currently in-progress and/or slated for the Option-to-Renew #1:

- Management of current grant recipients
- Transition plan to electronic based system
- Research on possible loan programs (this was tabled due to the Board's desire to open the grants program up in Year One)

In conclusion, exercising the first option is a strategic decision that will continue to support the Agency's grant-seeking efforts and business funding success. NANA has proven to be an invaluable community asset, providing a steady hand and familiar presence for the local businesses. NANA's deep understanding of the grant landscape, coupled with a proven track record of success, ensures that the Agency is positioned for continued growth and sustainability. By retaining NANA, the Board ensures continued momentum with the dispensing and management of the grant programs and maintains the expertise and vision necessary to propelling the Agency forward. This renewal is an investment in the community's long-term success. Therefore, it is recommended to exercise Option No. 1, for an amount not to exceed \$183,750.00.

SERVICES/DELIVERABLES – NEIGHBORS AND NEIGHBORS, INC.
RFP EVN 0002831 – NW 79th Street CRA – Grant Administrator Services
SCOPE OF WORK

(inclusive of items identified in companion CRA agenda item)

TASK	TIMELINE
A. Overall grant management - Develop and implement grant policies, procedures, programs, and guidelines for the grant programs in accordance with agency objectives and funding requirements; coordinate the entire grants life cycle, from pre-application assistance to post-award compliance and reporting; monitor grant-funded projects to ensure adherence to grant guidelines, deliverables, and timelines; and maintain a comprehensive database of the entire grants universe continuum (from potential applicants, applicants and grantees and former grantees); submit report on <i>Lessons Learned</i> and research alternative grant opportunities	Apr 25 – Mar 26
B. Grant application assistance - Conduct workshops, training sessions, and one-on-one consultations to educate potential grantees on the application process and best practices; offer technical assistance in navigating manual or online application portals, accessing necessary documentation, and submitting complete and thorough grant applications; and review draft applications, providing constructive feedback and suggestions for improvement.	Apr 25 – Mar 26
C. Grant evaluation and selection - Establish evaluation criteria and procedures for reviewing and scoring grant applications; coordinate the review process, including assigning applications for consideration, and facilitating evaluation meetings; and participate in the selection process, providing insights and recommendations to the executive director based on applicant evaluation, grant funding and program priorities.	Apr 25 – Mar 26
D. Grant award administration - Prepare grant award documentation, including grant agreements, community benefits agreements (CBAs) and other collateral documents; if requested, serve as the Agency's agent in receipt/disbursal of funds following the approval of a payment request; provide on-going support and guidance to grantees regarding grant compliance, reporting, and financial management; and facilitate County vendor registration and small business training for those businesses which need assistance.	Apr 25 – Mar 26
E. Grant compliance and reporting - Monitor grantee compliance with funding requirements, including project activities, budgetary guidelines, and reporting deadlines; review and analyze grantee progress reports, financial statements, and performance metrics; and prepare and submit comprehensive grant (applicants, grantees) reports to funding agency, highlighting accomplishments, challenges, and outcomes, along with monthly invoice.	Apr 25 – Mar 26
F. Grant monitoring and site visits – Provide guidance and support to grantees; serve as a resource and point of contact for grantees, addressing their inquiries, concerns, and requests for assistance; conduct regular site visits to grantee organizations to assess project/construction progress, validate expenditures, and provide technical assistance; maintain detailed records and documentation of site visits, including observations, findings, and follow-up actions; and address any issues or concerns identified during site visits to the Agency's administrative staff.	Apr 25 – Mar 26
G. Stakeholder Engagement and Collaboration – Develop a recurring <i>Grants Workshop</i> series for businesses within the Area to gather feedback about the CRAs grant services (3-4 per year); provide report to the Agency	Jul 25 – Oct 25
H. Research and develop a plan for transitioning to electronic based grant system – create a workflow design and timeline; produce a training component; create plan for data/file migration; develop communication materials/plan for grantees; and plan for beta testing	Apr 25 – Mar 26
I. Attend annual Florida Redevelopment Association (FRA) conference, trade shows and any other conferences/workshops related to Chapter 163, as requested	October 2025
J. Participate in the CRAs strategic planning/retreat	Summer 2025
K. Collaborate, as needed, with other CRAs (NW 79th Street/North Miami) and CRA consultants (Econ. Dev.) for execution of mutual goals	Apr 25 – Mar 26
L. Attend CRA Board and staff meetings (in-person, virtual, and telephone) and workshops and other relevant meetings, as requested	Apr 25 – Mar 26

Leroy Jones
NEIGHBORS AND NEIGHBORS, INC.

_____/_____/2025
Date

RESOLUTION NO. CRA-03-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2024-25 AREA IMPROVEMENT AND REDEVELOPMENT GRANT FUNDING RECOMMENDATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$222,000.00; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE GRANT AGREEMENTS BETWEEN THE AGENCY AND GRANTEES, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING CANCELLATION, TERMINATION, AND AMENDMENT PROVISIONS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matter contained in the foregoing recital is incorporated in this Resolution by reference.

Section 2. This Board approves the Fiscal Year 2024-25 Area Improvement and Redevelopment Program grant funding recommendations in a total amount not to exceed \$222,000.00.

Section 3. This Board further authorizes the Executive Director or the Executive Director's designee to negotiate and execute grant agreements on behalf of the Agency, attached hereto as Exhibits "A", "B" and "C" and incorporated herein by reference with the grantees identified in the accompanying memorandum, subject to the County Attorney's Office's approval. This Board also authorizes the Executive Director or the Executive Director's designee to exercise all provisions contained therein, including cancellation, termination, and amendment provisions.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Aaron McKinney, Chairman _____	
Dr. Gilbert St. Jean _____	
Tanisha Douglas _____	Parmalyn Jacob _____
Sandy Lila _____	Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of April, 2025.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
N.W. 79th Street CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency.



Terrence A. Smith



Date: April 16, 2025

To: Aaron McKinney, Chairman and Board Members of
NW 79th Avenue Community Redevelopment Agency

From: Vivian Cao, Executive Director *Vivian Cao*
NW 79th Avenue Community Redevelopment Agency

Subject: Resolution No. 03-2025: Approval of Package #1 of Fiscal Year 2024-25 Area Improvement & Redevelopment Grant Program Funding Totaling \$222,000.00

Recommendation

It is recommended that the Board of Commissioners (Board) of the NW 79th Avenue Corridor Community Redevelopment Agency (Agency) approve the Fiscal Year (FY) 2024-25 Area Improvement & Redevelopment Grant Program (AIRGP) funding totaling \$222,000.00. It is further recommended that the Board authorize the Executive Director or the Executive Director's designee to negotiate and execute grant agreements between the Agency and grantees identified herein, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Fiscal Impact

The FY 2024-2025 approved allocations for the three grant programs, \$1,000,000.00 for the Business Attraction & Expansion Grant Program (BAEG); \$500,000.00 for the Revitalization & Rehabilitation Grant Program (RRG), and \$250,000 for the Small Business Technology & Innovation Grant Program (SBTIG), will fund the proposed grants. This recommendation totals \$222,000.00.

Delegation of Authority

Upon the approval of this item, the Executive Director or the Executive Director's designee will be authorized to negotiate and execute grant agreements between the Agency and grantees identified herein, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Background

Pursuant to the Board's directive, Neighbors and Neighbors Association (NANA), promoted the availability of grant funding beginning November 2024 to the business community. During this time, NANA advertised, canvassed, released radio ads and held virtual/in-person group workshops to assist businesses with their applications and questions. In four months, more than 100 business contacts have been made.

In total, NANA has thus far received a total of nine applications. For this submittal, three are forwarded for consideration. Detailed below in Tables 1 and 2, are the grant funding recommendations. Since the funding requests fall within the approved grant funding for the current fiscal year, the Board can decide to fund any number of the applications received for this cycle of funding. In an effort to fund as many businesses as possible, consideration was given to the overall available CRA funding.

Table 1. RRG Program - \$75,000 Max; 25% Match Required					
Applicants	Total Project Investment	Funding Requested	Funding Recommended	Required Match	Project Details
Able Business Services, Inc. 1234 NW 79 th Street, 33147	\$115,000	\$75,000	\$75,000	\$40,000	Installation of elevator and expansion of workspace
2145 – 47 NW LLC (Liberty Cleaners/Laundry) 2145 NW 62 nd Street, 33147	\$95,000	\$75,000	\$71,250	\$23,750	Installation of doors; exterior painting/signage; parking lot resurfacing; landscape/tree removal; replace awning; repair/replace roof; and replace water compressor
TD Squared Investments, Inc. 6781 NW 27 th Avenue, 33147	\$75,000	\$56,250	\$56,250	\$18,750	exterior painting/signage; replace awning; Installation of impact windows/doors; and parking lot resurfacing
Totals	\$285,000	\$206,250	\$202,500	\$82,500	
		Total CRA RRG Funding	\$202,500		

Table 2. SBTIG Program - \$10,000 Max; No match required				
Applicants	Total Project Investment	Funding Requested	Funding Recommended	Project Details
Able Business Services, Inc. 1234 NW 79 th Street, 33147	\$14,000	\$10,000	\$10,000	Charging system for electric vehicles
TD Squared Investments 6781 NW 27 th Avenue, 33147	\$13,000	\$10,000	\$9,500	Commercial liability insurance and accounting services
Totals	\$27,000	\$20,000	\$19,500	
CRA SBTIG Funding			\$19,500	

Grant Funding Snapshot			
FY 2024-2025	Table 1. Business Attraction & Expansion Grant (BAEG)	Table 2. Revitalization & Rehabilitation Grant (RRG)	Table 3. Small Business Technology & Innovation Grant (SBTIG)
Grant Allocations	\$1,000,000	\$500,000	\$250,000
This Grant Package #1	0	\$202,500	\$19,500
Balance Remaining	\$1,000,000	\$297,500	\$230,500

Attachments:

- Exhibit A – BAEG Agreement Shell
- Exhibit B – RRG Agreement Shell
- Exhibit C – SBTIG Agreement Shell

Application # 1Application Date: 11/17/2024

GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

Applicants Request:

☒ RRG \$75,000☐ BAEG _____☒ STBIG \$10,000

Applicant Information:

Business Name: Able Business Services Inc.Trade Name/ DBA: —Business Address: 1234 NW 79th Street Miami, FL 33147

City, State, Zip code

Applicant / Contact Name: William Berry

Required Documents (Ensure all are included):

1. ☒ Y/ N or N/A Grant Application (completed)
2. ☒ Y/ N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ Y/ N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ Y/ N or N/A Unique Entity Identifier (UEI) **(Issued by SAM.gov)**
5. ☒ Y/ N or N/A Proof of Minimum of Two Years in Business
6. ☒ Y/ N or N/A Valid Florida Driver's License or State ID
7. ☒ Y/ N or N/A Photos of Business
8. ☒ Y/ N or N/A Valid Business Tax Return for Years 2022 / 2023
9. ☒ Y/ N or N/A Proof of Match **(2 consecutive months of Bank Statements)**
10. ☒ Y/ N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ Y/ N or N/A Business Incentive Form
12. Y/ N or ☒ N/A Lease Agreement **(If relocating to NW 79th Street Corridor)**

Recommendation(s):

☒ RRG \$75,000
Up to \$ 75,000 (25% match)☐ BAEG _____
Up to \$ 100,000 (50% match)☐ STBIG \$10,000
up to \$ 10,000 (no match)

Staff Review:

Staff Name: Victoria GossReview Date: 1/28/2025



Community

Redevelopment Agency

Area Improvement & Redevelopment Grants Program

NW 79TH STREET AIRG APPLICATION

APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

GRANT APLOCATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN

Neighbors and Neighbors Association, Inc. (NANA)
Grants Coordinator, NW 79th Street Community Redevelopment Agency
5120 N.W. 24th Avenue Miami, FL 33142
E-mail: 79stcorridor@nanafll.org
(305) 756-0605 Fax: (305) 756-6008

APPLICATION SECTIONS -

Section 1: Certification and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use.

Section 4: Statement of Need & Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

Section 5: Job Creation/Economic Impact

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

Section 6: Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 5 of the application.

Business/Company Name: Able Business Services Inc.

Contact Person Name: William Berry

Telephone Number: () 786-291-6686 Fax Number: _____

SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

Able Business Services, Inc.

- ☒ 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- ☒ 2. The information given herein and, in the documents, attached hereto are true and correct;
- ☒ 3. The documents and this certification are factual material representations which the NW 79th Street Community Redevelopment Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- ☒ 4. The submission of all required documents and this application are a prerequisite for this transaction;
- ☒ 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- ☒ 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

William Louis Berry, Sr.

Name/Title

William Louis Berry Sr.
Signature

Date

11/17/24

Name/Title

Signature

Date

SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ 85,000

APPLICANT/OWNER INFORMATION

Name of Applicant: William L Berry Sr.Address: 14265 SW 108 CourtCity, State, Zip Code: Miami, FL 33176Phone Number: (305) 252-9065 E-mail: ablmaint1@bellsouth.net

BUSINESS INFORMATION

Legal Name of Business: Able Business Services, Inc.Business Address: 1234 NW 79th Street, Miami, FL 33147Business Phone: (305) 636-5099 Business E-mail: N/ABusiness Website Address: ablebusinessservices.comFederal Tax ID #: 65-1156551 Date Established: 11/2001Check Business Type: ☐ Sole Proprietorship ☒ Corporation ☐ Partnership ☐ Other☒ Own ☐ Rent ☐ Contract for Deed ☒ Mortgage Principal: \$ 400,000Lessor: N/A Terms of Lease: N/A Monthly Lease: \$ N/A

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: William L Berry Sr. Interest: 100 %

Name: _____ Interest: _____ %

Name: _____ Interest: _____ %

Name: _____ Interest: _____ %

Current Gross Annual Revenue: \$ 5,000,000

PROPERTY INFORMATION

Estimated Date of Building Construction: 1937 Estimated Current Tax Market Value: \$ 1,047,359.00

Has this Building been historically registered? Yes or No If Yes, please attach information to this Application.

of Stories: 2 # of Businesses: 1 # of Buildings: 2 # of Apartments: N/A

Does this building have any County or State Code Violations? _____ Yes or X No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? _____ Yes or X No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

We are a versatile company offering a range of services, including propane dispensing, full-service landscaping, and janitorial solutions. Additionally, we manufacture a variety of vehicle detailing chemicals and degreasers. Our vehicle detailing business is well-established, catering to the general public, private clients, and government entities.

Total Project Cost \$ 115,000 Amount of Agency funding requested by Applicant \$ 75,000

SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity
-

Description of Project Need:

We plan to expand our current workspace to accommodate additional inventory and equipment. Additionally, we aim to install an elevator to replace the existing stairs, ensuring full ADA compliance.

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

The CRA funding will significantly benefit both our business and the surrounding redevelopment area by allowing us to expand our operations, which in turn will create more job opportunities and enhance services for residents. Additionally, our growth will foster economic development in the area by supporting various services such as landscaping, janitorial solutions, and vehicle detailing, benefiting residents and businesses alike.

***Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.			
	Improvement Type	Description	Estimated Cost
1	Elevator	Installation of elevator	\$15,000
2	Buildout	Expand workspace	\$100,000
3			
4			
5			
6			
Total Estimated Construction Cost:			\$ \$115,000

*If additional space is needed to provide more detailed information, please attach to application.

***Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	Battery Charging System	Charging system for equipment and EV vans	\$14,000 each
2			
3			
4			
5			
6			
Total Estimated Equipment Cost: \$ \$14,000			

*If additional space is needed to provide more detailed information, please attach to application.

SECTION 4: STATEMENT OF NEED AND IMPACT

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Yes, the grant funding will enable us to retain several key positions within our business. With a workforce of over 200 employees, this funding will support our growth and help maintain essential roles in our operations. As we expand our workspace and enhance our ability to manage additional inventory and equipment, we will ensure that critical positions are preserved to keep our daily operations running smoothly.

2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

~~Yes, the grant funding will enhance the skill sets of several positions within our business. As we expand our operations and improve our infrastructure, we will be able to provide additional training and development opportunities for our employees across different departments.~~

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

~~Yes, the grant funding will create new positions within our business. As we expand our operations, particularly with the increase in inventory and equipment, additional staff will be necessary to support this growth. I plan to hire one clerical staff member and one electrical technician to help manage the expanded workload.~~

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

~~Yes, the grant funding will play a key role in boosting our sales revenue and enhancing our competitiveness. With the expansion of our workspace, increased inventory, and upgraded equipment, we will be able to serve more customers more effectively. These improvements will allow us to streamline our operations, enhance service quality, and increase customer satisfaction, all of which will strengthen our position in the market.~~

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

~~Yes, by expanding our workspace and upgrading our equipment, we will be able to streamline our operations, manage inventory more effectively, and boost our overall productivity. This will reduce operational cost and improve workflow across all areas. Overall, the funding will allow us to invest in modern equipment, implement more sustainable practices, and better allocate resources, which will result in cost savings and increased operational efficiency.~~

SECTION 5: JOB CREATION/ECONOMIC IMPACT/COMMUNITY BENEFIT

BUSINESS/COMPANY NAME: Able Business Services, Inc.	
1. How many years has your business been in operation?	24 years
2. How many years of experience dos the majority owner have in this business?	24 years
3. Is your business a minority or women-owned business enterprise (MWBE)?	Yes
ECONOMIC IMPACT	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 79th Street corridor? By improving local infrastructure, creating jobs, and supporting community development, we will actively contribute to the CRA's goals and help drive long-term economic growth in the area.	
JOBS & JOB CREATION	
5. How many of your current employees earn less than \$27,400 per year? <u>0</u> More than \$27,400? <u>220</u>	
6. How many new jobs will be created, if your business receives the requested grant funding?	2
7. How many new jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	2
8. How many of your businesses' current positions require more than a high school education/diploma?	5
9. How many new jobs created by this grant will require more than a high school education or diploma?	1
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.) Professional Craft Worker Sales <u>1</u> Technician Operative Laborer <u>1</u> Office/Clerical Service Worker Other: _____	
11. What are the new positions which will be created: <u>Clerical / Electrical Technician</u>	
INVESTMENT AND USE OF FUNDS	
12. What is the total project cost/investment?	\$ 129,000
13. What is the total amount of grant funding being requested in this application?	\$ 85,000
OPERATIONAL READINESS	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<u>X</u> Yes ___ No
COMMUNITY BENEFIT	
15. Overall, how will this grant funding benefit the community and residents of the CRA? The funding will help improve the economic vitality of the area, create jobs, enhance services, and support community development, making a lasting positive impact on the residents and the surrounding areas.	

OCCUPATIONAL CATEGORY DEFINITIONS (SECTION 5, QUESTION #10)

Professional – Occupants requiring either college graduation or experience and includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, professional and labor relations workers, physical scientists, physicians, social scientists, and teachers.

Technicians – Occupants requiring a combination of basic scientific knowledge and manual skill which can be obtained through two (2) years of post-high school education including many technical institutions and colleges or through equivalent on the job training. This includes: computer programmers and operators, drafters, engineering and mathematic aides, junior engineers, licensed practical or vocational nurses, photographers, radio operators, scientific assistants, surveyors, technical illustrators, and technicians (medical, dental, electronic physical science).

Sales – Occupants engaging wholly or primarily in direct selling. This includes: advertising agenda and sales workers, insurance agents and brokers, real estate agents and brokers, sales workers, demonstrators and retail sales workers and sales clerks, grocery clerks and cashiers and kindred workers.

Office and Clerical – Includes all clerical-type work regardless of level of difficulty, where the activities are predominantly non-manual. This includes: bookkeepers, cashiers, bills and accounts collectors, messengers and office helpers, office machine operators, shipping and receiving clerks, stenographers, typists and secretaries, telephone operators, and kindred workers.

Craft Worker (skilled) – Manual workers of relatively high-level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. This includes: the building trades, supervisors and lead operators (who are not members of management), mechanic and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, job setters (metal), motion picture projectionists, pattern and model makers, stationary engineers, and tailors.

Operatives (semi-skilled) – Workers who operate machines or other equipment or perform other factory-type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. This includes: apprentices (auto mechanics, plumbers, electricians, machinists, mechanics, building trades, metal working trades, printing trades, etc.), operatives, attendants (auto service and parking) plasters, chauffeurs, delivery workers, dress makers and sewers (except factory), dryer's furnaces workers, heaters (metal), laundry and dry cleaning, operatives, milliners, laborers, motor operators, pliers and greasers, painters, photographic process workers, boiler tenders, truck and tractor drives, weavers (textile), welders and flame metals workers.

Laborers (unskilled) – Workers in manual occupations which generally require no special training to perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. This includes: garage laborers, car washers and greasers, gardeners (except farm) and groundskeepers, stevedores, wood choppers, and laborers performing lifting, digging, mixing, loading and pulling operations.

Service workers – Workers in both protective and non-protective service occupations. This includes: attendants (hospital and other institutions, professional and personal service, including nurses' aides and orderlies), barbers, chair workers and cleaners, cooks, counter and fountain workers, elevator operators, firefighters and fire protection guards, door keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses and kindred workers.

SECTION 6: BUSINESS/CORPORATE INFORMATION ITEMS

Please attach copies of the following items to your completed application:

1. Proof that business address falls within the Redevelopment Area. A physical address is required. No P.O. Box as a mailing address is allowed. (See map above on page 3 of this document).
2. Photos which clearly identify the front, back and sides of the business/company.
3. IRS 147C Letter.
4. Current certificate of status from the business/company's filing with SunBiz, showing that the business/company is currently active and is in good standing in the State of Florida.
5. Copy of the Miami-Dade County, Local Business Tax Receipt (Occupational License). Business/Company name on application must match the license. If a license is not required by the County, must provide a written statement from the County Tax Collector's Office (<https://county-taxes.net/fl-miamidade/business-tax>).
6. Proof that the business has been operating for at least two (2) years. (Example: any old License, State Corporations, Sales Tax, or utility bill). Proof must be in the business/company name.
7. Valid Government-Issued Photo ID of the Managing Principal, CEO, or majority owner of the business who is authorized to sign the Grant Application package and empowered to legally enter into contracts.
8. Filed business tax returns for the calendar years 2022 and 2023. Please strikethrough or black-out all social security numbers and other sensitive or private information before submitting the application.
9. Verifiable proof of funds — current business/company bank statement or proof of funds letter from Applicant's banking institution.
10. If the business/company is using additional funds, please supply: 1) an approval letter, 2) other debt funding approval document, 3) funding commitment letter or 4) contract from the source of additional funds.
11. Elected officials and government Board appointees applying for a grant from the CRA, must provide written approval from the County's Commission on Ethics & Public Trust, indicating that no conflict of interest will be created should a CRA grant be awarded to your business/company. See page below for the *Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust Form*.
12. If applicable, provide Applicant Company's Unique Entity Identifier (UEI). The UEI is a 12-character alphanumeric ID assigned to an entity by SAM.gov. If you do not have a UEI number, one can be obtained free-of-charge at <https://sam.gov/content/home>.

Please note that the Agency may require additional information/documents as a condition of application review and/or grant award.

**Request for Opinion from the Miami-Dade County
Commission on Ethics & Public Trust**

Acquiring Financial Interest

I, William L Berry Sr., (Owner/President Name) the owner or president of
Able Business Services, Inc. (Business Name), whose
business address is, 1234 NW 79th Street, Miami, FL 33147 (Address, City, State,
Zip

Code)

Are you currently an employee of Miami-Dade County? _____ Yes _____ ☒ No

If yes, what Department? _____

Do you currently serve on any Miami-Dade County Board(s)? _____ Yes _____ ☒ No

If yes, please list: _____

Are you an elected official of Miami-Dade County? _____ Yes _____ ☒ No

If yes, please list office held: _____

I am applying for grant funding through the NW 79th Street Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association
NW 79th Street CRA Grants Coordinator
5120 NW 24th Avenue
Miami, FL 33142
E-mail: 79stcorridor@nanafl.org

NW 79th Street CRA Mission Statement:

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.



Sunbiz.org

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
ABLE BUSINESS SERVICES, INC.

Filing Information

Document Number	P01000113131
FEI/EIN Number	65-1156551
Date Filed	11/28/2001
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	10/19/2004
Event Effective Date	NONE

Principal Address

1234 NW 79 STREET
MIAMI 33147 UN

Changed: 04/03/2016

Mailing Address

1234 NW 79 STREET
MIAMI, FL 33147

Changed: 04/03/2016

Registered Agent Name & Address

BERRY, WILLIAM L
14265 SW 108TH COURT
MIAMI, FL 33176

Officer/Director Detail

Name & Address

Title PRES

BERRY, WILLIAM L
14265 SW 108 COURT
MIAMI, FL 33176

Annual Reports

Report Year	Filed Date
--------------------	-------------------

18

2022	04/10/2022
2023	03/15/2023
2024	02/27/2024

Document Images

02/27/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
04/10/2022 -- ANNUAL REPORT	View image in PDF format
07/29/2021 -- ANNUAL REPORT	View image in PDF format
05/21/2020 -- ANNUAL REPORT	View image in PDF format
03/30/2019 -- ANNUAL REPORT	View image in PDF format
03/18/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
04/03/2016 -- ANNUAL REPORT	View image in PDF format
04/26/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/20/2013 -- ANNUAL REPORT	View image in PDF format
04/08/2012 -- ANNUAL REPORT	View image in PDF format
04/04/2011 -- ANNUAL REPORT	View image in PDF format
06/09/2010 -- ANNUAL REPORT	View image in PDF format
03/17/2010 -- ANNUAL REPORT	View image in PDF format
05/17/2009 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
05/30/2007 -- ANNUAL REPORT	View image in PDF format
01/27/2006 -- ANNUAL REPORT	View image in PDF format
04/04/2005 -- ANNUAL REPORT	View image in PDF format
10/19/2004 -- REINSTATEMENT	View image in PDF format
03/10/2003 -- ANNUAL REPORT	View image in PDF format
05/21/2002 -- ANNUAL REPORT	View image in PDF format
11/28/2001 -- Domestic Profit	View image in PDF format

Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY

4645363

BUSINESS NAME/LOCATION
ABLE BUSINESS SERVICES INC
1234 NW 79TH ST
MIAMI, FL 33147-8212

RECEIPT NO.

RENEWAL
4850153



OWNER
ABLE BUSINESS SERVICES INC

SEC. TYPE OF BUSINESS
213 SERVICE BUSINESS

Employee(s) 10

EXEMPT

EXPIRES

SEPTEMBER 30, 2025

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

**PAYMENT RECEIVED
BY TAX COLLECTOR**

75.00 07/24/2024
INT-24-446476

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector



Fw: CONFIRMATION: Registration Submitted for ABLE BUSINESS SERVICES, INC. / L9KSM6LM2M11 / 35ZZ2 in the U.S. Government's System for Award Management (SAM)

WILLIAM BERRY <ablmaint1@bellsouth.net>
Reply-To: WILLIAM BERRY <ablmaint1@bellsouth.net>
To: 79stcorridor 79th <79stcorridor@nanafl.org>

Fri, Nov 22, 2024 at 10:15 PM

Ms. Brown, please find attached is the requested information.

Kind Regards,

William L. Berry Sr., President
Able Business Services Inc
1234 NW 79th Street
Miami, Florida 33147
Cell: (786) 291-6686
Office: (305) 636-5099
ablmaint1@bellsouth.net
www.ablebusinessservices.com

----- Forwarded Message -----

From: donotreply@sam.gov <donotreply@sam.gov>
To: "ablmaint1@bellsouth.net" <ablmaint1@bellsouth.net>
Sent: Friday, November 22, 2024 at 10:05:57 PM EST
Subject: CONFIRMATION: Registration Submitted for ABLE BUSINESS SERVICES, INC. / L9KSM6LM2M11 / 35ZZ2 in the U.S. Government's System for Award Management (SAM)

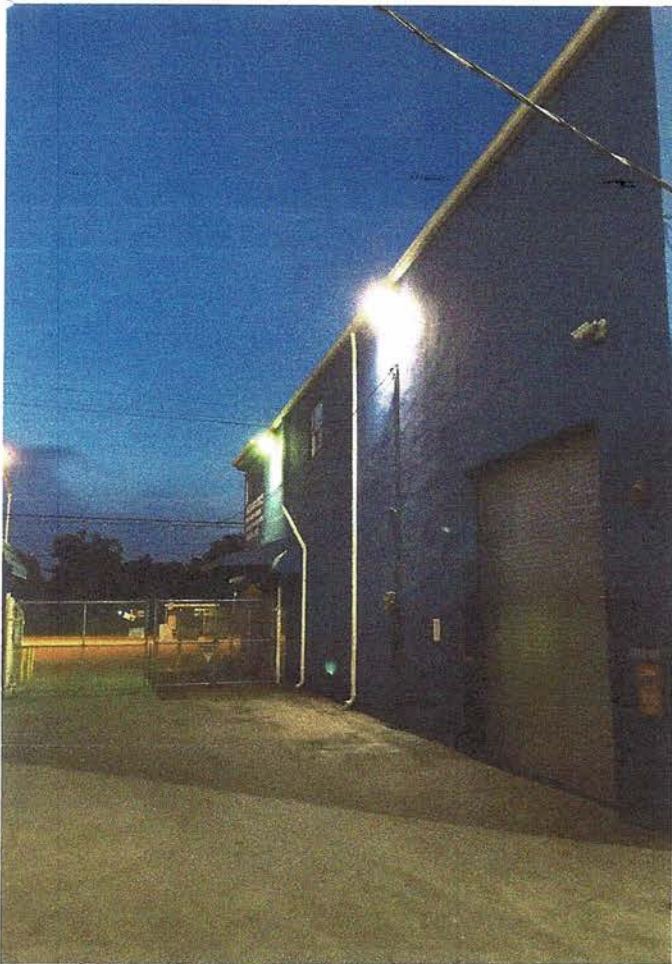
This email was sent by an automated administrator. Please do not reply to this message.

Dear William Berry,

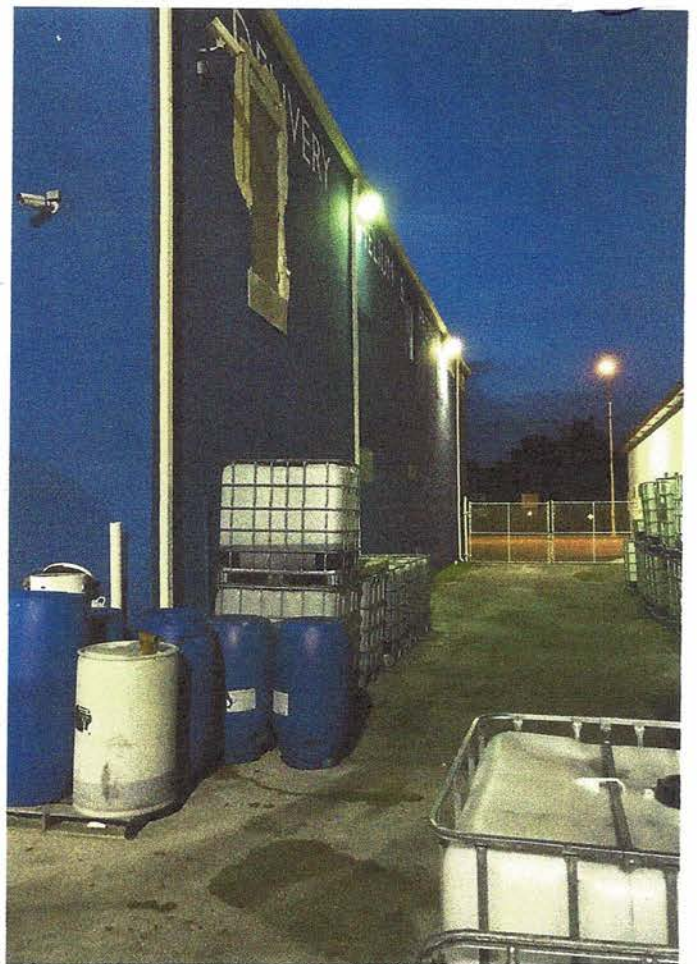
You successfully submitted the entity registration for ABLE BUSINESS SERVICES, INC. / L9KSM6LM2M11 / 35ZZ2 in the U.S. federal government's System for Award Management (SAM). This registration record will remain in Submitted status until all external validations are complete.

What happens next?

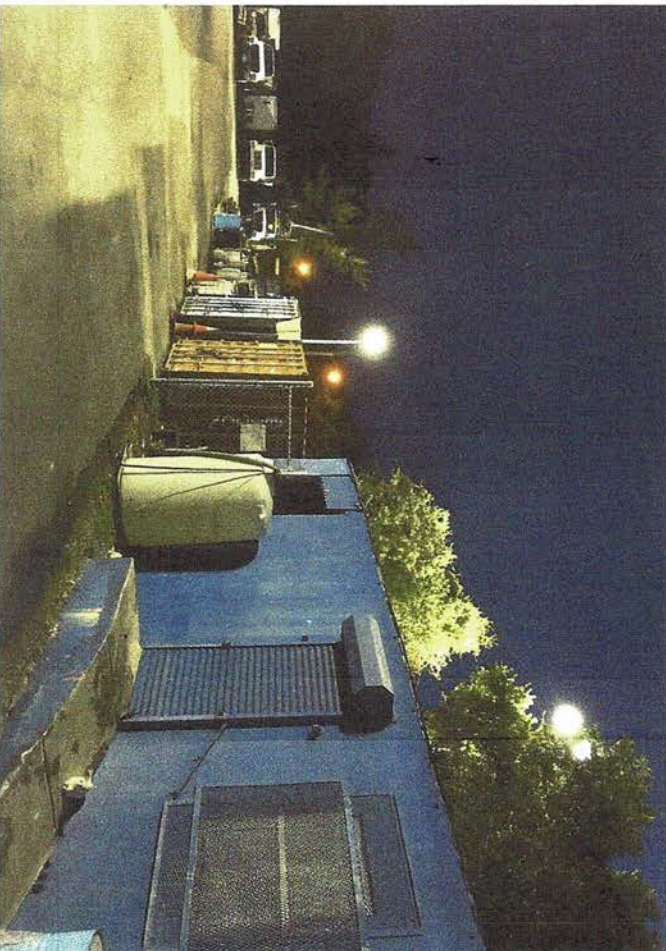
1. If you provided a Taxpayer Identification Number (TIN), the Internal Revenue Service (IRS) will conduct a validation of your TIN and Taxpayer Name. This step can take two business days. You will get an email from SAM.gov when that review is complete.
2. Your registration will then be sent to the Defense Logistics Agency (DLA) Commercial and Government Entity (CAGE) Code system for assignment or validation of your CAGE Code. This step averages two business days, but the DLA CAGE team can take up to ten business days, or longer, in peak periods. You will get an email from SAM.gov when that review is complete.
3. If the DLA CAGE team has any questions, they will contact the individual you listed as the Government Business Point of Contact (POC) via email. The email will come from a dla.mil address. Please tell your Government Business POC to respond right away to any requests from a dla.mil email. If a timely response is not received, your registration will be returned to SAM and your registration status changed to Work in Progress. You will have to resubmit and provide the requested information to DLA CAGE to continue.
4. You will get an email from SAM.gov when your registration passes these external validations and becomes Active. Until



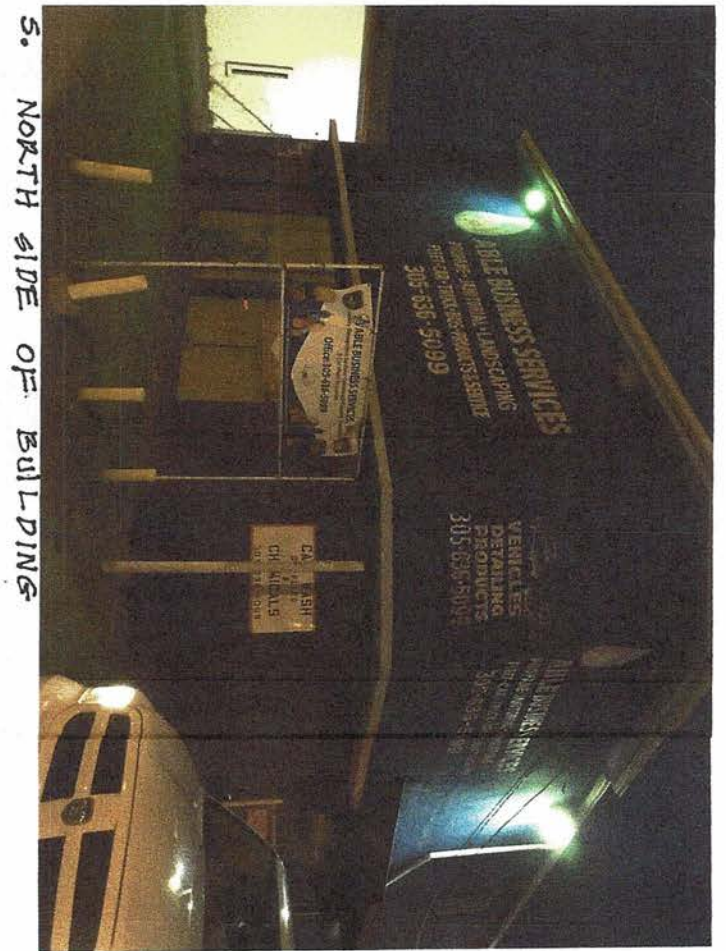
3. WEST SIDE OF BUILDING



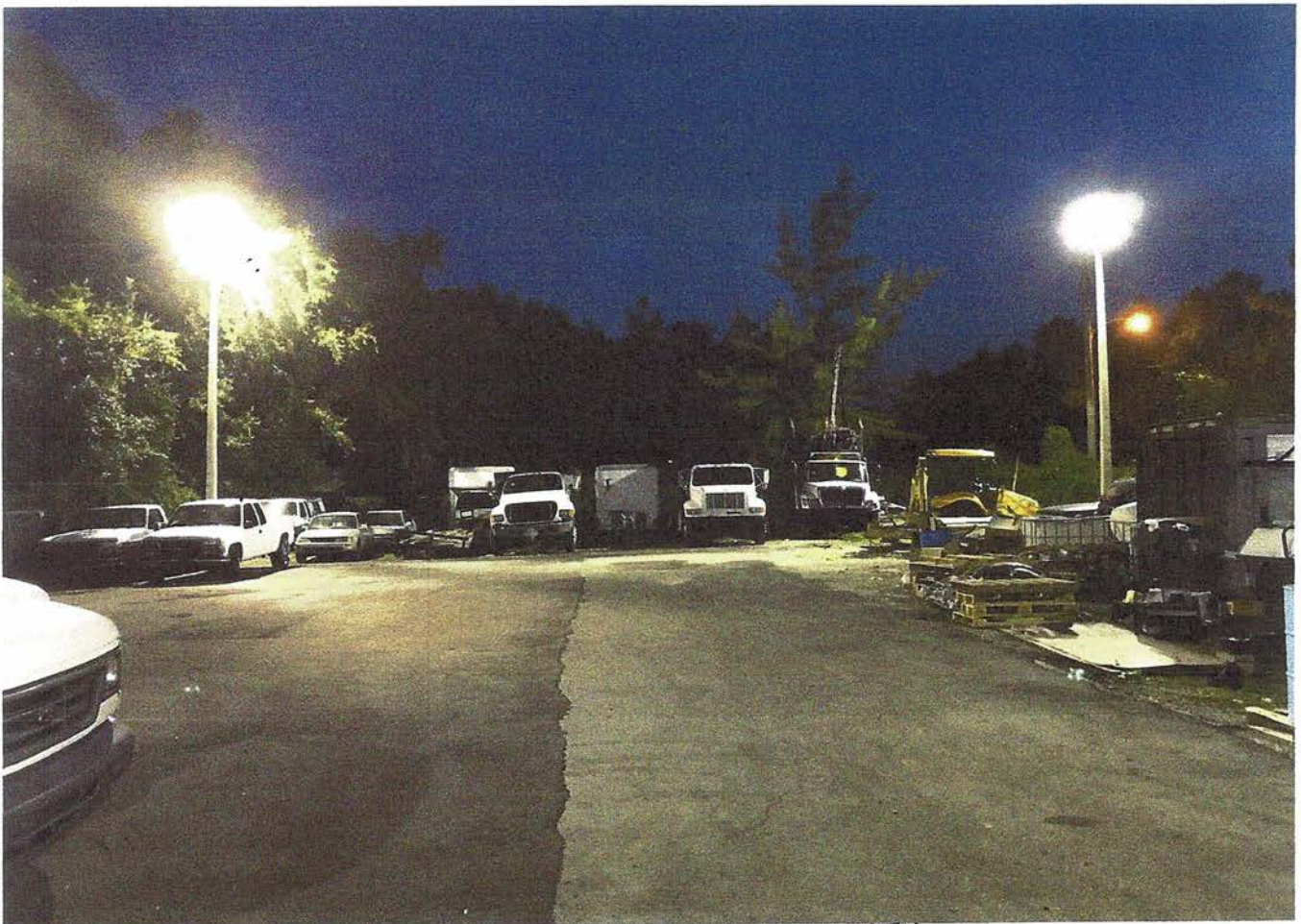
4. EAST SIDE OF BUILDING



6. EAST SIDE OF SMALL BUILDING--LOOKING SOUTH

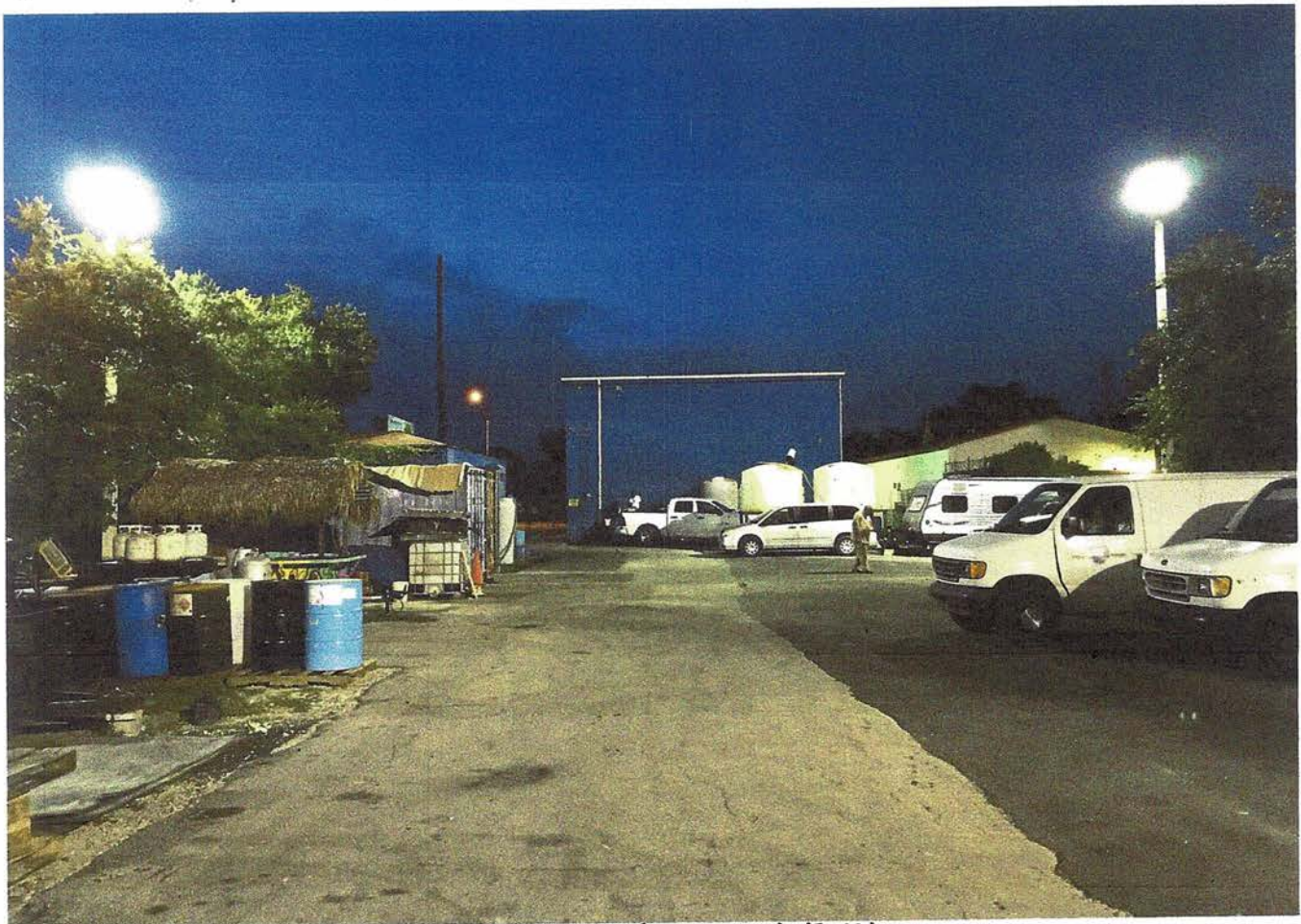


5. NORTH SIDE OF BUILDING



1.

PARKING LOT LOOKING SOUTH



2.

PARKING LOT. LOOKING NORTH

Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	1	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	1	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

Brownfield

#	NAME	Area(ft²)
1	MODEL CITY/BROWNSVILLE	N/A

Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 10.04	N/A

Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 79th Street	N/A

Community Development Block Group

#	GT51PCNT	Area(ft²)
1	69.10	N/A

County Commission District



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/28/2025

PROPERTY INFORMATION	
Folio	30-3111-016-0020
Property Address	1234 NW 79 ST MIAMI, FL 33147-8212
Owner	ABLE BUSINESS SERVICES INC
Mailing Address	1234 NW 79TH ST MIAMI, FL 33147-8212
Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	5,205 Sq.Ft
Living Area	5,205 Sq.Ft
Adjusted Area	4,517 Sq.Ft
Lot Size	35,000 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$1,750,000	\$2,100,000	\$630,000	
Building Value	\$122,137	\$164,080	\$164,125	
Extra Feature Value	\$69,987	\$70,724	\$71,462	
Market Value	\$1,942,124	\$2,334,804	\$865,587	
Assessed Value	\$1,047,359	\$952,145	\$865,587	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$894,765	\$1,382,659	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
11 53 41 .81 AC	
TATUMS SUB OF SW1/4 PB B-63	
BEG 50FT S OF NW COR OF LOT 1	
THENCE E100FT S350FT W100FT	
N350FT TO POB	



TAXABLE VALUE INFORMATION				
Year	2024	2023	2022	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,047,359	\$952,145	\$865,587	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,942,124	\$2,334,804	\$865,587	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,047,359	\$952,145	\$865,587	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/11/2016	\$695,000	30002-2727	Qual by exam of deed
11/07/2008	\$975,000	26656-3695	Sales which are qualified
09/01/2005	\$0	23946-4060	Sales which are disqualified as a result of examination of the deed
08/01/2001	\$190,000	19897-3222	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>



Application # 2

Application Date: 1/15/2025

GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

Applicants Request:

☒ RRG \$75,000

☐ BAEG _____

☒ STBIG \$10,000

Applicant Information:

Business Name: 2145-47 N. W. LLC

Trade Name/ DBA: Liberty Cleaners / Laundry

Business Address: 2145 NW 62nd Street, Miami, FL 33147
City, State, Zip code

Applicant / Contact Name: Danielle Koping

Required Documents (Ensure all are included):

1. ☒ N or N/A Grant Application (completed)
2. ☒ N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ N or N/A Unique Entity Identifier (UEI) (Issued by SAM.gov)
5. ☒ N or N/A Proof of Minimum of Two Years in Business
6. ☒ N or N/A Valid Florida Driver's License or State ID
7. ☒ N or N/A Photos of Business
8. ☒ N or N/A Valid Business Tax Return for Years 2022 / 2023
9. ☒ N or N/A Proof of Match (2 consecutive months of Bank Statements)
10. ☒ N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ N or N/A Business Incentive Form
12. Y / N or ☒ N/A Lease Agreement (If relocating to NW 79th Street Corridor)

Recommendation(s):

☒ RRG \$71,250
Up to \$ 75,000 (25% match)

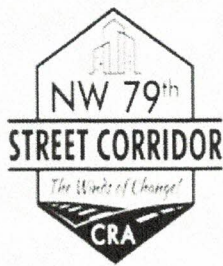
☐ BAEG _____
Up to \$ 100,000 (50% match)

☒ STBIG \$10,000
up to \$ 10,000 (no match)

Staff Review:

Staff Name: Victoria Goss

Review Date: 2/12/2025



Community

Redevelopment Agency

Area Improvement & Redevelopment Grants Program

NW 79TH STREET AIRG APPLICATION

APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

GRANT APLOCATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN

Neighbors and Neighbors Association, Inc. (NANA)
Grants Coordinator, NW 79th Street Community Redevelopment Agency
5120 N.W. 24th Avenue Miami, FL 33142
E-mail: 79stcorridor@nanafl.org
(305) 756-0605 Fax: (305) 756-6008

APPLICATION SECTIONS -

Section 1: Certification and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use.

Section 4: Statement of Need & Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

Section 5: Job Creation/Economic Impact

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

Section 6: Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 5 of the application.

Business/CompanyName: 2145-47 N.W. LLC DBA Liberty Cleaners/ Laundry

Contact Person Name: Danielle Koping

Telephone Number: () 305-725-5504 Fax Number: _____

SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

2145-47 N.W. LLC DBA Liberty Cleaners/ Laundry

- X 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- X 2. The information given herein and, in the documents, attached hereto are true and correct;
- X 3. The documents and this certification are factual material representations which the NW 79th Street Community Redevelopment Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- X 4. The submission of all required documents and this application are a prerequisite for this transaction;
- X 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- X 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Danielle Koping, Manager (Owner)

Name/Title

Signature

1/15/2025

Date

Name/Title

Signature

Date

SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ 85,000

APPLICANT/OWNER INFORMATION

Name of Applicant: Danielle Koping

Address: 651 SW 94th Ave

City, State, Zip Code: Pembroke Pines, FL 33025

Phone Number: (305) 725-5504 E-mail: Danberri@aol.com

BUSINESS INFORMATION

Legal Name of Business: 2145-47 N.W. LLC DBA Liberty Cleaners/ Laundry

Business Address: 2145 NW 62nd Street, Miami, FL 33147

Business Phone: (305) 725-5504 Business E-mail: N/A

Business Website Address: N/A

Federal Tax ID #: 84-1681516 Date Established: 6/10/2005

Check Business Type: ☒ Sole Proprietorship ☐ Corporation ☐ Partnership ☐ Other

☐ Own ☐ Rent ☐ Contract for Deed ☒ Mortgage Principal: \$ 185,000

Lessor: _____ Terms of Lease: _____ Monthly Lease: \$ _____

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: <u>2145-47 N.W. LLC</u>	Interest: <u>100</u> %
Name: _____	Interest: _____ %
Name: _____	Interest: _____ %
Name: _____	Interest: _____ %

Current Gross Annual Revenue: \$ 180,000

PROPERTY INFORMATION

Estimated Date of Building Construction: 1949 Estimated Current Tax Market Value: \$ 419,650

Has this Building been historically registered? Yes or No If Yes, please attach information to this Application.

of Stories: 1 # of Businesses: 2 # of Buildings: 1 # of Apartments: N/A

Does this building have any County or State Code Violations? _____ Yes or X No If yes, please attach detailed information to this Application.

Does this building have any local, State or Federal Liens? _____ Yes or X No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

I have owned property for more than 20 years. At present, the property is home to a dry cleaner and laundromat that has been operating for nearly 50 years.

Total Project Cost \$ 95,000

Amount of Agency funding requested by Applicant \$ 75,000

SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity
-

Description of Project Need:

The project involves several improvements to the property, including replacing or repairing the roof,
 installing new awnings, installation of impact doors. Additionally, painting the exterior of the building,
 which will also feature updated signage for the current tenants. Finally, resurfacing the parking lot and
 updating the landscaping.

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

The CRA funding will significantly enhance the redevelopment area by improving the physical condition of the property, which will have a ripple effect on the surrounding neighborhood. The selected renovations will boost the property's aesthetic appeal, attracting more customers and potential tenants. These improvements will not only increase the property's value but also contribute to neighborhood revitalization, encouraging further investment in the area and enhancing the overall quality of life for residents.

***Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.			
	Improvement Type	Description	Estimated Cost
1	Impact Doors	Installation of impact doors	\$10,000
2	Exterior Paint	Exterior paint and Signage	\$15,000
3	Parking Lot	Resurfacing Parking Lot	\$10,000
4	Landscape	Redesign the landscape/ Cut existing tree	\$10,000
5	Replace/ Repair Roof	Replace or repair roof	\$25,000
	Replace Awning	Replace awning	\$15,000
6	Water Compressor	Replace water compressor	\$10,000
Total Estimated Construction Cost: \$ 95,000			

*If additional space is needed to provide more detailed information, please attach to application.

***Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	Security Cameras	Installation of exterior security system	\$10,000
2			
3			
4			
5			
6			
Total Estimated Equipment Cost: \$ 10,000			

*If additional space is needed to provide more detailed information, please attach to application.

SECTION 4: STATEMENT OF NEED AND IMPACT

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

As a landlord with no employees, the grant funding would not directly retain or maintain any existing positions within my business, as I currently do not have any staff.

2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

As a landlord with no employees, there are no current positions within my business to enhance the skill sets of. However, if the grant funding is awarded the property improvements could create opportunities for me to learn new skills or improve my knowledge in property management, maintenance, or other relevant areas.

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

The grant funding will not create any new positions within my business.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

Although the funding may not directly allow me to enter new markets, it could help solidify my position in the existing market by making the property more appealing to a wider range of potential tenants, ultimately leading to growth in revenue and market share.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

With the installation of a new water compressor it would improve water usage efficiency, reducing water waste and lowering utility bills. Overall, these upgrades would help reduce ongoing operational costs, create a more sustainable environment, and improve the efficiency of the property for both my business and the tenants.

SECTION 5: JOB CREATION/ECONOMIC IMPACT/COMMUNITY BENEFIT

BUSINESS/COMPANY NAME: 2145-47 N.W. LLC DBA Liberty Cleaners/ Laundry	
1. How many years has your business been in operation?	20 years
2. How many years of experience dos the majority owner have in this business?	20 years
3. Is your business a minority or women-owned business enterprise (MWBE)?	Yes
ECONOMIC IMPACT	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 79th Street corridor? I plan to utilize the grant funding to improve the property in a way that enhances the overall appeal and sustainability of the area. By investing in property upgrades I can reduce operational costs and make the property more attractive to tenants. This contributes to the economic vitality of the corridor by creating a higher-quality living environment that draws more residents.	
JOBS & JOB CREATION	
5. How many of your current employees earn less than \$27,400 per year? <u>N/A</u> More than \$27,400? <u>N/A</u>	
6. How many new jobs will be created, if your business receives the requested grant funding?	0
7. How many new jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	0
8. How many of your businesses' current positions require more than a high school education/diploma?	N/A
9. How many new jobs created by this grant will require more than a high school education or diploma?	N/A
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.) Professional Craft Worker Sales Technician Operative Laborer Office/Clerical Service Worker Other: _____ 11. What are the new positions which will be created: <u>N/A</u>	N/A
INVESTMENT AND USE OF FUNDS	
12. What is the total project cost/investment?	\$ 105,000
13. What is the total amount of grant funding being requested in this application?	\$ 85,000
OPERATIONAL READINESS	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
COMMUNITY BENEFIT	
15. Overall, how will this grant funding benefit the community and residents of the CRA? The grant funding will benefit the community and residents of the CRA by enhancing the quality and longevity of the property along the corridor. By investing in property upgrades this will create a more affordable and comfortable living/working environment, improving tenant satisfaction and stability.	

OCCUPATIONAL CATEGORY DEFINITIONS (SECTION 5, QUESTION #10)

Professional – Occupants requiring either college graduation or experience and includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, professional and labor relations workers, physical scientists, physicians, social scientists, and teachers.

Technicians – Occupants requiring a combination of basic scientific knowledge and manual skill which can be obtained through two (2) years of post-high school education including many technical institutions and colleges or through equivalent on the job training. This includes: computer programmers and operators, drafters, engineering and mathematic aides, junior engineers, licensed practical or vocational nurses, photographers, radio operators, scientific assistants, surveyors, technical illustrators, and technicians (medical, dental, electronic physical science).

Sales – Occupants engaging wholly or primarily in direct selling. This includes: advertising agenda and sales workers, insurance agents and brokers, real estate agents and brokers, sales workers, demonstrators and retail sales workers and sales clerks, grocery clerks and cashiers and kindred workers.

Office and Clerical – Includes all clerical-type work regardless of level of difficulty, where the activities are predominantly non-manual. This includes: bookkeepers, cashiers, bills and accounts collectors, messengers and office helpers, office machine operators, shipping and receiving clerks, stenographers, typists and secretaries, telephone operators, and kindred workers.

Craft Worker (skilled) – Manual workers of relatively high-level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. This includes: the building trades, supervisors and lead operators (who are not members of management), mechanic and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, job setters (metal), motion picture projectionists, pattern and model makers, stationary engineers, and tailors.

Operatives (semi-skilled) – Workers who operate machines or other equipment or perform other factory-type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. This includes: apprentices (auto mechanics, plumbers, electricians, machinists, mechanics, building trades, metal working trades, printing trades, etc.), operatives, attendants (auto service and parking) plasters, chauffeurs, delivery workers, dress makers and sewers (except factory), dryer's furnaces workers, heaters (metal), laundry and dry cleaning, operatives, milliners, laborers, motor operators, pliers and greasers, painters, photographic process workers, boiler tenders, truck and tractor drives, weavers (textile), welders and flame metals workers.

Laborers (unskilled) – Workers in manual occupations which generally require no special training to perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. This includes: garage laborers, car washers and greasers, gardeners (except farm) and groundskeepers, stevedores, wood choppers, and laborers performing lifting, digging, mixing, loading and pulling operations.

Service workers – Workers in both protective and non-protective service occupations. This includes: attendants (hospital and other institutions, professional and personal service, including nurses' aides and orderlies), barbers, chair workers and cleaners, cooks, counter and fountain workers, elevator operators, firefighters and fire protection guards, door keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses and kindred workers.

SECTION 6: BUSINESS/CORPORATE INFORMATION ITEMS

Please attach copies of the following items to your completed application:

1. Proof that business address falls within the Redevelopment Area. A physical address is required. No P.O. Box as a mailing address is allowed. (See map above on page 3 of this document).
2. Photos which clearly identify the front, back and sides of the business/company.
3. IRS 147C Letter.
4. Current certificate of status from the business/company's filing with SunBiz, showing that the business/company is currently active and is in good standing in the State of Florida.
5. Copy of the Miami-Dade County, Local Business Tax Receipt (Occupational License). Business/Company name on application must match the license. If a license is not required by the County, must provide a written statement from the County Tax Collector's Office (<https://county-taxes.net/fl-miamidade/business-tax>).
6. Proof that the business has been operating for at least two (2) years. (Example: any old License, State Corporations, Sales Tax, or utility bill). Proof must be in the business/company name.
7. Valid Government-Issued Photo ID of the Managing Principal, CEO, or majority owner of the business who is authorized to sign the Grant Application package and empowered to legally enter into contracts.
8. Filed business tax returns for the calendar years 2022 and 2023. Please strikethrough or black-out all social security numbers and other sensitive or private information before submitting the application.
9. Verifiable proof of funds — current business/company bank statement or proof of funds letter from Applicant's banking institution.
10. If the business/company is using additional funds, please supply: 1) an approval letter, 2) other debt funding approval document, 3) funding commitment letter or 4) contract from the source of additional funds.
11. Elected officials and government Board appointees applying for a grant from the CRA, must provide written approval from the County's Commission on Ethics & Public Trust, indicating that no conflict of interest will be created should a CRA grant be awarded to your business/company. See page below for the *Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust Form*.
12. If applicable, provide Applicant Company's Unique Entity Identifier (UEI). The UEI is a 12-character alphanumeric ID assigned to an entity by SAM.gov. If you do not have a UEI number, one can be obtained free-of-charge at <https://sam.gov/content/home>.

Please note that the Agency may require additional information/documents as a condition of application review and/or grant award.

**Request for Opinion from the Miami-Dade County
Commission on Ethics & Public Trust**

Acquiring Financial Interest

I, Danielle Koping, (Owner/President Name) the owner or president of
2145-47 N.W. LLC DBA Liberty Cleaners/ Laundry (Business Name), whose
 business address is, 2145 NW 62nd Street, Miami, FL 33147 (Address, City, State,
 Zip
 Code)

Are you currently an employee of Miami-Dade County? _____ Yes ☒ No

If yes, what Department? _____

Do you currently serve on any Miami-Dade County Board(s)? _____ Yes ☒ No

If yes, please list: _____

Are you an elected official of Miami-Dade County? _____ Yes ☒ No

If yes, please list office held: _____

I am applying for grant funding through the NW 79th Street Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association
 NW 79th Street CRA Grants Coordinator
 5120 NW 24th Avenue
 Miami, FL 33142
 E-mail: 79stcorridor@nanafl.org

NW 79th Street CRA Mission Statement:

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by FEI/EIN Number](#) /

Detail by FEI/EIN Number

Florida Limited Liability Company
2145-47 N.W. LLC

Filing Information

Document Number	L05000057764
FEI/EIN Number	84-1681516
Date Filed	06/10/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/03/2011

Principal Address

2145 & 2147 NW 62ND STREET
MIAMI, FL 33147

Mailing Address

2147 NW 62ND STREET
MIAMI, FL 33147

Changed: 02/24/2009

Registered Agent Name & Address

KOPING, DANIELLE M
8607 MIRAMAR PKWY
MIRAMAR, FL 33025

Authorized Person(s) Detail

Name & Address

Title MGR

KOPING, DANIELLE
8607 MIRAMAR PKWY
MIRAMAR, FL 33025

Annual Reports

Report Year	Filed Date
2022	04/25/2022
2023	04/17/2023
2024	04/17/2024

Document Images

04/17/2024 -- ANNUAL REPORT	View image in PDF format
04/17/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
03/27/2019 -- ANNUAL REPORT	View image in PDF format
04/07/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
05/14/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
08/27/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- REINSTATEMENT	View image in PDF format
02/24/2009 -- REINSTATEMENT	View image in PDF format
05/14/2007 -- REINSTATEMENT	View image in PDF format
06/10/2005 -- Florida Limited Liability	View image in PDF format

[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

No Filing History

Fictitious Name Detail

Fictitious Name

LIBERTY CLEANERS/ LAUNDRY

Filing Information

Registration Number G20000039547
Status ACTIVE
Filed Date 04/08/2020
Expiration Date 12/31/2025
Current Owners 1
County MIAMI-DADE
Total Pages 1
Events Filed NONE
FEI/EIN Number 84-1681516

Mailing Address

2147 NW 62ND STREET
MIAMI, FL 33147

Owner Information

2145-47 NW LLC
2145-2147 NW 62ND STREET
MIAMI, FL 33147
FEI/EIN Number: 84-1681516
Document Number: L05000057764

Document Images

[04/08/2020 -- Fictitious Name Filing](#)

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Fictitious Name Search

No Filing History

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY



7392925

RECEIPT NO.
NEW BUSINESS
7689713

BUSINESS NAME/LOCATION
2145-2147 NW LLC
2145 NW 62ND ST
MIAMI, FL 33147-7827

EXPIRES
SEPTEMBER 30, 2025

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

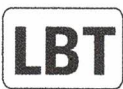


OWNER
2145-2147 NW LLC

SEC. TYPE OF BUSINESS
192 COMMERCL/INDUST/OF
FICE SPACE

**PAYMENT RECEIVED
BY TAX COLLECTOR**
125.00 01/28/2025
FPPD26-25-001586

Aggregate sq. ft. 0



This Local Business Tax Receipt only confirms payment of the Local BusineTax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit mdctaxcollector.gov



CAGE Maintenance - Impacts to SAM [Show Details](#)
Jan 16, 2025



[See All Alerts](#)

Entity Validation [Show Details](#)
Jan 22, 2025



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[Data Services](#)

[Help](#)



[<](#) **Get Unique Entity ID**



Get Started



Enter Entity
Data



Start
Validation



Complete
Validation



**Get Unique
Entity ID**

Receive Unique Entity ID

Congratulations! You have been assigned the following Unique Entity ID:

GUTJVRV2YL31

VERIFIED SAM RECORD

2145-47 N.W. LLC

Doing Business As: LIBERTY CLEANERS LAUNDRY

2145 2147 N W 62ND ST
MIAMI, FL 33147
USA

You can **go to your Workspace** to view your Unique Entity ID or update your entity record.

This entity does not have a registration in **SAM.gov**. It only has a Unique Entity ID. This means you may not be eligible for some awards. You can choose to register your entity now or in the future.

[Learn more about the difference between only getting a Unique Entity ID and registering your entity.](#)

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[Go to Workspace](#)



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2145

NES

ADO

RTOR
ORA

undromat
24 HOURS

LAUNDRY CLEANERS
PARKING ONLY ALL
OTHER VEHICLES & TRUCKS
BY APPOINTMENT ONLY
AT OWNER'S EXPENSE

WASH	FREE PICK UP AND DELIVERY	LAVADO
DRY		SECADO
FOLD		DOBLADO

FRIDAY	VIERNES	WASH	LAVADO
SATURDAY	SABADO	DRY	SECADO
OPEN	ABIERTO	FOLD	DOBLADO
24 HOURS	24 HORAS		

WASH	LAVADO
DRY	SECADO
FOLD	DOBLADO



Liberty Cleaners/Laundry - AFTER





Department of the Treasury
Internal Revenue Service
333 W. Pershing Rd
Mail Stop 6055 S-2
Kansas City, MO 64108

In reply refer to: 0232306270
1/27/2025 LTR 147C

2145-47 NW LLC
KOPING DANIELLE SINGLE MBR
2145 NW 62ND ST # 47
MIAMI, FL 33147-7827-459

Employer Identification Number: 84-1681516

Dear Taxpayer:

Thank you for your inquiry of 1/27/2025.

Your Employer Identification Number (EIN) is 84-1681516.
Please keep this letter in your permanent records. Enter your name and your EIN on all business federal tax forms and on related correspondence.

If you have any questions regarding this letter, you can call 1-800-829-0115. If you prefer, you may write to us at the address shown at the top of the first page of this letter. When you write, please include a telephone number where you may be reached and the best time to call.

Sincerely,
Erin H.
1004606655
CSR

2145-47 N.W. LLC DBA LIBERTY CLEANERS/ LAUNDRY
 2145 NW 62ND STREET
 MIAMI, FL 33147

Summary

Name	Count	Area(ft ²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	1	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	1	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

Brownfield

#	NAME	Area(ft ²)
1	MODEL CITY/BROWNSVILLE	N/A

Census Tract 2010

#	NAME	Area(ft ²)
1	Census Tract 15.02	N/A

Community Redevelopment Area

#	LOCATION	Area(ft ²)
1	NW 79th Street	N/A

Community Development Block Group

#	GT51PCNT	Area(ft ²)
1	80.10	N/A

County Commission District



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/11/2025

PROPERTY INFORMATION	
Folio	30-3115-019-0460
Property Address	2145 NW 62 ST MIAMI, FL 33147-7827
Owner	2145 47 N W LLC
Mailing Address	8607 MIRAMAR PARKWAY MIRAMAR, FL 33025
Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	2511 REPAIR SHOP/NON AUTOMOTIVE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	4,723 Sq.Ft
Living Area	4,723 Sq.Ft
Adjusted Area	4,659 Sq.Ft
Lot Size	8,920 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$267,600	\$267,600	\$178,400
Building Value	\$148,399	\$140,490	\$141,855
Extra Feature Value	\$3,651	\$3,710	\$3,769
Market Value	\$419,650	\$411,800	\$324,024
Assessed Value	\$327,248	\$297,499	\$270,454

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$92,402	\$114,301	\$53,570

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
RIDGE CREST PB 11-44	
LOTS 24 & 25 LESS S25FT FOR R/W	
BLK 2	
LOT SIZE 75.6 X 118	
OR 16707-0018 0395 4	

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$327,248	\$297,499	\$270,454
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$419,650	\$411,800	\$324,024
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$327,248	\$297,499	\$270,454

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2005	\$350,000	23826-4016	Deeds that include more than one parcel
03/01/1995	\$0	16707-0018	Sales which are disqualified as a result of examination of the deed
02/01/1977	\$22,000	00000-00000	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>



Application # 3

Application Date: 12/23/2024

GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

Applicants Request:

☒ RRG \$56,250 ☐ BAEG — ☒ STBIG \$10,000

Applicant Information:

Business Name: TD Squared Investments, Inc.

Trade Name/ DBA: _____

Business Address: 6781 NW 27th Ave, Miami, FL 33147
City, State, Zip code

Applicant / Contact Name: Danny Felton

Required Documents (Ensure all are included):

1. ☒ N or N/A Grant Application (completed)
2. ☒ N or N/A Division of Corporation Printout (Sunbiz.org)
3. ☒ N or N/A Miami-Dade County Local Business Tax Receipt (LBT)
4. ☒ N or N/A Unique Entity Identifier (UEI) (Issued by SAM.gov)
5. ☒ N or N/A Proof of Minimum of Two Years in Business
6. ☒ N or N/A Valid Florida Driver's License or State ID
7. ☒ N or N/A Photos of Business
8. ☒ N or N/A Valid Business Tax Return for Years 2022 / 2023
9. ☒ N or N/A Proof of Match (2 consecutive months of Bank Statements)
10. ☒ N or N/A IRS 147C Letter (Verification of Employer Identification Number)
11. ☒ N or N/A Business Incentive Form
12. Y / N or ☒ N/A Lease Agreement (If relocating to NW 79th Street Corridor)

Recommendation(s):

☒ RRG 56,250 ☐ BAEG — ☒ STBIG \$10,000
Up to \$ 75,000 (25% match) Up to \$ 100,000 (50% match) up to \$ 10,000 (no match)

Staff Review:

Staff Name:

Victoria Goss

Review Date:

3/10/2025



Community Redevelopment Agency

Area Improvement & Redevelopment Grants Program

NW 79TH STREET AIRG APPLICATION

APPLICANT INSTRUCTIONS -

To be considered for grant funding under the CRA's AIRG program, applicants must submit a complete application package, provide all requested documents and become a registered Miami-Dade County vendor (if not already registered). Be sure to read all program requirements for the various grant programs in the Sections detailed above.

GRANT APLOCATIONS WILL BE PROCESSED ON A FIRST-COME, FIRST-SERVED BASIS UNTIL ALL FUNDING HAS BEEN EXHAUSTED. COMPLETED APPLICATIONS CAN BE SUBMITTED TO AGENCY GRANTS ADMINISTRATOR VIA: IN-PERSON, E-MAIL, U.S. MAIL OR BY SCAN

Neighbors and Neighbors Association, Inc. (NANA)
Grants Coordinator, NW 79th Street Community Redevelopment Agency
5120 N.W. 24th Avenue Miami, FL 33142
E-mail: 79stcorridor@nanafl.org
(305) 756-0605 Fax: (305) 756-6008

APPLICATION SECTIONS -

Section 1: Certification and Signature Form

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the organization to contracts (signature authority).

Section 2: Business/Company Background

This section must be completed in its entirety to provide the Agency with enough information about your business/company.

Section 3: Proposed Use of Funds

This section outlines eligible and non-eligible grant expenditures and requires detailed proposed use.

Section 4: Statement of Need & Impact

This section must clearly state the need for CRA funding and how CRA funding would impact your business.

Section 5: Job Creation/Economic Impact

This section must clearly state the job creation or retention and the economic impact CRA funding would have on your business.

Section 6: Corporate Information

Must be provided by the Applicant and attached as an Appendix to this Application. See the complete list of information items in Section 5 of the application.

Business/Company Name: TD Squared Investments, Inc.

Contact Person Name: Danny Felton

Telephone Number: () 786-488-5363 Fax Number:

SECTION 1. CERTIFICATION STATEMENT AND SIGNATURE FORM

The undersigned, by submitting this proposal, certifies that:

The legal name of the Business/Company submitting this application is:

TD Squared Investments Inc

- ☒ 1. I am the Sole Proprietor, President, CEO, or other Officer of the Company, and as such I have full authority to make this affidavit and execute all agreements on behalf of the organization;
- ☒ 2. The information given herein and, in the documents, attached hereto are true and correct;
- ☒ 3. The documents and this certification are factual material representations which the NW 79th Street Community Redevelopment Agency ("Agency") may rely on when determining whether to award grant funds to the above-referenced organization;
- ☒ 4. The submission of all required documents and this application are a prerequisite for this transaction;
- ☒ 5. In submitting this application, the Organization agrees with all the terms, conditions, and specifications required by the Agency in this grant application, and that the Organization fully understand its contents; and
- ☒ 6. The Agency reserves the right to deny the application if it is determined that the documents submitted and the contents therein are not true and correct, or if such documents contain inaccurate or fraudulent information.

I/We have read and understand the foregoing. The information submitted on this document is true to the best of my knowledge.

Danny Felton, President

Name/Title



Signature

12/23/2024

Date

Name/Title

Signature

Date

SECTION 2: BUSINESS/COMPANY BACKGROUND

Funding Requested: \$ 66,250

APPLICANT/OWNER INFORMATION

Name of Applicant: Danny Felton

Address: 600 NW 183 Street

City, State, Zip Code: Miami Gardens, FL 33169

Phone Number: (786) 488-5363 E-mail: danny@theexpertsteam.net

BUSINESS INFORMATION

Legal Name of Business: TD Squared Investments, Inc.

Business Address: 6781 NW 27 Avenue, Miami, FL 33147

Business Phone: (786) 488-5363 Business E-mail: danny@theexpertsteam.net

Business Website Address: N/A

Federal Tax ID #: 83-2096056 Date Established: 9/22/2018

Check Business Type: Sole Proprietorship X Corporation Partnership Other

 X Own Rent Contract for Deed Mortgage Principal: \$ N/A

Lessor: N/A Terms of Lease: Monthly Lease: \$

Business/Company Ownership Interest of all parties named on title: (Add additional, if needed)

Name: <u>Danny Felton</u>	Interest: <u>100</u> %
Name: <u> </u>	Interest: <u> </u> %
Name: <u> </u>	Interest: <u> </u> %
Name: <u> </u>	Interest: <u> </u> %

Current Gross Annual Revenue: \$ 50,000

PROPERTY INFORMATION

Estimated Date of Building Construction: 1949 Estimated Current Tax Market Value: \$ 1,211,348

Has this Building been historically registered? No If Yes, please attach information to this Application.

of Stories: 2 # of Businesses: 3 # of Buildings: 1 # of Apartments: 2

Does this building have any County or State Code Violations? X Yes or No If yes, please attach detailed information to this Application. 40 year

Does this building have any local, State or Federal Liens? Yes or X No If yes, please attach detailed information to this Application.

Describe your Organization's Business — products produced, services provided, etc.:

TD Squared Investments is a full-service construction and real estate development firm specializing in delivering comprehensive solutions for residential and commercial projects. With a diverse portfolio of services, we provide tailored expertise in construction, consultancy, project management, real estate sales, and land development to meet all land-use needs. Our construction division is dedicated to building exceptional residential and commercial spaces that combine functionality, aesthetics, and sustainability. Our team of skilled professionals brings unmatched precision and creativity to every project, whether constructing custom homes, retail centers, or office spaces.

In addition to construction, we offer consultancy and project management services designed to guide clients through every phase of development, from initial concept and feasibility analysis to completion. With a focus on cost efficiency, timely delivery, and regulatory compliance, we ensure each project aligns with our clients' vision and goals.

Our real estate division provides end-to-end solutions in property sales, acquisitions, and land development. Leveraging deep industry knowledge, we assist clients in navigating market dynamics, identifying prime opportunities, and maximizing the potential of their investments.

Total Project Cost \$ 88,000

Amount of Agency funding requested by Applicant \$ 66,250

SECTION 3: PROPOSED USE OF FUNDS

Eligible commercial improvements funded by the Agency's Grant Programs include, but are not limited to the following:

Exterior / Interior Lighting or Painting	Surface Parking Lot Improvements	Window or Door Replacement	Landscaping or Irrigation for Landscaping	Landscaping and Streetscape Items Attached to the Building or on the Property	Commercial Liability Insurance
Water and Sewer Hook-up	Resolution of Code Violations	Historic Storefront Restoration	Improvements required by the Americans with Disabilities Act (ADA)	Manufacturing Equipment and Tools	Professional Services (i.e., CPA, Attorney, Etc.)
Roof Replacement/ Repairs	Siding, Masonry or Stucco Facing	Exterior Signs	Additions/ Expansion to Existing buildings	Fences and Gates	HVAC upgrades
Vehicles Used for Business Purposes (pick-up trucks, cargo vans, light and heavy trucks, and passenger vans)		Awnings, Canopies and Shutters		Design Plans, Specifications, Labor, Materials, Equipment, Fees and Services Associated with Improvements	

Grant funds will not be approved, and cannot be used, for day-to-day operating expenses and the items detailed below:

- Debt
- Mortgage payments for real estate
- Real estate rental deposits or rent payments (except if approved under the Business Attraction & Expansion Grant)
- Purchasing inventory for resale
- Consultant fees or expenses for services (i.e., cleaning, etc.)
- Late payment fees
- Purchase of alcohol, tobacco or medicine
- Salaries
- Utility Bills
- Any illegal activity
-

Description of Project Need:

The project involves several key tasks to improve the property, including exterior painting, replacing the old awning, installation of impact-resistant doors and windows and resurfacing the parking lot.

How will the CRA funding received by your business impact the CRA's Redevelopment Area and its residents?

The CRA funding will have a significant positive impact on the redevelopment area and its residents by improving both the aesthetics and functionality of the property. The requested renovations will not only enhance the building's appearance but also provide better protection and security, making the area safer and more inviting for residents and visitors. Resurfacing the parking lot will improve the overall safety and convenience of the space, reducing wear and tear while creating a smoother, more accessible environment. These upgrades will contribute to the revitalization of the area, improve the quality of life for residents, and potentially attract new businesses or residents to the neighborhood, fostering growth and community development.

***Estimated Costs for CONSTRUCTION/Related Project for the RRG or BAEG Grant Programs**

Provide detail regarding planned improvements for which the grant is being requested.			
	Improvement Type	Description	Estimated Cost
1	Paint & Sign	Exterior paint and Signage	\$20,000
2	Awning	Replace awning	\$15,000
3	Doors & Windows	Installation of impact windows and doors	\$30,000
4	Parking Lot	Resurface the parking lot	\$10,000
5			
6			
Total Estimated Construction Cost: \$ 75,000			

*If additional space is needed to provide more detailed information, please attach to application.

***Estimated Costs for EQUIPMENT for the SBTIG Grant Program**

Provide detail regarding equipment to be purchased and/or leased using the approved grant. All equipment purchased with grant funds must include a warranty of no less than (3) years to ensure continuous support and to reduce future costs related to repair or replacement. The inclusion of a warranty will allow the project to maintain operations without interruption due to equipment failure. Only complete this page if the SBTIG grant that you are applying for will be used to procure CRA-eligible technology and equipment items. Prior to reimbursement under the SBTIG grant, serial numbers will be required for all items purchased/leased.

	Improvement Type	Description	Estimated Cost
1	Professional Services	Process business 2024 tax return	\$2,500
2	Insurance	Commercial Liability Insurance	\$7,000
3	Security System	Exterior security cameras	\$3,500
4			
5			
6			
Total Estimated Equipment Cost: \$ 13,000			

*If additional space is needed to provide more detailed information, please attach to application.

SECTION 4: STATEMENT OF NEED AND IMPACT

1. Will the grant funding retain/maintain any existing position within your business/company? If so, please explain in detail how this funding will retain/maintain positions, the number of positions and the type of positions.

Since the business currently has no employees, the grant funding will not directly retain or maintain any existing positions.

However, the funding will support essential property improvements, which, in turn, will help sustain the property in the long term and possibly create future job opportunities.

2. Will the grant funding enhance the skill sets of any current position within your business? If so, please explain in detail how this funding will enhance the skills of your employees.

As there are no employees within the business, the grant funding will not directly enhance the skill sets of any current positions.

3. Will the grant funding create new positions at your business? If so, please explain in detail how this funding will create new positions, the number of new positions which will be created and the type of new positions.

The grant funding will not create any new positions within the business, as there are no plans to hire employees at this time. While no direct job creation is anticipated within the business itself, the improvements could lead to increased demand for services, potentially benefiting local contractors and service providers. This could indirectly support job opportunities within the redevelopment area.

4. Will the grant funding increase your sales revenue, improve your competitiveness, expand your business' market position, and/or allow you to enter a new market? Please explain in detail.

While the funding itself will not directly increase sales revenue, it will create a more attractive and secure environment, which can attract more business, increase foot traffic, and improve overall satisfaction for the current and potential tenants, customers, and visitors. As a result, this could improve the business's competitiveness and market position.

5. Will the grant funds improve operations, increase efficiency, or reduce costs and/or energy consumption? Please explain in detail.

The grant funds will improve operations and increase efficiency by supporting essential property improvements, such as installing impact-resistant doors and windows. These upgrades will enhance the building's security, durability, and energy efficiency by better insulating the space and reducing energy loss. Additionally, the exterior painting and awning replacement will help protect the building from wear and tear, potentially reducing maintenance costs over time. Resurfacing the parking lot will also improve the functionality of the property, providing a safer and more accessible environment for customers and tenants. While the immediate impact on costs and energy consumption may be modest, these improvements will contribute to long-term operational efficiency and cost savings, benefiting the business and the surrounding community.

SECTION 5: JOB CREATION/ECONOMIC IMPACT/COMMUNITY BENEFIT

BUSINESS/COMPANY NAME: TD Squared Investments, Inc.	
1. How many years has your business been in operation?	6
2. How many years of experience does the majority owner have in this business?	25+ yrs
3. Is your business a minority or women-owned business enterprise (MWBE)?	Yes
ECONOMIC IMPACT	
4. How do you plan to meet the specific priorities of the Agency and provide an economic impact along the NW 79th Street corridor? We plan to focus on improving the functionality and appearance of the property, which will help rejuvenate the surrounding area. The improvements will contribute to the neighborhood's revitalization, increasing property values and attracting more commercial activity to the area.	
JOBS & JOB CREATION	
5. How many of your current employees earn less than \$27,400 per year? ___N/A_____ More than \$27,400? ___N/A_____	
6. How many new jobs will be created, if your business receives the requested grant funding?	0
7. How many new jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	N/A
8. How many of your businesses' current positions require more than a high school education/diploma?	N/A
9. How many new jobs created by this grant will require more than a high school education or diploma?	N/A
10. If any new jobs will be created because of this grant, insert the number of each type of position that will be newly created. (Refer to listing of occupations category definitions on page 21.) _____ Professional _____ Craft Worker _____ Sales _____ Technician _____ Operative _____ Laborer _____ Office/Clerical _____ Service Worker _____ Other: _____	N/A
11. What are the new positions which will be created: _____	
INVESTMENT AND USE OF FUNDS	
12. What is the total project cost/investment?	\$ 88,000
13. What is the total amount of grant funding being requested in this application?	\$ 66,250
OPERATIONAL READINESS	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	<input checked="" type="checkbox"/> Yes ___ No
COMMUNITY BENEFIT	
15. Overall, how will this grant funding benefit the community and residents of the CRA? This grant funding will greatly benefit the community and residents of the CRA by enhancing the overall quality of the area and improving the safety and livability of the area. The upgrades to the building's appearance will provide a long-term durability, creating a safer and more attractive space, fostering a sense of pride and ownership among residents. Ultimately, the grant funding will support the community's long-term development and improve the daily experience for residents, making the area a more vibrant and desirable place to live and work.	

OCCUPATIONAL CATEGORY DEFINITIONS (SECTION 5, QUESTION #10)

Professional – Occupants requiring either college graduation or experience and includes: accountants and auditors, airplane pilots and navigators, architects, artists, chemists, designers, dietitians, editors, engineers, lawyers, librarians, mathematicians, natural scientists, registered professional nurses, professional and labor relations workers, physical scientists, physicians, social scientists, and teachers.

Technicians – Occupants requiring a combination of basic scientific knowledge and manual skill which can be obtained through two (2) years of post-high school education including many technical institutions and colleges or through equivalent on the job training. This includes: computer programmers and operators, drafters, engineering and mathematic aides, junior engineers, licensed practical or vocational nurses, photographers, radio operators, scientific assistants, surveyors, technical illustrators, and technicians (medical, dental, electronic physical science).

Sales – Occupants engaging wholly or primarily in direct selling. This includes: advertising agenda and sales workers, insurance agents and brokers, real estate agents and brokers, sales workers, demonstrators and retail sales workers and sales clerks, grocery clerks and cashiers and kindred workers.

Office and Clerical – Includes all clerical-type work regardless of level of difficulty, where the activities are predominantly non-manual. This includes: bookkeepers, cashiers, bills and accounts collectors, messengers and office helpers, office machine operators, shipping and receiving clerks, stenographers, typists and secretaries, telephone operators, and kindred workers.

Craft Worker (skilled) – Manual workers of relatively high-level having a thorough and comprehensive knowledge of the processes involved in their work. Exercise considerable independent judgment and usually receive an extensive period of training. This includes: the building trades, supervisors and lead operators (who are not members of management), mechanic and repairers, skilled machining occupations, compositors and typesetters, electricians, engravers, job setters (metal), motion picture projectionists, pattern and model makers, stationary engineers, and tailors.

Operatives (semi-skilled) – Workers who operate machines or other equipment or perform other factory-type duties of intermediate skill level which can be mastered in a few weeks and require only limited training. This includes: apprentices (auto mechanics, plumbers, electricians, machinists, mechanics, building trades, metal working trades, printing trades, etc.), operatives, attendants (auto service and parking) plasters, chauffeurs, delivery workers, dress makers and sewers (except factory), dryer's furnaces workers, heaters (metal), laundry and dry cleaning, operatives, milliners, laborers, motor operators, pliers and greasers, painters, photographic process workers, boiler tenders, truck and tractor drives, weavers (textile), welders and flame metals workers.

Laborers (unskilled) – Workers in manual occupations which generally require no special training to perform elementary duties that may be learned in a few days and require the application of little or no independent judgment. This includes: garage laborers, car washers and greasers, gardeners (except farm) and groundskeepers, stevedores, wood choppers, and laborers performing lifting, digging, mixing, loading and pulling operations.

Service workers – Workers in both protective and non-protective service occupations. This includes: attendants (hospital and other institutions, professional and personal service, including nurses' aides and orderlies), barbers, chair workers and cleaners, cooks, counter and fountain workers, elevator operators, firefighters and fire protection guards, door keepers, stewards, janitors, police officers and detectives, porters, waiters and waitresses and kindred workers.

SECTION 6: BUSINESS/CORPORATE INFORMATION ITEMS

Please attach copies of the following items to your completed application:

1. Proof that business address falls within the Redevelopment Area. A physical address is required. No P.O. Box as a mailing address is allowed. (See map above on page 3 of this document).
2. Photos which clearly identify the front, back and sides of the business/company.
3. IRS 147C Letter.
4. Current certificate of status from the business/company's filing with SunBiz, showing that the business/company is currently active and is in good standing in the State of Florida.
5. Copy of the Miami-Dade County, Local Business Tax Receipt (Occupational License). Business/Company name on application must match the license. If a license is not required by the County, must provide a written statement from the County Tax Collector's Office (<https://county-taxes.net/fl-miamidade/business-tax>).
6. Proof that the business has been operating for at least two (2) years. (Example: any old License, State Corporations, Sales Tax, or utility bill). Proof must be in the business/company name.
7. Valid Government-Issued Photo ID of the Managing Principal, CEO, or majority owner of the business who is authorized to sign the Grant Application package and empowered to legally enter into contracts.
8. Filed business tax returns for the calendar years 2022 and 2023. Please strikethrough or black-out all social security numbers and other sensitive or private information before submitting the application.
9. Verifiable proof of funds — current business/company bank statement or proof of funds letter from Applicant's banking institution.
10. If the business/company is using additional funds, please supply: 1) an approval letter, 2) other debt funding approval document, 3) funding commitment letter or 4) contract from the source of additional funds.
11. Elected officials and government Board appointees applying for a grant from the CRA, must provide written approval from the County's Commission on Ethics & Public Trust, indicating that no conflict of interest will be created should a CRA grant be awarded to your business/company. See page below for the *Request for Opinion from the Miami-Dade County Commission on Ethics & Public Trust Form*.
12. If applicable, provide Applicant Company's Unique Entity Identifier (UEI). The UEI is a 12-character alphanumeric ID assigned to an entity by SAM.gov. If you do not have a UEI number, one can be obtained free-of-charge at <https://sam.gov/content/home>.

Please note that the Agency may require additional information/documents as a condition of application review and/or grant award.

**Request for Opinion from the Miami-Dade County
Commission on Ethics & Public Trust**

Acquiring Financial Interest

I, Danny Felton, (Owner/President Name) the owner or president of
TD Squared Investments, Inc (Business Name), whose
 business address is, 6781 NW 27 Avenue, Miami, FL 33147 (Address, City, State,
 Zip
 Code)

Are you currently an employee of Miami-Dade County? Yes X No

If yes, what Department? _____

Do you currently serve on any Miami-Dade County Board(s)? X Yes _____ No

If yes, please list: MDEAT

Are you an elected official of Miami-Dade County? Yes X No

If yes, please list office held: _____

I am applying for grant funding through the NW 79th Street Community Redevelopment Agency (CRA) and have been asked to request an Opinion or clearance from the Miami-Dade County, Commission on Ethics & Public Trust, on whether this creates a conflict of interest. Please review my request and forward Opinion to:

Neighbors and Neighbors Association
 NW 79th Street CRA Grants Coordinator
 5120 NW 24th Avenue
 Miami, FL 33142
 E-mail: 79stcorridor@nanafl.org

NW 79th Street CRA Mission Statement:

To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

TD SQUARED INVESTMENTS INC

Filing Information

Document Number	P18000081949
FEI/EIN Number	83-2096056
Date Filed	09/28/2018
Effective Date	09/22/2018
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/19/2020

Principal Address

600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Mailing Address

600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Registered Agent Name & Address

Felton, Danny
600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Name Changed: 10/19/2020

Officer/Director Detail

Name & Address

Title P/D

FELTON, DANNY
600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Title Director

Felton, Danny, Jr.
600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Title Director

Felton, Destiny
600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Title Deacon

Felton, Taylor
600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Title Director

Felton, Tyler
600 NW 183RD STREET
MIAMI GARDENS, FL 33169

Annual Reports

Report Year	Filed Date
2022	04/15/2022
2023	06/11/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
06/11/2023 -- ANNUAL REPORT	View image in PDF format
04/15/2022 -- ANNUAL REPORT	View image in PDF format
03/16/2021 -- ANNUAL REPORT	View image in PDF format
10/19/2020 -- REINSTATEMENT	View image in PDF format
06/14/2019 -- ANNUAL REPORT	View image in PDF format
09/28/2018 -- Domestic Profit	View image in PDF format

Local Business Tax Receipt

Miami-Dade County, State of Florida

-THIS IS NOT A BILL - DO NOT PAY



7384090

RECEIPT NO.

RENEWAL

7679991

BUSINESS NAME/LOCATION
TD SQUARED INVESTMENTS
INC

600 NW 183RD ST
MIAMI GARDENS, FL
33169-4470



OWNER
TD SQUARED INVESTMENTS INC
C/O DANNY FELTON PRES

SEC. TYPE OF BUSINESS

212 CONSULTANT

EXPIRES
SEPTEMBER 30, 2025

Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10

**PAYMENT RECEIVED
BY TAX COLLECTOR**

75.00 11/20/2024
PTBTC-25-027004

1

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector



danny@theexpertsteam.net

From: donotreply@sam.gov
Sent: Wednesday, December 18, 2024 3:47 PM
To: danny@theexpertsteam.net
Subject: SAM.gov | You have received a Unique Entity ID for TD SQUARED INVESTMENTS INC

Danny Felton,

You have successfully received a Unique Entity ID for:

TD SQUARED INVESTMENTS INC
UNIQUE ENTITY ID: XC4HH1FFA298

You have been assigned the UEI Data Entry Role in the Entity Registration domain with this entity. You can use the Unique Entity ID to identify your entity to federal government agencies or to register your entity on SAM.gov.

Your Unique Entity ID does not expire and does not need to be renewed. You can update your entity information by signing in to SAM.gov and going to your Entity Management Workspace.

If you have additional questions, please go to the [Federal Service Desk](#).

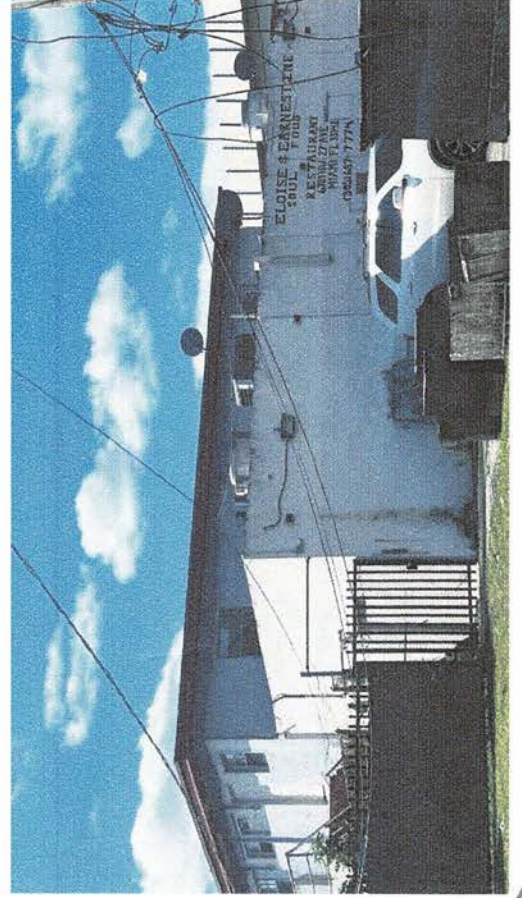
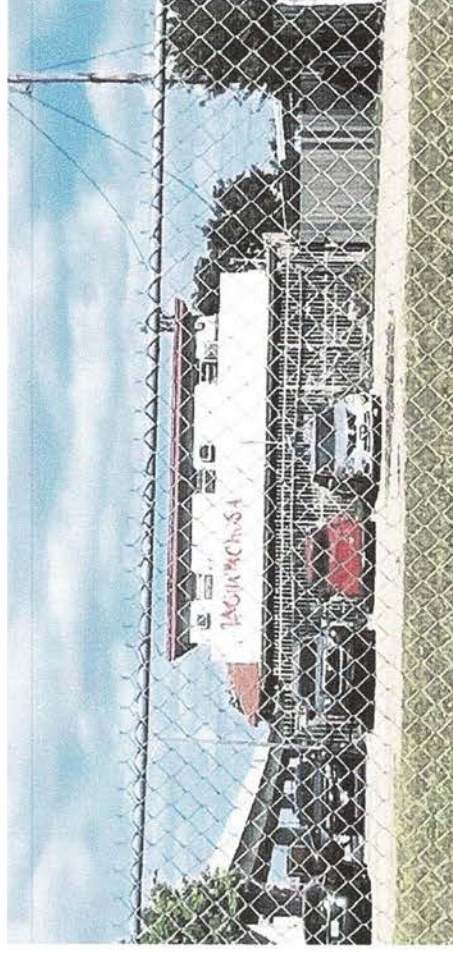
Do not reply to this auto-generated email.

This email was sent from SAM.gov

PROPERTY IMAGES:

6781 NW 27th Avenue

Miami, FL 33147



Checks

Number	Date	Amount	Number	Date	Amount
40	02-11	5,469.10			

* Skip In Check Sequence



Date of this notice: 10-03-2018

Employer Identification Number:
83-2096056

Form: SS-4

Number of this notice: CP 575 A

TD SQUARED INVESTMENTS INC
% DANNY FELTON
600 NW 183RD ST
MIAMI GARDENS, FL 33169

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-2096056. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	1	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	1	N/A	N/A
Target Urban Area Corridor	1	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

Brownfield

#	NAME	Area(ft²)
1	MODEL CITY/BROWNSVILLE	N/A

Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 15.02	N/A

Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 79th Street	N/A

Community Development Block Group

#	GT51PCNT	Area(ft²)
1	89.30	N/A

County Commission District



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 01/29/2025

PROPERTY INFORMATION	
Folio	30-3115-043-0860
Property Address	6781 NW 27 AVE MIAMI, FL 33147-6813
Owner	TD SQUARED INVESTMENTS INC
Mailing Address	600 NW 183 ST MIAMI GARDENS, FL 33169
Primary Zone	6062 UC CENTER - MIXED USE CORRIDOR (MC) 6 MAX HT
Primary Land Use	1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	4,389 Sq.Ft
Living Area	4,389 Sq.Ft
Adjusted Area	4,083 Sq.Ft
Lot Size	26,466 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$1,058,640	\$793,980	\$529,320	
Building Value	\$140,297	\$131,528	\$131,277	
Extra Feature Value	\$12,411	\$12,455	\$12,499	
Market Value	\$1,211,348	\$937,963	\$673,096	
Assessed Value	\$1,031,759	\$937,963	\$485,094	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$179,589		\$188,002

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
ELIZABETH PARK AMD PB 4-195	
LOTS 5 & 6 LESS ST BLK 12	
& LOT 7 LESS W30FT & EXT AREA	
OF CURVE IN SW COR FOR R/W &	
LOTS 8 & 9 BLK 12 PER UNITY OF	



TAXABLE VALUE INFORMATION				
Year	2024	2023	2022	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,031,759	\$937,963	\$485,094	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,211,348	\$937,963	\$673,096	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,031,759	\$937,963	\$485,094	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/23/2022	\$700,000	33487-1920	Qual by exam of deed
04/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1972	\$26,000	00000-00000	Sales which are qualified

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.e.gov/info/disclaimer.asp>

Code Enforcement Citations

Citation	T127039	Status	** OPEN **	Total Due	\$260.00
				Issue Date	1/29/2025
Violator	TD SQUARED INVESTMENTS INC C/O REG A				
Mailing Address	600 NW 183 ST			MIAMI GARDENS FL 33169	
Folio No	3031150430860				
Code Section	19-14(A)				
Description	FAILURE TO PERFORM LOT MAINTENANCE IN NON-RESIDENTIAL ZON				
Issuing Dept	651 RER - NEIGHBORHOOD COMPLIANCE - NORTH (786) 315-2552				
Inspector	975 WILSON, CHRISTOPHER	Repeat Violation	REPEAT VIOLA		
Violation Date	1/29/2025				
Violation Time	10:00 A M				
Violation Location	6781 NW 27 AVE				
Serve Method	POSTED	Serve Date			
Penalty must be paid by	2/28/2025				

[ADD TO CART](#) [VIEW CART](#) [Search Again](#)

If you make a partial payment, any daily penalties will still continue to accumulate unless you have signed a Partial Payment Agreement. Payments are applied next business day.

[Miami Code Manual](#)

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Code Enforcement Citations

Citation	T127663	Status	** OPEN **	Total Due	\$510.00
				Issue Date	2/19/2025
Violator	TD SQUARED INVESTMENTS INC C/O REG A				
Mailing Address	600 NW 183 ST			MIAMI GARDENS FL 33169	
Folio No	3031150430860				
Code Section	33				
Description	ALL OTHER CHAPTER 33 VIOLATIONS				
Issuing Dept	651 RER - NEIGHBORHOOD COMPLIANCE - NORTH (786) 315-2552				
Inspector	975 WILSON, CHRISTOPHER	Repeat Violation	REPEAT VIOLA		
Violation Date	2/19/2025				
Violation Time	09:06 A M				
Violation Location	6781 NW 27 AVE				
Serve Method	POSTED	Serve Date			
Penalty must be paid by	3/21/2025				

[ADD TO CART](#)
[VIEW CART](#)
[Search Again](#)

If you make a partial payment, any daily penalties will still continue to accumulate unless you have signed a Partial Payment Agreement. Payments are applied next business day.

Miami-Dade County

Penalty Statement

ADA Notice

Statement

Sign (Attachment)

Code Enforcement Citations

Citation	T127657	Status	** OPEN **	Total Due	\$510.00
				Issue Date	2/18/2025
Violator	TD SQUARED INVESTMENTS INC C/O REG A				
Mailing Address	600 NW 183 ST			MIAMI GARDENS FL 33169	
Folio No	3031150430860				
Code Section	33				
Description	ALL OTHER CHAPTER 33 VIOLATIONS				
Issuing Dept	651 RER - NEIGHBORHOOD COMPLIANCE - NORTH (786) 315-2552				
Inspector	975 WILSON, CHRISTOPHER			Repeat Violation	NO
Violation Date	2/18/2025				
Violation Time	03:12 P M				
Violation Location	6781 NW 27 AVE				
Serve Method	POSTED			Serve Date	
Penalty must be paid by	3/20/2025				

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If you make a partial payment, any daily penalties will still continue to accumulate unless you have signed a Partial Payment Agreement. Payments are applied next business day.

Maple-Dade Home

Deputy Sheriff

ADA Notice

Consent

Special Maps-Maps

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**BUSINESS ATTRACTION AND EXPANSION GRANT AGREEMENT
BETWEEN _____ AND THE
N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT
AGENCY**

This **Business Attraction and Expansion Grant Agreement** (Agreement) is entered this _____ day of _____, 2025 (“Effective Date”), between the N.W. 79th Street Corridor Community Redevelopment Agency (Agency), whose address is 111 N.W. 1st Street, 22nd Floor, Miami, Florida 33128, and _____ (the “Grantee”), whose business address is _____ (the “Premises”).

WHEREAS, Grantee has demonstrated his desire to enhance the physical, economic, and aesthetic appeal of his commercially zoned building and property located at _____, located within the N.W. 79th Street Corridor Community Redevelopment Area (“Area”); and

WHEREAS, Grantee has agreed to upgrade and rehabilitate the commercial business of his owned commercial building as reflected on previously provided plans and specifications; and

WHEREAS, these activities are directly and indirectly related to implementing the Agency and the Area’s Community Redevelopment Plan; and

WHEREAS, the Agency has adopted policies and procedures to implement a Business Attraction and Expansion Grant Program, including partially funding the cost of rehabilitating the commercial businesses.

NOW, THEREFORE, for mutual consideration, the parties hereby agree as follows:

1. TERM OF THE AGREEMENT

The term of the Agreement shall be for a period not to exceed twelve (12) months commencing on the date this Agreement is executed by the Agency’s Executive Director or designee, unless such expiration date is extended at the sole discretion of the Agency’s Board of Commissioners.

2. SCOPE OF SERVICES

- A. The Agency shall fund this Business Attraction and Expansion Grant (BAEG) up to fifty percent (50%) of the costs related to Expansion and attraction of businesses in the Redevelopment Area, not to exceed \$100,000 as detailed in the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* (Attachment A). The Agency shall fund its share of the cost through disbursements after the Grantee has expended and documented their expenditure of the costs. All invoices shall be approved by both the Grantee and the Grantee’s architect (if applicable) prior to submittal to the Agency. The last and final payment shall be made when all permits have been closed out or building has received a certificate of occupancy, when applicable.

Grantee shall rehabilitate the commercial building located at

_____ (Premises). Such rehabilitation shall conform to the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* and meet all code requirements of Miami-Dade County (County). Grantee shall obtain all required permits prior to commencing the rehabilitation of the Premises.

- B. Upon receipt and review of a proper invoice submitted by Grantee, the Agency shall reimburse Grantee in a timely manner as prescribed herein. In accordance with sections 218.73, 218.74, and 218.76, Florida Statutes, upon receipt of a proper invoice, the Agency shall reimburse Grantee within forty-five (45) calendar days. In accordance with section 2-8.1.4 of the Code of Miami-Dade County, known as the Sherman S. Winn Prompt Payment Ordinance, and Miami-Dade County Administrative Order 3-19, Prompt Payment, upon receipt of a proper invoice, the Agency shall reimburse Grantee within forty-five (45) calendar days; or within thirty (30) calendar days if Grantee is a small business, a minority-owned business, or a women-owned business enterprise. Failure of the Agency to adhere to the prompt payment requirements described herein shall render the Agency subject to paying interest on the amount due to the Grantee. Grantee shall also pay its subcontractor(s) as authorized under this Agreement in a timely manner as indicated in the corresponding subcontract.

The BAEG program is intended for businesses previously not located within the CRA boundaries or those businesses interested in expanding their businesses footprint. Furthermore, the BAEG program funds Additions or expansion to an existing building within the NW 7th Avenue Corridor area, if a business is adding at least half of the existing square footage.

The following are eligible expenditures under the BAEG program:

- Up to 50% of rent for no more than six (6) months during renovations;
- Installation of permanent improvements (large equipment to commercial buildings);
- A percentage of impact fees related to change of use

Company must be in business for at least two (2) years. Must be a for-profit-business. Non-profit agencies cannot apply. Properties with multiple business tenants (such as shopping centers or strip malls) must seek to make improvements across the entire property so that it is done as one project.

3. **ADMINISTRATIVE CONDITIONS**

- A. Grantee agrees to the terms and conditions specified in the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* and said document is incorporated into this Agreement by reference as Attachment A.
- B. Grantee agrees to the construction budget detailed in the written estimate from _____ for _____ and dated _____.

4. **BUDGET**

The Agency agrees to pay from its Tax Increment Trust Fund, the maximum amount of \$_____.00. Said funds are to be used for construction purposes according to the written estimate _____ for _____ and dated _____. The Agency shall fund its share of the cost through disbursements after the Grantee has expended and documented those expenditures of their share of the costs. All invoices shall be approved by the Agency's Grant Program Administrator, Neighbors And Neighbors Association, Inc. (NANA), the Grantee and the Grantee's architect prior to submittal to the Agency.

Payment will not be made if work products are incomplete. Documentation detailing the source and extent of the cost shall be provided with each invoice. This shall typically be in the form of third-party construction or vendor invoices. Request for reimbursement shall be transmitted on the *Façade Program Request for Reimbursement Form* (Attachment C).

The funding of this Agreement is subject to approval of the Agency's approved budget by the Board of County Commissioners (Board). In the event Grantee incurs expenses prior to approval of the Agency's budget, Grantee acknowledges and accepts that the Agency shall have no obligation under this Agreement to reimburse Grantee for such expenses until such time as the Agency's budget is approved. In the event the Agency's budget is not approved, this Agreement shall be terminated in accordance with Section 6 of this Agreement and the Agency shall have no further obligations to provide grant funding to Grantee.

5. ASSIGNMENT

This grant is awarded on the condition that the Grantee maintains ownership of or continues to operate the Grantee's business for a period of twelve (12) months from the effective date of this Agreement. If the Grantee transfers ownership of the business or discontinues business operations before the expiration of the twelve (12) month period, the total amount awarded under this Agreement may be due and payable to the Agency at its sole and absolute discretion.

This Agreement shall not be assigned in whole or in part by the Grantee without the prior written consent of the Agency, which consent may be withheld with the Agency's sole and absolute discretion. If assigned, the assignment shall be enforced against assignees and successors in interest.

6. TERMINATION

- A. This Agreement may also be terminated by the Agency for convenience or if the grant funds are not available for the reasons stated in Section 4 of this Agreement, upon sixty (60) days written notice by the terminating party to the other party of such termination in which event, Grantee shall be paid for eligible expenses incurred prior to termination date.
- B. The Agency may terminate this Agreement if an individual or corporation or other entity attempts to meet its contractual obligation with the Agency through fraud, misrepresentation or material misstatement.
- C. The Agency may, as a further sanction, terminate or cancel any other contract(s) that such individual or corporation or other entity has with the Agency and that such individual, corporation or other entity shall be responsible for all direct and indirect costs associated with such termination or cancellation, including attorney's fees.
- D. The foregoing notwithstanding, any individual, corporation or other entity which attempts to meet its contractual obligations with the Agency through fraud, misrepresentation or material misstatement may be debarred from Agency contracting for up to five (5) years.
- E. In addition to cancellation or termination as otherwise provided in this Agreement, the Agency may at any time, in its sole discretion, with or without cause, terminate this Agreement by written notice to the Grantee.
- F. In the event that the Agency exercises its right to terminate this Agreement, the Grantee shall not be entitled to any additional grant funds under this Agreement and may be required to reimburse the Agency for any expended grant funds.

7. EVENT OF DEFAULT

- A. An Event of Default shall mean a breach of this Agreement by the Grantee. Without limiting the generality of the foregoing, and in addition to those instances referred to herein as a breach, an Event of Default shall include the following:

- (i) the Grantee has become insolvent (other than as interdicted by the bankruptcy laws), or has assigned the proceeds received for the benefit of the Grantee's creditors, or the Grantee has taken advantage of any insolvency statute or debtor/creditor law or if the Grantee's affairs have been put in the hands of a receiver;
 - (ii) the Grantee has failed to obtain the approval of the Agency where required by this Agreement;
 - (iii) the Grantee has failed to provide "adequate assurances" as required under subsection b below;
 - (iv) the Grantee has failed in the representation of any warranties stated herein.
 - (v) the Grantee has failed to comply with the public records disclosure requirements set forth in Section 119.0701, Florida Statutes, and this Agreement.
- B. When, in the opinion of the Agency, reasonable grounds for uncertainty exist with respect to the Grantee's ability to perform under this Agreement or any portion thereof, the Agency may request that the Grantee, within the timeframe set forth in the Agency's request, provide adequate assurances to the Agency, in writing, of the Grantee's ability to perform in accordance with the terms of this Agreement. Until the Agency receives such assurances, the Agency may request an adjustment to the compensation received by the Grantee for portions of the Services which the Grantee has not performed. In the event that the Grantee fails to provide to the Agency the requested assurances within the prescribed timeframe, the Agency may:
- i. treat such failure as a repudiation of this Agreement; and
 - ii. resort to any remedy for breach provided herein or at law, including but not limited to, taking over the performance of the Services or any part thereof either by itself or through others.
- C. In the event the Agency shall terminate this Agreement for default, the Agency or its designated representatives may immediately take possession of all applicable equipment, materials, products, documentation, reports and data.

8. NOTICE OF DEFAULT - OPPORTUNITY TO CURE

If an Event of Default occurs in the determination of the Agency, the Agency may so notify the Grantee ("Default Notice"), specifying the basis for such default, and advising the Grantee that such default must be cured immediately or this Agreement with the Agency may be terminated. Notwithstanding, the Agency may, in its sole discretion, allow the Grantee to rectify the default to the Agency's reasonable satisfaction within a thirty (30) day period.

The Agency may grant an additional period of such duration as the Agency shall deem appropriate without waiver of any of the Agency's rights hereunder, so long as the Grantee has commenced curing such default and is effectuating a cure with diligence and continuity during such thirty (30) day period or any other period which the Agency prescribes. The default notice shall specify the date the Grantee shall discontinue the Services upon the Termination Date.

9. REMEDIES IN THE EVENT OF DEFAULT

If an Event of Default occurs, the Grantee shall be liable for all direct damages resulting from the default, including but not limited to:

- A. lost revenues to the extent the Grantee would otherwise be liable under applicable law as adjudicated by a court of competent jurisdiction;
- B. the difference between the cost associated with procuring Services hereunder and the amount actually and reasonably expended by the Agency for re-procurement of Services, including procurement and administrative costs; and
- C. such other direct damages.

The Grantee shall also remain liable for any liabilities and claims related to the Grantee's default. The Agency may also bring any suit or proceeding for specific performance or for an injunction.

10. GOVERNING LAW

This Agreement shall be construed in accordance with the laws of the State of Florida. The parties expressly waive any right to trial by jury in any litigation between the Agency and Grantee which arises out of or relates to this Agreement. Venue for any such litigation shall be in Miami-Dade County, Florida.

8. WARRANTIES OF GRANTEE; INDEMNIFICATION

- A. Grantee hereby warrants and represents that at all times during the term of this Agreement that it shall maintain in good standing all required insurance, licenses, certifications, and permits required under federal, state, and local laws necessary to perform the Scope of Services.
- B. Grantee represents and warrants that Grantee is seized in fee simple title to the Premises, free and clear and unencumbered. Grantee further represents and warrants that it has good right, full power and lawful authority to enter into this Agreement.
- C. No waiver of performance by the Agency shall be deemed a breach of contract.
- D. The Agency shall not be liable to any contractor, subcontractor, or vendor, nor shall any contractor, subcontractor, or vendor have any rights under this Agreement.

11. INDEMNIFICATION AND INSURANCE

- A. Grantee shall indemnify, defend, and hold harmless the Agency and its officers, employees, agents, and instrumentalities from any and all liability, losses, or damages, including attorney's fees and costs of defense, which the Agency or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Agreement by the Grantee or its employees, agents, servants, partners principals, or subcontractors. Additionally, Grantee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the Agency, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. Grantee expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by Grantee shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Agency or its officers, employees, agents, and instrumentalities as herein provided. This provision shall survive the expiration or termination of this Agreement.
- B. The Grantee shall submit to the Agency, c/o Office of Management and Budget, 111 N.W. 1st Street, 22nd Floor, Miami, Florida 33128, original Certificate(s) of Insurance which indicate that insurance coverage has been obtained which meets the requirements as outlined below:
 - (i) All insurance certificates must list the Agency as "Certificate Holder" in the following manner:

N.W. 79th Street Corridor Community Redevelopment Agency
c/o Miami-Dade County
111 N.W. 1st Street, Suite 2340
Miami, Florida 33128
 - (ii) Workers' Compensation Insurance for all employees of the Grantee as required by Florida Statutes, Chapter 440.
 - (iv) Commercial General Liability Insurance in an amount not less than \$300,000 per occurrence, and \$600,000 in the aggregate. Miami-Dade County must be shown as an additional insured with respect to this coverage.

- (v) Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the Work provided under this Agreement, in an amount not less than \$300,000.00* combined single limit per occurrence for bodily injury and property damage.
- (vi) Professional Liability Insurance in the name of the Grantee, in an amount not less than \$250,000.00.
- (vii) All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:
 - (1) The company must be rated no less than “A-” as to management, and no less than “Class VII” as to financial strength by Best’s Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.

OR

- (2) The company must hold a valid Florida Certificate of Authority as shown in the latest “List of All Insurance Companies Authorized or Approved to Do Business in Florida,” issued by the State of Florida Department of Financial Services.
- (viii) Compliance with the foregoing requirements shall not relieve the Grantee of its liability and obligations under this Section or under any other section of this Agreement.
- (ix) The Agency reserves the right to inspect the Grantee’s original insurance policies at any time during the term of this Agreement.
- (x) Failure to Provide and Maintain Certificates of Insurance. The Grantee shall be responsible for assuring that the insurance certificates and proof of medical malpractice coverage, where applicable, that are required in conjunction with this Section remain in force for the duration of the effective term of this Agreement. If insurance certificates and proof of medical malpractice coverage, where applicable, are scheduled to expire or have been canceled during the effective term, the Grantee shall be responsible for submitting new or renewed insurance certificates and proof of medical malpractice coverage, where applicable, to the Agency prior to expiration.
- (xi) In the event that expired or canceled certificates and proof of medical malpractice coverage, where applicable, are not replaced with new or renewed certificates which cover the effective term, the Agency may suspend the Agreement or withhold reimbursement until such time as the new or renewed certificates are received by the Agency in the manner prescribed herein, and are approved by the Miami-Dade County’s Internal Services Department, Risk Management Division on behalf of the Agency; provided, however, that this suspended period does not exceed thirty (30) calendar days. Thereafter, the Agency may, at its sole discretion, seek appropriate remedies including, but not limited to, repayment to the Agency or termination of this Agreement.

12. NON-DISCRIMINATION

Grantee agrees that it will not discriminate against any of his employees or applicants for employment because of their race, color, religion, sex, national origin, ancestry, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, or veteran status and that Grantee shall abide by all Federal, State and local laws regarding discrimination.

13. ACCESS AND AUDITS

Grantee shall maintain and shall retain for a period of at least three (3) years after the completion of the performance of all work or services, adequate books, records, and documents to justify all fees, charges, expenses, and costs incurred concerning products, services, or work performed for the Agency pursuant to this Agreement.

The Agency shall have access to all books, records, and documents required by this section for the purpose of inspection or auditing upon reasonable written notice during normal business hours at the office of the Grantee or at such a location mutually agreed upon by the Agency and Grantee.

14. REMEDIES FOR NON-COMPLIANCE OR DEFAULT

- A. Grantee shall maintain any Agency-funded improvements completed as part of this Agreement for a minimum period of five (5) years, following the final inspection by the County. The improvements will remain serviceable and shall retain their character based on the final design.
- B. Grantee's failure to maintain the improvements in a manner acceptable to the Agency may be considered a material breach of the terms of the Agreement if Grantee:
 - i. Allows additional signage on the face of the buildings or entrances;
 - ii. fails to repair damaged improvements within one-hundred and eighty (180) days of notice;
 - iii. rents or leases to tenants who violate County Codes on an on-going basis;
 - iv. fails to undertake reasonable maintenance, such that the improvements have become deteriorated in appearance; and/or
 - v. substantially changes the commercial improvements, such that they no longer resemble the approved design.
- C. If Grantee fails to perform any of his obligations or materially breaches the terms of this Agreement, the Agency may impose fines and penalties, withhold eligibility for further benefits, recover payments made to Grantee, and/or take such other remedies that may be legally permitted.

15. NOTICES

All notices and communications to the Agency and Grantee shall be in writing and shall be deemed to have been properly given if transmitted by registered or certified mail or hand delivery. All notices and communications shall be effective upon receipt. Notices shall be addressed as follows:

To Agency: NW 79th Street Corridor Community Redevelopment Agency
c/o Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Vivian Cao, OMB, Assistant Director

With copy to: Neighbors And Neighbors Association, Inc.
180 NW 62nd Street
Miami, Florida 33150
Attention: Leroy Jones, Executive Director

To Grantee: _____

16. PUBLIC RECORDS

- A. Pursuant to Section 119.0701 of the Florida Statutes, if the Grantee meets the definition of "Grantee" as defined in Section 119.0701(1)(a), the Grantee shall:

- (i) Keep and maintain public records that ordinarily and necessarily would be required by the Agency in order to perform the service;
 - (ii) Upon request from the Agency's custodian of public records identified herein, provide the Agency with a copy of the requested records or allow the public with access to the public records on the same terms and conditions that the Agency would provide the records and at a cost that does not exceed the cost provided in the Florida Public Records Act, Miami-Dade County Administrative Order No. 4-48, or as otherwise provided by law;
 - (iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement's term and following completion of the services under this Agreement if the Grantee does not transfer the records to the Agency; and
 - (iv) meet all requirements for retaining public records and transfer to the Agency, at no Agency cost, all public records created, received, maintained and/or directly related to the performance of this Agreement that are in possession of the Grantee upon termination of this Agreement. Upon termination of this Agreement, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Agency in a format that is compatible with the information technology systems of the Agency.
- B. For purposes of this Section, the term "public records" shall mean all documents, papers, letters, maps, books, e-mails, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business of the Agency.
- C. Grantee's failure to comply with the public records disclosure requirement set forth in Section 119.0701 of the Florida Statutes shall be a breach of this Agreement.
- D. In the event the Grantee does not comply with the public records disclosure requirement set forth in Section 119.0701 of the Florida Statutes, the Agency may, at the Agency's sole discretion, avail itself of any of the remedies for breach set forth under this Agreement or available at law or equity.

**IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER
119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC
RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THE AGENCY'S
CUSTODIAN OF PUBLIC RECORDS AT:**

Miami-Dade County
Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Vivian Cao
Email: vivian.cao@miamidade.gov

- E. The terms set forth in this section 15 shall survive the termination of this Agreement.

17. OFFICE OF THE INSPECTOR GENERAL/INDEPENDENT PRIVATE INSPECTOR GENERAL

- A. **Independent Private Sector Inspector General Reviews.** Pursuant to Miami-Dade County Administrative Order 3-20, the Agency has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the Agency deems it appropriate to do so.

Upon written notice from the Agency, the _____ (Grantee) shall make available to the IPSIG retained by the Agency, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The Agency shall be responsible for the payment of these IPSIG services, and under no circumstance shall the _____'s (Grantee) prices and any changes thereto approved by the Agency, be inclusive of any charges relating to these IPSIG services. The terms of this provision herein, apply to the _____, its officers, agents, employees, Subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the Agency to conduct an audit or investigate the operations, activities and performance of the _____ (Grantee) in connection with this Agreement. The terms of this Section 10 shall not impose any liability on the Agency by the _____ (Grantee) or any third party.

- B. Miami-Dade County Inspector General Review.** According to Section 2-1076 of the Code of Miami-Dade County, as amended by Ordinance No. 99-63, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all Agency contracts, throughout the duration of said contracts, except as otherwise provided below. The cost of the audit for this Contract shall be one quarter (1/4) of one (1) percent of the total contract amount which cost shall be included in the total contract amount. The audit cost will be deducted by the Agency from progress payments to the _____ (Grantee). The audit cost shall also be included in all change orders and all contract renewals and extensions.

Exception: The above application of one quarter (1/4) of one percent fee assessment shall not apply to the following contracts: (a) IPSIG contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (I) contracts where an IPSIG is assigned at the time the contract is approved by the Commission; (j) professional service agreements under \$1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County Administrative Order 3-2; (m) federal, state and local government-funded grants; and (n) interlocal agreements.

Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter (1/4) of one percent in any exempted contract at the time of award.

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all Agency contracts including, but not limited to, those contracts specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed Agency and _____ (Grantee) contracts, transactions, accounts, records and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to the Contract. The Inspector General is empowered to retain the services of independent private sector inspectors general (IPSIG) to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the _____ (Grantee), its officers, agents and employees, lobbyists, Agency staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the _____ (Grantee) from the Inspector General or IPSIG retained by the Inspector General, the _____ (Grantee) shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying.

The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the _____'s (Grantee) possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful Subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

18. REPRESENTATIONS AND WARRANTIES

The Grantee represents and warrants to the Agency as follows:

- A. **Organization.** The Grantee is a corporation under the laws of the State of Florida or is authorized to transact business in the State of Florida and has the power to carry out its business as it is now being conducted and to own, hold, or operate its properties, if applicable, and assets. The Grantee is aware of and is in compliance with all material applicable State and Federal laws.
- B. **Legal Authority.** The execution and delivery of this Agreement have been duly authorized by the officers of the Grantee. The execution of this Agreement and the performance of the terms and conditions of this Agreement shall not conflict with or result in the breach of any of the terms, conditions or provisions of, or constitute a default under (i) any articles of incorporation or bylaws, or (ii) any other agreement, instrument, judgment, obligation, order, or decree of the Grantee or any of its officers.
- C. **Solicitation of this Agreement.** The Grantee has not employed or retained any company or person other than an employee working solely for it, to solicit or secure this Agreement; nor has the Grantee paid, or agreed to pay any company or other person any fee, commission, gift, or other consideration contingent upon the making of this Agreement.

19. CONFLICT OF INTEREST AND NEPOTISM

- A. No person under the employ of the Agency, who exercises any function or responsibilities in connection with this Agreement, has at the time this Agreement is entered into, or shall have during the term of this Agreement, any personal financial interest, direct or indirect, in this Agreement. Further, no officer, director, employee, agent, or other consultant of the Agency or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of this Agreement.
- B. **Nepotism.** Notwithstanding the aforementioned provision, no relative of any officer, board of director, manager, or supervisor employed by Grantee shall be employed by the Grantee unless the employment preceded the execution of this Agreement by one (1) year. No family member of any employee may be employed by the Grantee if the family member is to be employed in a direct supervisory or administrative relationship either supervisory or subordinate to the employee. The assignment of family members in the same organizational unit shall be discouraged. A conflict of interest in employment arises whenever an individual would otherwise have the responsibility to make, or participate actively in making decisions or recommendations relating to the employment status of another individual if the two individuals (herein sometimes called "related individuals") have one of the following relationships:
 - (i) By blood or adoption: Parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
 - (ii) By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, step-parent, or step-child; or

- (iii) Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.
 - (iv) The provisions of this Article are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Agreement and those provided by statute, the stricter standard shall apply.
 - (v) In the event Grantee has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Grantee shall promptly bring such information to the attention of the Agency's Program Director. Grantee shall thereafter cooperate with the Agency's review and investigation of such information and comply with the instructions Grantee receives from the Agency's Program Director in regard to remedying the situation.
 - (vi) For purposes of this section, decisions or recommendations related to employment status include decisions related to hiring, salary, working conditions, working responsibilities, evaluation, promotion, and termination.
 - (vii) An individual, however, is not deemed to make or actively participate in making decisions or recommendations if that individual's participation is limited to routine approvals and the individual plays no role involving the exercise of any discretion in the decision-making processes. If any question arises whether an individual's participation is greater than is permitted by this paragraph, the matter shall be immediately referred to the Miami-Dade County Commission on Ethics and Public Trust.
 - (viii) This section applies to both full-time and part-time employees and voting members of the Grantee's Board of Directors or Trustees.
- (C) No person, including, but not limited to, any officer, board of directors, manager, or supervisor employed by the Grantee, who is in the position of authority, and who exercises any function or responsibilities in connection with this Agreement, has at the time this Agreement is entered into, or shall have during the term of this Agreement, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Agreement. Notwithstanding the before mentioned provision, any officer, board of directors, manager or supervisor employed by the Grantee, who is eligible to receive any of the services described herein may utilize such services if he or she can demonstrate that he or she does not have direct supervisory responsibility over the Grantee's employee(s) or service program.
- (D) Grantee and Agency staff will also adhere to Miami-Dade County Administrative Order 1-3, Gifts to the County, and section 2-11.1 of the Code of Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, in order to avoid a conflict of interest or the slightest perception of a conflict, and to demonstrate a commitment to fairness, integrity, and impartiality. For purposes of this policy, gifts shall mean any item of value, financial or otherwise, including food, beverage, vendor sponsored meals, money, service, loan, travel, entertainment, hospitality, tickets for events, or promise of future employment or benefits.

20. E-VERIFY REQUIREMENTS.

By entering into this Agreement, the Grantee is jointly and severally obligated to comply with the provisions of Section 448.095, Florida Statutes, as amended, titled "Employment Eligibility." The Grantee affirms that (a) it has registered and uses the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Grantee; (b) it has required all Subcontractors related to this Agreement to register and use the E-Verify system to verify the work authorization status of all new employees of the Subcontractor; (c) it has an affidavit from all Subcontractors to related to this Agreement attesting that the Subcontractor does not employ, contract with, or subcontract with, unauthorized aliens;

and (d) it shall maintain copies of any such affidavits for duration of the Contract.

If the Agency has a good faith belief that the Grantee has knowingly violated Section 448.09(1), Florida Statutes, then the Agency shall terminate this Agreement in accordance with Section 448.095(5)(c), Florida Statutes. In the event of such termination the Grantee agrees and acknowledges that it may not be awarded a public contract and/or grant agreement for at least one (1) year from the date of such termination and that the Grantee shall be liable for any additional costs incurred by the Agency because of such termination.

In addition, if the Agency has a good faith belief that the Grantee and/or a Subcontractor has knowingly violated any provisions of Sections 448.09(1) or 448.095, Florida Statutes, but the Grantee has otherwise complied with its requirements under those statutes, then the Grantee agrees that it shall terminate its contract with the Grantee and/or Subcontractor upon receipt of notice from the Agency of such violation by the Grantee and/or Subcontractor in accordance with Section 448.095(5)(c), Florida Statutes.

Any challenge to termination under this provision must be filed in the Circuit or County Court by the County, Grantee, or Subcontractor no later than twenty (20) calendar days after the date of contract termination. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection.

21. CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN.

By entering into this Agreement, the Grantee affirms that it is not in violation of Section 287.138, Florida Statutes, titled Contracting with Entities of Foreign Countries of Concern Prohibited. The Grantee further affirm that it is not giving a government of a foreign country of concern, as listed in Section 287.138, Florida Statutes, access to an individual's personal identifying information if: a) the Grantee is owned by a government of a foreign country of concern; b) the government of a foreign country of concern has a controlling interest in the Grantee; or c) the Grantee is organized under the laws of or has its principal place of business in a foreign country of concern as is set forth in Section 287.138(2)(a)-(c), Florida Statutes. This affirmation by the Grantee shall be in the form attached to this Lease as Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit, which is attached hereto as Attachment E and incorporated herein by reference. For purposes of this Agreement the term "Foreign Country of Concern" shall mean the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

22. HUMAN TRAFFICKING.

By entering into, amending, or renewing this Agreement, as applicable, the Grantee is obligated to comply with the provisions of Section 787.06, Florida Statutes, "Human Trafficking," as amended, which is deemed as being incorporated by reference in this Agreement. All definitions and requirements from Section 787.06, Florida Statutes, apply to this Agreement.

This compliance includes the Grantee providing an affidavit that it does not use coercion for labor or services. This attestation by the Grantee shall be in the form attached to this Agreement as Attachment F, Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit (the "Affidavit"), and must be executed by the Grantee and provided to the County when entering, amending, or renewing this Agreement.

This Agreement shall be void if the Grantee submits a false Affidavit pursuant to Section 787.06, Florida Statutes, as amended, or Grantee violates Section 787.06, Florida Statutes, as amended, during the term of this agreement, even if the Grantee was not in violation at the time it submitted its Affidavit.

23. ENTIRE AGREEMENT

- A. This Agreement constitutes the sole and only agreement of the parties hereto, and correctly sets forth the rights, duties and obligations of the parties. There are no collateral or oral agreements or understandings between the Agency and Grantee relating to this Agreement. Any promises, negotiations or representations not expressly set forth in this Agreement are of no force or effect. This Agreement shall not be modified in any manner without the written consent of both the Agency and Grantee.
- B. The Executive Director or designee shall act for the Agency in approving any amendments or addenda to this Agreement and in extending or terminating this Agreement.
- C. This Agreement shall be governed by the laws of the State of Florida. Any dispute arising under, in connection with or related to this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the state and/or federal courts located in Miami-Dade County, Florida.
- D. This Agreement shall not be amended except by written instrument signed by all parties hereto.
- E. If any provision of this Agreement shall be invalid or unenforceable to any extent, then the other provisions of this Agreement, shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- F. The Miami-Dade County Office of Management and Budget shall serve as the Agency's contact person under this Agreement unless otherwise directed by the Agency.
- G. If there arises any conflicts of interpretation or conflicts between the Agreement and any attachments or any other documents, the Agreement governs.
- H. This Agreement includes:
 - Attachment A: *NW 79th Street Corridor Community Redevelopment Agency Area Improvement & Redevelopment Grant Program Policy and Procedures Manual/Grant Application Packages*
 - Attachment B: *Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form*
 - Attachment C: *Façade Program Request for Reimbursement Form*
 - Attachment D: *Property Owners Consent Form*
 - Attachment E: *Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit*
 - Attachment F: *Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit*

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF the Agency and Grantee have accepted, made and executed this Agreement upon the terms and conditions above stated on the day and year first above written.

_____ :

By: _____

Name: _____

Title: _____

Date: ____/____/____

Attest: _____
Authorized person OR Notary Public

Print Name: _____

Title: _____

Date: ____/____/____

Corporate Seal OR Notary Seal/Stamp

**N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT
AGENCY:**

By: _____

Name: _____

Title: _____

Date: ____/____/____

WITNESS:

By: _____

Name: _____

Date: ____/____/____

Approved for form and legal sufficiency:

Terrence A. Smith
Assistant County Attorney

ATTACHMENT A

Area Improvement and Redevelopment Grant Program Policy and Procedures Manual

ATTACHMENT B

Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form

For the purpose of this Disclosure, "employee" or "employed by" is broadly taken to mean any appointed or elected official of Miami-Dade County (County) or the NW 79th Street Corridor Community Redevelopment Agency, any County Department Head, or anyone known to be or suspected to be in a position to influence the outcome of the Application for funding under the Area Improvement & Redevelopment Grant Program. For further information concerning possible conflicts of interest, please refer to Exhibit A attached hereto.

1. Are you aware of any business or economic relationship(s) between the NW 7th Avenue Corridor Community Redevelopment Agency (the "CRA") and you and/or a member of your family as defined by the letter or spirit of this disclosure that may represent a conflict of interest? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please list or elaborate such relationships and the details of annual or potential financial benefit as you can best estimate them on a separate sheet of paper.

2. Are you or a member of your family employed by Miami-Dade County ("County") or the CRA? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____
Yes ____No

If yes, please identify the employee's name(s) and provide the specifics of the employment on a separate piece of paper.

3. Have you or a member of your family been employed by the County or the CRA during the prior three years? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please identify the employee's or official's name(s) and provide the specifics of their employment or official capacity on a separate piece of paper.

TENANT:

BUILDING OWNER:

Name, Typed or Handwritten

Name, Typed or Handwritten

Signature

Signature

_____/_____/_____
Date

_____/_____/_____
Date

ATTACHMENT B

Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form

Exhibit A

No person under the employ of the CRA, who exercises any function or responsibilities in connection with the Grant Program and any agreements executed in accordance with the Grant Program, shall have during the term of the Grant Program and the term of such agreements, any personal financial interest, direct or indirect, in the Grant Program or such agreements. Further, no officer, director, employee, agent, or other consultant of the CRA or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of the grant.

Notwithstanding the aforementioned provision, no relative of any officer, board of director, manager, or supervisor employed by Grantee shall be employed by the Grantee unless the employment preceded the execution of the Grant Program agreement by one (1) year. No family member of any employee may be employed by the Grantee if the family member is to be employed in a direct supervisory or administrative relationship either supervisory or subordinate to the employee. The assignment of family members in the same organizational unit shall be discouraged. A conflict of interest in employment arises whenever an individual would otherwise have the responsibility to make, or participate actively in making decisions or recommendations relating to the employment status of another individual if the two individuals (herein sometimes called "related individuals") have one of the following relationships:

- A. By blood or adoption: Parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
- B. By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, step-parent, or step-child; or
- C. Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.

The provisions set forth herein are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Grant Program and those provided by statute, the stricter standard shall apply.

In the event Grantee has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Grantee shall promptly bring such information to the attention of the CRA's Director or the CRA's designee. Grantee shall thereafter cooperate with the CRA's review and investigation of such information, and comply with the instructions Grantee receives from the CRA's Executive Director or the CRA's designee in regard to remedying the situation.

For purposes of this section, decisions or recommendations related to employment status include decisions related to hiring, salary, working conditions, working responsibilities, evaluation, promotion, and termination.

An individual, however, is not deemed to make or actively participate in making decisions or recommendations if that individual's participation is limited to routine approvals and the individual plays no role involving the exercise of any discretion in the decision-making processes. If any question arises whether an individual's participation is greater than is permitted by this paragraph, the matter shall be immediately referred to the Miami-Dade County Commission on Ethics and Public Trust.

This section applies to both full-time and part-time employees and voting members of the Grantee's Board of Directors or Trustees.

No person, including, but not limited to, any officer, board of directors, manager, or supervisor employed by the Grantee, who is in the position of authority, and who exercises any function or responsibilities in connection with this Grant Program, has at the time the Grant Program agreement is entered into, or shall have during the term of the Grant Program, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Grant Program.

Grantee and CRA staff will also adhere to Miami-Dade County Administrative Order 1-3, Gifts to the County, and Section 2-11.1 of the Code of Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, in order to avoid a conflict of interest or the slightest perception of a conflict, and to demonstrate a commitment to fairness, integrity, and impartiality. For purposes of this policy, gifts shall mean any item of value, financial or otherwise, including food, beverage, vendor sponsored meals, money, service, loan, travel, entertainment, hospitality, tickets for events, or promise of future employment or benefits.

If you have any questions as it relates to this form, please contact:

Leroy Jones, Executive Director
Neighbors And Neighbors Association (NANA)
5120 NW 24th Ave
Miami, FL 33150
Phone: (305) 756-0605
Fax: (305) 756-6008
Website: www.nanafl.org

Vivian Cao, Assistant Director
Miami-Dade County
Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Phone: (305) 375-5143
Fax: (305) 375-1569
Email: vivian.cao@miamidade.gov

ATTACHMENT C

Façade Program Request for Reimbursement Form

CIP Payment Request No. _____
Reimbursement/Payment Only

Date: _____

Agency/Payee: Neighbors And Neighbors Association Inc. Address: 5120 NW 24th Avenue
City: Miami State: Florida Zip Code: 33150 Ph: (305) 765-0605

Index Code: _____ Total Amount: \$ _____

Bill to: **NW 7th Avenue Corridor Community Redevelopment Agency c/o Miami-Dade County, Office Management & Budget**

Grantee: _____ Grantee Award: _____
Name

Line Item Description	INFORMS#	Amount Disbursement		Service Date	Amount Due
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

Total Amount Due **\$0.00**

Do not write below this line

Source	Date	Since Last Request On Hand	Received	On Hand
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

***Attached you will find invoices or canceled checks plus copies of paid invoices to substantiate the above expenditures. I certify that all goods and services have been received, that they all fall within the contractual scope of services and budget, and that these costs have not been paid previously by other funding source.**

Authorized Signature

Title

Date

Do Not Write in This Space (12)

P.O. #
Voucher No.
Resolution No.
Index Code No.
Sub Object No.
Project No.

Received For Compliance

Post Audit

OMB Approval _____

ATTACHMENT D

***Property's Owner's Consent and Acknowledgement of Grantee's Receipt and Use of Grant Funds
Form***

**Complete this form only if the Grantee is not the owner of the property/building*

The undersigned, _____, as owner of the property located at _____, Florida 33____, does hereby acknowledge and consent to the receipt of a grant in the amount of \$_____ ("Grant Funds") from the N.W. 79th Street Corridor Community Redevelopment Agency ("Agency") to _____ ("Grantee"), who is my tenant. The undersigned further consents to Grantee's use of such Grant Funds for the purposes as set forth in that certain Grant Agreement between the Agency and Grantee dated _____, 20_____.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, these presents have been executed this _____ day of _____,
20_____.

WITNESSES:

(NAME OF OWNER)

Signature

By:_____

Print Name

Print Name

_____/_____/_____
Date

Title

Signature

_____/_____/_____
Date

Print Name

Address:

_____/_____/_____
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this_____ day of _____, 2025, by _____ as _____ of _____, a Florida _____.

Signature

Printed Name
Notary Public, State of Florida

☐ Personally Known or ☐ Produced Identification
Type of Identification Produced

ATTACHMENT E



Contracting With Entities of Foreign Countries of Concern Prohibited Affidavit

The Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit Form ("Form") is required by [Section 287.138, Florida Statutes \("F.S."\)](#), which is deemed as being expressly incorporated into this Form. The Affidavit must be completed by a person authorized to make this attestation on behalf of the Bidder/Proposer for the purpose of submitting a bid, proposal, quote, or other response, or otherwise entering into a contract with the County. The associated bid, proposal, quote, or other response will not be accepted unless and until this completed and executed Affidavit is submitted to the County.

_____ does not meet any of the criteria set forth in Paragraphs 2 (a) – (c)
Bidder's/Proposer's Legal Company Name
of [Section 287.138, F.S.](#)

Pursuant to Section 92.525, F.S., under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Bidder's/Proposer's Authorized Representative: _____

Title of Bidder's/Proposer's Authorized _____

Signature of Bidder's/Proposer's Authorized Representative: _____

Date: _____

ATTACHMENT F



Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit

The Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit is required by Section [787.06](#), Florida Statutes (“F.S.”), as amended by [HB 7063](#), which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The term Governmental Entity has the same meaning as in [Section 287.138\(1\), F.S.](#)

_____ does not use coercion for labor or services as defined in Section [787.06, F.S.](#)

Contractor’s Legal Company Name

Pursuant to Section [92.525, F.S.](#), under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor’s Authorized Representative:

Title of Contractor’s Authorized: Representative:

Signature of Contractor’s: Authorized Representative:

Date:



REVITALIZATION AND REHABILITATION GRANT AGREEMENT BETWEEN _____ AND THE N.W. 79TH STREETCORRIDOR COMMUNITY REDEVELOPMENT AGENCY

This **Revitalization and Rehabilitation Grant Agreement** (Agreement) is entered this _____ day of _____, 2025 (“Effective Date”), between the N.W. 79th Street Corridor Community Redevelopment Agency (Agency), whose address is 111 N.W. 1st Street, 22nd Floor, Miami, Florida 33128, and _____ (the “Grantee”), whose business address is _____ (the “Premises”).

WHEREAS, Grantee has demonstrated his desire to enhance the physical, economic, and aesthetic appeal of his commercially zoned building and property located at _____, located within the N.W. 79th Street Corridor Community Redevelopment Area (“Area”); and

WHEREAS, Grantee has agreed to upgrade and rehabilitate the commercial business of his owned commercial building as reflected on previously provided plans and specifications; and

WHEREAS, these activities are directly and indirectly related to implementing the Agency and the Area’s Community Redevelopment Plan; and

WHEREAS, the Agency has adopted policies and procedures to implement a Commercial Improvement Grant Program, including partially funding the cost of rehabilitating the commercial businesses.

NOW, THEREFORE, for mutual consideration, the parties hereby agree as follows:

1. TERM OF THE AGREEMENT

The term of the Agreement shall be for a period not to exceed twelve (12) months commencing on the date this Agreement is executed by the Agency’s Executive Director or designee, unless such expiration date is extended at the sole discretion of the Agency’s board of commissioners.

2. SCOPE OF SERVICES

- A. The Agency shall fund this Revitalization and Rehabilitation Grant (RRG) up to seventy-five percent (75%) of the cost of interior/exterior improvements to property owners and businesses, not to exceed a maximum of \$75,000.00 as detailed in the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* (Attachment A). The Agency shall fund its share of the cost through disbursements after the Grantee has expended and documented their expenditure of the costs. All invoices shall be approved by both the Grantee and the Grantee’s architect prior to submittal to the Agency. The last and final payment shall be made when all permits have been closed out or building has received a certificate of occupancy, when applicable.

Grantee shall rehabilitate the commercial building located at _____ (Premises). Such rehabilitation shall conform to the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* and meet all code requirements of Miami-Dade County (County). Grantee shall obtain all required permits prior to commencing the rehabilitation of the Premises.

- B. Upon receipt and review of a proper invoice submitted by Grantee, the Agency shall reimburse Grantee in a timely manner as prescribed herein. In accordance with sections 218.73, 218.74, and 218.76, Florida Statutes, upon receipt of a proper invoice, the Agency shall reimburse Grantee within forty-five (45) calendar days. In accordance with section 2-8.1.4 of the Code of Miami-Dade County, known as the Sherman S. Winn Prompt Payment Ordinance, and Miami-Dade County Administrative Order 3-19, Prompt Payment, upon receipt of a proper invoice, the Agency shall reimburse Grantee within forty-five (45) calendar days; or within thirty (30) calendar days if Grantee is a small business, a minority-owned business, or a women-owned business enterprise. Failure of the Agency to adhere to the prompt payment requirements described herein shall render the Agency subject to paying interest on the amount due to the Grantee. Grantee shall also pay its subcontractor(s) as authorized under this Agreement in a timely manner as indicated in the corresponding subcontract.

Company must be in business for at least two (2) years. Must be a for-profit-business. Non-profit agencies cannot apply. Properties with multiple business tenants (such as shopping ma centers or strip malls) must seek to make improvements across the entire property so that it is done as one project.

3. ADMINISTRATIVE CONDITIONS

- A. Grantee agrees to the terms and conditions specified in the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* and said document is incorporated into this Agreement by reference as Attachment A.
- B. Grantee agrees to the construction budget detailed in the written estimate from _____ for _____ and dated _____.

4. BUDGET

The Agency agrees to pay from its Tax Increment Trust Fund, the maximum amount of \$_____.00 Said funds are to be used for construction purposes according to the written estimate _____ for _____ and dated _____. The Agency shall fund its share of the cost through disbursements after the Grantee has expended and documented those expenditures of their share of the costs. All invoices shall be approved by the Agency's Grant Program Administrator, Neighbors And Neighbors Association, Inc. (NANA), the Grantee and the Grantee's architect prior to submittal to the Agency. Payment will not be made if work products are incomplete. Documentation detailing the source and extent of the cost shall be provided with each invoice. This shall typically be in the form of third-party construction or vendor invoices. Request for reimbursement shall be transmitted on the *Façade Program Request for Reimbursement Form* (Attachment C).

The funding of this Agreement is subject to approval of the Agency's annual budget by the Agency and the Board of County Commissioners (Board). In the event Grantee incurs expenses prior to approval of the Agency's budget, Grantee acknowledges and accepts that the Agency shall have no obligation under this Agreement to reimburse Grantee for such expenses until such time as the Agency's budget is approved. In the event the Agency's budget is not approved, this Agreement shall be terminated in accordance with Section 6 of this Agreement and the Agency shall have no further obligations to provide grant funding to Grantee.

5. ASSIGNMENT

This grant is awarded on the condition that the Grantee maintains ownership of or continues to operate the Grantee's business for a period of twelve (12) months from the effective date of this Agreement. If the Grantee transfers ownership of the business or discontinues business operations before the expiration of the twelve (12) month period, the total amount awarded under this Agreement may be due and payable to the Agency at its sole and absolute discretion.

This Agreement shall not be assigned in whole or in part by the Grantee without the prior written consent of the Agency, which consent may be withheld with the Agency's sole and absolute discretion. If assigned, the assignment shall be enforced against assignees and successors in interest.

6. TERMINATION

- A. This Agreement may also be terminated by the Agency for convenience or if the grant funds are not available for the reasons stated in Section 4 of this Agreement, upon sixty (60) days written notice by the terminating party to the other party of such termination in which event, Grantee shall be paid for eligible expenses incurred prior to termination date.
- B. The Agency may terminate this Agreement if an individual or corporation or other entity attempts to meet its contractual obligation with the Agency through fraud, misrepresentation or material misstatement.
- C. The Agency may, as a further sanction, terminate or cancel any other contract(s) that such individual or corporation or other entity has with the Agency and that such individual, corporation or other entity shall be responsible for all direct and indirect costs associated with such termination or cancellation, including attorney's fees.
- D. The foregoing notwithstanding, any individual, corporation or other entity which attempts to meet its contractual obligations with the Agency through fraud, misrepresentation or material misstatement may be debarred from Agency contracting for up to five (5) years.
- E. In addition to cancellation or termination as otherwise provided in this Agreement, the Agency may at any time, in its sole discretion, with or without cause, terminate this Agreement by written notice to the Grantee.
- F. In the event that the Agency exercises its right to terminate this Agreement, the Grantee shall not be entitled to any additional grant funds under this Agreement and may be required to reimburse the Agency for any expended grant funds.

7. EVENT OF DEFAULT

- A. An Event of Default shall mean a breach of this Agreement by the Grantee. Without limiting the generality of the foregoing, and in addition to those instances referred to herein as a breach, an Event of Default shall include the following:
 - (i) the Grantee has become insolvent (other than as interdicted by the bankruptcy laws), or has assigned the proceeds received for the benefit of the Grantee's creditors, or the Grantee has taken advantage of any insolvency statute or debtor/creditor law or if the Grantee's affairs have been put in the hands of a receiver;

- (ii) the Grantee has failed to obtain the approval of the Agency where required by this Agreement;
 - (iii) the Grantee has failed to provide "adequate assurances" as required under subsection b below;
 - (iv) the Grantee has failed in the representation of any warranties stated herein.
 - (v) the Grantee has failed to comply with the public records disclosure requirements set forth in Section 119.0701, Florida Statutes, and this Agreement.
- B. When, in the opinion of the Agency, reasonable grounds for uncertainty exist with respect to the Grantee's ability to perform under this Agreement or any portion thereof, the Agency may request that the Grantee, within the timeframe set forth in the Agency's request, provide adequate assurances to the Agency, in writing, of the Grantee's ability to perform in accordance with the terms of this Agreement. Until the Agency receives such assurances, the Agency may request an adjustment to the compensation received by the Grantee for portions of the Services which the Grantee has not performed. In the event that the Grantee fails to provide to the Agency the requested assurances within the prescribed timeframe, the Agency may:
- i. treat such failure as a repudiation of this Agreement; and
 - ii. resort to any remedy for breach provided herein or at law, including but not limited to, taking over the performance of the Services or any part thereof either by itself or through others.
- C. In the event the Agency shall terminate this Agreement for default, the Agency or its designated representatives may immediately take possession of all applicable equipment, materials, products, documentation, reports and data.

8. NOTICE OF DEFAULT - OPPORTUNITY TO CURE

If an Event of Default occurs in the determination of the Agency, the Agency may so notify the Grantee ("Default Notice"), specifying the basis for such default, and advising the Grantee that such default must be cured immediately or this Agreement with the Agency may be terminated. Notwithstanding, the Agency may, in its sole discretion, allow the Grantee to rectify the default to the Agency's reasonable satisfaction within a thirty (30) day period.

The Agency may grant an additional period of such duration as the Agency shall deem appropriate without waiver of any of the Agency's rights hereunder, so long as the Grantee has commenced curing such default and is effectuating a cure with diligence and continuity during such thirty (30) day period or any other period which the Agency prescribes. The default notice shall specify the date the Grantee shall discontinue the Services upon the Termination Date.

9. REMEDIES IN THE EVENT OF DEFAULT

If an Event of Default occurs, the Grantee shall be liable for all direct damages resulting from the default, including but not limited to:

- A. lost revenues to the extent the Grantee would otherwise be liable under applicable law as adjudicated by a court of competent jurisdiction;
- B. the difference between the cost associated with procuring Services hereunder and the amount actually and reasonably expended by the Agency for re-procurement of Services, including procurement and administrative costs; and
- C. such other direct damages.

The Grantee shall also remain liable for any liabilities and claims related to the Grantee's default. The Agency may also bring any suit or proceeding for specific performance or for an injunction.

10. GOVERNING LAW

This Agreement shall be construed in accordance with the laws of the State of Florida. The parties expressly waive any right to trial by jury in any litigation between the Agency and Grantee which arises out of or relates to this Agreement. Venue for any such litigation shall be in Miami-Dade County, Florida.

8. WARRANTIES OF GRANTEE; INDEMNIFICATION

- A. Grantee hereby warrants and represents that at all times during the term of this Agreement that it shall maintain in good standing all required insurance, licenses, certifications, and permits required under federal, state, and local laws necessary to perform the Scope of Services.
- B. Grantee represents and warrants that Grantee is seized in fee simple title to the Premises, free and clear and unencumbered. Grantee further represents and warrants that it has good right, full power and lawful authority to enter into this Agreement.
- C. No waiver of performance by the Agency shall be deemed a breach of contract.
- D. The Agency shall not be liable to any contractor, subcontractor, or vendor, nor shall any contractor, subcontractor, or vendor have any rights under this Agreement.

11. INDEMNIFICATION AND INSURANCE

- A. Grantee shall indemnify, defend, and hold harmless the Agency and its officers, employees, agents, and instrumentalities from any and all liability, losses, or damages, including attorney's fees and costs of defense, which the Agency or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Agreement by the Grantee or its employees, agents, servants, partners principals, or subcontractors. Additionally, Grantee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the Agency, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. Grantee expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by Grantee shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Agency or its officers, employees, agents, and instrumentalities as herein provided. This provision shall survive the expiration or termination of this Agreement.
- B. The Grantee shall submit to the Agency, c/o Office of Management and Budget, 111 N.W. 1st Street, 22nd Floor, Miami, Florida 33128, original Certificate(s) of Insurance which indicate that insurance coverage has been obtained which meets the requirements as outlined below:
 - (i) All insurance certificates must list the Agency as "Certificate Holder" in the following manner:

N.W. 79th Street Corridor Community Redevelopment Agency
c/o Miami-Dade County
111 N.W. 1st Street, Suite 2340
Miami, Florida 33128
 - (ii) Workers' Compensation Insurance for all employees of the Grantee as required by Florida Statutes, Chapter 440.
 - (iv) Commercial General Liability Insurance in an amount not less than \$300,000 per occurrence, and \$600,000 in the aggregate. Miami-Dade County must be shown as an additional insured with respect to this coverage.

- (v) Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the Work provided under this Agreement, in an amount not less than \$300,000.00* combined single limit per occurrence for bodily injury and property damage.
- (vi) Professional Liability Insurance in the name of the Grantee, in an amount not less than \$250,000.00.
- (vii) All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:
 - (1) The company must be rated no less than “A-” as to management, and no less than “Class VII” as to financial strength by Best’s Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.

OR

- (2) The company must hold a valid Florida Certificate of Authority as shown in the latest “List of All Insurance Companies Authorized or Approved to Do Business in Florida,” issued by the State of Florida Department of Financial Services.
- (viii) Compliance with the foregoing requirements shall not relieve the Grantee of its liability and obligations under this Section or under any other section of this Agreement.
- (ix) The Agency reserves the right to inspect the Grantee’s original insurance policies at any time during the term of this Agreement.
- (x) Failure to Provide and Maintain Certificates of Insurance. The Grantee shall be responsible for assuring that the insurance certificates and proof of medical malpractice coverage, where applicable, that are required in conjunction with this Section remain in force for the duration of the effective term of this Agreement. If insurance certificates and proof of medical malpractice coverage, where applicable, are scheduled to expire or have been canceled during the effective term, the Grantee shall be responsible for submitting new or renewed insurance certificates and proof of medical malpractice coverage, where applicable, to the Agency prior to expiration.
- (xi) In the event that expired or canceled certificates and proof of medical malpractice coverage, where applicable, are not replaced with new or renewed certificates which cover the effective term, the Agency may suspend the Agreement or withhold reimbursement until such time as the new or renewed certificates are received by the Agency in the manner prescribed herein, and are approved by the Miami-Dade County’s Internal Services Department, Risk Management Division on behalf of the Agency; provided, however, that this suspended period does not exceed thirty (30) calendar days. Thereafter, the Agency may, at its sole discretion, seek appropriate remedies including, but not limited to, repayment to the Agency or termination of this Agreement.

12. NON-DISCRIMINATION

Grantee agrees that it will not discriminate against any of his employees or applicants for employment because of their race, color, religion, sex, national origin, ancestry, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, or veteran status and that Grantee shall abide by all Federal, State and local laws regarding discrimination.

13. ACCESS AND AUDITS

Grantee shall maintain and shall retain for a period of at least three (3) years after the completion of the performance of all work or services, adequate books, records, and documents to justify all fees, charges, expenses, and costs incurred concerning products, services, or work performed for the Agency pursuant to this Agreement.

The Agency shall have access to all books, records, and documents required by this section for the purpose of inspection or auditing upon reasonable written notice during normal business hours at the office of the Grantee or at such a location mutually agreed upon by the Agency and Grantee.

14. REMEDIES FOR NON-COMPLIANCE OR DEFAULT

- A. Grantee shall maintain any Agency-funded improvements completed as part of this Agreement for a minimum period of five (5) years, following the final inspection by the County. The improvements will remain serviceable and shall retain their character based on the final design.
- B. Grantee's failure to maintain the improvements in a manner acceptable to the Agency may be considered a material breach of the terms of the Agreement if Grantee:
 - i. Allows additional signage on the face of the buildings or entrances;
 - ii. fails to repair damaged improvements within one-hundred and eighty (180) days of notice;
 - iii. rents or leases to tenants who violate County Codes on an on-going basis;
 - iv. fails to undertake reasonable maintenance, such that the improvements have become deteriorated in appearance; and/or
 - v. substantially changes the commercial improvements, such that they no longer resemble the approved design.
- C. If Grantee fails to perform any of his obligations or materially breaches the terms of this Agreement, the Agency may impose fines and penalties, withhold eligibility for further benefits, recover payments made to Grantee, and/or take such other remedies that may be legally permitted.

15. NOTICES

All notices and communications to the Agency and Grantee shall be in writing and shall be deemed to have been properly given if transmitted by registered or certified mail or hand delivery. All notices and communications shall be effective upon receipt. Notices shall be addressed as follows:

To Agency: NW 7th Avenue Corridor Community Redevelopment Agency
c/o Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Vivian Cao, Assistant Director

With copy to: Neighbors And Neighbors Association, Inc.
180 NW 62nd Street
Miami, Florida 33150
Attention: Leroy Jones, Executive Director

To Grantee:

16. PUBLIC RECORDS

- A. Pursuant to Section 119.0701 of the Florida Statutes, if the Grantee meets the definition of "Grantee" as defined in Section 119.0701(1)(a), the Grantee shall:

- (i) Keep and maintain public records that ordinarily and necessarily would be required by the Agency in order to perform the service;
 - (ii) Upon request from the Agency's custodian of public records identified herein, provide the Agency with a copy of the requested records or allow the public with access to the public records on the same terms and conditions that the Agency would provide the records and at a cost that does not exceed the cost provided in the Florida Public Records Act, Miami-Dade County Administrative Order No. 4-48, or as otherwise provided by law;
 - (iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement's term and following completion of the services under this Agreement if the Grantee does not transfer the records to the Agency; and
 - (iv) meet all requirements for retaining public records and transfer to the Agency, at no Agency cost, all public records created, received, maintained and/or directly related to the performance of this Agreement that are in possession of the Grantee upon termination of this Agreement. Upon termination of this Agreement, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Agency in a format that is compatible with the information technology systems of the Agency.
- B. For purposes of this Section, the term "public records" shall mean all documents, papers, letters, maps, books, e-mails, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business of the Agency.
- C. Grantee's failure to comply with the public records disclosure requirement set forth in Section 119.0701 of the Florida Statutes shall be a breach of this Agreement.
- D. In the event the Grantee does not comply with the public records disclosure requirement set forth in Section 119.0701 of the Florida Statutes, the Agency may, at the Agency's sole discretion, avail itself of any of the remedies for breach set forth under this Agreement or available at law or equity.

**IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER
119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC
RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THE AGENCY'S
CUSTODIAN OF PUBLIC RECORDS AT:**

Miami-Dade County
Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Vivian Cao
Email: vivian.cao@miamidade.gov

- E. The terms set forth in this section 15 shall survive the termination of this Agreement.

**17. OFFICE OF THE INSPECTOR GENERAL/INDEPENDENT PRIVATE INSPECTOR
GENERAL**

- A. **Independent Private Sector Inspector General Reviews.** Pursuant to Miami-Dade County Administrative Order 3-20, the Agency has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the Agency deems it appropriate to do so.

Upon written notice from the Agency, the _____ (Grantee) shall make available to the IPSIG retained by the Agency, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The Agency shall be responsible for the payment of these IPSIG services, and under no circumstance shall the _____'s (Grantee) prices and any changes thereto approved by the Agency, be inclusive of any charges relating to these IPSIG services. The terms of this provision herein, apply to the _____, its officers, agents, employees, Subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the Agency to conduct an audit or investigate the operations, activities and performance of the _____ (Grantee) in connection with this Agreement. The terms of this Section 10 shall not impose any liability on the Agency by the _____ (Grantee) or any third party.

- B. Miami-Dade County Inspector General Review.** According to Section 2-1076 of the Code of Miami-Dade County, as amended by Ordinance No. 99-63, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all Agency contracts, throughout the duration of said contracts, except as otherwise provided below. The cost of the audit for this Contract shall be one quarter (1/4) of one (1) percent of the total contract amount which cost shall be included in the total contract amount. The audit cost will be deducted by the Agency from progress payments to the _____ (Grantee). The audit cost shall also be included in all change orders and all contract renewals and extensions.

Exception: The above application of one quarter (1/4) of one percent fee assessment shall not apply to the following contracts: (a) IPSIG contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (I) contracts where an IPSIG is assigned at the time the contract is approved by the Commission; (j) professional service agreements under \$1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County Administrative Order 3-2; (m) federal, state and local government-funded grants; and (n) interlocal agreements.

Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter (1/4) of one percent in any exempted contract at the time of award.

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all Agency contracts including, but not limited to, those contracts specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed Agency and _____ (Grantee) contracts, transactions, accounts, records and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to the Contract. The Inspector General is empowered to retain the services of independent private sector inspectors general (IPSIG) to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the _____ (Grantee), its officers, agents and employees, lobbyists, Agency staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the _____ (Grantee) from the Inspector General or IPSIG retained by the Inspector General, the _____ (Grantee) shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying.

The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the _____'s (Grantee) possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful Subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

18. REPRESENTATIONS AND WARRANTIES

The Grantee represents and warrants to the Agency as follows:

- A. **Organization.** The Grantee is a corporation under the laws of the State of Florida or is authorized to transact business in the State of Florida and has the power to carry out its business as it is now being conducted and to own, hold, or operate its properties, if applicable, and assets. The Grantee is aware of and is in compliance with all material applicable State and Federal laws.
- B. **Legal Authority.** The execution and delivery of this Agreement have been duly authorized by the officers of the Grantee. The execution of this Agreement and the performance of the terms and conditions of this Agreement shall not conflict with or result in the breach of any of the terms, conditions or provisions of, or constitute a default under (i) any articles of incorporation or bylaws, or (ii) any other agreement, instrument, judgment, obligation, order, or decree of the Grantee or any of its officers.
- C. **Solicitation of this Agreement.** The Grantee has not employed or retained any company or person other than an employee working solely for it, to solicit or secure this Agreement; nor has the Grantee paid, or agreed to pay any company or other person any fee, commission, gift, or other consideration contingent upon the making of this Agreement.

19. CONFLICT OF INTEREST AND NEPOTISM

- A. No person under the employ of the Agency, who exercises any function or responsibilities in connection with this Agreement, has at the time this Agreement is entered into, or shall have during the term of this Agreement, any personal financial interest, direct or indirect, in this Agreement. Further, no officer, director, employee, agent, or other consultant of the Agency or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of this Agreement.
- B. **Nepotism.** Notwithstanding the aforementioned provision, no relative of any officer, board of director, manager, or supervisor employed by Grantee shall be employed by the Grantee unless the employment preceded the execution of this Agreement by one (1) year. No family member of any employee may be employed by the Grantee if the family member is to be employed in a direct supervisory or administrative relationship either supervisory or subordinate to the employee. The assignment of family members in the same organizational unit shall be discouraged. A conflict of interest in employment arises whenever an individual would otherwise have the responsibility to make, or participate actively in making decisions or recommendations relating to the employment status of another individual if the two individuals (herein sometimes called "related individuals") have one of the following relationships:
 - (i) By blood or adoption: Parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
 - (ii) By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, step-parent, or step-child; or

- (iii) Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.
 - (iv) The provisions of this Article are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Agreement and those provided by statute, the stricter standard shall apply.
 - (v) In the event Grantee has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Grantee shall promptly bring such information to the attention of the Agency's Program Director. Grantee shall thereafter cooperate with the Agency's review and investigation of such information and comply with the instructions Grantee receives from the Agency's Program Director in regard to remedying the situation.
 - (vi) For purposes of this section, decisions or recommendations related to employment status include decisions related to hiring, salary, working conditions, working responsibilities, evaluation, promotion, and termination.
 - (vii) An individual, however, is not deemed to make or actively participate in making decisions or recommendations if that individual's participation is limited to routine approvals and the individual plays no role involving the exercise of any discretion in the decision-making processes. If any question arises whether an individual's participation is greater than is permitted by this paragraph, the matter shall be immediately referred to the Miami-Dade County Commission on Ethics and Public Trust.
 - (viii) This section applies to both full-time and part-time employees and voting members of the Grantee's Board of Directors or Trustees.
- (C) No person, including, but not limited to, any officer, board of directors, manager, or supervisor employed by the Grantee, who is in the position of authority, and who exercises any function or responsibilities in connection with this Agreement, has at the time this Agreement is entered into, or shall have during the term of this Agreement, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Agreement. Notwithstanding the before mentioned provision, any officer, board of directors, manager or supervisor employed by the Grantee, who is eligible to receive any of the services described herein may utilize such services if he or she can demonstrate that he or she does not have direct supervisory responsibility over the Grantee's employee(s) or service program.
- (D) Grantee and Agency staff will also adhere to Miami-Dade County Administrative Order 1-3, Gifts to the County, and section 2-11.1 of the Code of Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, in order to avoid a conflict of interest or the slightest perception of a conflict, and to demonstrate a commitment to fairness, integrity, and impartiality. For purposes of this policy, gifts shall mean any item of value, financial or otherwise, including food, beverage, vendor sponsored meals, money, service, loan, travel, entertainment, hospitality, tickets for events, or promise of future employment or benefits.

20. E-VERIFY REQUIREMENTS

By entering into this Agreement, the Grantee is jointly and severally obligated to comply with the provisions of Section 448.095, Florida Statutes, as amended, titled "Employment Eligibility." The Grantee affirms that (a) it has registered and uses the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Grantee; (b) it has required all Subcontractors related to this Agreement to register and use the E-Verify system to verify the work authorization status of all new employees of the Subcontractor; (c) it has an affidavit from all Subcontractors related to this Agreement attesting that the Subcontractor does not employ, contract with, or subcontract with, unauthorized aliens;

and (d) it shall maintain copies of any such affidavits for duration of the Contract.

If the Agency has a good faith belief that the Grantee has knowingly violated Section 448.09(1), Florida Statutes, then the Agency shall terminate this Agreement in accordance with Section 448.095(5)(c), Florida Statutes. In the event of such termination the Grantee agrees and acknowledges that it may not be awarded a public contract and/or grant agreement for at least one (1) year from the date of such termination and that the Grantee shall be liable for any additional costs incurred by the Agency because of such termination.

In addition, if the Agency has a good faith belief that the Grantee and/or a Subcontractor has knowingly violated any provisions of Sections 448.09(1) or 448.095, Florida Statutes, but the Grantee has otherwise complied with its requirements under those statutes, then the Grantee agrees that it shall terminate its contract with the Grantee and/or Subcontractor upon receipt of notice from the Agency of such violation by the Grantee and/or Subcontractor in accordance with Section 448.095(5)(c), Florida Statutes.

Any challenge to termination under this provision must be filed in the Circuit or County Court by the County, Grantee, or Subcontractor no later than twenty (20) calendar days after the date of contract termination. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection.

21. CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN.

By entering into this Agreement, the Grantee affirms that it is not in violation of Section 287.138, Florida Statutes, titled Contracting with Entities of Foreign Countries of Concern Prohibited. The Grantee further affirm that it is not giving a government of a foreign country of concern, as listed in Section 287.138, Florida Statutes, access to an individual's personal identifying information if: a) the Grantee is owned by a government of a foreign country of concern; b) the government of a foreign country of concern has a controlling interest in the Grantee; or c) the Grantee is organized under the laws of or has its principal place of business in a foreign country of concern as is set forth in Section 287.138(2)(a)-(c), Florida Statutes. This affirmation by the Grantee shall be in the form attached to this Lease as Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit, which is attached hereto as Attachment E and incorporated herein by reference. For purposes of this Agreement the term "Foreign Country of Concern" shall mean the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

22. HUMAN TRAFFICKING.

By entering into, amending, or renewing this Agreement, as applicable, the Grantee is obligated to comply with the provisions of Section 787.06, Florida Statutes, "Human Trafficking," as amended, which is deemed as being incorporated by reference in this Agreement. All definitions and requirements from Section 787.06, Florida Statutes, apply to this Agreement.

This compliance includes the Grantee providing an affidavit that it does not use coercion for labor or services. This attestation by the Grantee shall be in the form attached to this Agreement as Attachment F, Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit (the "Affidavit"), and must be executed by the Grantee and provided to the County when entering, amending, or renewing this Agreement.

This Agreement shall be void if the Grantee submits a false Affidavit pursuant to Section 787.06, Florida Statutes, as amended, or Grantee violates Section 787.06, Florida Statutes, as amended, during the term of this agreement, even if the Grantee was not in violation at the time it submitted its Affidavit.

23. ENTIRE AGREEMENT

- A. This Agreement constitutes the sole and only agreement of the parties hereto, and correctly sets forth the rights, duties and obligations of the parties. There are no collateral or oral agreements or understandings between the Agency and Grantee relating to this Agreement. Any promises, negotiations or representations not expressly set forth in this Agreement are of no force or effect. This Agreement shall not be modified in any manner without the written consent of both the Agency and Grantee.
- B. The Executive Director or designee shall act for the Agency in approving any amendments or addenda to this Agreement and in extending or terminating this Agreement.
- C. This Agreement shall be governed by the laws of the State of Florida. Any dispute arising under, in connection with or related to this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the state and/or federal courts located in Miami-Dade County, Florida.
- D. This Agreement shall not be amended except by written instrument signed by all parties hereto.
- E. If any provision of this Agreement shall be invalid or unenforceable to any extent, then the other provisions of this Agreement, shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- F. The Miami-Dade County Office of Management and Budget shall serve as the Agency's contact person under this Agreement unless otherwise directed by the Agency.
- G. If there arises any conflicts of interpretation or conflicts between the Agreement and any attachments or any other documents, the Agreement governs.
- H. This Agreement includes:

Attachment A: *NW 7th Avenue Corridor Community Redevelopment Agency Area Improvement & Redevelopment Grant Program Policy and Procedures Manual/Grant Application Packages*

Attachment B: *Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form*

Attachment C: *Façade Program Request for Reimbursement Form*

Attachment D: *Property Owners Consent Form*

Attachment E: *Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit*

Attachment F: *Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit*

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF the Agency and Grantee have accepted, made and executed this Agreement upon the terms and conditions above stated on the day and year first above written.

_____ :

By: _____

Name: _____

Title: _____

Date: ____/____/____

Attest: _____
Authorized person OR Notary Public

Print Name: _____

Title: _____

Date: ____/____/____

Corporate Seal OR Notary Seal/Stamp

**N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT
AGENCY:**

By: _____

Name: _____

Title: _____

Date: ____/____/____

WITNESS:

By: _____

Name: _____

Date: ____/____/____

Approved for form and legal sufficiency:

Terrence A. Smith
Assistant County Attorney

ATTACHMENT A

Area Improvement and Redevelopment Grant Program Policy and Procedures Manual

ATTACHMENT B

Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form

For the purpose of this Disclosure, "employee" or "employed by" is broadly taken to mean any appointed or elected official of Miami-Dade County (County) or the NW 79th Street Corridor Community Redevelopment Agency, any County Department Head, or anyone known to be or suspected to be in a position to influence the outcome of the Application for funding under the Area Improvement & Redevelopment Grant Program. For further information concerning possible conflicts of interest, please refer to Exhibit A attached hereto.

1. Are you aware of any business or economic relationship(s) between the NW 7th Avenue Corridor Community Redevelopment Agency (the "CRA") and you and/or a member of your family as defined by the letter or spirit of this disclosure that may represent a conflict of interest? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please list or elaborate such relationships and the details of annual or potential financial benefit as you can best estimate them on a separate sheet of paper.

2. Are you or a member of your family employed by Miami-Dade County ("County") or the CRA? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please identify the employee's name(s) and provide the specifics of the employment on a separate piece of paper.

3. Have you or a member of your family been employed by the County or the CRA during the prior three years? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please identify the employee's or official's name(s) and provide the specifics of their employment or official capacity on a separate piece of paper.

TENANT:

BUILDING OWNER:

Name, Typed or Handwritten

Name, Typed or Handwritten

Signature

Signature

_____/_____/_____
Date

_____/_____/_____
Date

ATTACHMENT B

Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form

Exhibit A

No person under the employ of the CRA, who exercises any function or responsibilities in connection with the Grant Program and any agreements executed in accordance with the Grant Program, shall have during the term of the Grant Program and the term of such agreements, any personal financial interest, direct or indirect, in the Grant Program or such agreements. Further, no officer, director, employee, agent, or other consultant of the CRA or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of the grant.

Notwithstanding the aforementioned provision, no relative of any officer, board of director, manager, or supervisor employed by Grantee shall be employed by the Grantee unless the employment preceded the execution of the Grant Program agreement by one (1) year. No family member of any employee may be employed by the Grantee if the family member is to be employed in a direct supervisory or administrative relationship either supervisory or subordinate to the employee. The assignment of family members in the same organizational unit shall be discouraged. A conflict of interest in employment arises whenever an individual would otherwise have the responsibility to make, or participate actively in making decisions or recommendations relating to the employment status of another individual if the two individuals (herein sometimes called "related individuals") have one of the following relationships:

- A. By blood or adoption: Parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
- B. By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, step-parent, or step-child; or
- C. Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.

The provisions set forth herein are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Grant Program and those provided by statute, the stricter standard shall apply.

In the event Grantee has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Grantee shall promptly bring such information to the attention of the CRA's Director or the CRA's designee. Grantee shall thereafter cooperate with the CRA's review and investigation of such information, and comply with the instructions Grantee receives from the CRA's Executive Director or the CRA's designee in regard to remedying the situation.

For purposes of this section, decisions or recommendations related to employment status include decisions related to hiring, salary, working conditions, working responsibilities, evaluation, promotion, and termination.

An individual, however, is not deemed to make or actively participate in making decisions or recommendations if that individual's participation is limited to routine approvals and the individual plays no role involving the exercise of any discretion in the decision-making processes. If any question arises whether an individual's participation is greater than is permitted by this paragraph, the matter shall be immediately referred to the Miami-Dade County Commission on Ethics and Public Trust.

This section applies to both full-time and part-time employees and voting members of the Grantee's Board of Directors or Trustees.

No person, including, but not limited to, any officer, board of directors, manager, or supervisor employed by the Grantee, who is in the position of authority, and who exercises any function or responsibilities in connection with this Grant Program, has at the time the Grant Program agreement is entered into, or shall have during the term of the Grant Program, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Grant Program.

Grantee and CRA staff will also adhere to Miami-Dade County Administrative Order 1-3, Gifts to the County, and Section 2-11.1 of the Code of Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, in order to avoid a conflict of interest or the slightest perception of a conflict, and to demonstrate a commitment to fairness, integrity, and impartiality. For purposes of this policy, gifts shall mean any item of value, financial or otherwise, including food, beverage, vendor sponsored meals, money, service, loan, travel, entertainment, hospitality, tickets for events, or promise of future employment or benefits.

If you have any questions as it relates to this form, please contact:

Leroy Jones, Executive Director
Neighbors And Neighbors Association (NANA)
5120 NW 24th Ave
Miami, FL 33150
Phone: (305) 756-0605
Fax: (305) 756-6008
Website: www.nanafl.org

Vivian Cao, Assistant Director
Miami-Dade County
Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Phone: (305) 375-5143
Fax: (305) 375-1569
Email: vivian.cao@miamidade.gov

ATTACHMENT C

Façade Program Request for Reimbursement Form

CIP Payment Request No. _____
Reimbursement/Payment Only

Date: _____

Agency/Payee: Neighbors And Neighbors Association Inc. Address: 5120 NW 24th Avenue
City: Miami State: Florida Zip Code: 33150 Ph: (305) 765-0605

Index Code: _____ Total Amount: \$ _____

Bill to: **NW 7th Avenue Corridor Community Redevelopment Agency c/o Miami-Dade County, Office Management & Budget**

Grantee: _____ Grantee Award: _____
Name

Line Item Description	INFORMS#	Amount Disbursement		Service Date	Amount Due
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

Total Amount Due **\$0.00**

Do not write below this line

Source	Date	Since Last Request On Hand	Received	On Hand
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

***Attached you will find invoices or canceled checks plus copies of paid invoices to substantiate the above expenditures. I certify that all goods and services have been received, that they all fall within the contractual scope of services and budget, and that these costs have not been paid previously by other funding source.**

Authorized Signature

Title

Date

Do Not Write in This Space (12)

P.O. #
Voucher No.
Resolution No.
Index Code No.
Sub Object No.
Project No.

Received For Compliance

Post Audit

OMB Approval _____

ATTACHMENT D

***Property's Owner's Consent and Acknowledgement of Grantee's Receipt and Use of Grant Funds
Form***

**Complete this form only if the Grantee is not the owner of the property/building*

The undersigned, _____, as owner of the property located at _____, Florida 33____, does hereby acknowledge and consent to the receipt of a grant in the amount of \$_____ ("Grant Funds") from the N.W. 79th Street Corridor Community Redevelopment Agency ("Agency") to _____ ("Grantee"), who is my tenant. The undersigned further consents to Grantee's use of such Grant Funds for the purposes as set forth in that certain Grant Agreement between the Agency and Grantee dated _____, 20_____.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, these presents have been executed this _____ day of _____,
20____.

WITNESSES:

(NAME OF OWNER)

Signature

By:_____

Print Name

Print Name

_____/_____/_____
Date

Title

Signature

_____/_____/_____
Date

Print Name

Address:

_____/_____/_____
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this_____ day of _____, 2025, by _____ as _____ of _____, a Florida _____.

Signature

Printed Name
Notary Public, State of Florida

☐ Personally Known or ☐ Produced Identification
Type of Identification Produced

ATTACHMENT E



Contracting With Entities of Foreign Countries of Concern Prohibited Affidavit

The Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit Form ("Form") is required by [Section 287.138, Florida Statutes \("F.S."\)](#), which is deemed as being expressly incorporated into this Form. The Affidavit must be completed by a person authorized to make this attestation on behalf of the Bidder/Proposer for the purpose of submitting a bid, proposal, quote, or other response, or otherwise entering into a contract with the County. The associated bid, proposal, quote, or other response will not be accepted unless and until this completed and executed Affidavit is submitted to the County.

_____ does not meet any of the criteria set forth in Paragraphs 2 (a) – (c)
Bidder's/Proposer's Legal Company Name
of [Section 287.138, F.S.](#)

Pursuant to Section 92.525, F.S., under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Bidder's/Proposer's Authorized Representative: _____

Title of Bidder's/Proposer's Authorized _____

Signature of Bidder's/Proposer's Authorized Representative: _____

Date: _____

ATTACHMENT F



Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit

The Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit is required by Section [787.06](#), Florida Statutes (“F.S.”), as amended by [HB 7063](#), which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The term Governmental Entity has the same meaning as in [Section 287.138\(1\), F.S.](#)

_____ does not use coercion for labor or services as defined in Section [787.06, F.S.](#)

Contractor’s Legal Company Name

Pursuant to Section [92.525, F.S.](#), under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor’s Authorized Representative:

Title of Contractor’s Authorized: Representative:

Signature of Contractor’s: Authorized Representative:

Date:



**SMALL BUSINESS TECHNOLOGY AND INNOVATION GRANT
AGREEMENT**

**BETWEEN _____ AND THE
N.W. 79TH STREETCORRIDOR COMMUNITY REDEVELOPMENT
AGENCY**

This **Small Business Technology and Innovation Grant Agreement** (Agreement) is entered this _____ day of _____, 2025 (“Effective Date”), between the N.W. 79th Street Corridor Community Redevelopment Agency (Agency), whose address is 111 N.W. 1st Street, 22nd Floor, Miami, Florida 33128, and _____ (the “Grantee”), whose business address is _____ (the “Premises”).

WHEREAS, Grantee has demonstrated his desire to enhance the physical, economic, and aesthetic appeal of his commercially zoned building and property located at _____, located within the N.W. 79th Street Corridor Community Redevelopment Area (“Area”); and

WHEREAS, Grantee has agreed to upgrade and rehabilitate the commercial business of his owned commercial building as reflected on previously provided plans and specifications; and

WHEREAS, these activities are directly and indirectly related to implementing the Agency and the Area’s Community Redevelopment Plan; and

WHEREAS, the Agency has adopted policies and procedures to implement a Commercial Improvement Grant Program, including partially funding the cost of rehabilitating the commercial businesses.

NOW, THEREFORE, for mutual consideration, the parties hereby agree as follows:

1. TERM OF THE AGREEMENT

The term of the Agreement shall be for a period not to exceed twelve (12) months commencing on the date this Agreement is executed by the Agency’s Executive Director or designee, unless such expiration date is extended at the sole discretion of the Agency’s board of commissioners.

2. SCOPE OF SERVICES

The Agency shall fund this Small Business Technology and Innovation Grant (SBTIG) up to \$10,000 for the and implementation of technology-related equipment and services. Eligible expenditures under SBTIG include:

- A. Point-of-Sale (POS) system process;
- B. Software licenses and subscriptions;
- C. Security systems (including cybersecurity measures);
- D. Website development and optimization;

- E. Digital marketing tools and strategies;
- F. Cloud services and data storage solutions;
- G. Training and professional development in technology;
- H. Professional services;
- I. Commercial liability insurance; and
- J. Other technology-related expenses deemed essential for business growth

Eligible expenditures under the SBTIG include the following requirements: Company must be in business for at least two (2) years. Must be a for-profit-business. Non-profit agencies cannot apply. Property use must be commercial.

3. **ADMINISTRATIVE CONDITIONS**

- A. Grantee agrees to the terms and conditions specified in the adopted *N.W. 79th Street Corridor Area Improvement and Redevelopment Grant Program Policy and Procedures* and said document is incorporated into this Agreement by reference as Attachment A.
- B. Grantee agrees to the budget detailed in the written estimate from _____ for _____ and dated _____.

4. **BUDGET**

The Agency agrees to pay from its Tax Increment Trust Fund, the maximum amount of \$_____.00 Said funds are to be used for construction purposes according to the written estimate _____ for _____ and dated _____. The Agency shall fund its share of the cost through disbursements after the Grantee has expended and documented those expenditures of their share of the costs. All invoices shall be approved by the Agency's Grant Program Administrator, Neighbors And Neighbors Association, Inc. (NANA), the Grantee and the Grantee's architect prior to submittal to the Agency. Payment will not be made if work products are incomplete. Documentation detailing the source and extent of the cost shall be provided with each invoice. This shall typically be in the form of third-party construction or vendor invoices. Request for reimbursement shall be transmitted on the *Façade Program Request for Reimbursement Form* (Attachment C).

The funding of this Agreement is subject to approval of the annual budget by the Agency and the Board of County Commissioners (Board). In the event Grantee incurs expenses prior to approval of the Agency's budget, Grantee acknowledges and accepts that the Agency shall have no obligation under this Agreement to reimburse Grantee for such expenses until such time as the Agency's budget is approved. In the event the Agency's budget is not approved, this Agreement shall be terminated in accordance with Section 6 of this Agreement and the Agency shall have no further obligations to provide grant funding to Grantee.

5. **ASSIGNMENT**

This grant is awarded on the condition that the Grantee maintains ownership of or continues to operate the Grantee's business for a period of twelve (12) months from the effective date of this Agreement. If the Grantee transfers ownership of the business or discontinues business operations before the expiration of the twelve (12) month period, the total amount awarded under this Agreement may be due and payable to the Agency at its sole and absolute discretion.

This Agreement shall not be assigned in whole or in part by the Grantee without the prior written consent of the Agency, which consent may be withheld with the Agency's sole and absolute discretion. If assigned, the assignment shall be enforced against assignees and successors in interest.

6. TERMINATION

- A. This Agreement may also be terminated by the Agency for convenience or if the grant funds are not available for the reasons stated in Section 4 of this Agreement, upon sixty (60) days written notice by the terminating party to the other party of such termination in which event, Grantee shall be paid for eligible expenses incurred prior to termination date.
- B. The Agency may terminate this Agreement if an individual or corporation or other entity attempts to meet its contractual obligation with the Agency through fraud, misrepresentation or material misstatement.
- C. The Agency may, as a further sanction, terminate or cancel any other contract(s) that such individual or corporation or other entity has with the Agency and that such individual, corporation or other entity shall be responsible for all direct and indirect costs associated with such termination or cancellation, including attorney's fees.
- D. The foregoing notwithstanding, any individual, corporation or other entity which attempts to meet its contractual obligations with the Agency through fraud, misrepresentation or material misstatement may be debarred from Agency contracting for up to five (5) years.
- E. In addition to cancellation or termination as otherwise provided in this Agreement, the Agency may at any time, in its sole discretion, with or without cause, terminate this Agreement by written notice to the Grantee.
- F. In the event that the Agency exercises its right to terminate this Agreement, the Grantee shall not be entitled to any additional grant funds under this Agreement and may be required to reimburse the Agency for any expended grant funds.

7. EVENT OF DEFAULT

- A. An Event of Default shall mean a breach of this Agreement by the Grantee. Without limiting the generality of the foregoing, and in addition to those instances referred to herein as a breach, an Event of Default shall include the following:
 - (i) the Grantee has become insolvent (other than as interdicted by the bankruptcy laws), or has assigned the proceeds received for the benefit of the Grantee's creditors, or the Grantee has taken advantage of any insolvency statute or debtor/creditor law or if the Grantee's affairs have been put in the hands of a receiver;
 - (ii) the Grantee has failed to obtain the approval of the Agency where required by this Agreement;
 - (iii) the Grantee has failed to provide "adequate assurances" as required under subsection b below;
 - (iv) the Grantee has failed in the representation of any warranties stated herein.
 - (v) the Grantee has failed to comply with the public records disclosure requirements set forth in Section 119.0701, Florida Statutes, and this Agreement.
- B. When, in the opinion of the Agency, reasonable grounds for uncertainty exist with respect to the Grantee's ability to perform under this Agreement or any portion thereof, the Agency may request that the Grantee, within the timeframe set forth in the Agency's request, provide adequate assurances to the Agency, in writing, of the Grantee's ability to perform in accordance with the terms of this Agreement. Until the Agency receives such assurances, the Agency may request an adjustment to the compensation received by the Grantee for portions of the Services which the Grantee has not performed. In the event that the Grantee fails to provide to the Agency the requested assurances within the prescribed timeframe, the Agency may:
 - i. treat such failure as a repudiation of this Agreement; and
 - ii. resort to any remedy for breach provided herein or at law, including but not limited to, taking over the performance of the Services or any part thereof either by itself or through others.

- C. In the event the Agency shall terminate this Agreement for default, the Agency or its designated representatives may immediately take possession of all applicable equipment, materials, products, documentation, reports and data.

8. NOTICE OF DEFAULT - OPPORTUNITY TO CURE

If an Event of Default occurs in the determination of the Agency, the Agency may so notify the Grantee ("Default Notice"), specifying the basis for such default, and advising the Grantee that such default must be cured immediately or this Agreement with the Agency may be terminated. Notwithstanding, the Agency may, in its sole discretion, allow the Grantee to rectify the default to the Agency's reasonable satisfaction within a thirty (30) day period.

The Agency may grant an additional period of such duration as the Agency shall deem appropriate without waiver of any of the Agency's rights hereunder, so long as the Grantee has commenced curing such default and is effectuating a cure with diligence and continuity during such thirty (30) day period or any other period which the Agency prescribes. The default notice shall specify the date the Grantee shall discontinue the Services upon the Termination Date.

9. REMEDIES IN THE EVENT OF DEFAULT

If an Event of Default occurs, the Grantee shall be liable for all direct damages resulting from the default, including but not limited to:

- A. lost revenues to the extent the Grantee would otherwise be liable under applicable law as adjudicated by a court of competent jurisdiction;
- B. the difference between the cost associated with procuring Services hereunder and the amount actually and reasonably expended by the Agency for re-procurement of Services, including procurement and administrative costs; and
- C. such other direct damages.

The Grantee shall also remain liable for any liabilities and claims related to the Grantee's default. The Agency may also bring any suit or proceeding for specific performance or for an injunction.

10. GOVERNING LAW

This Agreement shall be construed in accordance with the laws of the State of Florida. The parties expressly waive any right to trial by jury in any litigation between the Agency and Grantee which arises out of or relates to this Agreement. Venue for any such litigation shall be in Miami-Dade County, Florida.

8. WARRANTIES OF GRANTEE; INDEMNIFICATION

- A. Grantee hereby warrants and represents that at all times during the term of this Agreement that it shall maintain in good standing all required insurance, licenses, certifications, and permits required under federal, state, and local laws necessary to perform the Scope of Services.
- B. Grantee represents and warrants that Grantee is seized in fee simple title to the Premises, free and clear and unencumbered. Grantee further represents and warrants that it has good right, full power and lawful authority to enter into this Agreement.
- C. No waiver of performance by the Agency shall be deemed a breach of contract.
- D. The Agency shall not be liable to any contractor, subcontractor, or vendor, nor shall any contractor, subcontractor, or vendor have any rights under this Agreement.

11. INDEMNIFICATION AND INSURANCE

A. Grantee shall indemnify, defend, and hold harmless the Agency and its officers, employees, agents, and instrumentalities from any and all liability, losses, or damages, including attorney's fees and costs of defense, which the Agency or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Agreement by the Grantee or its employees, agents, servants, partners principals, or subcontractors. Additionally, Grantee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the Agency, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. Grantee expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by Grantee shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the Agency or its officers, employees, agents, and instrumentalities as herein provided. This provision shall survive the expiration or termination of this Agreement.

B. The Grantee shall submit to the Agency, c/o Office of Management and Budget, 111 N.W. 1st Street, 22nd Floor, Miami, Florida 33128, original Certificate(s) of Insurance which indicate that insurance coverage has been obtained which meets the requirements as outlined below:

- (i) All insurance certificates must list the Agency as "Certificate Holder" in the following manner:

N.W. 79th Street Corridor Community Redevelopment Agency
c/o Miami-Dade County
111 N.W. 1st Street, Suite 2340
Miami, Florida 33128

- (ii) Workers' Compensation Insurance for all employees of the Grantee as required by Florida Statutes, Chapter 440.
- (iv) Commercial General Liability Insurance in an amount not less than \$300,000 per occurrence, and \$600,000 in the aggregate. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- (v) Automobile Liability Insurance covering all owned, non-owned, and hired vehicles used in connection with the Work provided under this Agreement, in an amount not less than \$300,000.00* combined single limit per occurrence for bodily injury and property damage.
- (vi) Professional Liability Insurance in the name of the Grantee, in an amount not less than \$250,000.00.
- (vii) All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

- (1) The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength by Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.

OR

- (2) The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida," issued by the State of Florida Department of Financial Services.

- (viii) Compliance with the foregoing requirements shall not relieve the Grantee of its liability and obligations under this Section or under any other section of this Agreement.

- (ix) The Agency reserves the right to inspect the Grantee's original insurance policies at any time during the term of this Agreement.
- (x) Failure to Provide and Maintain Certificates of Insurance. The Grantee shall be responsible for assuring that the insurance certificates and proof of medical malpractice coverage, where applicable, that are required in conjunction with this Section remain in force for the duration of the effective term of this Agreement. If insurance certificates and proof of medical malpractice coverage, where applicable, are scheduled to expire or have been canceled during the effective term, the Grantee shall be responsible for submitting new or renewed insurance certificates and proof of medical malpractice coverage, where applicable, to the Agency prior to expiration.
- (xi) In the event that expired or canceled certificates and proof of medical malpractice coverage, where applicable, are not replaced with new or renewed certificates which cover the effective term, the Agency may suspend the Agreement or withhold reimbursement until such time as the new or renewed certificates are received by the Agency in the manner prescribed herein, and are approved by the Miami-Dade County's Internal Services Department, Risk Management Division on behalf of the Agency; provided, however, that this suspended period does not exceed thirty (30) calendar days. Thereafter, the Agency may, at its sole discretion, seek appropriate remedies including, but not limited to, repayment to the Agency or termination of this Agreement.

12. NON-DISCRIMINATION

Grantee agrees that it will not discriminate against any of his employees or applicants for employment because of their race, color, religion, sex, national origin, ancestry, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, or veteran status and that Grantee shall abide by all Federal, State and local laws regarding discrimination.

13. ACCESS AND AUDITS

Grantee shall maintain and shall retain for a period of at least three (3) years after the completion of the performance of all work or services, adequate books, records, and documents to justify all fees, charges, expenses, and costs incurred concerning products, services, or work performed for the Agency pursuant to this Agreement. The Agency shall have access to all books, records, and documents required by this section for the purpose of inspection or auditing upon reasonable written notice during normal business hours at the office of the Grantee or at such a location mutually agreed upon by the Agency and Grantee.

14. REMEDIES FOR NON-COMPLIANCE OR DEFAULT

- A. Grantee shall maintain any Agency-funded improvements completed as part of this Agreement for a minimum period of five (5) years, following the final inspection by the County. The improvements will remain serviceable and shall retain their character based on the final design.
- B. Grantee's failure to maintain the improvements in a manner acceptable to the Agency may be considered a material breach of the terms of the Agreement if Grantee:
 - i. Allows additional signage on the face of the buildings or entrances;
 - ii. fails to repair damaged improvements within one-hundred and eighty (180) days of notice;
 - iii. rents or leases to tenants who violate County Codes on an on-going basis;
 - iv. fails to undertake reasonable maintenance, such that the improvements have become deteriorated in appearance; and/or
 - v. substantially changes the commercial improvements, such that they no longer resemble the approved design.

- C. If Grantee fails to perform any of his obligations or materially breaches the terms of this Agreement, the Agency may impose fines and penalties, withhold eligibility for further benefits, recover payments made to Grantee, and/or take such other remedies that may be legally permitted.

15. NOTICES

All notices and communications to the Agency and Grantee shall be in writing and shall be deemed to have been properly given if transmitted by registered or certified mail or hand delivery. All notices and communications shall be effective upon receipt. Notices shall be addressed as follows:

To Agency: NW 79th Street Corridor Community Redevelopment Agency
c/o Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Vivian Cao, OMB Assistant Director

With copy to: Neighbors And Neighbors Association, Inc.
180 NW 62nd Street
Miami, Florida 33150
Attention: Leroy Jones, Executive Director

To Grantee: _____

16. PUBLIC RECORDS

- A. Pursuant to Section 119.0701 of the Florida Statutes, if the Grantee meets the definition of “Grantee” as defined in Section 119.0701(1)(a), the Grantee shall:
- (i) Keep and maintain public records that ordinarily and necessarily would be required by the Agency in order to perform the service;
 - (ii) Upon request from the Agency’s custodian of public records identified herein, provide the Agency with a copy of the requested records or allow the public with access to the public records on the same terms and conditions that the Agency would provide the records and at a cost that does not exceed the cost provided in the Florida Public Records Act, Miami-Dade County Administrative Order No. 4-48, or as otherwise provided by law;
 - (iii) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement’s term and following completion of the services under this Agreement if the Grantee does not transfer the records to the Agency; and
 - (iv) meet all requirements for retaining public records and transfer to the Agency, at no Agency cost, all public records created, received, maintained and/or directly related to the performance of this Agreement that are in possession of the Grantee upon termination of this Agreement. Upon termination of this Agreement, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Agency in a format that is compatible with the information technology systems of the Agency.

- B. For purposes of this Section, the term “public records” shall mean all documents, papers, letters, maps, books, e-mails, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business of the Agency.
- C. Grantee’s failure to comply with the public records disclosure requirement set forth in Section 119.0701 of the Florida Statutes shall be a breach of this Agreement.
- D. In the event the Grantee does not comply with the public records disclosure requirement set forth in Section 119.0701 of the Florida Statutes, the Agency may, at the Agency’s sole discretion, avail itself of any of the remedies for breach set forth under this Agreement or available at law or equity.

**IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER
119, FLORIDA STATUTES, TO THE GRANTEE’S DUTY TO PROVIDE PUBLIC
RECORDS RELATING TO THIS CONTRACT, PLEASE CONTACT THE AGENCY’S
CUSTODIAN OF PUBLIC RECORDS AT:**

**Miami-Dade County
Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Vivian Cao
Email: vivian.cao@miamidade.gov**

- E. The terms set forth in this section 15 shall survive the termination of this Agreement.

**17. OFFICE OF THE INSPECTOR GENERAL/INDEPENDENT PRIVATE INSPECTOR
GENERAL**

- A. **Independent Private Sector Inspector General Reviews.** Pursuant to Miami-Dade County Administrative Order 3-20, the Agency has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the Agency deems it appropriate to do so. Upon written notice from the Agency, the _____ (Grantee) shall make available to the IPSIG retained by the Agency, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The Agency shall be responsible for the payment of these IPSIG services, and under no circumstance shall the _____’s (Grantee) prices and any changes thereto approved by the Agency, be inclusive of any charges relating to these IPSIG services. The terms of this provision herein, apply to the _____, its officers, agents, employees, Subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the Agency to conduct an audit or investigate the operations, activities and performance of the _____ (Grantee) in connection with this Agreement. The terms of this Section 10 shall not impose any liability on the Agency by the _____ (Grantee) or any third party.
- B. **Miami-Dade County Inspector General Review.** According to Section 2-1076 of the Code of Miami-Dade County, as amended by Ordinance No. 99-63, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all Agency contracts, throughout the duration of said contracts, except as otherwise provided below. The cost of the audit for this Contract shall be one quarter (1/4) of one (1) percent of the total contract amount which cost shall be included in the total contract amount. The audit cost will be deducted by the Agency from progress payments to the _____ (Grantee). The audit cost shall also be included in all change orders and all contract renewals and extensions.

Exception: The above application of one quarter (1/4) of one percent fee assessment shall not apply to the following contracts: (a) IPSIG contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (I) contracts where an IPSIG is assigned at the time the contract is approved by the Commission; (j) professional service agreements under \$1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County Administrative Order 3-2; (m) federal, state and local government-funded grants; and (n) interlocal agreements.

Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter (1/4) of one percent in any exempted contract at the time of award.

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all Agency contracts including, but not limited to, those contracts specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed Agency and _____ (Grantee) contracts, transactions, accounts, records and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to the Contract. The Inspector General is empowered to retain the services of independent private sector inspectors general (IPSIG) to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the _____ (Grantee), its officers, agents and employees, lobbyists, Agency staff and elected officials to ensure compliance with contract specifications and to detect fraud and corruption.

Upon written notice to the _____ (Grantee) from the Inspector General or IPSIG retained by the Inspector General, the _____ (Grantee) shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying. The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the _____'s (Grantee) possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the contract, including, but not limited to original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful Subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

18. REPRESENTATIONS AND WARRANTIES

The Grantee represents and warrants to the Agency as follows:

- A. **Organization.** The Grantee is a corporation under the laws of the State of Florida or is authorized to transact business in the State of Florida and has the power to carry out its business as it is now being conducted and to own, hold, or operate its properties, if applicable, and assets. The Grantee is aware of and is in compliance with all material applicable State and Federal laws.

- B. **Legal Authority.** The execution and delivery of this Agreement have been duly authorized by the officers of the Grantee. The execution of this Agreement and the performance of the terms and conditions of this Agreement shall not conflict with or result in the breach of any of the terms, conditions or provisions of, or constitute a default under (i) any articles of incorporation or bylaws, or (ii) any other agreement, instrument, judgment, obligation, order, or decree of the Grantee or any of its officers.
- C. **Solicitation of this Agreement.** The Grantee has not employed or retained any company or person other than an employee working solely for it, to solicit or secure this Agreement; nor has the Grantee paid, or agreed to pay any company or other person any fee, commission, gift, or other consideration contingent upon the making of this Agreement.

19. CONFLICT OF INTEREST AND NEPOTISM

- A. No person under the employ of the Agency, who exercises any function or responsibilities in connection with this Agreement, has at the time this Agreement is entered into, or shall have during the term of this Agreement, any personal financial interest, direct or indirect, in this Agreement. Further, no officer, director, employee, agent, or other consultant of the Agency or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of this Agreement.
- B. **Nepotism.** Notwithstanding the aforementioned provision, no relative of any officer, board of director, manager, or supervisor employed by Grantee shall be employed by the Grantee unless the employment preceded the execution of this Agreement by one (1) year. No family member of any employee may be employed by the Grantee if the family member is to be employed in a direct supervisory or administrative relationship either supervisory or subordinate to the employee. The assignment of family members in the same organizational unit shall be discouraged. A conflict of interest in employment arises whenever an individual would otherwise have the responsibility to make, or participate actively in making decisions or recommendations relating to the employment status of another individual if the two individuals (herein sometimes called "related individuals") have one of the following relationships:
- (i) By blood or adoption: Parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
 - (ii) By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, step-parent, or step-child; or
 - (iii) Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.
 - (iv) The provisions of this Article are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Agreement and those provided by statute, the stricter standard shall apply.
 - (v) In the event Grantee has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Grantee shall promptly bring such information to the attention of the Agency's Program Director. Grantee shall thereafter cooperate with the Agency's review and investigation of such information and comply with the instructions Grantee receives from the Agency's Program Director in regard to remedying the situation.
 - (vi) For purposes of this section, decisions or recommendations related to employment status include decisions related to hiring, salary, working conditions, working responsibilities, evaluation, promotion, and termination.

- (vii) An individual, however, is not deemed to make or actively participate in making decisions or recommendations if that individual's participation is limited to routine approvals and the individual plays no role involving the exercise of any discretion in the decision-making processes. If any question arises whether an individual's participation is greater than is permitted by this paragraph, the matter shall be immediately referred to the Miami-Dade County Commission on Ethics and Public Trust.
 - (viii) This section applies to both full-time and part-time employees and voting members of the Grantee's Board of Directors or Trustees.
- (C) No person, including, but not limited to, any officer, board of directors, manager, or supervisor employed by the Grantee, who is in the position of authority, and who exercises any function or responsibilities in connection with this Agreement, has at the time this Agreement is entered into, or shall have during the term of this Agreement, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Agreement. Notwithstanding the before mentioned provision, any officer, board of directors, manager or supervisor employed by the Grantee, who is eligible to receive any of the services described herein may utilize such services if he or she can demonstrate that he or she does not have direct supervisory responsibility over the Grantee's employee(s) or service program.
- (D) Grantee and Agency staff will also adhere to Miami-Dade County Administrative Order 1-3, Gifts to the County, and section 2-11.1 of the Code of Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, in order to avoid a conflict of interest or the slightest perception of a conflict, and to demonstrate a commitment to fairness, integrity, and impartiality. For purposes of this policy, gifts shall mean any item of value, financial or otherwise, including food, beverage, vendor sponsored meals, money, service, loan, travel, entertainment, hospitality, tickets for events, or promise of future employment or benefits.

20. **E-VERIFY REQUIREMENTS.**

By entering into this Agreement, the Grantee is jointly and severally obligated to comply with the provisions of Section 448.095, Florida Statutes, as amended, titled "Employment Eligibility." The Grantee affirms that (a) it has registered and uses the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Grantee; (b) it has required all Subcontractors related to this Agreement to register and use the E-Verify system to verify the work authorization status of all new employees of the Subcontractor; (c) it has an affidavit from all Subcontractors related to this Agreement attesting that the Subcontractor does not employ, contract with, or subcontract with, unauthorized aliens; and (d) it shall maintain copies of any such affidavits for duration of the Contract.

If the Agency has a good faith belief that the Grantee has knowingly violated Section 448.09(1), Florida Statutes, then the Agency shall terminate this Agreement in accordance with Section 448.095(5)(c), Florida Statutes. In the event of such termination the Grantee agrees and acknowledges that it may not be awarded a public contract and/or grant agreement for at least one (1) year from the date of such termination and that the Grantee shall be liable for any additional costs incurred by the Agency because of such termination.

In addition, if the Agency has a good faith belief that the Grantee and/or a Subcontractor has knowingly violated any provisions of Sections 448.09(1) or 448.095, Florida Statutes, but the Grantee has otherwise complied with its requirements under those statutes, then the Grantee agrees that it shall terminate its contract with the Grantee and/or Subcontractor upon receipt of notice from the Agency of such violation by the Grantee and/or Subcontractor in accordance with Section 448.095(5)(c), Florida Statutes.

Any challenge to termination under this provision must be filed in the Circuit or County Court by the County, Grantee, or Subcontractor no later than twenty (20) calendar days after the date of contract termination. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection.

21. CONTRACTING WITH ENTITIES OF FOREIGN COUNTRIES OF CONCERN.

By entering into this Agreement, the Grantee affirms that it is not in violation of Section 287.138, Florida Statutes, titled Contracting with Entities of Foreign Countries of Concern Prohibited. The Grantee further affirm that it is not giving a government of a foreign country of concern, as listed in Section 287.138, Florida Statutes, access to an individual's personal identifying information if: a) the Grantee is owned by a government of a foreign country of concern; b) the government of a foreign country of concern has a controlling interest in the Grantee; or c) the Grantee is organized under the laws of or has its principal place of business in a foreign country of concern as is set forth in Section 287.138(2)(a)-(c), Florida Statutes. This affirmation by the Grantee shall be in the form attached to this Lease as Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit, which is attached hereto as Attachment E and incorporated herein by reference. For purposes of this Agreement the term "Foreign Country of Concern" shall mean the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

22. HUMAN TRAFFICKING.

By entering into, amending, or renewing this Agreement, as applicable, the Grantee is obligated to comply with the provisions of Section 787.06, Florida Statutes, "Human Trafficking," as amended, which is deemed as being incorporated by reference in this Agreement. All definitions and requirements from Section 787.06, Florida Statutes, apply to this Agreement.

This compliance includes the Grantee providing an affidavit that it does not use coercion for labor or services. This attestation by the Grantee shall be in the form attached to this Agreement as Attachment F, Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit (the "Affidavit"), and must be executed by the Grantee and provided to the County when entering, amending, or renewing this Agreement.

This Agreement shall be void if the Grantee submits a false Affidavit pursuant to Section 787.06, Florida Statutes, as amended, or Grantee violates Section 787.06, Florida Statutes, as amended, during the term of this agreement, even if the Grantee was not in violation at the time it submitted its Affidavit.

23. ENTIRE AGREEMENT

- A. This Agreement constitutes the sole and only agreement of the parties hereto, and correctly sets forth the rights, duties and obligations of the parties. There are no collateral or oral agreements or understandings between the Agency and Grantee relating to this Agreement. Any promises, negotiations or representations not expressly set forth in this Agreement are of no force or effect. This Agreement shall not be modified in any manner without the written consent of both the Agency and Grantee.
- B. The Executive Director or designee shall act for the Agency in approving any amendments or addenda to this Agreement and in extending or terminating this Agreement.

- C. This Agreement shall be governed by the laws of the State of Florida. Any dispute arising under, in connection with or related to this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the state and/or federal courts located in Miami-Dade County, Florida.
- D. This Agreement shall not be amended except by written instrument signed by all parties hereto.
- E. If any provision of this Agreement shall be invalid or unenforceable to any extent, then the other provisions of this Agreement, shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
- F. The Miami-Dade County Office of Management and Budget shall serve as the Agency's contact person under this Agreement unless otherwise directed by the Agency.
- G. If there arises any conflicts of interpretation or conflicts between the Agreement and any attachments or any other documents, the Agreement governs.
- H. This Agreement includes:

Attachment A: *NW 7th Avenue Corridor Community Redevelopment Agency Area Improvement & Redevelopment Grant Program Policy and Procedures Manual/Grant Application Packages*

Attachment B: *Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form*

Attachment C: *Façade Program Request for Reimbursement Form*

Attachment D: *Property Owners Consent Form*

Attachment E: *Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit*

Attachment F: *Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit*

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF the Agency and Grantee have accepted, made and executed this Agreement upon the terms and conditions above stated on the day and year first above written.

_____ :

By: _____

Name: _____

Title: _____

Date: ____/____/____

Attest: _____
Authorized person OR Notary Public

Print Name: _____

Title: _____

Date: ____/____/____

Corporate Seal OR Notary Seal/Stamp

**N.W. 79TH STREETCORRIDOR
COMMUNITY REDEVELOPMENT
AGENCY:**

By: _____

Name: _____

Title: _____

Date: ____/____/____

WITNESS:

By: _____

Name: _____

Date: ____/____/____

Approved for form and legal sufficiency:

Terrence A. Smith
Assistant County Attorney

ATTACHMENT A

Area Improvement and Redevelopment Grant Program Policy and Procedures Manual

ATTACHMENT B

Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form

For the purpose of this Disclosure, "employee" or "employed by" is broadly taken to mean any appointed or elected official of Miami-Dade County (County) or the NW 79th Street Corridor Community Redevelopment Agency, any County Department Head, or anyone known to be or suspected to be in a position to influence the outcome of the Application for funding under the Area Improvement & Redevelopment Grant Program. For further information concerning possible conflicts of interest, please refer to Exhibit A attached hereto.

1. Are you aware of any business or economic relationship(s) between the NW 7th Avenue Corridor Community Redevelopment Agency (the "CRA") and you and/or a member of your family as defined by the letter or spirit of this disclosure that may represent a conflict of interest? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please list or elaborate such relationships and the details of annual or potential financial benefit as you can best estimate them on a separate sheet of paper.

2. Are you or a member of your family employed by Miami-Dade County ("County") or the CRA? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please identify the employee's name(s) and provide the specifics of the employment on a separate piece of paper.

3. Have you or a member of your family been employed by the County or the CRA during the prior three years? Family should be defined broadly to include blood relatives, in-laws, or family by adoption. ____Yes ____No

If yes, please identify the employee's or official's name(s) and provide the specifics of their employment or official capacity on a separate piece of paper.

TENANT:

BUILDING OWNER:

Name, Typed or Handwritten

Name, Typed or Handwritten

Signature

Signature

_____/_____/_____
Date

_____/_____/_____
Date

ATTACHMENT B

Façade Improvement Program for Commercial and Industrial Buildings Conflict of Interest Disclosure Form

Exhibit A

No person under the employ of the CRA, who exercises any function or responsibilities in connection with the Grant Program and any agreements executed in accordance with the Grant Program, shall have during the term of the Grant Program and the term of such agreements, any personal financial interest, direct or indirect, in the Grant Program or such agreements. Further, no officer, director, employee, agent, or other consultant of the CRA or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of the grant.

Notwithstanding the aforementioned provision, no relative of any officer, board of director, manager, or supervisor employed by Grantee shall be employed by the Grantee unless the employment preceded the execution of the Grant Program agreement by one (1) year. No family member of any employee may be employed by the Grantee if the family member is to be employed in a direct supervisory or administrative relationship either supervisory or subordinate to the employee. The assignment of family members in the same organizational unit shall be discouraged. A conflict of interest in employment arises whenever an individual would otherwise have the responsibility to make, or participate actively in making decisions or recommendations relating to the employment status of another individual if the two individuals (herein sometimes called "related individuals") have one of the following relationships:

- A. By blood or adoption: Parent, child, sibling, first cousin, uncle, aunt, nephew, or niece;
- B. By marriage: Current or former spouse, brother- or sister-in-law, father- or mother-in-law, son- or daughter-in-law, step-parent, or step-child; or
- C. Other relationship: A current or former relationship, occurring outside the work setting that would make it difficult for the individual with the responsibility to make a decision or recommendation to be objective, or that would create the appearance that such individual could not be objective. Examples include, but are not limited to, personal relationships and significant business relationships.

The provisions set forth herein are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Grant Program and those provided by statute, the stricter standard shall apply.

In the event Grantee has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Grantee shall promptly bring such information to the attention of the CRA's Director or the CRA's designee. Grantee shall thereafter cooperate with the CRA's review and investigation of such information, and comply with the instructions Grantee receives from the CRA's Executive Director or the CRA's designee in regard to remedying the situation.

For purposes of this section, decisions or recommendations related to employment status include decisions related to hiring, salary, working conditions, working responsibilities, evaluation, promotion, and termination.

An individual, however, is not deemed to make or actively participate in making decisions or recommendations if that individual's participation is limited to routine approvals and the individual plays no role involving the exercise of any discretion in the decision-making processes. If any question arises whether an individual's participation is greater than is permitted by this paragraph, the matter shall be immediately referred to the Miami-Dade County Commission on Ethics and Public Trust.

This section applies to both full-time and part-time employees and voting members of the Grantee's Board of Directors or Trustees.

No person, including, but not limited to, any officer, board of directors, manager, or supervisor employed by the Grantee, who is in the position of authority, and who exercises any function or responsibilities in connection with this Grant Program, has at the time the Grant Program agreement is entered into, or shall have during the term of the Grant Program, received any of the services, or direct or instruct any employee under their supervision to provide such services as described in the Grant Program.

Grantee and CRA staff will also adhere to Miami-Dade County Administrative Order 1-3, Gifts to the County, and Section 2-11.1 of the Code of Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, in order to avoid a conflict of interest or the slightest perception of a conflict, and to demonstrate a commitment to fairness, integrity, and impartiality. For purposes of this policy, gifts shall mean any item of value, financial or otherwise, including food, beverage, vendor sponsored meals, money, service, loan, travel, entertainment, hospitality, tickets for events, or promise of future employment or benefits.

If you have any questions as it relates to this form, please contact:

Leroy Jones, Executive Director
Neighbors And Neighbors Association (NANA)
5120 NW 24th Ave
Miami, FL 33150
Phone: (305) 756-0605
Fax: (305) 756-6008
Website: www.nanafl.org

Vivian Cao, Assistant Director
Miami-Dade County
Office of Management and Budget
111 N.W. 1st Street, 22nd Floor
Miami, Florida 33128
Phone: (305) 375-5143
Fax: (305) 375-1569
Email: vivian.cao@miamidade.gov

ATTACHMENT C

Façade Program Request for Reimbursement Form

CIP Payment Request No. _____
Reimbursement/Payment Only

Date: _____

Agency/Payee: Neighbors And Neighbors Association Inc. Address: 5120 NW 24th Avenue
City: Miami State: Florida Zip Code: 33150 Ph: (305) 765-0605

Index Code: _____ Total Amount: \$ _____

Bill to: **NW 7th Avenue Corridor Community Redevelopment Agency c/o Miami-Dade County, Office Management & Budget**

Grantee: _____ Grantee Award: _____
Name

Line Item Description	INFORMS#	Amount Disbursement		Service Date	Amount Due
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

Total Amount Due **\$0.00**

Do not write below this line

Source	Date	Since Last Request On Hand	Received	On Hand
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

***Attached you will find invoices or canceled checks plus copies of paid invoices to substantiate the above expenditures. I certify that all goods and services have been received, that they all fall within the contractual scope of services and budget, and that these costs have not been paid previously by other funding source.**

Authorized Signature

Title

Date

Do Not Write in This Space (12)

P.O. #
Voucher No.
Resolution No.
Index Code No.
Sub Object No.
Project No.

Received For Compliance

Post Audit

OMB Approval _____

ATTACHMENT D

***Property's Owner's Consent and Acknowledgement of Grantee's Receipt and Use of Grant Funds
Form***

**Complete this form only if the Grantee is not the owner of the property/building*

The undersigned, _____, as owner of the property located at _____, Florida 33____, does hereby acknowledge and consent to the receipt of a grant in the amount of \$_____ ("Grant Funds") from the N.W. 79th StreetCorridor Community Redevelopment Agency ("Agency") to _____ ("Grantee"), who is my tenant. The undersigned further consents to Grantee's use of such Grant Funds for the purposes as set forth in that certain Grant Agreement between the Agency and Grantee dated _____, 20_____.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, these presents have been executed this _____ day of _____,
20____.

WITNESSES:

(NAME OF OWNER)

Signature

By:_____

Print Name

Print Name

_____/_____/_____
Date

Title

Signature

_____/_____/_____
Date

Print Name

Address:

_____/_____/_____
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this_____ day of _____, 2025, by _____ as _____ of _____, a Florida _____.

Signature

Printed Name
Notary Public, State of Florida

☐ Personally Known or ☐ Produced Identification
Type of Identification Produced

ATTACHMENT E



Contracting With Entities of Foreign Countries of Concern Prohibited Affidavit

The Contracting with Entities of Foreign Countries of Concern Prohibited Affidavit Form ("Form") is required by [Section 287.138, Florida Statutes \("F.S."\)](#), which is deemed as being expressly incorporated into this Form. The Affidavit must be completed by a person authorized to make this attestation on behalf of the Bidder/Proposer for the purpose of submitting a bid, proposal, quote, or other response, or otherwise entering into a contract with the County. The associated bid, proposal, quote, or other response will not be accepted unless and until this completed and executed Affidavit is submitted to the County.

_____ does not meet any of the criteria set forth in Paragraphs 2 (a) – (c)
Bidder's/Proposer's Legal Company Name
of [Section 287.138, F.S.](#)

Pursuant to Section 92.525, F.S., under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Bidder's/Proposer's Authorized Representative: _____

Title of Bidder's/Proposer's Authorized _____

Signature of Bidder's/Proposer's Authorized Representative: _____

Date: _____

ATTACHMENT F



Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit

The Kidnapping, Custody Offenses, Human Trafficking and Related Offenses Affidavit is required by Section [787.06](#), Florida Statutes (“F.S.”), as amended by [HB 7063](#), which is deemed as being expressly incorporated into this Form. The Form must be completed by a person authorized to make this attestation on behalf of the Contractor (Nongovernmental Entity) for the purpose of executing, amending, or renewing a Contract with the County (Governmental Entity). The term Governmental Entity has the same meaning as in [Section 287.138\(1\), F.S.](#)

_____ does not use coercion for labor or services as defined in Section [787.06, F.S.](#)

Contractor’s Legal Company Name

Pursuant to Section [92.525, F.S.](#), under the penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.

Print Name of Contractor’s Authorized Representative:

Title of Contractor’s Authorized: Representative:

Signature of Contractor’s: Authorized Representative:

Date:

NW 79TH STREET ACTION PLAN

DRAFT FOR REVIEW
April 2025



MHCP
COLAB

CITY PLANNING, MOBILITY,
REDEVELOPMENT + COMMUNICATIONS



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1- INTRODUCTION

ABOUT THE CRA

A Community Redevelopment Agency (CRA) is a type of special district that relies on future increases in property values to fund economic development projects within the district. CRAs are present in many areas of Miami and its suburbs, and there are five unincorporated CRAs located in Miami-Dade County. The overarching goal of the CRA is the expansion of the property value of the area to the maximum extent possible through re-development strategies consistent with its adopted Redevelopment Plan and Action Plan.

Miami-Dade County, as the governing body, through the Miami-Dade Board of County Commissioners (BCC), established the NW 79th Street CRA in May 2009, with the approval of the Redevelopment Plan and Trust Fund, in July 2011. An Interlocal Agreement between the BCC and the CRA was approved in January 2012.

Mission Statement

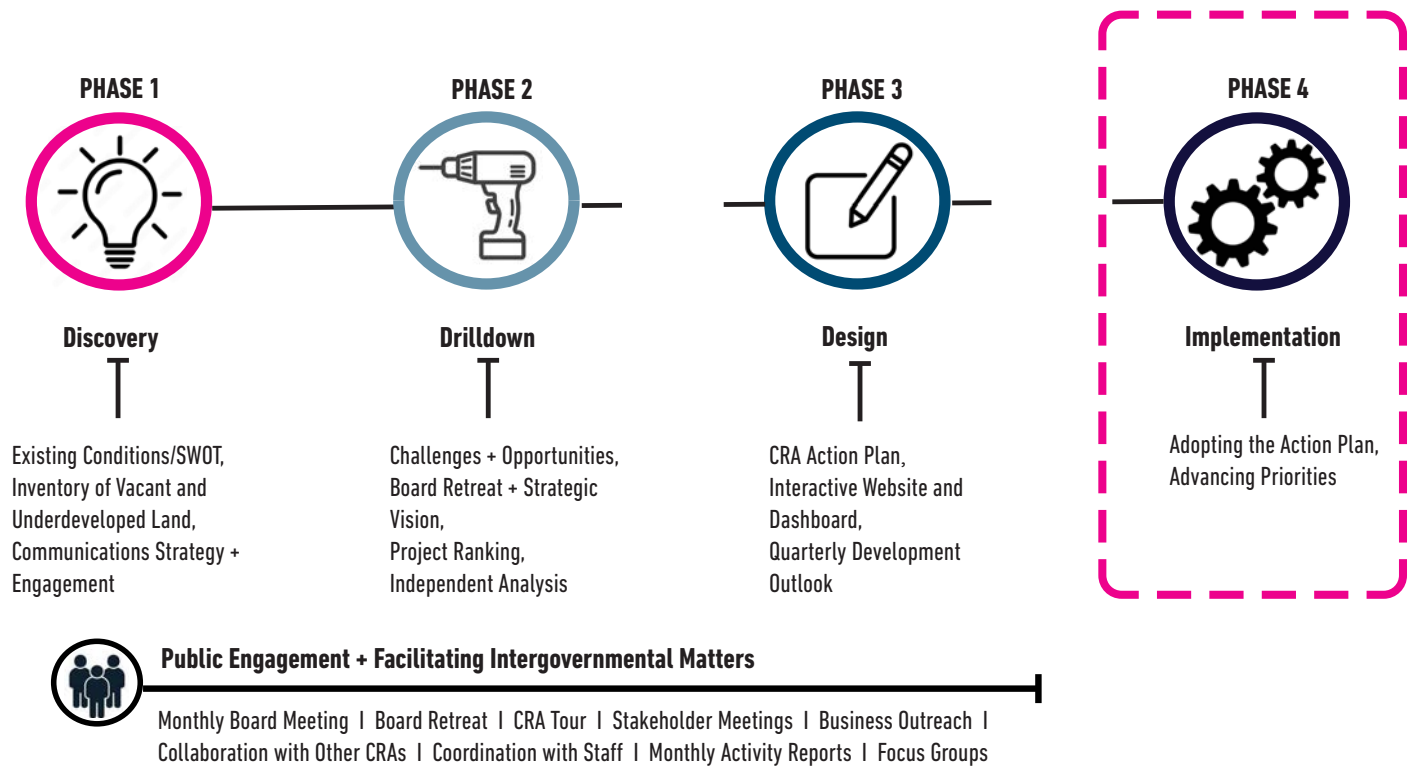
The purpose of a mission statement is to guide an organization's focus. Up until this year, the CRA did not have a mission statement on record. The CRA Board crafted their mission statement as part of the Action Planning process to encompass the goals and values that were identified during their board retreat.

The mission of the NW 79th Street CRA is to protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations.



ACTION PLAN HIGHLIGHTS

PROCESS



The 5-Year Action Plan was developed as a result of a year long process in collaboration with the CRA Board and the community. Using a four-phased approach, the consultant first guided the CRA Board, residents and the business community through the **“discovery”** phase to understand existing conditions through extensive mapping and stakeholder interviews. This was initially presented at monthly board meetings.

Next, the consultant completed the **“drilldown”** phase to analyze the base information and present overall findings at a half-day board retreat. Here the Board identified the projects and areas of focus that were most important to redeveloping

the CRA. A list of projects was further developed and the Area Board went through a ranking exercise to prioritize projects.

In **“design”** the consultant created a preliminary Action Plan and began building an interactive dashboard and website to create transparency and share materials and findings with the community. After focus group meetings with property owners, business owners and residents, the projects and priorities were modified. This document is the phase 3 deliverable. Phase 4, **“implementation”** will occur over the next five years.

ACTION PLAN HIGHLIGHTS

ACCOMPLISHMENTS

In April 2024, the CRA Board engaged MHCP Colab to spearhead economic development efforts, culminating in its 5-year action plan. The CRA did not have a positive TIF growth until fiscal year 2017/2018 and, therefore, had limited resources to activate the redevelopment plan. For the past 12 months, the Board has been working with the consultant to identify the opportunities and challenges and research the existing conditions that contribute to lack of investment and growth. The CRA Board has facilitated the following accomplishments in the past year:

1. **Created a database and inventory of existing conditions** and mapped conditions in ArcGIS including unsafe structures, existing uses, land ownership and value, land use and zoning, neighborhood services and amenities, transit and transportation, properties lacking sewer connections.
2. **Conducted a land analysis** to evaluate potential redevelopment sites based on presence of unsafe structures, vacant land and properties needing sewer connections.
3. **Conducted a CRA Board tour and site visit** of the Area to see share ideas and observations.
4. **Conducted the CRA Board retreat** to facilitate a process to select and rank key opportunities and strategic planning needs.
5. **Developed Strategic Plan and Preliminary Action Plan** with key themes and actions approved by the board.
6. **Developed an interactive mapping dashboard**, informational material, frequently asked

question, presentations and resources.

Work in Progress

Several initiatives are in various stages of development and represent ongoing efforts for the Board and the CRA. These include:

1. **Continuing to follow FDOT's I-95 expansion.**
2. **Creating a package for unsolicited proposals** requesting partnership with the CRA including a community benefits package.
3. **Evaluating sewer connections** and the best strategies for connecting existing properties.
4. **Exploring opportunities to enhance connectivity and access to transit** through a CRA branded circulator service.
5. **Developing an agreement (Memorandum of Understanding) with North Miami CRA** to coordinate aesthetic improvements and redevelopment efforts.
6. **Evaluating creating an innovation hub**, potential partners and locations. Identify potential institutional partners for workforce development.

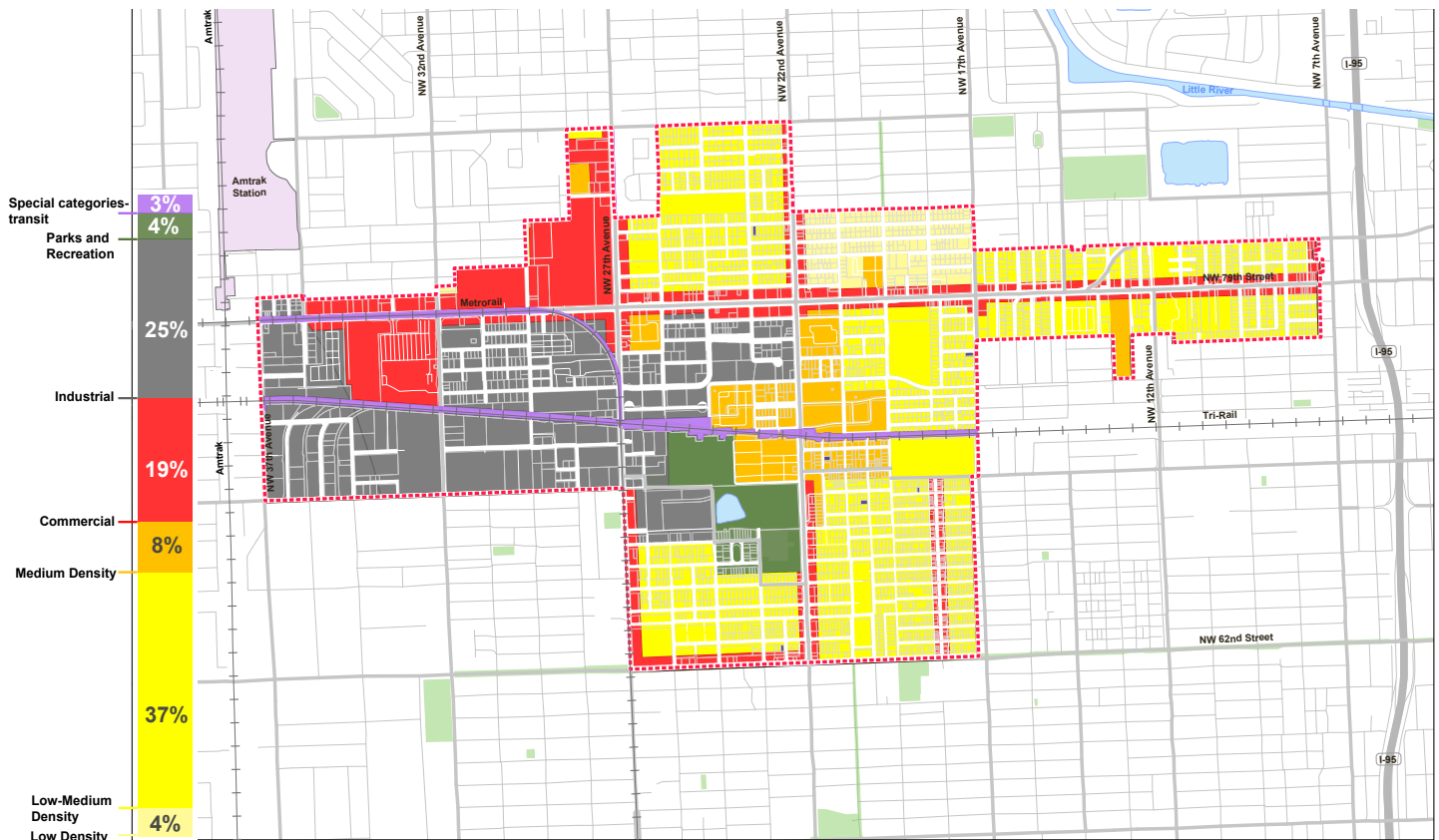
2- DISCOVERY +DRILLDOWN

EXISTING POLICIES

Future Land Use

- The current Future Land Use Map and Zoning Code dictate what can be developed in the CRA. The future land use map below designates 41% of the overall land area for low density single family housing with some narrow retail parcels along the corridor to the east. This limits larger scale redevelopment activities which are critical to the CRA's economic growth.

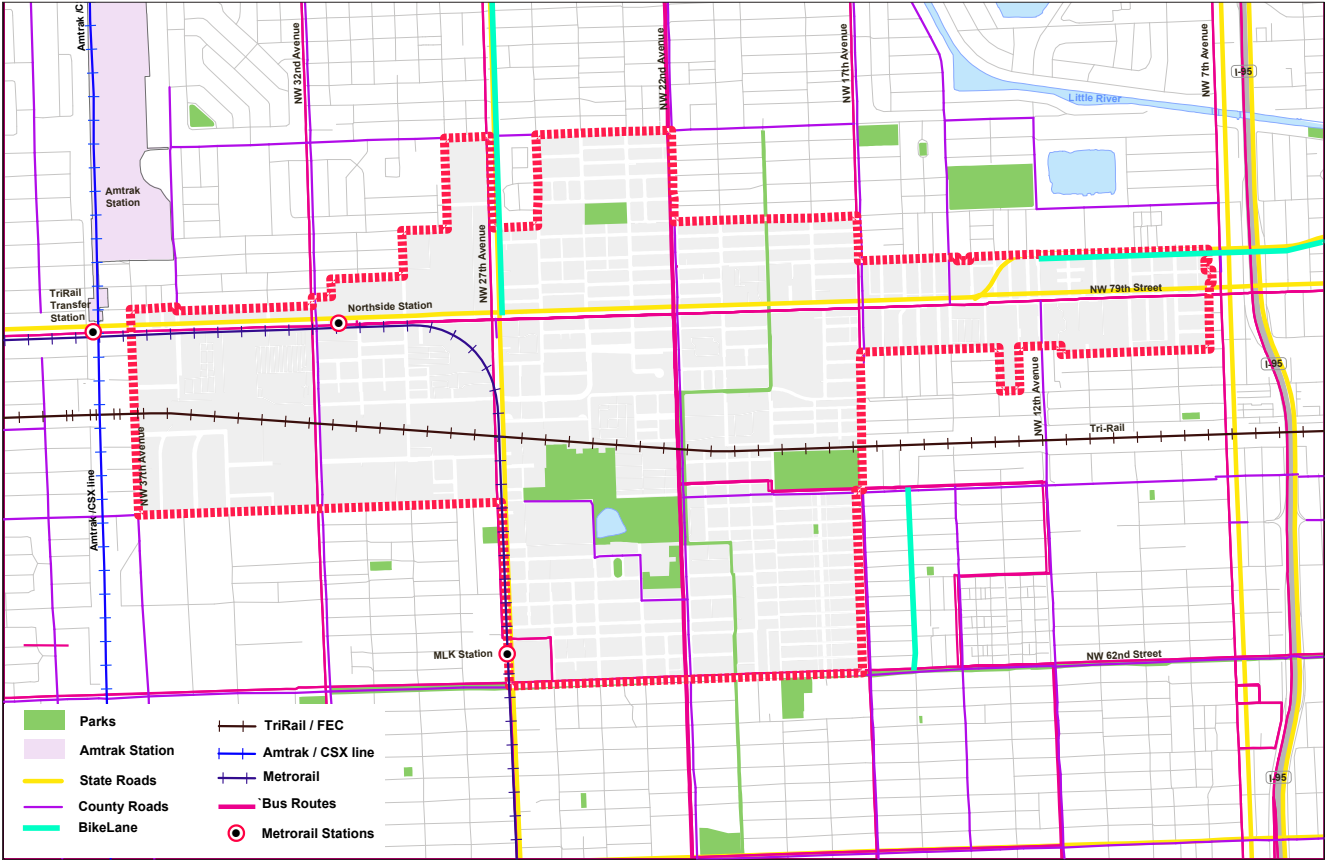
- Larger scale development can only occur to the west with 25% of the area designated for industrial uses and 19% for larger scale retail.



INFRASTRUCTURE

TRANSPORTATION

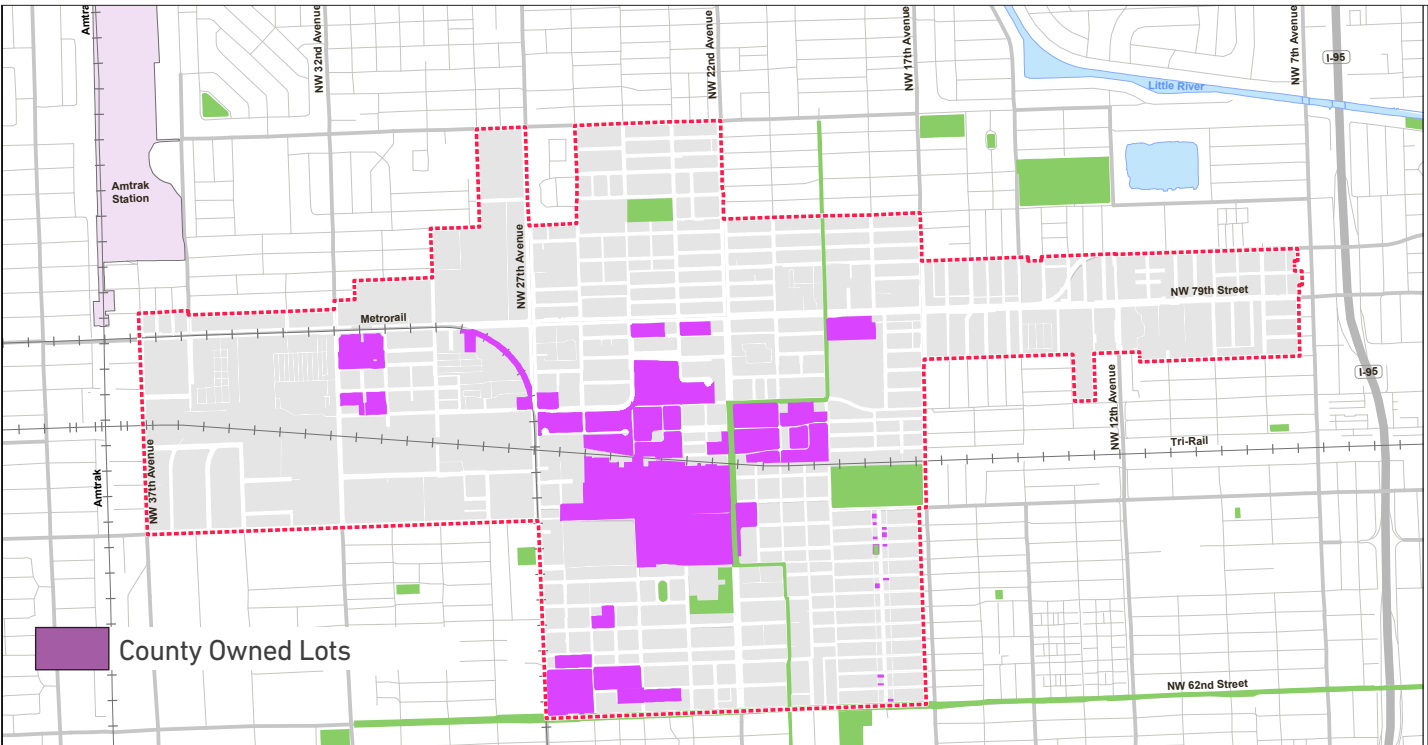
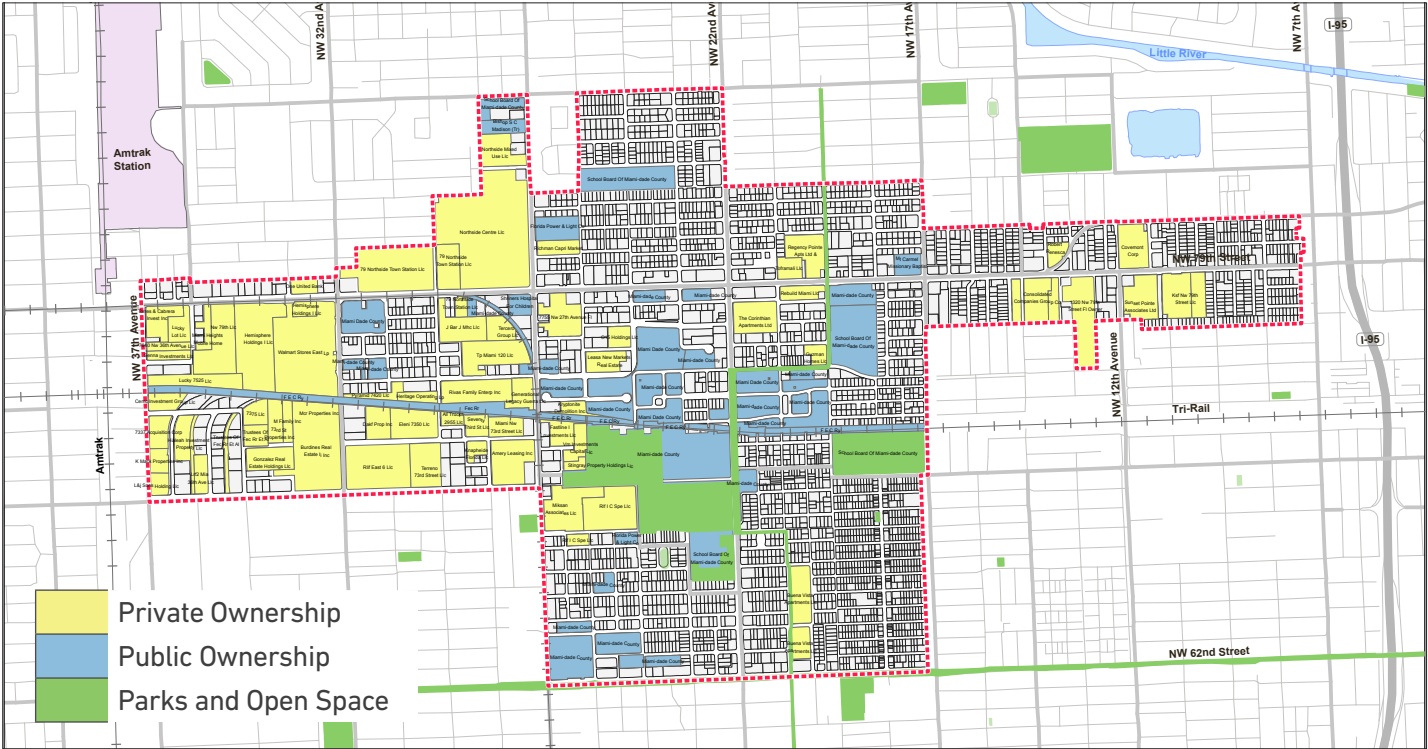
The western portion of the CRA is well connected to premium transit and there are bus lines on all of the main avenues and streets. However, lack of sidewalks and safe crossing conditions make transit less accessible to residents and businesses. Current plans to add midblock crossings and crosswalks on NW 79th Street will help improve safety this July, 2025.



OWNERSHIP

LARGE PARCELS

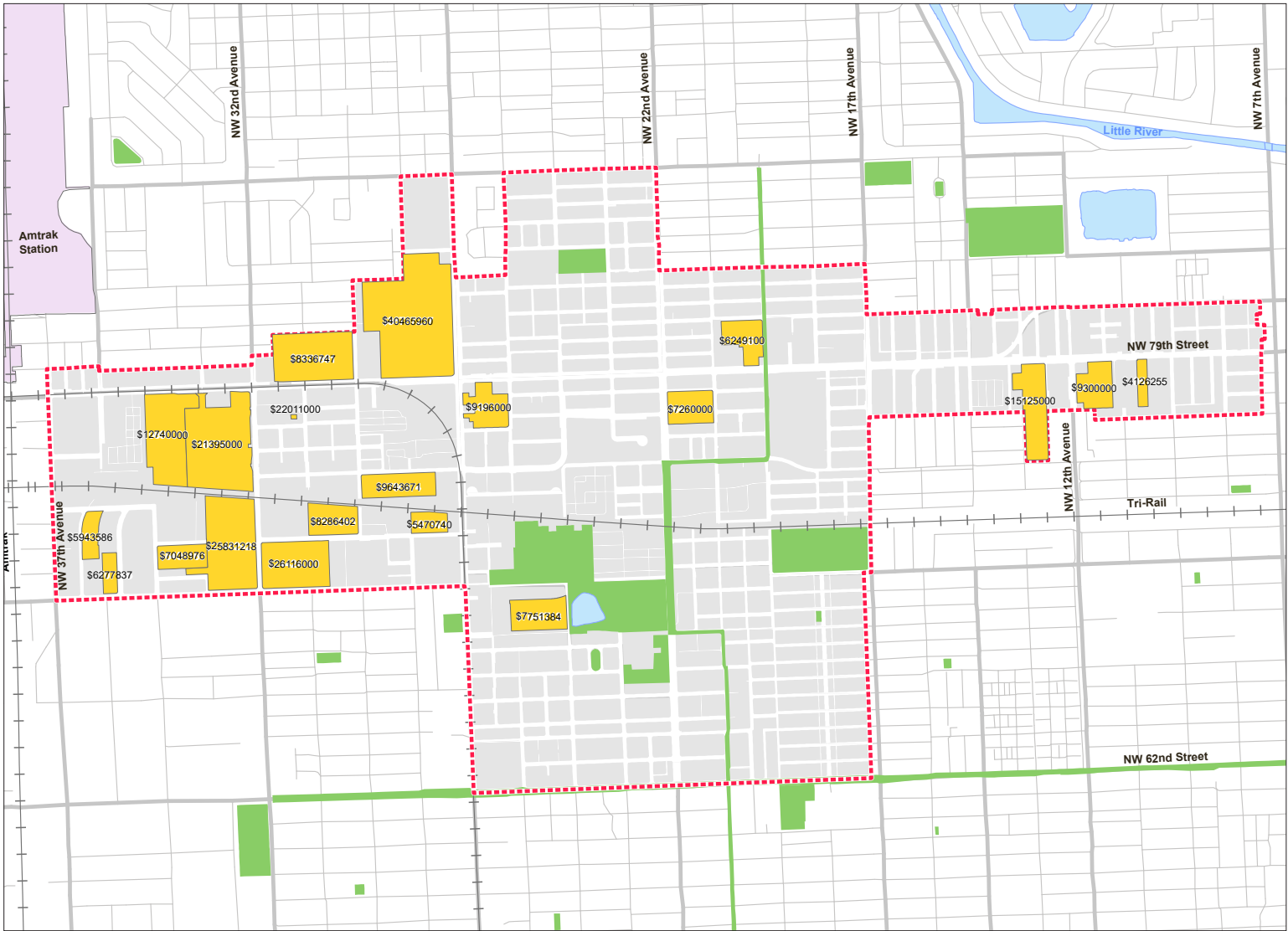
Lots that are greater than 1.5 acres are identified below. These represent key public and private property owners who could be redevelopment partners.



PROPERTY VALUES

TOP 20 PROPERTIES WITH HIGHEST TAXABLE VALUES

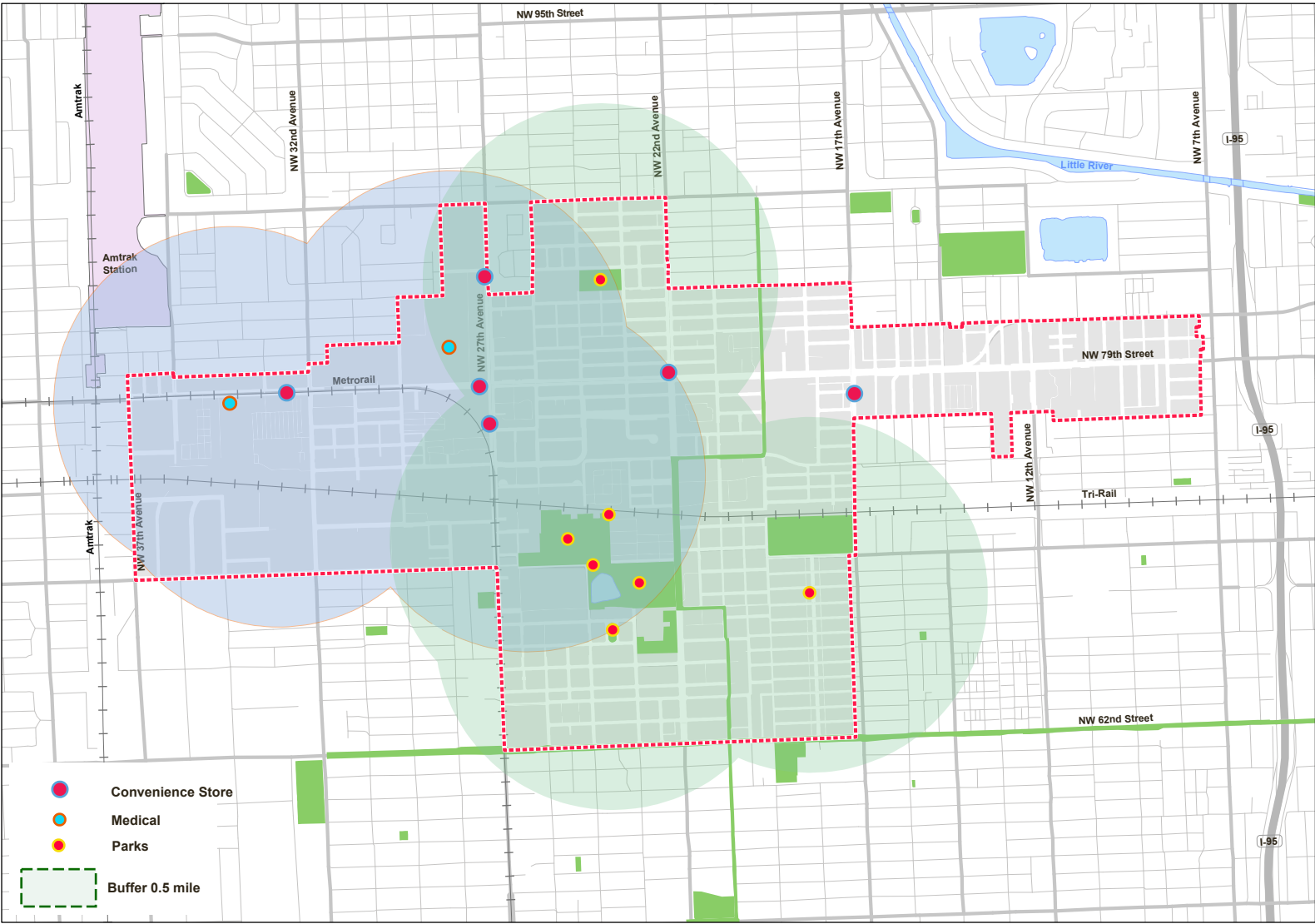
Below are the top 20 properties with the highest taxable values. This represents \$258,574,876 in property values for 2024. The purpose of the CRA is to increase property values for economic development.



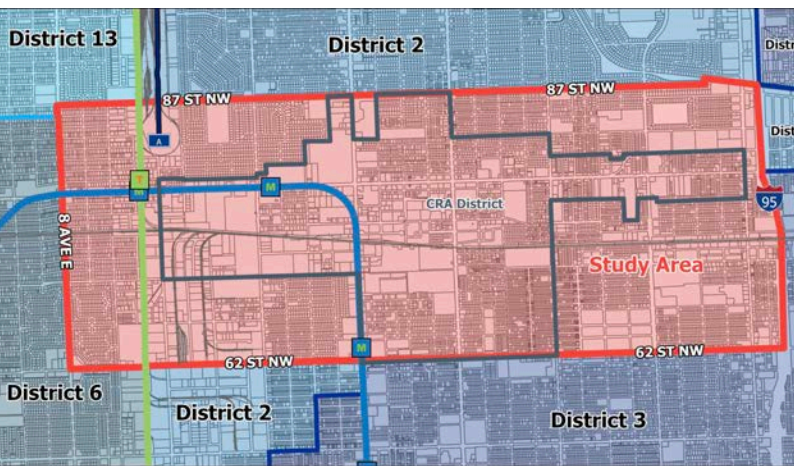
NEIGHBORHOOD SERVICES

MEDICAL, PARKS, GROCERY STORES

One of the measures of a complete neighborhood is the presence of medical facilities, parks, and grocery stores within a half mile. The analysis below illustrates the lack of any grocery stores, few medical providers and very few parks.



MARKET ANALYSIS FOR THE CRA STUDY AREA



The CRA Study area shown in red extends beyond the boundaries of the CRA shown in blue.

Regional Historical Growth Analysis

The market analysis looks at the “psychology of the market”, identifying which neighborhoods are “up-and-coming” or “out of favor”. For the purpose of this analysis, a CRA Study Area extends beyond the CRA boundaries to include additional buffer areas that capture activity adjacent to the district and provide more data points to establish trends (see image above).

The regional historical growth analysis captures 30 year trends using a variety of industry data sources including ESRI Community Analyst (a software for mapping and spatial analysis) for demographic and consumer spending, CoStar for commercial real estate information and the Miami-Dade Department of Regulatory and Economic Resources for development pipeline and mapping. The real estate market for the CRA Study Area was compared to the overall county growth and Commission Districts as follows:

MULTI FAMILY

- Between 1993 and 2024, the multi-family average unit annual growth rate was 1.6% with total current units close to 500,00.
- Relative to Miami Dade County, the CRA Study Area has a very low number of multi-family units.
- Between 1993 and 2024, the CRA Study Area grew significantly above the average market rate, at a rate of 2.1%.

RETAIL

- Retail spaces have been added to the region at a relatively steady pace over the last three decades and has averaged 1.3%.
- Relative to all of the districts, the CRA Study Area has a very low amount of retail, which is primarily comprised of smaller “mom and pop” stores.
- The CRA Study Area has also demonstrated slow but steady growth, growing at around 0.6% per year on average over the last thirty years.
- The Walmart Super Center at 193,500 square feet is a major contributor for the growth.

HOTEL

- Between 1993 and 2024, the number of hotel developments in Miami-Dade County has grown by 1.4% on average.
- The CRA Study Area has not experienced growth in hotel development over 30-years.
- Relative to other districts, there are very few hospitality units in the Study Area.

INDUSTRIAL

- Facing a slow but steady recovery after the 2008-2009 recession, industrial developments have shown an upward growth trend over the last thirty years.
- Industrial is the one sector where the amount of activity in the CRA Study Area is the greatest relative to other districts.
- The CRA Study Area seems to have grown below the average market rate for industrial developments, growing at just 0.2%.

MARKET ANALYSIS

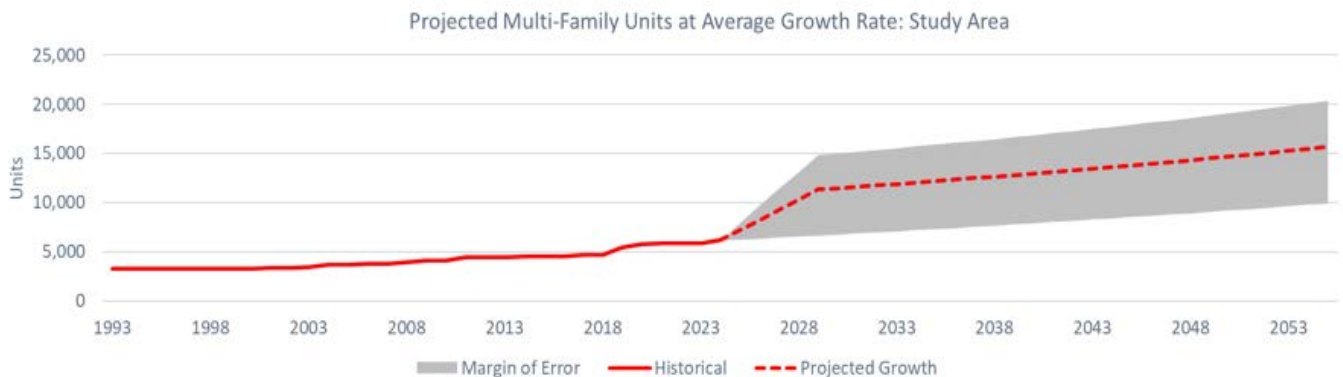
FUTURE GROWTH PROJECTIONS

Forecasting to 2035

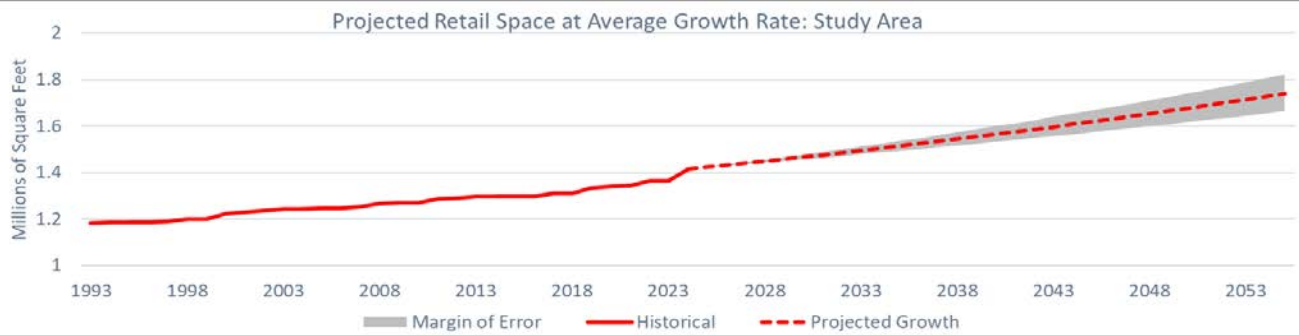
The established historical rates of growth are projected forward to 2035 based on continuing at that speed (a “base case” in which the future is similar to the past). The forecast also accounts for the uncertainty of the future by incorporating high-low ranges--growth may go slower with more recessions or faster with fewer recessions than is expected.

RESULTS SUMMARY

- **Multi-Family Units:** potential for ~10,000 new rental units
- **Retail SF:** expecting approximately 100,000 new square feet (scales to about 1 full-size Walmart, 2 Publix, or 8 Trader Joe’s.
- **Hotel Rooms:** possibly 100 new rooms (1 10-floor or 2 5-floor properties)
- **Industrial SF:** about 200,000 to 225,000 sf of new warehouse space.



Projected Growth	2030	2035	2040	2045	2050	2055
Cumulative	1,000 to 9,000	1,000 to 10,000	2,000 to 11,000	2,000 to 12,000	3,000 to 13,000	4,000 to 14,000
Year over Year	1,000 to 9,000	600 to 900	600 to 1,000	600 to 1,100	700 to 1,200	700 to 1,300



Projected Growth	2030	2035	2040	2045	2050	2055
Cumulative	42,000 to 64,000	79,000 to 122,000	118,000 to 185,000	159,000 to 253,000	203,000 to 327,000	249,000 to 406,000
Year over Year	42,000 to 64,000	37,000 to 58,000	39,000 to 63,000	41,000 to 68,000	44,000 to 74,000	46,000 to 80,000



Projected Growth	2030	2035	2040	2045	2050	2055
Cumulative	0 to 50	0 to 90	0 to 150	0 to 210	0 to 280	0 to 370
Year over Year	0 to 50	0 to 50	0 to 50	0 to 60	0 to 70	0 to 90



Projected Growth	2030	2035	2040	2045	2050	2055
Cumulative	99,000 to 150,000	186,000 to 288,000	279,000 to 438,000	378,000 to 603,000	482,000 to 782,000	593,000 to 978,000
Year over Year	99,000 to 150,000	88,000 to 138,000	93,000 to 150,000	99,000 to 164,000	105,000 to 180,000	111,000 to 196,000

MARKET ANALYSIS

PARCEL ACQUISITION

Potential Transit Oriented Development (TOD) Sites

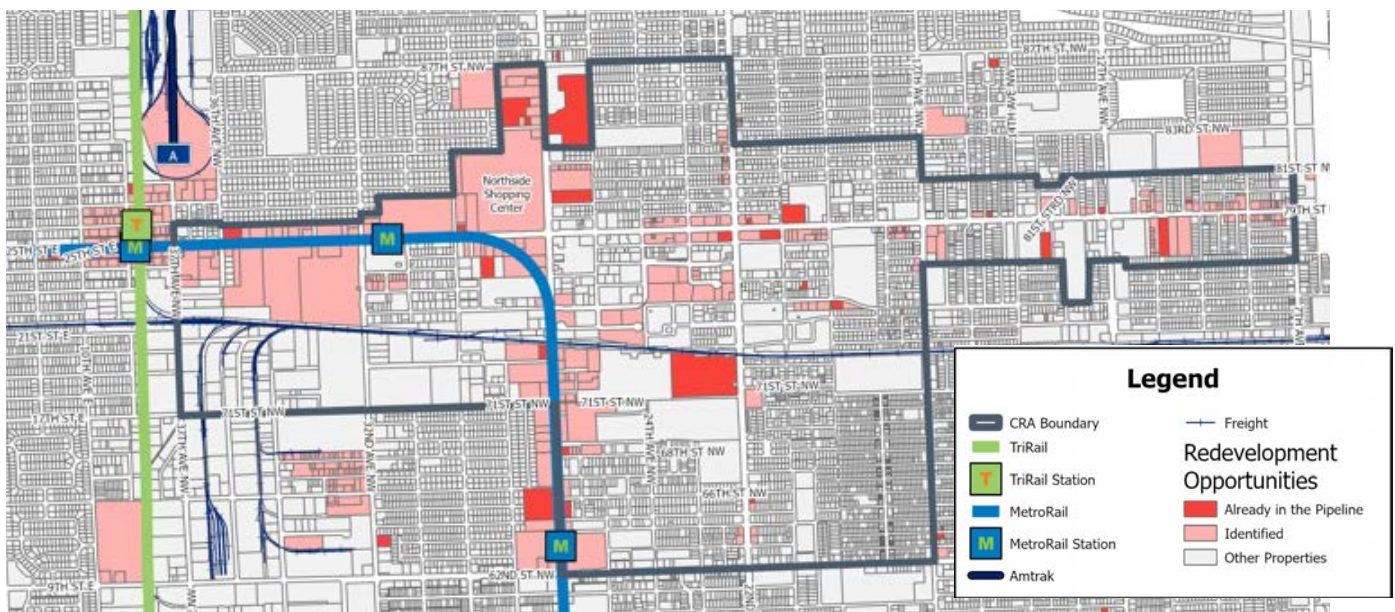
Conclusions from the market analysis and forecast reveal a significant opportunity to implement existing TOD developments in the pipeline, to construct new development on sites best serviced by transit, and leverage Walmart development to the west. This would mean focusing on site assemblage around Metrorail stations including funding specific projects, crafting zoning changes, land banking, and identifying capital market opportunities for TIF proceeds or potential borrowing/financing against future revenues. The image below shows redevelopment opportunities that are already in the pipeline or have been identified.

- There are a significant number of potential development sites in the study area, either

large enough to develop as multi-family mixed use or providing opportunity with assemblage.

- Most of these sites are along NW 79 Street and NW 27 Avenue where the greatest opportunity exists adjacent to Metrorail Stations at Tri-Rail Transfer, Northside and MLK.
- The sites are primarily surface parking or single-story retail or light industrial. The intent of the selection is to minimize displacement.
- Over 40 sites already have active or planned development primarily as multi-family.

Focusing on site assemblage means acquiring key parcels so that the CRA can influence the type of future redevelopment to be built including how a transit-oriented proposed TOD will look and function. By holding rights to key parcels, the CRA can sell or partner in projects that align with the TOD vision.



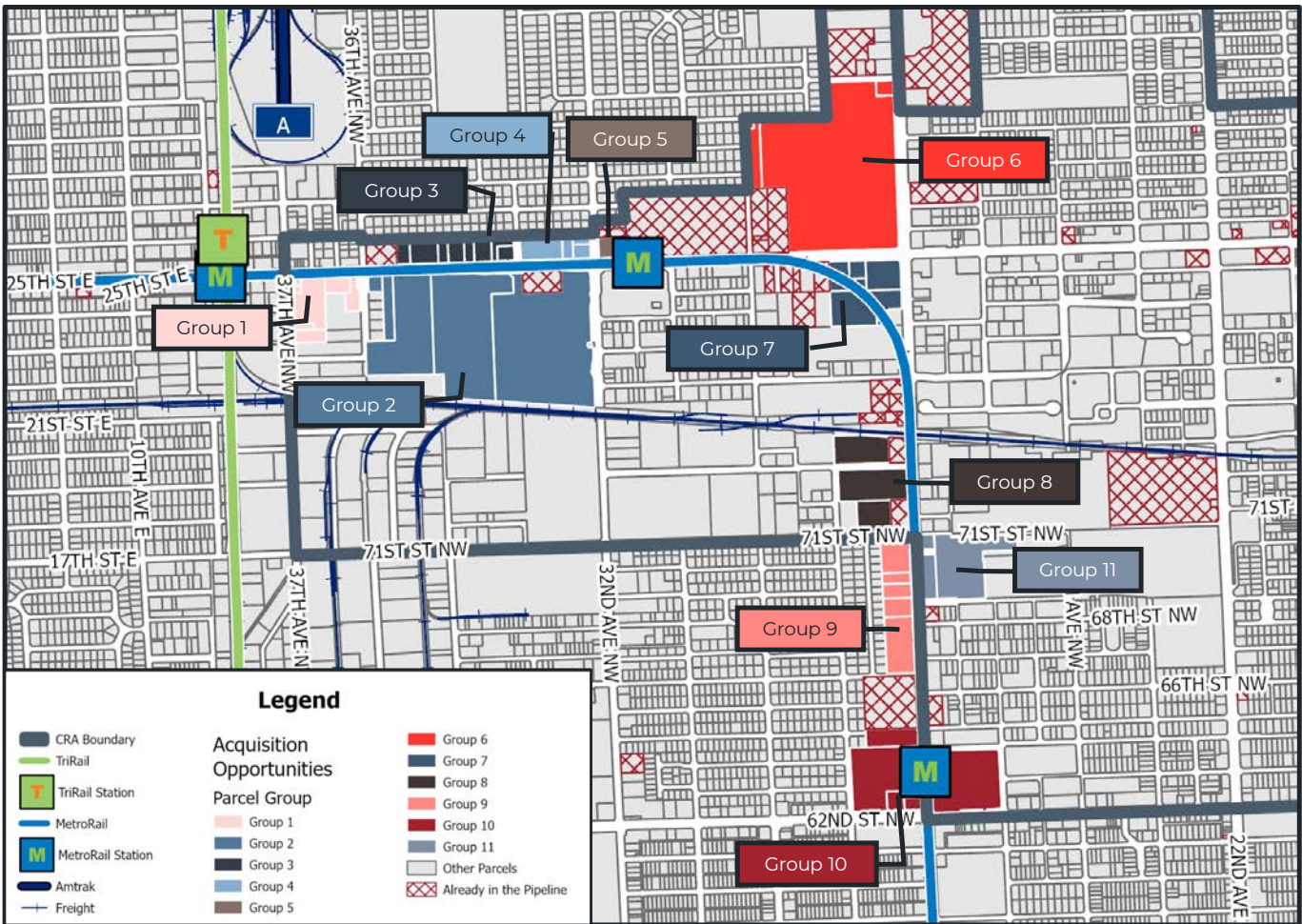
MARKET ANALYSIS

PARCEL ACQUISITION

Contiguous Parcels Identified for Potential Consolidation

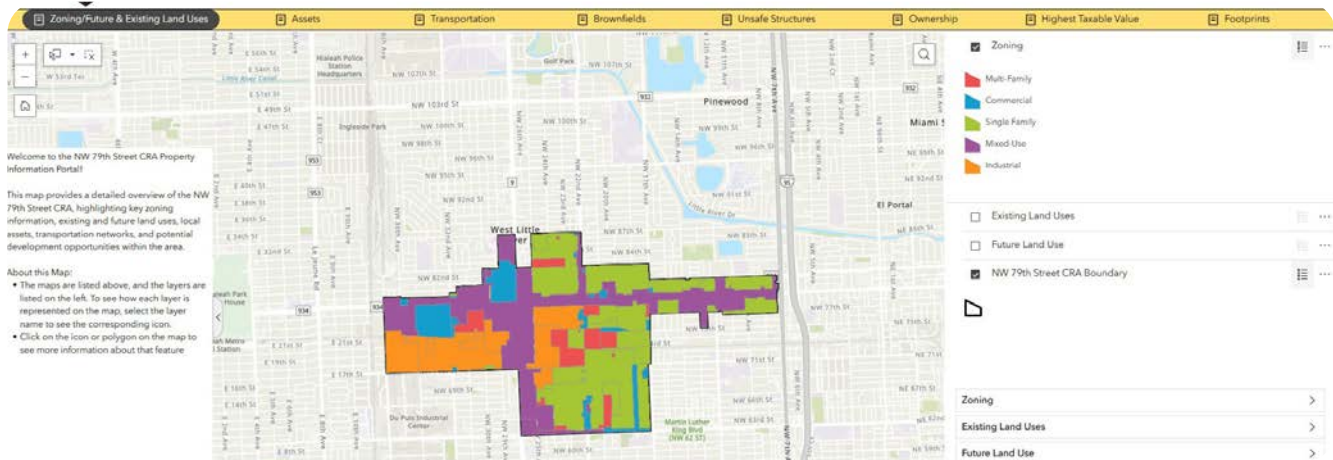
Parcel consolidation can generally support denser development and a wider range of uses. Consolidation unlocks development potential that may not be possible on smaller, scattered sites. The image and table illustrate potential areas of focus for parcel consolidation.

Group	Description	Area (SF)
1	Industrial Sites Adjacent to Tri-Rail /Metrorail Transfer Station	249,552
2	Industrial/Parking Adjacent to Walmart Super Center	2,108,810
3	Northside of NW 79 St between Transfer & Northside Station	219,630
4	Northside of NW 79 St between Transfer & Northside Station	128,295
5	Industrial Northside of NW 79 St between NW 30 Ave & 32 Ave	47,402
6	Northside Mall corner of NW 79 St & NW 27 Ave	1,636,906
7	Industrial Southwest corner of NW 79 St & NW 27 Ave	331,465
8	Industrial South New Tri-Rail Tracks & NW 27 Ave (potential future station site)	402,840
9	Industrial West of NW 27 Ave between NW 67 St & NW 71 St	318,183
10	Publicly owned sites east & west of MLK Metrorail station	787,104
11	Industrial east of NW 27 Ave between NW 69 St & NW 71 St	361,052



DEVELOPMENT OUTLOOK

PROJECTS IN THE PIPELINE



Potential Redevelopment Sites & Proposed Projects

Our land analysis revealed 25 projects currently in the pipeline, identified through comprehensive research of Miami-Dade County's Land Management portal within the CRA's boundaries. After pin-pointing parcels that had applications or approvals within the system, we created a detailed catalog to track the applications, their statuses, and proposed construction developments.

A key project in the area is being led by 79th Northside Town Station LLC, which was approved under A2020000050, to develop a 7-story building featuring 31 workforce housing units, 213 market-rate units, restaurants, and retail spaces. Other projects in the pipeline encompass a diverse range of projects, including mixed-use and multi-family housing, warehouses, commercial spaces, hotels, athletic facilities, and an educational institution, obtained from Miami-Dade County's Land Management Portal. The catalogue of these properties along with additional information such as zoning, future land use, assets, etc. was developed into a property dashboard utilizing ArcGIS Web Applications for a user-friendly

method. This dashboard will be included on the new CRA website that will feature relevant materials and information on the CRA. Additionally, our analysis identified 28 sites comprised of 94 parcels with significant potential for redevelopment. Sites in this context means group of adjacent parcels. These sites were selected based on specific criteria:

- Clusters of parcels with unsafe structures,
- Missing sewer infrastructure,
- Vacant status, or
- Instances where the land value exceeded the building value.

Notably, 67 of these parcels are currently vacant, while 18 contain unsafe structures, offering clear opportunities for transformative redevelopment and potential for the CRA to acquire.

By targeting vacant parcels or those with unsafe structures, the CRA is well-positioned to shape and direct the future of redevelopment in the area while capitalizing on naturally occurring development. This proactive approach ensures alignment with the CRA's vision and mission for fostering a vibrant, thriving neighborhood.

BOARD RETREAT

OVERVIEW OF FINDINGS

Key Needs

The CRA Board participated in a half day retreat where consultants presented the results of their analysis and review. Board members discussed how the presentation materials shaped their opinions about the CRA's redevelopment and identified areas where they would like to focus and key activities. Below is a summary of key needs that were prioritized for implementation at the retreat.

Preserving Naturally Occurring Affordable Housing

Preserving naturally occurring affordable housing and understanding the impacts of TOD to single family neighborhoods.

Neighborhood Preservation

Consider if the area could qualify as a historic district. Community preservation.

Poinciana Industrial Site

Determine what the plan is for this site and what are the opportunities.

Community Engagement

The process should be inclusive of the community. Consider focus groups. Round table.

Affordable Housing

Consider soft subsidies for gap financing. Live Local is more for market rate developers, so the CRA will need to consider providing more subsidies to make the affordable housing viable. Housing for seniors. No more public housing.

Small Business

Improve small business performance and new business development.



Development Opportunities

Focus development efforts where new development is already occurring. Coordinate with NW 7th Avenue and North Miami CRAs for development pipeline. Developer surveys. Community vision and needs for the Broadway.

Industrial Areas

Understanding vacant spaces. Build an inventory of ownership and tenants. Examine cleanup needs and the CRA's potential role.

Vacant Land and Unsafe Structures

Opportunities for activations on vacant lots including Broadway. A farmer's market or community space. Demolish unsafe structures.

Community Benefits

Have a clear list of community benefits needed to take to developers. Cultural arts opportunities.

Health and Public Safety

Better outcomes. Provide more health care facilities, urgent care and collaboration with hospitals.

Infrastructure and Transportation

Septic to sewer conversions opportunity. Review the bus stops and transit lines. Corridor improvements.

COMMUNITY SURVEY

FOCUS GROUP PARTICIPANTS

SURVEY RESULTS

The Numbers

- 40 in person participants
- 6 hours of outreach meetings
- 3 focus group meetings
- Collected comment cards
- Developed online survey

Opportunities

- Cultural engagement
- Grocery stores
- Medical services
- Beautification
- More parks and open space
- Restaurants
- Youth centers and entertainment
- Redevelop Poinciana
- Support for small businesses including funding and training.
- Circulator service

Challenges

- Permitting
- Illegal dumping
- Homelessness
- Lack of sewer infrastructure
- Lack of sidewalks
- Home ownership
- Funding for small business
- Brownfield remediation

Issues

- Vacant and abandoned buildings
- Better code enforcement
- Better community engagement
- New development should benefit residents and community
- Inadequate infrastructure limits opportunities for investment

In addition to public meetings and one on one calls with key stakeholders, property owners, businesses, residents and developers, paper and online surveys were distributed and summarized in the chart above.



FOCUS GROUPS

VISION + TAKEAWAYS

Overall Vision

- Create a master plan
- Activate vacant land with community events
- Beautification, new sidewalks
- More housing options and home ownership
- Job creation and training
- More entertainment uses
- Health services and the environment
- More parks and open space and trees
- Poinciana as a hub for new business and new neighborhood for the community
- Rehabilitate abandoned buildings

Key Needs

Support for Small Businesses

More business assistance and funding. Workforce training and more jobs to create generational wealth. Host small business workshops and events with food trucks on vacant land-community engagement.

Infrastructure to Support and Attract Businesses

Septic to sewer is a huge need. More sidewalks in the swale areas, shade trees and a transit circulator.

Vacant and Abandoned Buildings

Work with code enforcement and incentives to address violations. Building removal on a case by case basis. Determine overall vision for vacant lots and land bank for cultural engagement.

Clean and Safe

Beautify the area. Address trash, illegal dumping, crime and the homeless population which deters investment.



New Uses

Recruit a grocery store, medical services, places for youth to play--arcades, go carts, skating, bowling--theaters, restaurants.

New Development

Public private partnerships. 79th to become main commercial corridor. Prioritize redeveloping Poinciana. Develop a community benefits package. Expedite permitting.

Parks and Environment

More parks and open space. Sustainable buildings and brownfield remediation.

Housing

Home ownership, senior housing with health services. Housing for homeless. Rehabilitation.

CONSISTENCY WITH CRA PLAN

2010 Community Redevelopment Area Plan Highlights

There are many checks and balances to ensure that CRA funds are used equitably and sustainability. In addition to the Chapter 163 statutory language which describes how monies can be used, specific redevelopment activities must also be included in the CRA's most recent Redevelopment Plan. If it is not in the plan, the projects can't be funded with CRA dollars. Below is summary of the most recent plan which was written in 2010. All of the Actions in this current Action Plan, fall within the guidelines of Chapter 163 and the 2010 CRA Plan's areas of focus, goals and project strategies.

AREA OF FOCUS	PROJECTS AND STRATEGIES
Infill and Replacement Housing Strategy	<ul style="list-style-type: none"> • Eliminate and replace substandard housing and rehabilitate owner occupied. • Acquire and/or develop vacant infill lots. • Assemble lots for market-rate housing and TOD. • Attract private developers. • Code compliance. • Conservation programs for residential.
Economic Development Strategy	<ul style="list-style-type: none"> • Create a developer/business liaison. • Business attraction and relocation. • Incentive programs to attract development and jobs office/retail/restaurant. • Attract and assist new TODs.
Infrastructure and Neighborhood Improvements	<ul style="list-style-type: none"> • Proper water and sewer infrastructure to demand of anticipated development and new uses. • Sufficient parking exists to serve this corridor.
Land Acquisition	<ul style="list-style-type: none"> • Purchase land for redevelopment and blight removal, facilitate larger parcel assembly for private developers.
Grant and Financing Programs	<ul style="list-style-type: none"> • Implement Code Compliance Grant Program and enforcement • Implement program for commercial and residential rehabilitation. • Create job assistance programs.
Planning and Land Use Regulations	<ul style="list-style-type: none"> • Update the CRA Redevelopment Plan as necessary. • Study specific needs and issues. • Improve street appearance and function.
Community Policing	<ul style="list-style-type: none"> • Assist in establishing a community policing program. • Fund additional equipment needs. • Fund code enforcement relating to community policing.

3- ACTION PLAN OVERVIEW

YEAR 1

The Action Plan encompasses 22 different projects which are envisioned over a five-year time horizon. The following pages provide a full description of actions and next steps.

22 MAJOR INITIATIVES

- 2 Policy changes
- 5 In-depth analysis studies
- 4 Housing affordability initiatives
- 3 Partnerships
- 2 Activation opportunities on vacant land
- 2 Opportunities for repositioning
- 2 Infrastructure projects
- 2 Environmental improvements

YEAR 1 (2025)

AREA OF FOCUS	PRIORITY
PLANNING + TRANSIT ORIENTED DESIGN	<ul style="list-style-type: none"> • Priority 1.1 Focus targeted efforts on specific planning subareas and a master plan. • Priority 1.2 Develop a land acquisition strategy and acquire land. • Priority 1.3 Understand developments in the pipeline, identify development sites, work with the development community and community needs. • Priority 1.4 Focus transit-oriented-development (TOD) efforts to the west.
PRESERVATION + ACTIVATION	<ul style="list-style-type: none"> • **Priority 1.5 Determine a strategy for addressing and purchasing unsafe structures and creating a land bank.
INFILL, INDUSTRIAL + HEALTHCARE	<ul style="list-style-type: none"> • Priority 1.6 Support small businesses through grants. • Priority 1.7 Open an innovation hub for workforce development.
ENVIRONMENT + INFRASTRUCTURE	<ul style="list-style-type: none"> • *Priority 1.8 Address illegal dumping. • *Priority 1.9 Work with the Homeless Trust to address the homeless population.

OVERVIEW

YEAR 2

YEAR 2 (2026)

PRESERVATION + ACTIVATION

- Priority 2.1 Activate and revitalize Poinciana Park with temporary uses including parks, plazas and connectivity.
- Priority 2.2 Conduct a housing affordability review to preserve existing affordable housing and facilitate aging in place.
- **Priority 2.3 Activate land with temporary uses including cultural uses and engagement

HOUSING + NEIGHBORHOODS

- Priority 2.4 Recommend small scale mixed-income housing strategies on infill lots. Land bank infill lots in single family residential neighborhoods for infill housing.
- Priority 2.5 Recommend an approach for facilitating affordable home ownership with the County. Facilitate senior housing options on infill lots and multi-story housing on larger lots.

ENVIRONMENT + INFRASTRUCTURE

- **Priority 2.6 Construct more parks and open space and enhance the natural environment
- **Priority 2.7 Facilitate water and sewer hook-up.
- **Priority 2.8 Improve safety and walkability by adding more sidewalks in the swales and introduce a transit circulator
- **Priority 2.9 Beautify the district and increase the tree canopy with more landscaping and street trees.

OVERVIEW

YEARS 2+3

YEAR 2+3 (2026, 2027)

**PLANNING +
TRANSIT ORIENTED
DESIGN**

- Priority 3.1 Amend the zoning code to promote redevelopment.

**PRESERVATION +
ACTIVATION**

- Priority 3.2 Preserve single family neighborhoods with conservation areas.

**INFILL, INDUSTRIAL
+ HEALTHCARE**

- Priority 3.3 Partner with institutions for medical services.

YEARS 2-5

YEARS 2-5 (2026-2030)

**INFILL, INDUSTRIAL
+ HEALTHCARE**

- Priority 4.1 Convert or reposition underperforming industrial sites.
- Priority 4.2 Develop a longer-term strategy for commercial infill on the east.

**ENVIRONMENT +
INFRASTRUCTURE**

- Priority 4.3 Research brownfields remediation opportunities and coordinate with the county on Poinciana.
- Priority 4.4 Evaluate how to improve the district's environmental health.

YEAR 1, 2025

PLANNING + TRANSIT ORIENTED DESIGN

Master Plan + Planning Subareas

The following section describes specific actions that are prioritized over a five-year time frame. All are consistent with the 2010 Community Redevelopment Area Plan.

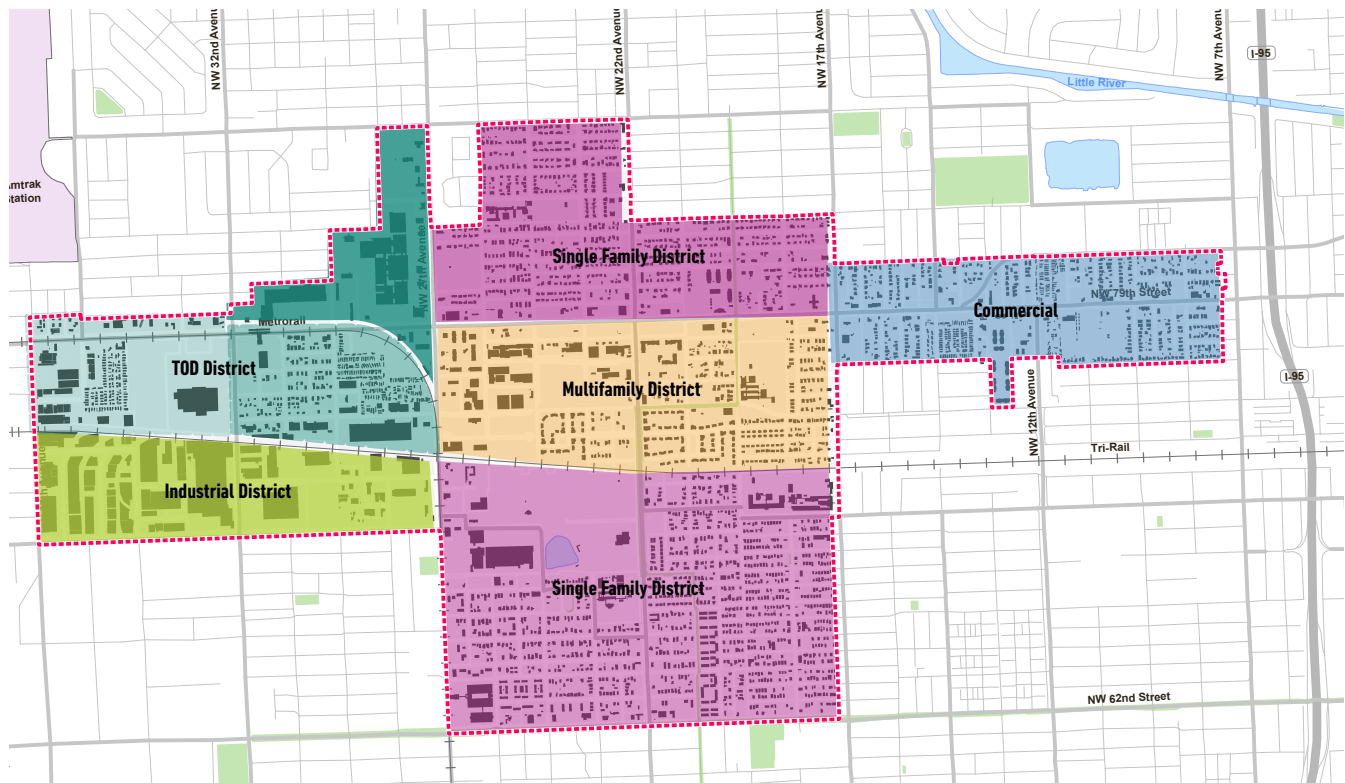
Priority 1.1 Focus targeted efforts on specific planning subareas.

Intended Outcome

Formalize subareas and select projects and strategies for each subarea.

Actions

1. Develop a master plan based on the planning subareas.
2. Evaluate the different needs and opportunities within each area.
3. Identify potential key redevelopment parcels and opportunities.
4. Build conceptual plan for build-out scenarios.
5. Developing phasing and land acquisition.



PLANNING + TRANSIT ORIENTED DESIGN

Land Acquisition

Priority 1.2 Develop a land acquisition strategy and acquire land.

Actions

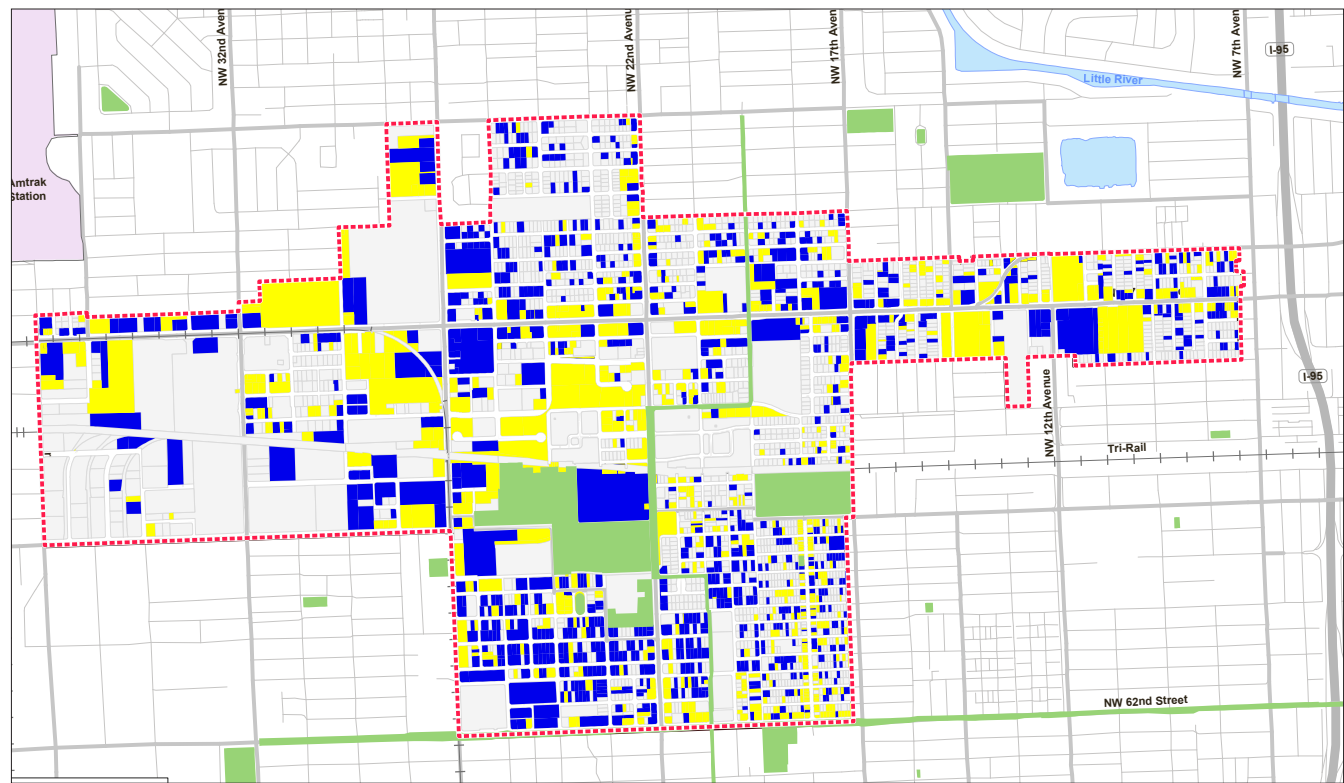
1. Determine which properties have the best development potential.
2. Coordinate with the CRA attorney and Board regarding acquisition.
3. Evaluate mechanism for banking land and strategies for activating and redeveloping this land.

Intended Outcome

Summarize land banking tools and opportunities and set up land bank. Start to acquire land.

Parcel ownership places the CRA in position to advance policy and design goals while leveraging its financial investments. Focusing on site assemblage means acquiring lower-cost and smaller key parcels so that the CRA can influence what will be built and how it will look and function. By holding rights to key parcels, the CRA can sell or partner in projects that align with the TOD vision. Higher sale prices will generate greater return for the CRA and advance the mission of economic development.

Existing Uses	Acres	% of CRA
Underdeveloped Land	227.6	
Vacant Land	257.91	
Total Potential Acres	535.51	36.1%
Total Acres in the CRA	1484	100%



PLANNING + TRANSIT ORIENTED DESIGN

Development Pipeline

Priority 1.3 Understand developments in the pipeline, development sites, community needs and work with the development community.

Key Actions

1. Create a database of developments in the pipeline based on County data and developer contacts.
2. Develop a list of community benefits desired including restaurants, entertainment, recreation, grocery.
3. Create a minimum requirements package for unsolicited proposals requesting CRA funding.
4. Meet with the development community to represent the CRA and new opportunities.

Intended Outcome

Create a comprehensive database of planned developments and opportunities to solicit new developments that meet the community needs and the vision for the CRA. This task is in process.

Additional Recommendations

The CRA's targeted acquisition of key parcels places it in a powerful position to influence future redevelopment. By acquiring key parcels, the CRA can directly influence how transit-oriented proposed TOD projects are. It can mandate that new developments include features such as pedestrian-friendly infrastructure and mixed-use spaces that combine residential, commercial, and recreational facilities. This control helps in overcoming fragmented development and steer projects towards more transit-oriented design.

Mixed-use affordable housing project honors the entrepreneurial and community spirit of the Cola-Nip Bottling Company that was once located nearby.

Case Study

Omni CRA Project Peach Micro Site, Florida

The City of Miami OMNI CRA provided \$1.3 million in funding for a micro site/infill 3,500 sf lot. The four-story project will cost \$2.6 million based on 2021 estimate. The project includes 600 square foot ground-floor commercial spaces for small businesses, 2,000 square feet of civic space for Catalyst Miami headquarters, a local nonprofit addressing socioeconomic issues, and three affordable rental units, each around 850 square feet.

The community benefit is 900 square feet of community event space with a rooftop oasis, complete with a kitchen, storage, and shaded areas.



PLANNING + TRANSIT ORIENTED DESIGN

TOD to the West

Priority 1.4 Focus transit-oriented-development (TOD) efforts to the west.

Actions

1. Identify the sites best served by transit.
2. Identify the desired characteristics for TOD projects.
3. Prepare case studies from best practices in TOD.
4. Coordinate land acquisition efforts for TOD and potential P3s
5. Meet with property owners to facilitate development opportunities.

Intended Outcome

Facilitate TOD development and develop potential partners for P3s.

Additional Recommendations

The CRA can shape the development climate towards TOD by focusing on site assemblage and holding rights to key parcels. Additionally, the CRA can facilitate more collaboration among developers and their projects by showcasing how each TOD project contributes to making the neighborhood more walkable, knitting together one investment at a time, both from the public sector (park amenities) and the private (new apartments and stores). Over time, the corridor can become an area where each successful project builds on the success of prior and future development because of a changed market perception. In this way, the CRA can fulfill its economic development mission by demonstrating how current projects and developers are aligned while encouraging more projects and more market participants for similar outcomes.



Grove Station (pictured left) and Coral Gables Station (pictured right)

PRESERVATION + ACTIVATION

Unsafe Structures + Land Bank (reference policy 2.4)

Priority 1.5 Determine a strategy for addressing and purchasing unsafe structures and creating a land bank.

Actions

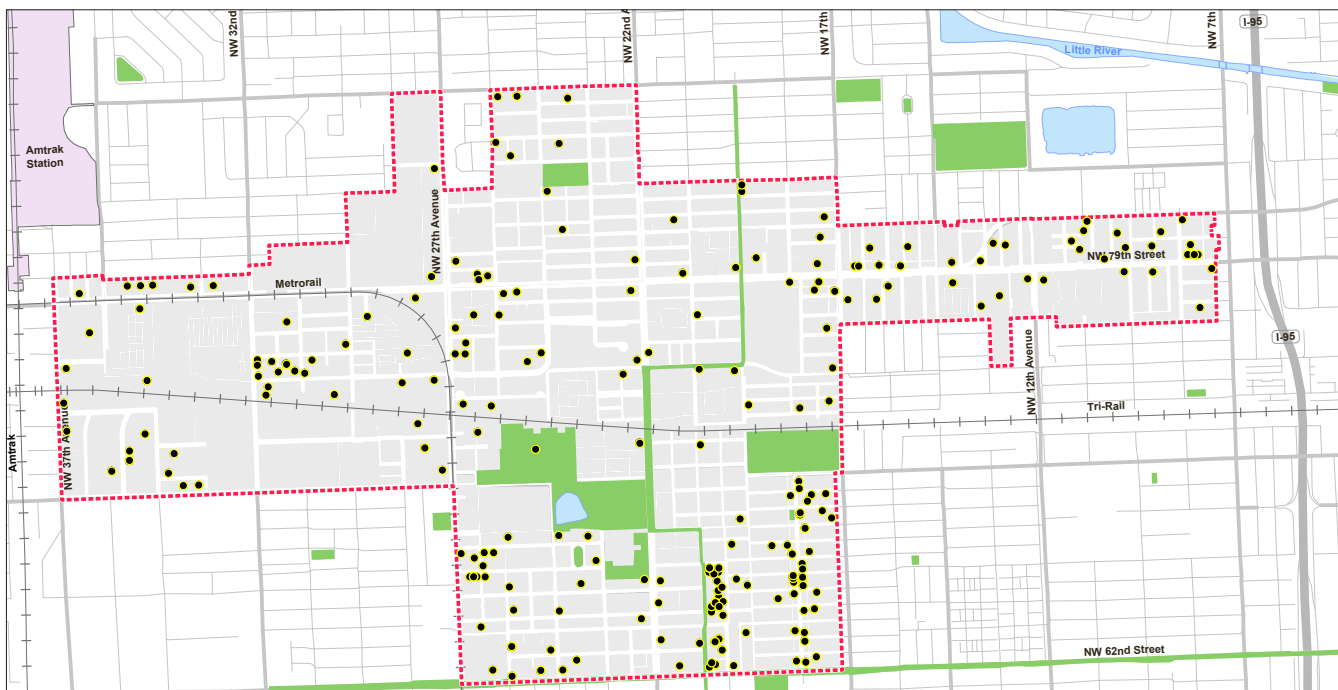
1. Evaluate overall condition of structures using county GIS data.
2. Work with code compliance to address minor violations.
3. Target certain areas in coordination with vacant land based on redevelopment opportunities.
4. Determine if properties are candidates for land acquisition and demolition.

Intended Outcome

Develop a strategy for addressing and purchasing unsafe structures and create a land bank. Larger infill lots can support larger developments while single family residential lots can support single family and duplex typologies.

Structures are deemed unsafe if they are in violation of Florida Building Code and or in imminent danger for habitation (Sec. 8-5 County Code). Unsafe structures are tracked by Miami-Dade County Code Enforcement. There are 335 unsafe structures within the CRA boundaries that have one or more of the following conditions:

1. Vacant, unguarded and open at doors or windows.
2. Accumulation of debris representing a hazard.
3. Restrict egress for fire protection.
4. Loose siding or building material.
5. Structural deterioration.
6. Partial destruction.
7. Unusual sagging.
8. Electrical or mechanical systems are hazardous.
9. Malfunctioning sanitary or waste systems.



INFILL, INDUSTRIAL + HEALTHCARE

Small Business Grants

Priority 1.6 Support small businesses through grants.

Actions

1. Promote small business workshops.
2. Promote events with food trucks on vacant land-community engagement.
3. Provide more business assistance and funding.

Intended Outcome

Continued support for small businesses.

Case Study

CDFI Friendly Fort Worth, Texas

Community Development Financial Institutions (CDFI) are private financial institutions dedicated 100% to benefiting low-income, low-wealth, and other under-resourced people and places. All CDFIs make loans, and some CDFIs are banks or credit unions that also provide vital savings and checking accounts, as well as payment services.

There are more than 1,200 CDFIs working in all 50 states across the United States. They are not working in all communities, however. The “CDFI Friendly” strategy connects some of those underserved communities to CDFI financing. CDFI Friendly Fort Worth is a non-profit that connects CDFIs, lenders and other investors with underserved communities to improve their access to patient, flexible financing. The target use for these funds is credit enhancement, shared lending, and programmatic partnerships and deals. In the first two years of operation, CDFI Friendly Fort Worth provided \$24M in CDFI loans. CDFI Friendly America is a national organization that increases access to financing primarily for minorities.







Owners of Lolos Cuban Food are using a CDFI loan from CDC Small Business Finance to open an eat-in restaurant in Fort Worth!

Full-Strength Fort Worth and CDFI Friendly Fort Worth affordable lending for historically underfunded small business.

INFILL, INDUSTRIAL + HEALTHCARE

Innovation Hub

Priority 1.7 Open an innovation hub for workforce development.

Actions

1. Evaluate potential workforce partners.
2. Facilitate partnerships with local institutions.
3. Identify potential sites for an innovation hub.
4. Determine requirements, needs and focus for the innovation hub.
5. Engage the County to lease or purchase a space.

Intended Outcome

Recommend opportunities for viable partnerships with local institutions to provide workforce training and a physical location for the innovation hub.

Case Study

The Innovation Quarter, Winston-Salem, NC

The Innovation Quarter in Winston-Salem, NC is an entrepreneurial hub that includes startups, sole proprietors, emerging and established businesses and promotes innovation. It is a multi-phased, mixed-use district with office, lab, retail, residential, including affordable housing, community gathering and academic spaces. It was formed through a strategic partnership between Wake Forest University School of Medicine, Atrium Health and real estate and development partner Wexford Science & Technology with additional support from the city and county. The District's leadership includes the CEO of Atrium Health Wake Forest Baptist health and Dean of Wake Forest School of Medicine with a focus on the multi-hospital health system and physician network.

Recently, the Innovation Quarter launched a partnership with Winston Starts, a non-profit start-up accelerator, to provide memberships for entrepreneurs and start-up companies in biotechnology, life sciences, and regenerative medicine industries. The Quarter supports small businesses with office hours with attorneys, accountants and marketing professionals; pitch practice with venture capital companies and individuals, connections to mentors, connections with accelerator or grant programs, networking and community-building events.



Innovation Quarter in Winston Salem, NC

ENVIRONMENT + INFRASTRUCTURE

Illegal Dumping + Homelessness

Priority 1.8 Address illegal dumping.

Actions

1. Work with County Commissioner's office to address illegal dumping.
2. Have Code Compliance conduct regular surveys of neighborhoods to reduce illegal dumping.
3. Encourage residents and businesses to report illegal dumping to 311.
4. Provide on street trash receptacles to minimize trash.

Intended Outcome

Reduce illegal dumping and remove trash.

Priority 1.9 Work with the Homeless Trust to address the homeless population.

Actions

1. Coordinate with the Homeless Trust to help rehabilitate the homeless population and address the encampments.
2. Facilitate housing for homeless in collaboration with local developers.

Intended Outcome

Engage the Homeless Trust to reduce the homeless encampments and provide housing options.

YEAR 2, 2026

PRESERVATION + ACTIVATION

Poinciana Park

Priority 2.1 Activate and revitalize Poinciana Park with temporary uses including parks, plazas and connectivity.

Actions

1. Support existing opportunities and efforts for redevelopment.
2. Explore adding a Metrorail Station at Poinciana.
3. Confirm policies available to support additional industrial development.

Intended Outcome

Facilitate Poinciana's redevelopment.

PRESERVATION + ACTIVATION

Preserve Existing Affordable Housing

Priority 2.2 Conduct a housing affordability review to preserve existing affordable housing and facilitate aging in place.

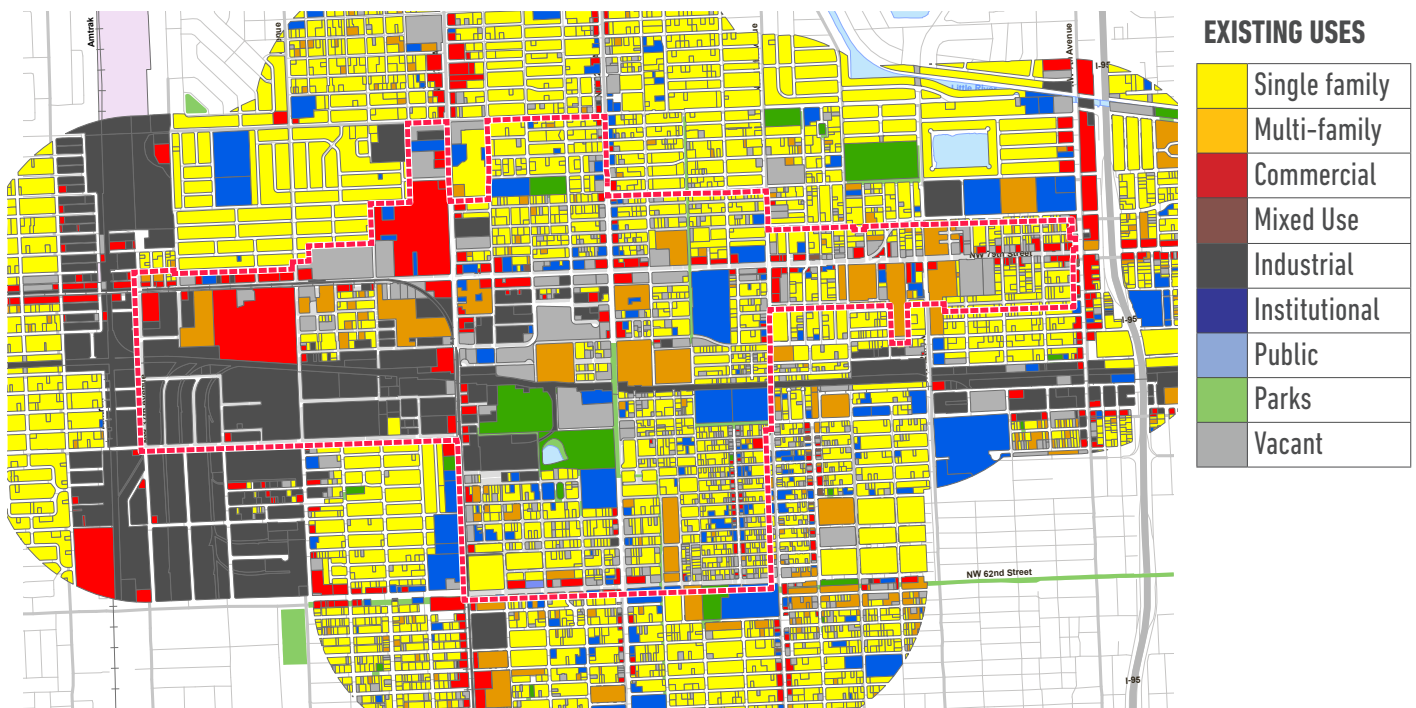
Actions

1. Identify existing naturally occurring affordable housing and conduct affordability review of existing structures with available data sets.
2. Survey housing age and condition, tenure and value.
3. Develop strategies for rehabilitating and renovating existing homes.

Intended Outcome

Implement plan to preserve affordable housing including a program and funding for home repair and rehabilitation.

36% of the CRA is residential with 23% single family. The existing uses surrounding the CRA are also predominantly residential.



PRESERVATION + ACTIVATION

Temporary Activation on Vacant Land

Priority 2.3 Activate land with temporary uses including cultural uses and engagement

Actions

1. Evaluate the condition of vacant lands.
2. Evaluate opportunities to mitigate through land acquisition, engaging with property owners and code enforcement.
3. Determine if any properties should be acquired in coordination with the land acquisition analysis.
4. Determine if any sites may be suitable for parks.
5. Identify strategies to activate with temporary uses.

Intended Outcome

Develop an overall approach to vacant land and activations.

Case Study

Kalamazoo County Land Bank, MI

The Kalamazoo County Land Bank manages tax-foreclosed, distressed, and underutilized properties to get them back to active use, back on the tax rolls, and as neighborhood assets. In an effort to revitalize the Edison neighborhood in Kalamazoo, the Land Bank led a mural installation called “Inside Out Project: We are Edison”, by photographer and resident, Fran Dwight. The mural captures portraits of 100 residents which are displayed on the facades of buildings owned by the Land Bank as a temporary use in anticipation of redevelopment.



Inside Out Project: We Are Edison Temporary Use Project

HOUSING + NEIGHBORHOODS

Land Bank Infill Lots for Housing

Priority 2.4 Recommend small-scale mixed-income housing strategies on infill lots. Land bank infill lots in single-family residential neighborhoods for infill housing.

Actions

1. Research best practices for infill senior and mixed-income housing.
2. Coordinate the land acquisition and land bank for scattered sites to identify potential housing sites.
3. Identify partners to develop single family and small-scale multi-family infill housing product.

Intended Outcome

Determine potential lots for land banking and redevelopment strategies for infill housing.

Facilitate single family, small-scale multi-family and senior housing options on infill lots.

Case Study 1

Chattanooga Missing Middle Housing, TN

The Chattanooga Missing Middle Housing project, (shown in the photo above) led by Chattanooga Neighborhood Enterprise Inc.(CNE), transformed 50 vacant parcels in two neighborhoods into 181 units of missing middle housing targeting families and individuals earning between 60 and 80 percent of the area median income (AMI). The project preserves neighborhood character while increasing density. The opportunity arose when Tennessee Temple University closed, freeing 34 scattered lots for redevelopment. The neighborhoods were chosen for their traditional urban layout, walkability, proximity to downtown, and need for reinvestment with the primary goal for affordable rental and homeownership opportunities, rebuilding disinvested communities, and creating prototypes that could be replicated for future developments.



Case Study 2

Kalamazoo Land Bank, MI

Kalamazoo, MI Land Bank acquires vacant and blighted properties with the intention of rehabilitating them and reconnecting them back into the community. Properties are acquired through donation, purchase or by bundling for the purpose of redevelopment and rehabilitation and to generate operating revenue for the Land Bank. The Land Bank has the authority to hold land for the purpose of land assembly or to wait for economic conditions to change. Property can also be disposed of based on the intended use, the nature of the transferee of the property and impact of the property transfer in the short- and long-term.

Land is sold through the following programs:

Side Lot Program which incentivizes homeowners to purchase vacant lots next door to their homes for \$250 within the city limits or 50% of the land value in townships and villages.

Transform this Property lists vacant land or properties with existing structures at market value and considers below market offers for properties listed more than 30 days. Applicants must have the resources to rehabilitate structures to receive a certificate of occupancy in a reasonable amount of time.

Sales to Non-Profits to Support Affordable Housing provides a discount on properties for both new affordable housing construction and renovation.

Homeownership Opportunities sells homes based on a broker's opinion or market analysis.

HOUSING + NEIGHBORHOODS

Facilitating Home Ownership + Senior Housing on Infill Lots

Priority 2.5 Recommend an approach for facilitating affordable home ownership with the County. Facilitate senior housing options on infill lots and multi-story housing on larger lots.

Actions

1. Research best practices for encouraging homeownership for long-term residents including young professionals and seniors.
2. Research best practices for infill senior and mixed-income housing. Partner with the county on existing efforts.
3. Develop financial strategies and collaborate with local banks.

Intended Outcome

Recommend an approach for expanding homeownership and coordinate with the county on their efforts. Facilitate senior housing options on infill lots.

Case Study

Prairie Gardens, Kalamazoo, MI

Prairie Gardens senior cottages, was built on vacant and blighted land of the former Southwestern Michigan Tuberculosis Sanitarium and Kalamazoo Psychiatric Hospital complex. The sanitarium was built in the 1950s, closed in 1990 and remained vacant, vandalized, and a target for criminal activity until 2011. The Kalamazoo Land Bank partnered with Western Michigan University and City of Kalamazoo with funding from the Neighborhood Stabilization Program (NSP), to build 24 energy-efficient cottage-style duplexes on six-acres. The project, completed in 2016, features walking trails, rain gardens, a bio-swale, a community pavilion with exercise equipment, and space to meet. All cottages are fully leased.

Case Study

Chattanooga Starter Homes, TN

The Chattanooga Missing Middle Housing project, led by Chattanooga Neighborhood Enterprise Inc. (CNE), included starter homes developed on subdivided lots to create compact, affordable housing options, while sixplexes and quadplexes—designed to resemble single-family homes—were targeted at renters, including Section 8 voucher recipients.

Kalamazoo, MI Land Bank: On former vacant and blighted land, Prairie Gardens senior cottages, Kalamazoo Land Bank, Western Michigan University and City of Kalamazoo and NSP, mixed income cottages. 24 units on 6-acres fully leased.



ENVIRONMENT + INFRASTRUCTURE

Parks + Open Space

Priority 2.6 Parks and open space and enhance the natural environment.

Actions

1. Identify park needs in coordination with the County Parks and Recreation and Open Space (PROS).
2. Review vacant sites and sites with unsafe structures in terms of opportunities for parks.
3. Evaluate opportunities to increase connectivity with pedestrian paths, sidewalks and additional landscaping.
4. Coordinate park and programming needs with PROS.
5. Investigate strategies for private developers to partially fund parks.

Intended Outcome

Identify potential sites for parks and preliminary programming opportunities and facilitate more parks.

Case Study

Klyde Warren Park, Dallas, TX

Klyde Warren Park is a 5.4 acre park that provides free programming and educational opportunities to serve as a town square for the residents of Dallas. It operates as a non-profit organization and was created to physically connect two distinct neighborhoods to deck over an existing highway. The park has helped transform the area with significant economic impact, improved quality of life and increased foot traffic with more than 1.3 million annual visitors.

The \$112 million project was funded through a public-private partnership including a \$20 million bond fund from the City of Dallas, \$20 million in highway funds from the state and \$16.7 million in federal stimulus funds. The balance of funding was provided by individual donors directly to the Woodall Rodgers Park Foundation.



Klyde Warren Park, Dallas, TX

ENVIRONMENT + INFRASTRUCTURE

Sewer Connections

Priority 2.7 Facilitate water and sewer hook-up.

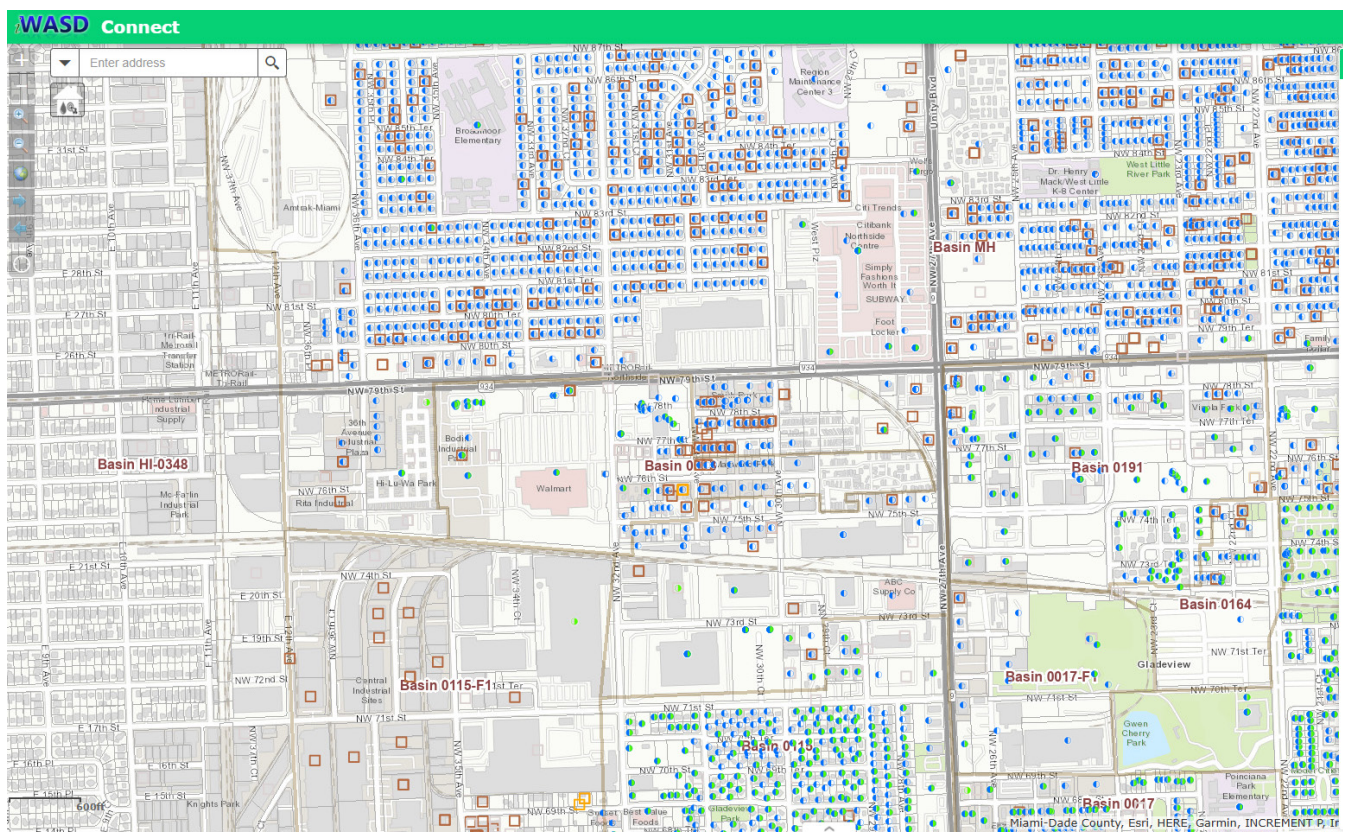
Intended Outcome

Recommend next steps for water and sewer connections.

Water and sewer hookup.

Actions

1. Coordinate with Water and Sewer Department (WASD) on potential for water and sewer.
2. Map the parcels lacking sewer connections using the WASD GIS application.
3. Evaluate need and opportunity for funding or grants.
4. Assess the cost for sewer connections and potential funding solutions.



WASD's Connect application identifies all parcels that are not connected to sewer lines.

ENVIRONMENT + INFRASTRUCTURE

Safety Improvements, Sidewalks + Transit Circulator

Priority 2.8 Improve safety and walkability by adding more sidewalks in the swales and introduce a transit circulator.

Actions

1. Determine a strategy for enhancing the street cross section on NW 79th Street to improve safety and walkability.
2. Use existing data to conduct a sidewalk gap assessment.
3. Conduct windshield field surveys of sidewalk conditions.
4. Develop preliminary design concept and prioritize locations.
5. Work with County Commissioners and the Department of Transportation and Public Works (DTPW) to improve sidewalks on County roads.
6. Work with FDOT to change the roadway section for NW 79th Street to increase sidewalk widths.
7. Explore a transit circulator service.

Intended Outcome

Design and construct new sidewalk infrastructure and roadway improvements and pursue funding for a transit circulator.

Case Study

FDOT Service Development Grant and Metroconnect

FDOT provides discretionary grants for public service transit development programs. Eligible projects involve NEW methods for improving operations, maintenance and marketing in public transit system are also eligible for program funding like the Freebee. Funding for Service Development Projects are 50/50 participation between FDOT and the Agency.

Metroconnect is an on-demand and circulator service that supplements transit.



Safety improvements, like the image shown on the left, will be implemented in July 2025 by FDOT mainly:

1. A new traffic Signal at 27th Avenue
2. Improving left turn lane and extending medians at NW 17th Avenue
3. Midblock Crossing NW 15th Avenue to NW 14th Place

ENVIRONMENT + INFRASTRUCTURE

Increasing Tree Canopy

Priority 2.8 Beautify the district and increase the tree canopy with more landscaping and street trees.

Intended Outcome

Develop a tree planting approach and plan and plant more trees.

Actions

1. Evaluate opportunities to increase the tree canopy including FDOT Beautification grants for State Roads.
2. Meet with PROS to determine what options are available to increase the number of street trees planted on County Roads.
3. Consider the right-of-way widths and available space for tree plantings on different streets.
4. Select an approach to planting more trees.



Downtown Los Angeles includes a variety of shade and palm trees to increase the tree canopy.

YEARS 2-3, 2026-2027

PLANNING + TRANSIT ORIENTED DEVELOPMENT

Zoning Amendment

Priority 3.1 Amend the zoning code to promote redevelopment.

Actions

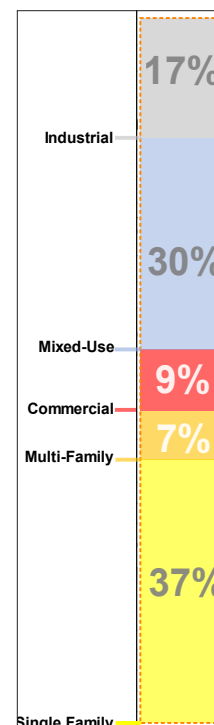
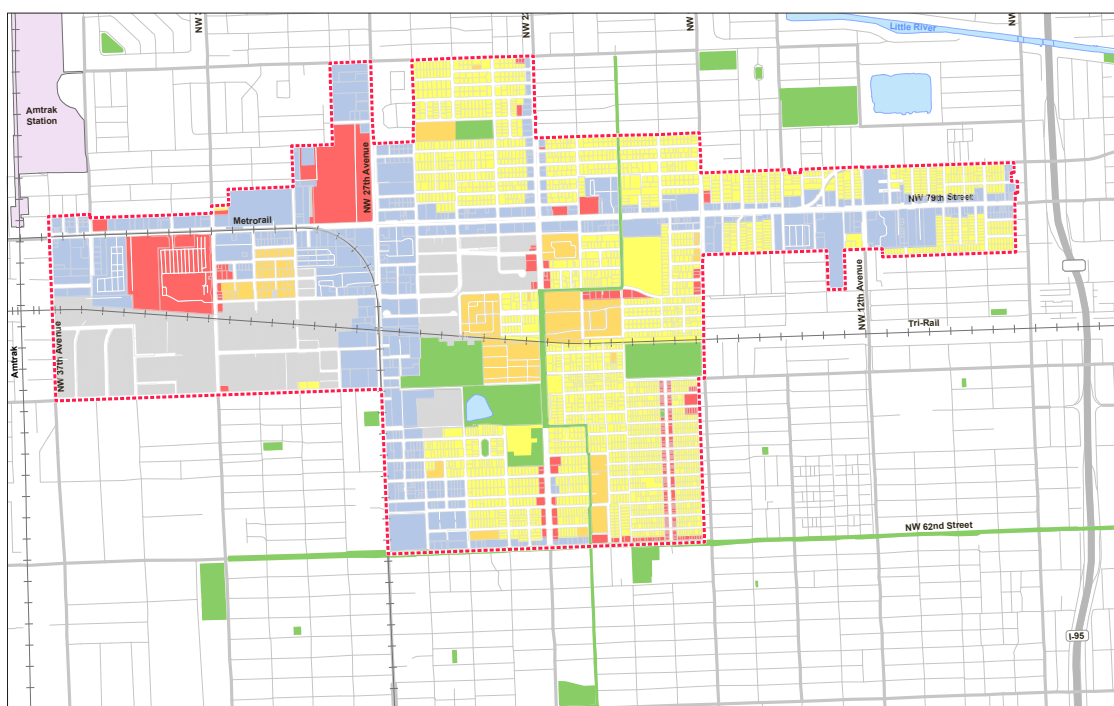
1. Evaluate the current zoning code for potential improvements.
2. Identify specific needs to facilitate private investment in terms of the code.
3. Identify how the code can be updated to better match the community's vision.
4. Work with Miami-Dade County's Planning Department to update the code.

Intended Outcome

Amend the zoning code and formally adopt the changes.

North Central Urban Area District (NCUAD)

The current zoning includes NCUAD, a special mixed-use category which determines where specified land uses and development intensities are permitted based on proximity to designated Urban Centers and major roadways. The "core" land use permits 125 units/acre, 4-15 stories. The "center" permits 90 dwelling units (du) per acre 3-12 stories, and "edge" permits 60 du/acre, up to 6 stories. An additional designation of Mixed Use Corridor (MC) for portions of NW 79th Street, NW 27th Avenue and NW 22nd Avenue permits several uses that may not be compatible with the CRA's redevelopment vision including automobile and truck services, gas stations, auto mechanics, car wash and mini storage facilities.



NCUAD zoning represents 30% of the CRA District.

PRESERVATION + ACTIVATION

Preserving Single Family Neighborhoods

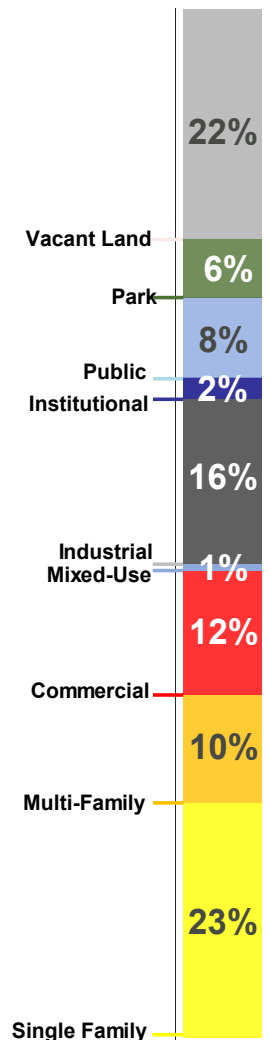
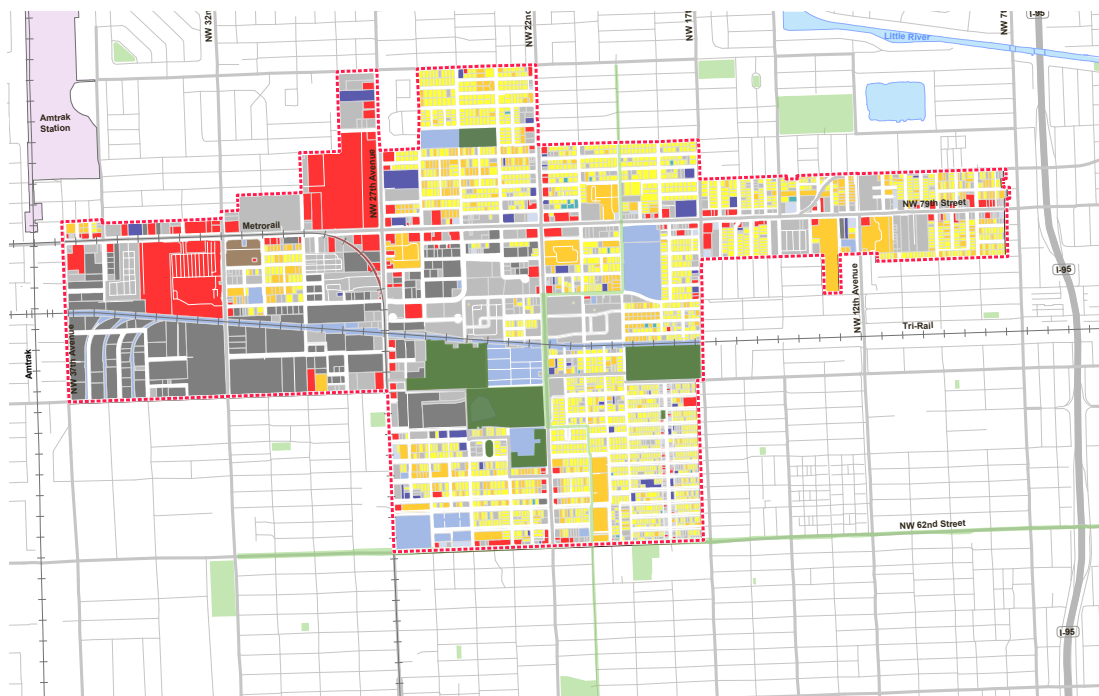
Priority 3.2 Preserve single family neighborhoods with conservation areas.

Intended Outcome

Create a mechanism to protect single family neighborhoods.

Actions

1. Explore mechanism to create a heritage district or conservation district.
2. Identify structures with historic value to build meaning to the neighborhood.
3. Determine how a heritage district could protect single family neighborhoods.
4. Work with the Miami-Dade County's Historic Preservation and Planning Departments to develop the best approach including the code language for adoption.



INFILL, INDUSTRIAL + HEALTHCARE

Healthcare Partnerships

Priority 3.3 Partner with institutions for medical services.

Actions

1. Determine how the CRA can facilitate new health care businesses.
2. Evaluate potential healthcare partners.
3. Recommend opportunities for viable partnerships with local institutions to provide healthcare services and workforce training.

Intended Outcome

Facilitate healthcare partner with a physical presence in the community.

Case Study

The Pearl, Charlotte, NC

Atrium Health in partnership with Wexford Science & Technology are developing “The Pearl”, a second medical school campus for the Wake Forest University School of Medicine, in Charlotte. It is planned to be the most innovative medical school in the country. With a focus on artificial intelligence, it is anticipated that The Pearl will be a super magnet for experts and professionals in medicine. In addition, students focus on health equities and the advanced healthcare services will serve the greater community.



Atrium Health's, The Pearl, will focus on equitable health outcomes once complete, Charlotte, NC

YEARS 2-5, 2026-2030

INFILL, INDUSTRIAL + HEALTHCARE

Industrial Redevelopment

Priority 4.1 Convert or reposition underperforming industrial sites.

Actions

1. Identify vacant industrial sites.
2. Identify underperforming sites.
3. Investigate converting or repositioning underperforming industrial-sites for more active manufacturing facilities.

Intended Outcome

Facilitate repositioning industrial.



The produce distribution center (top) remains as part of ROW DTLA, adjacent to the nascent commercial center (bottom left and right).

Case Study

ROW DTLA

ROW DTLA is an example of how an industrial area was partly transformed into a walkable commercial district while still maintaining the viable industrial distribution center. ROW DTLA is a 30-acre urban campus and collective of artists, entrepreneurs, retailers and offices. Located at the LA Terminal Market, ROW DTLA was built from 1917 to 1923 along the Southern Pacific Railroad and still operates as a major distribution center for produce across the region. With its historic and industrial buildings, the campus has evolved into a walkable urban environment with restaurants, boutique retail shops, creative office workspaces, outdoor green spaces, art galleries, event venues, and an abundance of amenities amid nearly two million square feet of space.



INFILL, INDUSTRIAL + HEALTHCARE

Commercial Infill

Priority 4.2 Develop a longer-term strategy for commercial infill on the east.

Actions

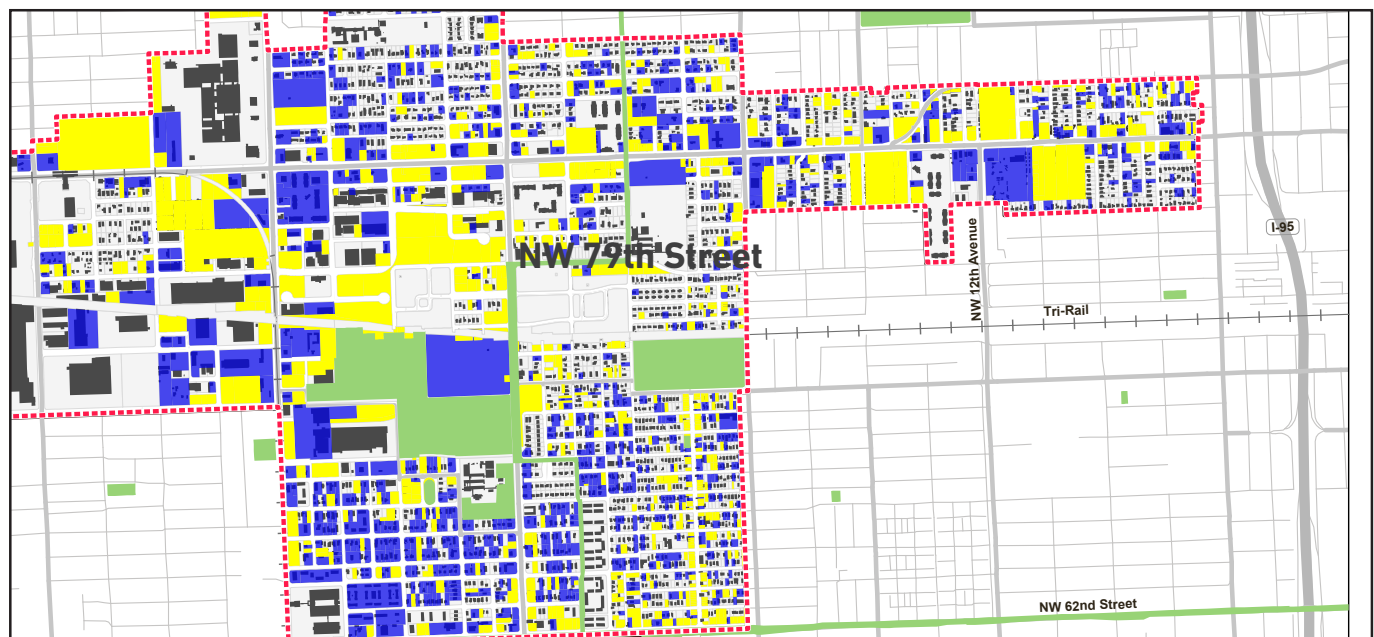
1. Evaluate redevelopment potential of vacant commercial parcels along the corridor.
2. Evaluate potential uses related to restaurants, entertainment, recreation and grocery.
3. Develop a long-term strategy for commercial development and activation on the east and along the Broadway Corridor.
4. Recommend potential commercial infill improvements.

Intended Outcome

Facilitate commercial infill on the east end of the corridor.



Commercial parcels on NW 79th Street are often vacant or underutilized like the image shown above.



The eastern portion of NW 79th Street has a high number of vacant parcels, shown in yellow, and parcels that are ripe for redevelopment, shown in blue.

ENVIRONMENT + INFRASTRUCTURE

Brownfield Remediation, Environmental Health

Priority 4.3 Research brownfields remediation opportunities and coordinate with the county on Poinciana.

Actions

1. Confirm existing brownfield sites and potential contamination. Evaluate the health challenges and previous research conducted by the Department of Health.
2. Determine strategy and approach to brownfield remediation.
3. Research EPA and BEDI grants for environmental assessment and remediation.

Intended Outcome

Build a playbook to mitigate brownfields.

Priority 4.4 Evaluate how to improve the district's environmental health.

Actions

1. Determine the environmental needs.
2. Evaluate how new development can reduce heat, enhance the natural environment and air quality.
3. Evaluate how changes to the infrastructure can reduce heat, enhance the natural environment and air quality.
4. Recommend an approach to addressing environmental needs connected to the built environment and redevelopment opportunities.

Intended Outcome

Build a playbook to implement environmental recommendations.

4- APPENDIX

Talking Points
Frequently Asked Questions
Market Analysis
Parcel Prioritization
2024 Development Outlooks





2025 Legislative Session:

As you may be aware two bills were filed in during the 2025 Florida Legislative Session that could significantly impact Community Redevelopment Agencies (CRAs) – House Bill 991 and Senate Bill 1242.

The bill proposes several critical changes to the current framework, and we want to ensure you are informed and prepared for any potential impacts.

The key provisions of HB 991 are as follows:

- Termination of CRAs: Any CRA in existence as of July 1, 2025, would be required to terminate either at the expiration of its charter or by September 30, 2045, whichever occurs first.
- Prohibition on New Projects and Debt: Starting October 1, 2025, CRAs would be prohibited from initiating new projects or issuing new debt.
- Outstanding Bonds: CRAs with outstanding bonds as of July 1, 2025, may continue operations until those bonds mature, with a final closure deadline set for September 30, 2045.
- Bond Maturity and Extension: After September 30, 2045, the maturity dates of any outstanding bonds cannot be extended, and any new finding of necessity must be issued solely for fulfilling bond obligations.
- Ban on New CRAs: No new CRAs may be established on or after July 1, 2025. However, existing CRAs prior to this date may continue to operate under the current regulations.

Since this bill was filed, the FRA has advocated for all CRAs, regardless of FRA membership, to ensure that CRAs can continue vital redevelopment work.