



**WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY (CRA)
REGULAR MEETING OF THE BOARD
SOUTH DADE GOVERNMENT CENTER
10710 SW 211TH - Conference Room 104 - Cutler Bay, FL 33189
www.westperrinecra.com
Wednesday, July 16, 2025, 6:00 PM**

A. Meeting Call to Order, Roll Call

B. Approval of July Agenda

C. Approval of April Minutes

- April 24, 2025, Regular Board Meeting

D. Reasonable Opportunity for the Public to be Heard

E. Consent Agenda:

UNLESS A MEMBER OF THE CRA BOARD WISHES TO REMOVE A SPECIFIC ITEM FROM THIS PORTION OF THE AGENDA, TAB E CONSTITUTES THE CONSENT AGENDA. THIS ITEM IS SELF-EXPLANATORY AND IS NOT EXPECTED TO REQUIRE ADDITIONAL REVIEW OR DISCUSSION. THIS ITEM WILL BE RECORDED AS INDIVIDUALLY NUMBERED ITEMS, ADOPTED UNANIMOUSLY BY THE FOLLOWING MOTION

1. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$7,500.00 AND A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$25,000.00 TO ALFONSO BRUTON FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10410 SW 171 STREET, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS
2. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$9,500 AND A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$20,600 TO LINDA BEASLEY FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10214 SW 169 TERRACE, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS
3. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$8,000 AND A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$25,000 TO LINDA PAYNE FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10140 SW 171 STREET, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS
4. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$25,000.00 FOR HELEN H. GAGE, ALICIA S. GAGE, GENEVIEVE A. BELL IN THE AMOUNT NOT TO EXCEED \$25,000.00 FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10203 SW 169TH TERRACE, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS



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5. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A COMMERCIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$33,900.00 TO DADE REAL ESTATE SCHOOL, INC. FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 17356 S DIXIE HIGHWAY, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS
6. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A COMMERCIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$51,000 TO MT. SINAI BAPTIST CHURCH, INC. FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10041 WEST JESSAMINE STREET, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

F. Presentations:

1. The Greater Miami Service Corp, Inc

Deborah Dorsett, Executive Officer

G. Action Items:

1. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE AGENCY AND GREATER MIAMI SERVICE CORP IN AN AMOUNT NOT TO EXCEED \$150,000.00, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN
 - a) See attached Resolution and Proposal
2. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO EXECUTE A PARKING LICENSE AGREEMENT BETWEEN THE AGENCY AND HIBISCUS GROVE, LP, A FLORIDA LIMITED PARTNERSHIP ("LICENSEE") FOR THE PURPOSE OF ALLOWING LICENSEE TO PARK ITS CONSTRUCTION AND OTHER VEHICLES ON THE AGENCY'S PROPERTY LOCATED AT 17690, 17640 AND 17620 HOMESTEAD AVENUE, MIAMI-DADE COUNTY, FLORIDA 33157 (FOLIO NOS.: 30-5032-004-0950, 30-5032-004-0940 AND 30-5032-004-0960), AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN
 - a) See attached Resolution and Agreement
3. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPOINTING TAYLOR DUMA LLP AS LEGAL COUNSEL TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TAYLOR DUMA LLP TO PROVIDE LEGAL SERVICES TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY FOR A NOT TO EXCEED AMOUNT OF \$140,000 PER FISCAL YEAR; AUTHORIZING THE CHAIRMAN TO EXECUTE THE AGREEMENT WITH TAYLOR DUMA LLP; AND PROVIDING AN EFFECTIVE DATE.
 - a) See attached Resolution and Engagement Letter

H. Discussion/Updates

I. Next Meeting Date & Adjournment:

TBD



Regular Board Meeting Minutes – April 24, 2025 – 6:00 P.M.
South Dade Government Center
10710 SW 211th ST – Conference Room 104 – Cutler Bay, FL 33189

Meeting Call to Order, Roll Call

Chairman Gilliard called the meeting to order at 6:00 P.M. Roll Call was as follows:

- Present: Chairman Leviticus L. Gilliard, Willie Carpenter, Lieutenant Kevin Richardson, Rhonda Richardson-Comer and Veronica Thompkins
- Absent: Vice-Chair Tyreke Spann and Taj Echoles
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, and Jason E. Rodriguez, Business Analyst Manager, Office of Management and Budget (OMB) Terrence Smith, Assistant County Attorney, and Richard Appleton, Assistant County Attorney, County Attorney's Office (CAO)
- Krystal Patterson, Executive Director of the West Perrine CRA

Open Forum for Public Comments

Chairman Gilliard opened the forum for the public to have a reasonable opportunity to be heard.

There were no participants.

Approval of Agenda

Ms. Thompkins moved to approve the meeting agenda. The motion was seconded by Mr. Carpenter. Motion passed unanimously.

Approval of Minutes

Ms. Thompkins moved to approve the January 23, 2025, Regular Board meeting minutes. The motion was seconded by Mr. Carpenter. Motion passed unanimously.

Presentations

Chairman Gilliard announced that the presenter from Habitat for Humanity had an emergency, and the scheduled presentation would be postponed to the next Regular Board Meeting. In response to a question from Mr. Carpenter, Chairman Gilliard stated that Habitat for Humanity presentation would consists of affordable homes.

Action Items

1. Resolution of the Board to Authorize the Land Acquisition Agreement Between the West Perrine CRA and 17620 SW 100 Avenue in Amount not to Exceed \$700,000

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) RETROACTIVELY AUTHORIZING THE EXECUTIVE DIRECTOR ACTION IN EXECUTING THE CONTRACT FOR PURCHASE AND SALE BETWEEN THE AGENCY, AS PURCHASER, AND VICTOR M. FAGUNDO, AS SELLER, IN THE TOTAL AMOUNT OF \$700,000.00 FOR THE ACQUISITION OF THE REAL PROPERTY LOCATED AT 17620 SW 100 AVENUE, MIAMI, FLORIDA 33157 (FOLIO NO. 30-5032-004-0960), SUBJECT TO CERTAIN CONDITIONS; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO EXERCISE ALL PROVISIONS CONTAINED THEREIN

Chairman Gilliard stated that this property is located next to the two properties already owned by the CRA. He stated that demolition has begun right across the street; noting that slum and blight is already started relocating and moving. He stated that the CRA is taking ownership at Homestead Avenue and Hibiscus Street; as promised to the community. Chairman Gilliard stated that owning property gives the CRA a seat at the table when talking to developers and it allows the CRA the opportunity to state the type of development they want to see in the community.

Ms. Thompkins moved to approve the resolution. The motion was seconded by Mr. Richardson. Motion passed unanimously.

2. Resolution of the Board Expressing Strong Opposition to Senate Bill 1242 and House Bill 991 that Seek to Eliminate Community Redevelopment Agencies; Directing the County Attorney and OMB to Transmit a Certified Copy of this Resolution to the Florida League of Cities; the Miami Dade County Legislative Delegation and any Other Interested Parties

Mr. Smith stated that the title listed on the Agenda differs from the title of the resolution. He read the correct title.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) URGING THE FLORIDA LEGISLATURE TO OPPOSE SENATE BILL 1242, HOUSE BILL 991, OR SIMILAR LEGISLATION THAT WOULD PROHIBIT THE INITIATION OF ANY NEW AGENCY PROJECTS, PROHIBIT THE ISSUANCE OF NEW AGENCY DEBT, OR TERMINATE AGENCIES AT THE EXPIRATION OF THEIR CHARTERS OR BY A DATE CERTAIN AND PREVENT GOVERNING BODIES FROM EXTENDING THE LIVES OF SUCH AGENCIES

In response to a question from Chairman Gilliard, Mr. Smith stated that the difference between the titles is that the correct title of the resolution for Board consideration does not direct the County Attorney to transmit a copy of the resolution, instead directs the Executive Director to take such actions on the Agency's behalf. Mr. Smith explained that the direction is similar to the direction the Board of County Commissioners gives to the County Clerk when adopting urging resolutions.

Ms. Patterson stated she is an independent firm and not a clerk, the County is the Agency's custodian of records so it is appropriate for OMB to handle the transmittal.

Mr. Smith noted that Section 2 of the resolution can be amended to direct County staff to transmit the resolution.

Ms. Thompkins moved to approve the resolution as amended. The motion was seconded by Mr. Richardson. Motion passed unanimously.

3. Resolution of the Board to Adopt Performance Measures in Compliance with F.S. 189.062

Mr. Smith noted a scrivener's error on the resolution title listed in the Agenda; pertaining to the Florida Statute reference. He read the correct title of the resolution.

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING THE GOALS AND OBJECTIVES – PERFORMANCE MEASURES AND STANDARDS PROGRAM (“GOALS AND OBJECTIVES”) FOR THE AGENCY IN ACCORDANCE WITH SECTION 189.0694, FLORIDA STATUTES; AND AUTHORIZING THE EXECUTIVE OR EXECUTIVE DIRECTOR'S DESIGNEE TO PUBLISH THE GOALS AND OBJECTIVES ON THE AGENCY'S WEBSITE

Chairman Gilliard stated these performance measurements are a new requirement of all CRAs; per Florida Statute. Chairman Gilliard read the following Goals and Objectives:

1. Objective: Enhance Community Engagement

Goal: By October 1, 2025, the WPCRA will develop and launch a community engagement platform on its official website to facilitate communication with residents.

Performance Measure: The WPCRA will publish monthly newsletters to encourage engagement and to bring awareness to programs and initiatives.

2. Objective: Prioritize Property Acquisitions

Goal: The WPCRA will encourage the acquisition, demolition, and reuse of those properties, that, by virtue of their location, condition, or value, no longer function at their highest potential economic use.

Performance Measure: The WPCRA will acquire land or properties to spur development opportunities in the District.

3. Objective: Foster Economic Development

Goal: Eliminate slum and blighted conditions, as defined by Florida Statute, in the Redevelopment Area, which constitutes an economic and social liability.

Performance Measure: The WPCRA will continue to fund and promote its commercial programs, creating jobs and enhancing the local economy.

Ms. Thompson moved to approve the resolution as read by Mr. Smith. The motion was seconded by Mr. Carpenter. Motion passed unanimously.

Discussion & Updates

Chairman Gilliard provided updates on initiatives within the redevelopment area, since the last Board meeting:

- Approval of two residential and one commercial grants; representing the CRA commitment to the growth of the community
- Renaming ceremony – West Perrine Health Center was renamed in honor of Officer Ronnie E. Tookes, a value member of the community, a fitting tribute for his dedication to public service
- A community newsletter will soon be published; encouraging constituents to sign up on the CRA website to receive it and stay informed about latest developments
- The CRA closed on the Hibiscus Grove project; a significant step to revitalize the community and provide new opportunities for growth
- There will be a job fair on Friday May 16, 2025, at the Prime Timers Event Center on Hibiscus Street, right across from the Hibiscus Grove project site; the job fair will focus on employment opportunities relating to the upcoming development project
- Demolition of properties owned by the CRA along Homestead Avenue are anticipated to be completed by the end of May
- Neighborly – a new online platform for residents and business owners to apply for grants designed to streamline the application process; the live date will be Monday, April 28, 2025

Next Meeting Date & Adjournment

Chairman Gilliard stated the next meeting is still to be determined. The meeting was adjourned at 6:17 P.M.

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$7,500.00 AND A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$25,000.00 TO ALFONSO BRUTON FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10410 SW 171 STREET, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

WHEREAS, Alfonso Bruton has submitted an application through the West Perrine Community Redevelopment Agency's Residential Rehabilitation Program seeking funding for certain improvements to the property located 10410 SW 171 Street, Miami, Florida 33157 ("Property"); and

WHEREAS, this Board further wishes to approve a grant in an amount not to exceed \$7,500.00 and a loan in an amount not to exceed \$25,000.00 to fund certain improvements to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves a Residential Rehabilitation Program grant in an amount not to exceed \$7,500.00 and a loan in an amount not to exceed \$25,000.00 to Alfonso

Bruton for certain improvements to the property located at 10410 SW 171 Street, Miami, Florida 33157.

Section 3. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute a grant agreement and loan documents between the Agency and Alfonso Bruton, subject to the Agency's attorney's approval, and to exercises all provisions contained therein, including termination and amendment provisions.

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

Leviticus L. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter	_____	Taj C. Echoles	_____
Lt. Kevin Richardson	_____	Rhonda Richardson Comer	_____
Veronica Thompkins	_____		

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

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Veronica Thompkins
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$9,500 AND A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$20,600 TO LINDA BEASLEY FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10214 SW 169 TERRACE, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

WHEREAS, Linda Beasley has submitted an application through the West Perrine Community Redevelopment Agency's Residential Rehabilitation Program seeking funding for certain improvements to the property located 10214 SW 169 TERRACE, Miami, Florida 33157 ("Property"); and

WHEREAS, this Board further wishes to approve a grant in an amount not to exceed \$9,500.00 and a loan in an amount not to exceed \$20,600.00 to fund certain improvements to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves a Residential Rehabilitation Program grant in an amount not to exceed \$9,500.00 and a loan in an amount not to exceed \$20,600.00 to Linda Beasley

for certain improvements to the property located at 10214 SW 169 TERRACE, Miami, Florida 33157.

Section 3. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute a grant agreement and loan documents between the Agency and Linda Beasley, subject to the Agency's attorney's approval, and to exercises all provisions contained therein, including termination and amendment provisions.

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

Leviticus L. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter	_____	Taj C. Echoles	_____
Lt. Kevin Richardson	_____	Rhonda Richardson Comer	_____
Veronica Thompkins	_____		

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

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Veronica Thompkins
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$8,000 AND A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO EXCEED \$25,000 TO LINDA PAYNE FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10140 SW 171 STREET, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

WHEREAS, Linda Payne has submitted an application through the West Perrine Community Redevelopment Agency's Residential Rehabilitation Program seeking funding for certain improvements to the property located 10140 SW 171 STREET, Miami, Florida 33157 ("Property"); and

WHEREAS, this Board further wishes to approve a grant in an amount not to exceed \$8,000.00 and a loan in an amount not to exceed \$25,000.00 to fund certain improvements to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves a Residential Rehabilitation Program grant in an amount not to exceed \$8,000.00 and a loan in an amount not to exceed \$25,000.00 to Linda Payne

for certain improvements to the property located at 10140 SW 171 STREET, Miami, Florida 33157.

Section 3. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute a grant agreement and loan documents between the Agency and Linda Payne, subject to the Agency's attorney's approval, and to exercises all provisions contained therein, including termination and amendment provisions.

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

Leviticus L. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter	_____	Taj C. Echoles	_____
Lt. Kevin Richardson	_____	Rhonda Richardson Comer	_____
Veronica Thompkins	_____		

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

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Veronica Thompkins
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A RESIDENTIAL REHABILITATION PROGRAM LOAN IN AN AMOUNT NOT TO HELEN H. GAGE, ALICIA S. GAGE, GENEVIEVE A. BELL IN THE AMOUNT NOT TO EXCEED \$25,000.00 FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10203 SW 169TH TERRACE, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE LOAN DOCUMENTS, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

WHEREAS, Helen Gage has submitted an application through the West Perrine Community Redevelopment Agency's Residential Rehabilitation Program seeking funding for certain improvements to the property located 10203 SW 169th Terrace, Miami, Florida 33157 ("Property"); and

WHEREAS, this Board further wishes to approve a loan in an amount not to exceed \$25,000.00 to fund certain improvements to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves a Residential Rehabilitation Program loan in an amount not to exceed \$25,000.00 to Helen H. Gage, Alicia S. Gage, Genevieve A. Bell for certain improvements to the property located at 10203 SW 169th Terrace, Miami, Florida 33157.

Section 3. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute loan documents between the Agency and Helen H. Gage, Alicia S. Gage, Genevieve A. Bell, subject to the Agency's attorney's approval, and to exercises all provisions contained therein, including termination and amendment provisions.

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

Leviticus L. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter	_____	Taj C. Echoles	_____
Lt. Kevin Richardson	_____	Rhonda Richardson Comer	_____
Veronica Thompson	_____		

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

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Veronica Thompson
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A COMMERCIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$33,900.00 TO DADE REAL ESTATE SCHOOL, INC. FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 17356 S DIXIE HIGHWAY, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

WHEREAS, Dade Real Estate School, Inc has submitted an application through the West Perrine Community Redevelopment Agency's Commercial Rehabilitation Program seeking funding for certain improvements to the property located 17356 S Dixie Highway, Miami, Florida 33157 ("Property"); and

WHEREAS, this Board further wishes to approve a grant in an amount not to exceed \$33,900.00 to fund certain improvements to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves a Commercial Rehabilitation Program grant in an amount not to exceed \$33,900.00 to Dade Real Estate School, Inc. for certain improvements to the property located at 17356 S Dixie Highway, Miami, Florida 33157.

Section 3. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute a grant agreement between the Agency and Dade Real Estate School, Inc., subject to the Agency's attorney's approval, and to exercises all provisions contained therein, including termination and amendment provisions.

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

Leviticus L. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter	_____	Taj C. Echoles	_____
Lt. Kevin Richardson	_____	Rhonda Richardson Comer	_____
Veronica Thompson	_____		

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

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Veronica Thompson
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY) APPROVING A COMMERCIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED \$51,000 TO MT. SINAI BAPTIST CHURCH, INC. FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 10041 WEST JESSAMINE STREET, MIAMI, FLORIDA 33157; AND AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO NEGOTIATE AND EXECUTE A GRANT AGREEMENT, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN, INCLUDING TERMINATION AND AMENDMENT PROVISIONS

WHEREAS, Mt. Sinai Baptist Church has submitted an application through the West Perrine Community Redevelopment Agency's Commercial Rehabilitation Program seeking funding for certain improvements to the property located 10041 West Jessamine Street, Miami, Florida 33157 ("Property"); and

WHEREAS, this Board further wishes to approve a grant in an amount not to exceed \$51,000 00 to fund certain improvements to the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves a Commercial Rehabilitation Program grant in an amount not to exceed \$51,000.00 to Mt. Sinai Baptist Church for certain improvements to the property located at 10041 West Jessamine Street, Miami, Florida 33157.

Section 3. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute a grant agreement between the Agency and Mt. Sinai Baptist Church, subject to the Agency's attorney's approval, and to exercises all provisions contained therein, including termination and amendment provisions.

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

Leviticus L. Gilliard, Chair _____
Tyreke Spann, Vice Chair _____

Willie L. Carpenter	_____	Taj C. Echoles	_____
Lt. Kevin Richardson	_____	Rhonda Richardson Comer	_____
Veronica Thompson	_____		

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

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Veronica Thompson
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

West Perrine Community Redevelopment Agency

Community Beautification and Façade Improvement Proposal



Introduction



errine community by providing:

portunities to local youth residing

RA's mission of:

errine community

Program Objectives:



Enhance the curb appeal and structural integrity of up to **15** homes

This will be done through:



- Facade Repairs



- Painting



- Landscaping

These beautification projects will:



- Upskill local
- Increase pr
- Promote re
- Strengthen



as.
ment.
keholders.



Scope of Services in W Perrine CRA designated Area



The **Façade Improvement** Program will include the following:

Assessment and Selection

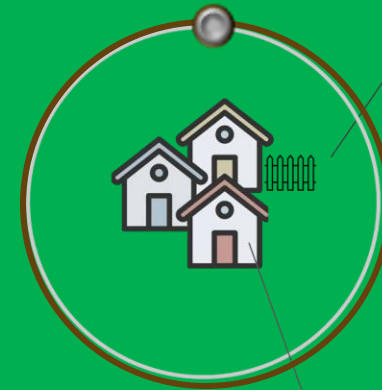
- Identify eligible homeowners through outreach and coordination with West Perrine CRA.
- Conduct site inspections and scope development.

Facade Improvements will include:

- Power washing, scraping, priming and exterior painting (including trim & porches)
- Minor exterior repairs (e.g., stucco patching, door/window trim)
- Front yard landscaping (as needed for curb appeal)

The Community Beautification Program will entail:

- Pressure Washing Common Areas
- Graffiti Removal
- Community Clean-ups





Organization Capacity



35 years of experience delivering community revitalization projects and training underserved youth.



Our teams have successfully completed work involving graffiti removal, painting, landscaping, and home energy improvements across Miami-Dade County.



We are trusted partners to government and nonprofit agencies and are well-positioned to manage this project with efficiency, accountability, and compassion.



Project Oversight and Quality Assurance

- All work will be completed by trained Corpsmembers under **supervision**.
- Homeowners will sign completion forms and participate in **satisfaction surveys**.

See **before** and **after** photos of homes completed by GMSC members.





Workforce Development Component

Youth participants will:

- Receive educational scholarships
- Receive stipends during participation
- Complete industry credentials in desired field
- Receive monthly bus pass to get to program office
- Complete a community service project they can take pride in
- Receive case management, job coaching, and career planning assistance
- Be trained in lead-safe practices, painting, landscaping, and job-site safety
- Complete secondary credentials as applicable (high school diploma or GED)





Project Timelines

- **Month 1:** Outreach, homeowner intake, staff/crew preparation
- **Months 2–11:** Home improvements completed weekly
- **Months 2-11:** Weekly maintenance of CRA designated areas
- **Month 12:** Final assessments, documentation, and program close-out





Outputs and Impact



15 households will receive visible and lasting exterior upgrades

- At least six (6) local youth will gain paid work experience and certifications
- Each home will receive energy efficiency services which include:
 - o Installing or replacing smoke detectors
 - o Replacing inefficient lights with LED lights
 - o Caulking and sealing of doors and windows
 - o Replacement faucet aerators and showerheads for water efficiency

- **Improved community's aesthetics through litter, debris and graffiti removal.**
- **Strengthened trust between residents and redevelopment efforts**
- **Improved neighborhood pride and reduced visual blight**

Conclusion

The Facade Improvement Program aligns closely with the goals of West Perrine CRA and reflects GMSC's commitment to youth development and community transformation. We respectfully request your partnership and support to bring this vision to life for the benefit of the West Perrine community.



- Community Clean-ups
- Graffiti Removal
- Power Washing Common Areas



Thank You



RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE WEST PERRINE COMMUNITY REDEVELOPMENT
AGENCY (“AGENCY”) APPROVING OF AND AUTHORIZING
THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR’S
DESIGNEE TO NEGOTIATE AND EXECUTE A
MEMORANDUM OF UNDERSTANDING BETWEEN THE
AGENCY AND GREATER MIAMI SERVICE CORP IN AN
AMOUNT NOT TO EXCEED \$150,000.00, , AND TO EXERCISE
ALL PROVISIONS CONTAINED THEREIN

WHEREAS, Greater Miami Service Corp (GMSC), which was founded in 1990, is a Florida not for profit, has submitted a proposal (“GMSC proposal”) to the Agency seeking funding for the purpose of providing community beautification services, to include pressure cleaning, litter removal, and graffiti abatement within the West Perrine Community Redevelopment Area (“redevelopment Area”); and

WHEREAS, GMSC further proposes to provide exterior painting, landscaping, and minor façade repairs to up to 15 homes located in the Redevelopment Area; and directly improving the curb appeal and pride of place within the community

WHEREAS, GMSC has a proven track record of providing similar services, including to the Opa-locka Community Redevelopment Agency; and

WHEREAS, this Board wishes to allocate an amount not to exceed \$150,000.00 to fund the activities described in GMSC’s proposal,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board authorizes the Executive Director or Executive Director's designee to negotiate and execute a Memorandum of Understanding between the Agency and Greater Miami Services Corp, in an amount not to exceed \$150,000.000subject to the approval of the Agency's attorney, the Parking License Agreement, in substantially the form attached hereto as Attachment "A" and incorporated herein by reference, and to exercise all provisions contained therein.

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

Leviticus L. Gillard, Chair	_____
Tyreke Spann, Vice Chair	_____
Rhonda Richardson-Comer	_____
Veronica Thompkins	_____
Willie L. Carpenter	_____
Taj C. Echoles	_____
Kevin Richardson	_____

The Chairperson thereupon declared the resolution duly passed and adopted this 13th day
of _____, 2025.

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
West Perrine CRA, Chair

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith



July 7, 2025

Krystal Patterson
Executive Director
West Perrine Community
Redevelopment Agency
111 NW 1st Street,
22nd Floor
Miami, FL 33128

Dear Ms. Patterson

On behalf of the Greater Miami Service Corps (GMSC), I am pleased to submit a proposal for a Community Beautification and Facade Improvement Program, a project that we believe can only be successful with the support and partnership of the West Perrine Community Redevelopment Agency (West Perrine CRA).

GMSC requests \$154,000 to provide community beautification services, to include pressure cleaning, litter removal, and graffiti abatement within the CRA community. This cost is inclusive of a supervisor, transportation, and a crew of members. This initiative aligns with the CRA's commitment to revitalizing historic neighborhoods, preserving cultural identity, and promoting economic reinvestment.

As it relates to the Facade Improvement Program, GMSC will provide exterior painting, landscaping, and minor façade repairs to up to 15 homes, directly improving the curb appeal and pride of place within the community. The cost per home is \$10,000, or \$150,000. Services can also be customized to meet each homeowner's specific needs. For example, some homeowners may only want landscaping services, while others may only want paint services or both. Each project will be completed by trained Corpsmembers—local young adults engaged in meaningful, paid service and workforce development. The project is estimated to be completed within one year.

The proposal outlines a comprehensive approach to delivering these improvements while equipping youth with industry-relevant skills and certifications. Our goal is to create visible change that will not only enhance the aesthetic appeal of the community but also generate long-term opportunity for the young people who call this community home, instilling a sense of hope and optimism.

We deeply appreciate the opportunity to collaborate with the West Perrine CRA on this important initiative. We look forward to the possibility of implementing a program that uplifts both young people and residents in the CRA community, and we thank you for considering our proposal. Should you have any questions, please do not hesitate to contact me at 305-638-4672.

Sincerely,

Lonnie Lawrence

Lonnie Lawrence
Board Chairman

cc: Debbie Dorsett, Greater Miami Service Corps

Young People...Serving Their Community

810 Northwest 28th Street • Miami, Florida 33127 • Office: (305) 638-4672 • Fax: (305) 633-5319
15355 Harding Lane • Leisure City, Florida 33030 • Office: (305) 242-7935 • Fax: (305) 242-7967
www.gmscmiami.org



Greater Miami Service Corps

West Perrine Community Redevelopment Agency

Community Beautification and Façade Improvement Proposal



I. Introduction

Greater Miami Service Corps (GMSC) is pleased to submit this proposal for the Facade Improvement Program in partnership with the **West Perrine Community Redevelopment Agency (West Perrine CRA)**.

This initiative aims to revitalize the community by providing exterior enhancements to residential properties while simultaneously offering workforce training and paid service opportunities to local youth residing within the CRA community.

The program is designed to support the CRA's mission of eliminating slum and blight, increasing neighborhood pride, and preserving the historical character of the West Perrine community.

II. Program Objectives

Enhance the curb appeal and structural integrity of up to **15** homes.

This will be done through:

- Façade repairs



- Painting



- Landscaping.



These beautification projects will:

- Upskill local workforce (18–24) by offering supervised projects training
- Increase property values and community investment in targeted CRA areas.
- Promote resident participation and engagement with their local government.
- Strengthening partnerships between homeowners and all community stakeholders.

III. Scope of Services

The Façade Improvement Program will include the following:

Assessment and Selection

- Identify eligible homeowners through outreach and coordination with West Perrine CRA.
- Conduct site inspections and scope development.

Facade Improvements will include:

- Power washing, scraping, and prepping surfaces
- Priming and exterior painting (including trim and porches)
- Minor exterior repairs (e.g., stucco patching, door/window trim)
- Front yard landscaping (as needed for curb appeal)

The Community Beautification Program will include:

- Power washing common areas
- Graffiti Removal
- Community Clean-ups

IV. Organization Capacity

GMSC has **35** years of experience delivering community revitalization projects and training underserved youth.

Our teams have successfully completed work involving graffiti removal, painting, landscaping, and home energy improvements across Miami-Dade County.

We are trusted partners to government and nonprofit agencies and are well-positioned to manage this project with efficiency, accountability, and compassion.



V. Project Oversight and Quality Assurance

- All work will be completed by trained Corpsmembers under supervision.
- Homeowners will sign completion forms and participate in satisfaction surveys.

Below are before and after photos of homes completed by GMSC members.



VI. Workforce Development Component

Youth participants will:

- Receive educational scholarships
- Receive stipends during participation
- Complete industry credentials in desired field
- Receive monthly bus pass to get to program office
- Complete a community service project they can take pride in
- Receive case management, job coaching, and career planning assistance
- Be trained in lead-safe practices, painting, landscaping, and job-site safety
- Complete secondary credentials as applicable (high school diploma or GED)

VII. Project Timeline

- Month 1: Outreach, homeowner intake, staff/crew preparation
- Months 2–11: Home improvements completed weekly
- Months 2–11: Weekly maintenance of CRA designated areas
- Month 12: Final assessments, documentation, and program close-out



VIII. Outcomes and Impact

- 15 households will receive visible and lasting exterior upgrades
- At least six (6) local youth will gain paid work experience and certifications
- Each home will receive energy efficiency services which include:
 - Replacing inefficient lights with LED lights
 - Installing or replacing smoke detectors
 - Caulking and sealing of doors and windows
 - Replacement faucet aerators and showerheads for water efficiency
- Improving the communities aesthetics through litter, debris and graffiti removal.
- Improved neighborhood pride and reduced visual blight
- Strengthened trust between residents and redevelopment efforts

IX. Conclusion

The Facade Improvement Program aligns closely with the goals of West Perrine CRA and reflects GMSC's commitment to youth development and community transformation. We respectfully request your partnership and support to bring this vision to life for the benefit of the West Perrine community.

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (“AGENCY”) APPROVING OF AND AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR’S DESIGNEE TO EXECUTE A PARKING LICENSE AGREEMENT BETWEEN THE AGENCY AND HIBISCUS GROVE, LP, A FLORIDA LIMITED PARTNERSHIP (“LICENSEE”) FOR THE PURPOSE OF ALLOWING LICENSEE TO PARK ITS CONSTRUCTION AND OTHER VEHICLES ON THE AGENCY’S PROPERTY LOCATED AT 17690, 17640 AND 17620 HOMESTEAD AVENUE, MIAMI-DADE COUNTY, FLORIDA 33157 (FOLIO NOS.: 30-5032-004-0950, 30-5032-004-0940 AND 30-5032-004-0960), AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, Hibiscus Grove, LP, a Florida limited partnership (the “Licensee ”), is an affiliate of Interurban, LLC, a Florida limited liability company, which is an affordable and workforce housing development affiliate of the real estate development firm Integra; and

WHEREAS, Licensee is the owner and developer of that certain property located at 9948 West Hibiscus Street, Miami, Florida, which such property will be known as Hibiscus Grove; and

WHEREAS, the Agency is the owner of those certain properties located at 17690, 17640 AND 17620 Homestead Avenue, Miami-Dade County, Florida 33157 (Folio Nos.: 30-5032-004-0950, 30-5032-004-0940 and 30-5032-004-0960) (“Property”); and

WHEREAS, Licensee has requested that the Agency allow Licensee to park its construction and other vehicles on the Property; and

WHEREAS, accordingly, the Agency and the Licensee wish to enter into that certain Parking License Agreement,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves of and authorizes the Executive Director or Executive Director's designee to execute the Parking License Agreement, in substantially the form attached hereto as Attachment "A" and incorporated herein by reference, and to exercise all provisions contained therein.

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

Leviticus L. Gillard, Chair	_____
Tyreke Spann, Vice Chair	_____
Rhonda Richardson-Comer	_____
Veronica Thompkins	_____
Willie L. Carpenter	_____
Taj C. Echoles	_____
Kevin Richardson	_____

The Chairperson thereupon declared the resolution duly passed and adopted this 13th day
of _____, 2025.

**WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
West Perrine CRA, Chair

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

ATTACHMENT "A"

PARKING LICENSE AGREEMENT

This Parking License Agreement (this "**Agreement**") is made and entered into effective as of July 15, 2025 (the "**Effective Date**"), by and between the **WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic of the State of Florida ("**Licensor**") and **HIBISCUS GROVE, LP**, a Florida limited partnership ("**Licensee**") upon the following terms and conditions:

Preliminary Statements

- A. Licensor is the owner of record of the property located at 17690, 17640 & 17620 Homestead Avenue, Miami-Dade County, Florida 33157 (Miami-Dade property folios: 30-5032-004-0950, 30-5032-004-0940 and 30-5032-004-0960) and which is comprised of an approximately 21,013 square foot vacant, unimproved lot as described in "**Exhibit A**" attached hereto (the "**Property**").
- B. Licensee is developing and constructing a multifamily development to the immediate east of the Property ("**Hibiscus Grove**").
- C. Licensee will use the Property for parking of vehicles and equipment during construction of Hibiscus Grove.
- D. Licensor is willing to license the Property to Licensee on a temporary basis, pursuant to the terms and conditions herein.

Now therefore, in consideration of the foregoing Preliminary Statements and other good and valuable consideration, Licensor and Licensee agree as follows:

1. **License**. Licensor hereby grants to Licensee permission and license (the "**License**"), from and after the Effective Date to use the Property, together with a revocable easement of ingress and egress from and to adjacent public streets over paved driveways to access the Property, at Licensee's sole expense and risk, and on the terms set forth in this Agreement. Other than the interest conveyed by this License, Licensee stipulates and acknowledges that Licensee has no leasehold, easement or other interest in real property whatsoever as to the Property.

2. **Permitted Use**. The License to use the Property is limited to the following purpose and no other (the "**Permitted Use**"): Parking of vehicles by Licensee, Licensee's tenants, guests, service providers, employees, guests, invitees, contractors and vendors (collectively, the "**Licensee Parties**") on the Property.

3. **License Fee; Other Costs and Obligations**. Licensee is not obligated to pay Licensor a fee for the use of the Property under this Agreement. Licensee shall take due care to

assure that Licensee Parties do not damage fencing, gates, or signage of the Licensors and shall be liable to pay Licensors on demand all costs of maintenance, repair, or replacement of any component of the Property where maintenance beyond ordinary wear and tear, damage or destruction of any part of the Property or the surrounding fence(s), gate(s) or any other improvement belonging to Licensors is caused by any Licensee Party.

4. Term. The term of this Agreement (the “**Term**”) shall commence as of the Effective Date and shall continue on a month to month basis until December 14, 2026, upon which this Agreement shall terminate.

5. Notices. Any notice, consent, approval or other communication required or permitted by this Agreement (collectively, a “**Notice**”) shall be in writing and shall be deemed sufficiently given if delivered personally, sent by electronic mail, by recognized national overnight courier, or sent by certified mail, return receipt requested, postage prepaid to the address provided below for each party, or to any other address as either party may hereafter advise the other party in accordance with this paragraph. Any such notice shall be deemed to have been given as of the date the same is deposited with the United States Postal Service when sent by certified mail, one business day after such notice is deposited with an overnight courier, or as of the date received, if delivered other than by certified mail or overnight courier. Each of the Parties agrees to furnish duplicate copies of any notices of default delivered to the other, to the holder of any mortgage lien encumbering their respective Properties, if the identity and address of such mortgagees have been made known to the Party sending any such notice. Copies of such notices shall also be delivered to the respective investor members of the Parties, if the identity and address of such members have been made known to the Party sending any such notices.

If to Licensors:

West Perrine Community Redevelopment Agency
111 NW 1st Street, 22nd Floor
Miami, Florida 33128
Attention: Krystal Patterson, Executive Director

If to Licensee:

Hibiscus Grove, LP
150 SE 2nd Avenue, Suite 800
Miami, Florida 33131
Attention: Jake Morrow

6. Insurance. Licensors shall maintain, during the Term of this Agreement, comprehensive general liability insurance in the minimum amount of \$1,000,000.00 combined single limit (bodily injury and property damage) naming i) Licensee and ii) any mortgagee of Licensee whose name and address have been provided to Licensors as additional insureds. The foregoing policy shall be written by one or more reputable insurance companies licensed to do business in the State of Florida. Licensors shall provide copies of its insurance certificates evidencing compliance with the insurance requirements hereof to Licensee upon request.

7. INDEMNIFICATION OF LICENSORS. **LICENSEE AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS LICENSORS FROM AND AGAINST ANY AND**

ALL CLAIMS, LIENS, ACTIONS, COST, DAMAGES AND/OR LIABILITIES (EACH A "CLAIM") ARISING OUT OF OR RESULTING FROM ANY INJURY OR LOSS OF LIFE TO PERSON(S) OR DAMAGE TO PROPERTY CAUSED BY THE ACTIVITIES OF LICENSEE AND ANY LICENSEE PARTIES IN THE EXERCISE OF THE LICENSE, EXCLUDING ANY CLAIM RESULTING FROM THE WRONGFUL OR NEGLIGENT ACT OR OMISSION OF LICENSOR OR ITS AGENTS, SERVANTS, EMPLOYEES, CUSTOMERS OR CONTRACTORS.

8. **AS-IS CONDITION. LICENSOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND CONCERNING THE PROPERTY, AND LICENSEE ACCEPTS THE LICENSE TO USE THE PROPERTY IN ITS PRESENT CONDITION "AS IS, WHERE IS" AND WITH ALL FAULTS.**

9. **Default; Remedies.** In the event of Licensee's failure to fully and timely comply with any of the other provisions of this Agreement, then Licensee shall have thirty (30) days after receipt of written notice from Licensor to cure any such breach. In the event that Licensee fails to cure any such breach, such failure shall be deemed to be an event of default under this Agreement. In the event of a default hereunder by Licensee, in addition to all other remedies available under law or in equity, Licensor shall have the right to exercise all rights available in law or in equity except for termination of license granted in this Agreement. The investor members of Licensee shall have the right, but not the obligation, to cure any default of Licensee within sixty (60) days following the date of receipt of notice of such default or within the same time period for curing a default which is given to Licensee. A cure tendered by the investor member of Licensee will be accepted as if the cure were tendered by Licensee.

10. **Non-Assignable.** This License is personal to Licensee. Licensee shall be entitled to permit Licensee Parties to enter the Property in connection with Licensee's use of the Property for the Permitted Use, but Licensee shall not assign or transfer the License, in whole or in part to any person for any purpose including the Permitted Use. Any attempted assignment or transfer in violation of this paragraph shall be void.

11. **Waivers, Amendments.** No waiver by Licensor of any provision of this Agreement shall be effective unless in writing, and no such waiver shall constitute a waiver of any other provision or a subsequent breach of the same provision. This Agreement shall be amended only in writing signed by Licensor and Licensee. No verbal amendments shall be enforceable by or against either party.

12. **Attorney's Fees.** In the event of litigation between the parties hereto arising out of this Agreement or Licensee's use of the Property, the prevailing party shall be entitled to costs of litigation, including but limited to reasonable attorneys' fees.

13. **Authority.** By their execution below, each party represents that it has authority to enter into this Agreement and that all necessary consents and approvals have been obtained.

14. **Counterparts.** This Agreement may be signed in several counterparts, each of which shall be deemed an original, and all of such counterparts shall constitute one and the same instrument. Electronic signatures or facsimiles or electronic copies, such as .pdf's of the signature of a party to any counterpart may be removed and attached to any other counterpart. Any

counterpart to which is attached the signatures of all parties shall constitute an original of this Agreement.

[Signature Page Follows.]

LICENSOR:

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY,
a public body corporate and politic of the State of
Florida

By: _____

Name: Leviticus Gilliard

Title: Chairman

LICENSEE:

HIBISCUS GROVE, LP, a Florida limited
partnership

By: Interurban-Hibiscus Grove, LLC, a Florida
liability company, its manager

By: _____

Name: Jacob Morrow

Title: Manager

Approved by County Attorney as
to form and legal sufficiency.

By:_____

Name:_____

Title:_____.

“Exhibit A”



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/07/2025

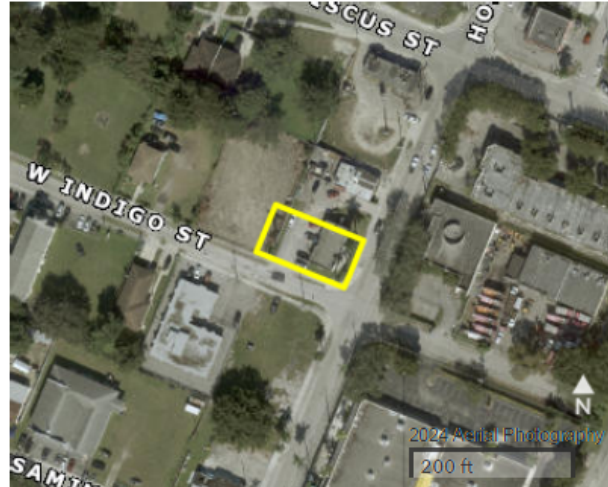
PROPERTY INFORMATION	
Folio	30-5032-004-0950
Property Address	17690 HOMESTEAD AVE MIAMI, FL 33157-5340
Owner	WEST PERRINE COMMUNITY , REDEVELOPMENT AGENCY
Mailing Address	17690 HOMESTEAD AVE MIAMI, FL 33157
Primary Zone	6161 UC CENTER - MAIN STREET (MM) 4 MAX HT
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,626 Sq.Ft
Living Area	1,626 Sq.Ft
Adjusted Area	1,616 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	1994

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$280,000	\$196,000	\$140,000	
Building Value	\$137,760	\$139,674	\$132,738	
Extra Feature Value	\$7,488	\$7,592	\$7,696	
Market Value	\$425,248	\$343,266	\$280,434	
Assessed Value	\$425,248	\$244,722	\$222,475	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$98,544	\$57,959

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

SHORT LEGAL DESCRIPTION	
MAP OF PERRINE PB B-79	
LOT 6 LESS N75FT BLK 12	
LOT SIZE 7000 SQUARE FEET	
OR 15664-3377 0992 3	
COC 26291-3906 03 2008 3	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$425,248	\$244,722	\$222,475
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$425,248	\$343,266	\$280,434
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$425,248	\$244,722	\$222,475

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2024	\$720,000	34412-4348	Qual by exam of deed
07/31/2020	\$235,000	32040-4243	Qual by exam of deed
12/31/2009	\$100	27178-2363	Financial inst or "In Lieu of Foreclosure" stated
03/01/2008	\$0	26291-3906	Sales which are disqualified as a result of examination of the deed

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>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/07/2025

PROPERTY INFORMATION	
Folio	30-5032-004-0940
Property Address	17640 HOMESTEAD AVE MIAMI, FL 33157-5340
Owner	WEST PERRINE COMMUNITY , REDEVELOPMENT AGENCY
Mailing Address	17640 HOMESTEAD AVE MIAMI, FL 33157
Primary Zone	6161 UC CENTER - MAIN STREET (MM) 4 MAX HT
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,250 Sq.Ft
Living Area	1,250 Sq.Ft
Adjusted Area	1,192 Sq.Ft
Lot Size	7,125 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$285,000	\$199,500	\$142,500
Building Value	\$32,467	\$32,666	\$30,812
Extra Feature Value	\$7,161	\$7,275	\$7,389
Market Value	\$324,628	\$239,441	\$180,701
Assessed Value	\$324,628	\$150,334	\$136,668

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction		\$89,107	\$44,033

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

SHORT LEGAL DESCRIPTION	
MAP OF PERRINE PB B-79	
N75FT OF LOT 6 LESS SELY 5FT	
FOR R/W BLK 12	
LOT SIZE 75.000 X 95	
74R258850	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$324,628	\$150,334	\$136,668
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$324,628	\$239,441	\$180,701
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$324,628	\$150,334	\$136,668

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/11/2024	\$410,000	34449-2478	Qual by exam of deed
03/21/2024	\$100	34151-0378	Corrective, tax or QCD; min consideration
12/02/2020	\$100	32232-3721	Life Estate interest
11/01/1974	\$9,100	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.miamidadegov.info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

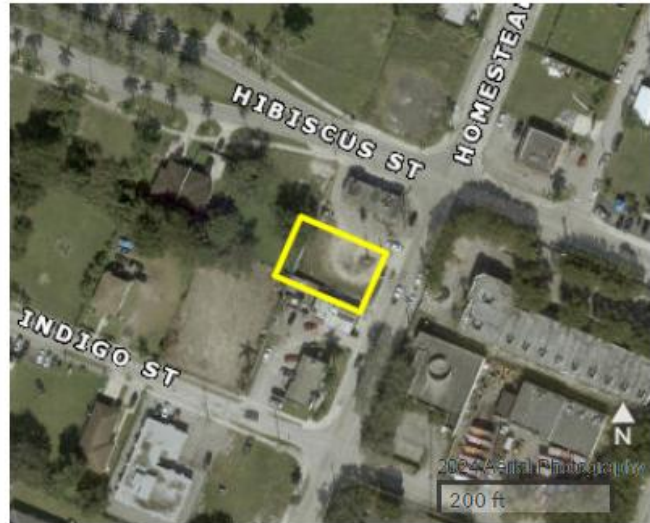
Generated On: 07/07/2025

PROPERTY INFORMATION	
Folio	30-5032-004-0960
Property Address	17620 SW 100 AVE MIAMI, FL 33157-5413
Owner	VICTOR MANUEL FAGUNDO
Mailing Address	28731 SW 147 CT HOMESTEAD, FL 33033
Primary Zone	6161 UC CENTER - MAIN STREET (MM) 4 MAX HT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,888 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$275,520	\$192,864	\$137,760
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$275,520	\$192,864	\$137,760
Assessed Value	\$212,150	\$192,864	\$26,793

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$63,370		\$110,967
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
MAP OF PERRINE PB B-79
S1/2 LOT 7 LESS SELY 5FT
FOR R/W BLK 12
LOT SIZE 72.500 X 95
OR 14638-3187 0790 1



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$212,150	\$192,864	\$26,793
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$275,520	\$192,864	\$137,760
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$212,150	\$192,864	\$26,793
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/02/2025	\$650,000	34777-3449	Unable to process sale due to deed errors
07/13/2023	\$240,000	33802-3881	Qual by exam of deed
07/01/1990	\$7,000	14638-3187	Sales which are qualified
05/01/1971	\$13,000	00000-00000	Sales which are qualified

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RESOLUTION NO. CRA-xx-25

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPOINTING TAYLOR DUMA LLP AS LEGAL COUNSEL TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TAYLOR DUMA LLP TO PROVIDE LEGAL SERVICES TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY FOR A NOT TO EXCEED AMOUNT OF \$140,000 PER FISCAL YEAR; AUTHORIZING THE CHAIRMAN TO EXECUTE THE AGREEMENT WITH TAYLOR DUMA LLP; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the retention of legal counsel will facilitate the mission of the West Perrine Community Redevelopment Agency (“WPCRA”) to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969 in accordance with Local, County and State Statutes; and

WHEREAS, pursuant to Section 163.356(3)(c), Florida Statutes, the WPCRA is authorized to employ or retain legal counsel; and

WHEREAS, Miami-Dade County Implementation Order IO 3-38 - Master Procurement Implementing Order (the “Implementing Order”) authorizes the award of a contract by accessing the competitively selected contract of any other governmental or quasi government entity or non-profit organization, provided the goods or services are not available through an existing Miami-Dade Contract at the same or lower price; and

WHEREAS, Steven W. Zelkowitz, Esq. of Taylor Duma LLP was competitively selected to provide legal services to several community redevelopment agencies in South Florida including the Naranja Lakes Community Redevelopment Agency; and

WHEREAS, the Commissioners of the WPCRA desire to (a) appoint Taylor Duma LLP as legal counsel to the WPCRA, (b) approve the Professional Services Agreement with Taylor Duma LLP in accordance with the Engagement Letter attached hereto for a not to exceed amount of \$140,000 per fiscal year and (c) authorize the Chairman to execute the Professional Services Agreement with Taylor Duma LLP.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this resolution.

Section 2. The appointment of Taylor Duma LLP as legal counsel to the WPCRA is hereby approved.

Section 3. The Professional Services Agreement with Taylor Duma LLP in the form of the Engagement Letter in a not to exceed amount of \$140,000 per fiscal year is hereby approved.

Section 4. The Chairman is hereby authorized to execute the Professional Services Agreement with Taylor Duma LLP in the form of the Engagement Letter.

Section 5. This resolution shall take effect immediately upon approval.

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:

Leviticus L. Gilliard, Chairman	
Tyreke Spann, Vice Chairman	
Lieutenant Kevin Richardson	Veronica Thompkins
Rhonda Richardson-Comer	Willie Carpenter

The Chairman thereupon declared this resolution duly passed and adopted this _____ day of _____, 2025.

SIGNED:

Leviticus L. Gilliard, Chairman

July 8, 2025

Leviticus L. Gilliard, Chairman
West Perrine Community Redevelopment Agency
c/o Miami-Dade County Office of Management and Budget
Community Redevelopment Agencies and Municipal Services
111 NW First Street, 22nd Floor
Miami, FL 33128

Re: Attorney-Client Representation

Dear Chairman Gilliard:

We are pleased that you have chosen Taylor Duma LLP to represent the West Perrine Community Redevelopment Agency (the "WPCRA"). This letter will confirm our understanding that you have engaged this firm and will describe the basis on which we will provide legal services.

We have been engaged to represent the WPCRA in connection with General Matters. Such representation includes, but is not limited to, attendance at WPCRA Board meetings (includes preparation of all resolutions, preparation for the meeting and after action items), drafting and revising governance documents and policies, interlocal agreements, preparing financial incentives documentation, and consultation with the Executive Director and Board Members. Based on our standard conflict of interest review procedures using information you have provided, and except as we may have separately communicated in writing, we are not aware of any conflicts of interest that would arise as a result of the services we will be providing. If we subsequently become aware of any conflicts, we will contact you immediately and work with you to achieve a mutually acceptable resolution as mandated by applicable ethical rules.

Our fee is a flat monthly fee of \$11,666.66 (i.e. \$140,000.00 per year). The foregoing does not include any litigation for which engagement will be separately approved by the WPCRA on an as needed basis. In addition to our fees, you will be responsible for expenses we incur in connection with this engagement, such as filing fees or overnight delivery charges. If court reporters or other services are engaged on your behalf, we may forward their invoices with a request that you pay them directly. We will not bill you for ordinary office expenses like occasional copying, long distance telephone calls, and fax transmissions.

If you engage us on any litigation matters, please be aware that litigation in the digital age frequently requires the production of electronically stored information ("ESI") and compliance with state, federal, court, and ethics rules applicable to electronic discovery. A member of our firm's internal Electronic Discovery Committee will consult on all matters involving ESI, and time will be billed at rates commensurate to those listed above. Further, it may be necessary to retain

one of our firm's external preferred providers of e-Discovery services (the "e-Discovery Provider") to assist with the preservation, collection, and processing of ESI. We will consult with you before retaining any e-Discovery Provider on your behalf. We will review all invoices received from an e-Discovery Provider and will forward them to you for prompt payment. You will be solely responsible for payment of e-Discovery expenses, and you agree to remit payment directly to the e-Discovery Provider.

We will issue monthly invoices for current fees and expenses. We expect our invoices to be paid promptly, and in any event within fifteen (15) days of receipt, and you agree to do so. Payment may be made via our secure site, <https://taylordumabilling.com>. If our fees and expenses are not paid, or if you fail to timely pay an outside vendor retained on your behalf, such as an e-Discovery Provider, we reserve the right to postpone or defer providing additional services or to discontinue our representation in accordance with applicable law, bar, or court rules.

We strive to provide the highest quality legal services at a reasonable cost. Accordingly, we ask that you inform us promptly if you believe an invoice to be inaccurate or excessive, so that we may seek to resolve your concern. You will waive the right to dispute the fees, expenses, and other content of any invoice if we do not receive a written objection from you within fifteen (15) days from your receipt of the invoice.

You may terminate this agreement with us at any time, but we will be entitled to the full amount of the fees earned and expenses incurred through termination. Upon completion of our representation, whether due to termination, withdrawal or otherwise, we will have no further obligation to assist you with respect to this matter, to renew any judgment obtained for you, or to advise you with respect to changes in the laws or regulations that could have an impact upon your future rights and liabilities relating to any matter we handled for you.

We will retain certain documents relating to this matter for a period of not less than four (4) years, after which time we will destroy all documents in accordance with our document retention policies then in effect. If you would like to retrieve any original documents that you provide us or any other material from our file, you must so advise us prior to their destruction.

We do not expect that any dispute between us will arise. Nonetheless, in the event of a dispute under this engagement, you and we agree to resolve the dispute pursuant to the applicable binding arbitration provision(s) that appear in the separate Exhibit A below, which Exhibit A is incorporated herein by reference. Before you sign this agreement, you should consider consulting with another lawyer about the advisability of making an agreement with mandatory arbitration requirements. Arbitration proceedings are ways to resolve disputes without use of the court system. By entering into agreements that require arbitration as the way to resolve fee disputes, you give up (waive) your right to go to court to resolve those disputes by a judge or jury. These are important rights that should not be given up without careful consideration.

We make no representations or warranties about the outcome of this engagement. The time frame and resulting costs of our representation depend upon factors not always within our control, such as your level of cooperation, facts, and circumstances not knowable at the time of our engagement, the conduct of other parties or their counsel, the complexity of a particular matter and other factors.

In the event any provision of this engagement letter or any supplement is found to be unenforceable, the remaining provisions of this letter or such supplement shall remain enforceable in accordance with their terms to give effect to our intent to the maximum extent possible.

Again, we thank you for the opportunity to represent you. After careful consideration of the Notice below (in bold and all caps), please sign and date this engagement letter (including the attached Exhibit A) and return it to my attention, and please retain a copy for your files.

[SIGNATURES ON NEXT PAGE]

Kind regards,



Steven W. Zelkowitz

For TAYLOR DUMA LLP

NOTICE: AS A REMINDER, THIS ENGAGEMENT AGREEMENT CONTAINS PROVISIONS REQUIRING ARBITRATION OF FEE DISPUTES. BEFORE YOU SIGN THIS AGREEMENT, YOU SHOULD CONSIDER CONSULTING WITH ANOTHER LAWYER ABOUT THE ADVISABILITY OF MAKING AN AGREEMENT WITH MANDATORY ARBITRATION REQUIREMENTS. ARBITRATION PROCEEDINGS ARE WAYS TO RESOLVE DISPUTES WITHOUT USE OF THE COURT SYSTEM. BY ENTERING INTO AGREEMENTS THAT REQUIRE ARBITRATION AS THE WAY TO RESOLVE FEE DISPUTES, YOU GIVE UP (WAIVE) YOUR RIGHT TO GO TO COURT TO RESOLVE THOSE DISPUTES BY A JUDGE OR JURY. THESE ARE IMPORTANT RIGHTS THAT SHOULD NOT BE GIVEN UP WITHOUT CAREFUL CONSIDERATION.

Accepted and agreed to:

West Perrine Community Redevelopment Agency

By: _____
Leviticus L. Gilliard
Chairman

Dated: July 16, 2025

EXHIBIT A

AGREEMENT TO ENGAGE IN BINDING ARBITRATION

In the event of any fee dispute under this engagement, the undersigned agrees to resolve same by way of binding arbitration under and in accordance with the rules of the State Bar of Florida.

Any disputes not heard by the State Bar of Florida Fee Arbitration Program shall be heard by the American Arbitration Association, under its commercial arbitration rules. Any such arbitration shall be held in Miami, Florida. Judgment upon the award rendered by an arbitrator or arbitration panel may be entered in the State Court of Miami-Dade or the federal court for Miami-Dade County. The prevailing party in any such proceeding shall be entitled to an award of reasonable attorneys' fees actually incurred, as well as expenses.

Accepted and agreed to by:

West Perrine Community Redevelopment Agency

By: _____
Leviticus L. Gilliard
Chairman

Date: July 16, 2025