

NW 79th Street Corridor Community Redevelopment Agency

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



July 30, 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. Approval of Minutes
 - A. May 28, 2025
- VI. Action Items:

- A. **RESOLUTION NO. CRA-05-2025** - RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79th STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO ADMINISTRATIVELY APPROVE EXPENDITURES ON BEHALF OF THE AGENCY IN AN AMOUNT NOT TO EXCEED \$25,000.00 PER TRANSACTION
- B. **RESOLUTION NO. CRA-06-2025** – RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79th STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING THE INFRASTRUCTURE AND TAX INCREMENT FINANCING INCENTIVE PROGRAM GUIDELINES (GUIDELINES) FOR THE NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AREA; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO UTILIZE THE GUIDELINES AS A FORMAL REFERENCE IN EVALUATING CAPITAL PROJECTS, NEGOTIATING FUNDING AGREEMENTS, AND RECOMMENDING INFRASTRUCTURE-RELATED EXPENDITURES IN FUTURE BOARD ACTIONS AND BUDGET PROPOSALS
- C. **RESOLUTION NO. CRA-07-2025** – RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE NEIGHBORHOOD IMPROVEMENT PROGRAM (NIP) GUIDELINES TO SUPPORT RESIDENTIAL FAÇADE ENHANCEMENTS, LIFE-SAFETY REPAIRS, AND EXTERIOR BEAUTIFICATION FOR PROPERTIES LOCATED WITHIN THE NW 79TH STREET CRA REDEVELOPMENT AREA
- D. **RESOLUTION NO. CRA-08-2025**
A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE GRANT APPLICATION SUBMITTED BY G7 HOLDING, INC., D/B/A GARBAGEMAN.COM, FOR FUNDING UNDER THE REVITALIZATION & REHABILITATION GRANT PROGRAM IN THE AMOUNT OF \$75,000 AND A SMALL BUSINESS TECHNOLOGY & INNOVATION GRANT PROGRAM IN THE AMOUNT OF \$8,000

E. **RESOLUTION NO. CRA-09-2025**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING A REVITALIZATION & REHABILITATION GRANT IN THE AMOUNT OF \$8,250 AND A SMALL BUSINESS TECHNOLOGY & INNOVATION GRANT IN THE AMOUNT OF \$10,000 TO LIBERTY 62, LLC

VII. MHCP COLAB, Economic Development Coordinator

VIII. NANA, Grants Administrator

IX. Executive Director's Report

X. Adjournment

“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

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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 Dev/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 Acq/ 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, May 28, 2025

I. Call to Order – CRA Board Chairman McKinney called the meeting to order at 6:16 p.m.

II. Roll Call and Introductions –

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

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 Victoria Goss, Neighbors and Neighbors Association (NANA)

III. Public Comment/Reasonable Opportunity to be Heard – Carl Bey inquired about the process to make requests of the CRA Board. Chairman McKinney indicated that the economic development team is finalizing a process for proposals. This would include the parameters under which funding received under Chapter 163 can be used.

IV. Executive Director Khass Oupelle introduced himself to the meeting attendants and indicated that he has an open-door policy and views his selection as a collaborative partnership between the CRA and the community.

In light of the impending approval of a new executive director, Board member Lila inquired about the reporting structure of the consultants. As detailed in the published scope, Staff indicated that they would now report directly to the Executive Director.

V. Approval of Agenda – Sandy Lila moved approval of the agenda with a second from Tanisha Wakumi Douglas. *Motion passed.*

VI. Approval of April 16, 2025, Minutes – Sandy Lila moved to approve the minutes with a second from Tanisha Wakumi Douglas. *Motion passed.*

VII. Action Items –

A. Resolution 04-2025: Resolution of the NW 79th Street Corridor Community Redevelopment Agency Approving Agreement with Vntage Solutions LLC for Executive Director Services in the Amount of \$450,000.00 –

Vice-Chairman Gilbert asked staff what kind of support would be provided to the executive director, given that he will have responsibility for one additional CRA (NW 7th Avenue). The County Attorney indicated that both CRAs Interlocals were currently being revised to update the duties and responsibilities to be burdened by the executive director and the County. Additionally, it was stated that if the CRA/executive director determine that additional staff is needed in order to carry out the duties of his office (i.e., procurement), that he could hire additional staff under his current contract. Sandy Lila moved approval of Resolution No. 04-2025, with a second from Tanisha Wakumi Douglas. *Motion passed.*

VIII. COLAB, Economic Development Team – COLAB provided a status report of the current work scope for the CRA.

- IX. NANA, Grants Administrator – NANA provided an update of the current set of grant applications in various stages of the process. Of the sixteen applications, three are pending review/approval by the executive director, three are waiting to be approved as County vendors, and the remaining are pending completion or are incomplete.
- X. New Business
 - A. Terrence provided an update of current CRA legislation
 - B. Administrative Update - None
- XI. Adjournment – There being no additional business, the meeting adjourned at 7:28 p.m.

RESOLUTION NO. CRA-05-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF
THE N.W. 79TH STREET CORRIDOR COMMUNITY
REDEVELOPMENT AGENCY AUTHORIZING THE
EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S
DESIGNEE TO ADMINISTRATIVELY APPROVE
EXPENDITURES ON BEHALF OF THE AGENCY IN AN
AMOUNT NOT TO EXCEED \$25,000.00 PER TRANSACTION

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

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 and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board authorizes the Executive Director or Executive Director's designee to administratively approve expenditures on behalf of the Agency in an amount not to exceed \$25,000.00 per transaction.

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:

	Rhenie Dalger, Chairwoman _____
	Dr. Gilbert St. Jean, Vice Chairman _____
Tanisha Douglas _____	Nadege Vilsaint _____
Sandy Lila _____	

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

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

By: _____
N.W. 79th CRA Secretary

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

Terrence A. Smith



Date: July 30, 2025

To: Board Members of NW 79th Street Community Redevelopment Agency

From: Khass Oupelle, Executive Director
NW 79th Avenue Corridor Community Redevelopment Agency

Subject: Executive Director's Expenditure Authority

Recommendation

It is recommended that the Board of Commissioners (Board) of the NW 79th Street Corridor Community Redevelopment Agency (Agency) authorize the Executive Director or Executive Director's designee to administratively approve expenditures on behalf of the Agency in an amount not to exceed \$25,000.00 per transaction. This authority will enhance operational efficiency and enable timely execution of CRA programming and business operations in accordance with the Agency's adopted budget and procurement policies.

Fiscal Impact

There is no immediate fiscal impact associated with this item. All expenditures approved under this authority shall be consistent with the Agency's annual budget and will be included in financial reports presented to the Board.

Delegation of Authority

Upon approval of this item, the Executive Director shall be authorized to make small purchases and approve administrative expenditures in an amount not to exceed \$25,000.00 per transaction, in compliance with Miami-Dade County Implementing Order IO 3-38 and any other applicable procurement and administrative procedures.

All activity under this authority will be documented and subject to audit.

Background

Miami-Dade County Implementing Order IO 3-38, a copy of which is attached to this memorandum as Attachment "A" and incorporated herein by reference, and other related procurement laws of the County, which the Agency is required by law to follow, allows County departments to exercise delegated purchasing authority for transactions up to \$25,000.00, provided all procurement procedures are followed. This resolution extends that framework to the Agency's operations by also authorizing administrative approvals for budgeted expenditures up to the same threshold.

This action will significantly enhance the Executive Director or Executive Director's designee's ability to manage day-to-day operations on behalf of the Agency by streamlining the approval process for routine expenditures. Delegating administrative authority for approvals up to \$25,000.00 will minimize delays, improve responsiveness to time-sensitive needs, and accelerate the execution of projects and programs. This added flexibility will allow the Agency to operate more efficiently while continuing to uphold established internal controls, documentation requirements, and fiscal accountability standards, ensuring timely and effective service delivery.

Attachment

Implement Order No.: IO 3-38

Implementing Order

**Implementing Order No.:** IO 3-38**Title:** MASTER PROCUREMENT IMPLEMENTING ORDER**Ordered:** 4/1/2025**Effective:** 4/11/2025**AUTHORITY:**

Sections 2-8.1, 2-8.2 and 2-11.1 of the Code of Miami-Dade County, Sections 1.01 and 5.03 of the Miami-Dade County Home Rule Charter.

SUPERSEDES:

This Implementing Order (I.O.) supersedes previous Implementing Order 3-38, ordered September 20, 2022 and effective October 1, 2022.

SCOPE:

This Implementing Order governs the County's processes for the purchase of goods and services including professional services (other than those professional services whose selection is governed by Sec. 287.055 F.S. and Secs. 2-10.4 and 2-10.4.01 of the Miami-Dade County Code). It establishes the roles and responsibilities of the Strategic Procurement Department (SPD), methods of purchasing goods and services, and the authority to award contracts. Additional policies and procedures relating to the County's procurement processes are detailed in the SPD Procurement Guidelines, other Administrative Orders, Implementing Orders, and the County Code.

EXCEPTIONS:

This Implementing Order does not apply to: construction; purchase, lease or rental of real property; permits; programming partnerships at Miami Dade Parks, Recreation and Open Spaces Department; the purchase of professional architectural, engineering, architectural landscape and land surveying professional services whose selection is governed by Sec. 287.055 F.S. and Secs. 2-10.4 and 2-10.4.01 of the Miami-Dade County Code and detailed in A.O. 3-39; or procurement activities covered by specific ordinances such as the Public Health Trust, Expedite, Performing Arts Center, aviation retail concessions, etc.

DELEGATION OF AUTHORITY:

This Implementing Order establishes that SPD is designated as the central procurement agency for making purchases with County funds except as noted herein. All authorized purchases shall be made in compliance with Florida Statutes, this Implementing Order and established SPD Procurement Guidelines. No person may make any purchase with County funds unless specifically authorized to do so by County Code, implementing order, resolution, administrative order, or designation by the Board of County Commissioners or the County Mayor. The SPD Director shall be the Chief Procurement Officer.

The SPD Director shall have relevant, recent experience in large-scale public procurement of goods and services, possess a record of unquestioned integrity and have demonstrated executive, managerial and organizational skills. The SPD Director may also delegate SPD professional staff to exercise the authority contained thereunder. The SPD Director is

responsible for hiring appropriate qualified professional staff to carry out the Department's mission.

The SPD Director is charged with fostering full and open competition consistent with County policy. The SPD Director is also responsible for implementing programs and initiatives to improve competition geared at yielding best value. This includes, but is not limited to, providing specialized training for staff regarding determination of appropriate acquisition methods, assuring effective and efficient market research, enhancing competitive contracting opportunities for small and minority business entities, scrutinizing sole source, and bid waiver acquisitions and challenging specifications and statements of work (SOW) to ensure no artificial barriers limit or reduce competition.

POLICY:

For the County to function efficiently and responsibly, goods and services meeting the necessary quality and fit shall be procured for County agencies at fair and reasonable prices and in a timely manner. Advance acquisition planning by departments, effective market research, and early SPD collaboration with user departments in the acquisition process are essential to successful procurement.

The standard method for the procurement of goods and services in Miami-Dade County is the Invitation to Bid (ITB) process. Other acquisition processes available to Miami-Dade County for the purchase of goods and services include, but are not limited to, the Request for Proposals (RFP) and Request for Qualifications (RFQ) processes. Formal market research may utilize a Request for Information (RFI) process. Pursuant to Section 2-8.1.6 of the Code, the County created the Expedited Purchasing Program (EPP). The EPP may be used for the competitive purchase of supplies, materials, and services, including professional services which are estimated to cost up to \$5 million or other threshold as specified in Section 2-8.1.6 of the Code.

To obtain the best value for the taxpayers' dollar and to promote equitable economic participation by all segments of our community, it is the policy of Miami-Dade County to purchase goods and services via an open and competitive process. When competition is not available, or when it is determined in the best interest of the County to utilize means other than full and open competition, County legislation authorizes the execution of purchases on a bid waiver, sole source or emergency basis.

PURPOSE:

The purpose of this Implementing Order, and the corresponding Procurement Guidelines issued by SPD, is to simplify and clarify the procurement process, establish clear parameters of procurement authority and accountability, consolidate and standardize the procedures governing procurement countywide, enhance public confidence, ensure the fair and equal treatments of vendors, foster competition and help safeguard the quality and integrity of procurement in Miami-Dade County.

PROCUREMENT ORGANIZATION:

SPD is the central agency for the procurement of goods and services for Miami-Dade County government. SPD is dedicated to customer service and the timely acquisition of best value goods and services. Utilizing technology and sound business processes, SPD strives to bring the greatest value to Miami-Dade County with integrity, fairness, competition and community inclusion.

It is the responsibility of SPD to issue and maintain procurement policies, procedures and guidelines for County departments. Any County department that issues solicitations or executes purchases for goods or services governed by this Implementing Order shall comply with this Implementing Order and the SPD Procurement Guidelines.

SPD is responsible for implementing this Implementing Order and establishing related forms, procedures, manuals and guidelines. It is the responsibility of the SPD Director or authorized designee, to:

1. Strategize collaboratively with departments early in the procurement process to encourage advanced acquisition planning
2. Prepare effective solicitation documents
3. Assemble appropriate specifications, terms and conditions
4. Conduct adequate market research
5. Determine the appropriate acquisition method
6. Develop evaluation criteria
7. Advertise solicitation documents
8. Evaluate or administer the evaluation of bids/proposals
9. Reject bids/proposals, pursuant to established authority to reject bids/proposals
10. Prepare contract awards or contract award recommendations, pursuant to the established authority to award contracts

LOCAL COMPETITION ADVOCATES:

The SPD Director shall appoint one or more County staff as Local Competition Advocates to ensure that the County's procurement practices do not exclude or disadvantage local firms in the procurement process. The Local Competition Advocates shall review solicitations issued to ensure that the manner and method by which the County is purchasing goods or services does not create barriers to local competition. Such review shall include, but not be limited to, issues such as value of the purchase, the minimum qualifications required to perform on the contract, the type of goods and/or services sought, the evaluation criteria and the method of advertising the solicitation. The Local Competition Advocates shall increase the opportunities for local firms to compete to provide the good or service.

MARKET RESEARCH:

County staff shall conduct market research prior to or during the development of contract specifications or scope of work for any purchase of goods or services. The research shall be performed in accordance with SPD Procurement Guidelines and the dollar thresholds established therein. The Office of the Inspector General shall review periodically staff's compliance with the required procedures.

The primary purpose of market research in public procurement is to collect and analyze data to determine the availability of sources of supply and to promote the formulation of specifications that provide best value, and fair and open competition. Specifications and requirements should neither be exclusionary nor unreasonably favor any one bidder or proposer.

The process of market research begins with the intent to satisfy a legitimate County requirement. Whenever practical, the requirement should be stated in terms of performance or functionality. This means that the required "output" or "outcome" of the goods or services to be purchased should be clearly understood and defined.

During the course of market research, as more fully described in the SPD Procurement Guidelines, County staff shall contact, whenever possible, no less than three different sources in the affected market. Documentation of such contacts shall identify the sources contacted and the date the source is contacted and shall be maintained in a manner that they may be reviewed by the Office of the Inspector General.

The Local Competition Advocate shall also conduct market research to identify potential barriers in solicitations to local competition. The Local Competition Advocate shall solicit advice from local firms regarding County solicitations to determine local capacity, capability, and products prior to issuing recommendations on any solicitation.

METHOD FOR PURCHASING GOODS AND SERVICES:

PURCHASES OVER \$250,000

Formal sealed written bids shall be solicited from vendors for purchases over \$250,000 in accordance with the SPD Procurement Guidelines.

PURCHASES OVER \$25,000 and up to \$250,000

Purchases over \$25,000 and up to \$250,000 shall be in accordance with the SPD Procurement Guidelines.

PURCHASES UP TO \$25,000 (SMALL PURCHASE ORDERS)

Small purchase orders represent the decentralized delegation of purchase authority to authorized personnel in County departments. Small purchase orders may not exceed \$25,000 per purchase, and shall be executed in strict accordance with the requirements of this Implementing Order and the SPD Procurement Guidelines. Department Directors or their authorized designees are responsible for and will be held accountable for their department's appropriate use of small purchase orders and compliance with the competitive and administrative requirements and supporting documentation established in this Implementing Order and in the SPD Procurement Guidelines. SPD shall track the department's use of small purchase orders in order to ensure economies of scale and the benefits of leveraging the organization's spending is deriving a benefit to the taxpayers by consolidating commonly used goods and services into annual County contracts.

PURCHASING CARDS:

Purchasing cards may be used for certain small purchases by authorized County personnel subject to the specific dollar limitations and requirements established in the Purchasing Card Program Administrative Order (A.O. 3-35) and the Finance Department's Guidelines for the Use of Purchasing Cards, except that individual purchases are limited to \$1,000 per transaction, and a monthly limit of \$25,000 per card in total purchasing card expenditures will be enforced.

REQUEST FOR PROPOSALS/REQUEST FOR QUALIFICATIONS:

A Request for Proposals (RFP) or a Request for Qualifications (RFQ) is a formal written solicitation prepared and issued for the purpose of seeking responses from prospective proposers by a certain date and time as established by Miami-Dade County.

An RFP may be used when: the scope of work cannot be completely defined by the County; the required goods or services can be provided in several different ways; qualifications, experience or the quality of the goods or services to be delivered are significant factors of

consideration, in addition to price; or the responses may contain varying levels of service or alternatives which lend themselves to negotiation.

An RFP may be used when the qualifications of proposers are an important selection criterion, and a particular solution or performance outcome has been established. An RFP may include, but is not limited to, applicable laws, rules, scope of services, proposer qualifications, proposal instructions, terms and conditions of the contract, and evaluation/selection criteria. Contract award is not based solely upon price; rather, there is an evaluation which may include such criteria as qualifications and experience of principals and staff; methodology and management approach; understanding of the project and the County's objective; technical superiority; financial stability; pro forma statements; experience and history of the firm; reference; and costs/revenues.

An RFQ is used to obtain statements of qualifications from proposers when the scope of services cannot or has not been completely established by the County, requiring specific qualifications in order to be considered for contract award. An RFQ includes, but is not limited to, a brief explanation of the purpose of the RFQ, description of the service to be purchased (scope of services), required qualifications, proposal instructions, and evaluation/selection criteria. Contract awards are generally not based solely upon price; rather, there is an extensive evaluation which may include such criteria as qualifications and experience of principals and staff; technical superiority; financial stability; experience and history of the firm; and references.

An RFQ may be used, for example: when creating a pool of qualified vendors to be used on an "as needed" basis; or in a two-step process where the scope of services is incomplete and only those firms selected in the qualification phase compete under a "mini-RFP" when a particular work order or scope of services is established. For selection committee formation and performance, and for selection committee taping procedures, refer to Implementing Order 3-34.

ACCESSING CONTRACTS FROM OTHER GOVERNMENT ENTITIES:

The SPD Director, may award a contract by accessing the competitively solicited contract of any other governmental or quasi-governmental entity or not-for-profit organization, provided the goods or services are not available through an existing Miami-Dade County contract at same or lower price. When accessing a contract of another entity consisting of a pre-qualified vendor pool, the County shall conduct a competitive selection process among the pool members in accordance with SPD Procurement Guidelines or instructions. When the expenditure exceeds \$5,000,000, the SPD Director shall prepare a recommendation for the County Mayor's consideration. The County Mayor shall consider and may present the recommendation to the Board of County Commissioners for award.

EMERGENCY PURCHASES:

An emergency purchase is an unforeseen or unanticipated urgent and immediate need for goods or services where the protection of life, health, safety or welfare of the community or the preservation of public properties would not be possible using any of the other purchasing methods described in the Implementing Order, including a bid waiver.

In the event a department director or authorized designee determines that an emergency purchase is necessary, a contract may be awarded without utilizing the competitive bid procedures regardless of the amount of expenditure. Within five (5) working days after the purchase, the County department shall submit the post award requisition to SPD specifying

the circumstances which justified the emergency contract award. When the expenditure is in excess of \$250,000, the SPD Director shall forward the documented circumstances to the County Mayor for presentation to the Board of County Commissioners for ratification.

PILOT PROJECT AND DEVELOPMENT AGREEMENTS:

The County Mayor or the County Mayor's designee may enter into pilot project and product demonstration agreements with County vendors or prospective County vendors for the purpose of testing and evaluating technology, products and services provided that such agreements are: (1) for a period not to exceed twelve (12) months from the initiation of the pilot project or demonstration; (2) provided at no cost to the County with the exception of any ordinary cost for County employees or consultants to review such technology, products or services; (3) do not contain any exclusive dealing, in-kind or advertising commitments by the County; (4) provide for indemnification of the County; (5) provide for County ownership of any data generated during the testing and observation period; and (6) are terminable at will by the County.

Each pilot project or product demonstration agreement shall be subject to review and approval by the County Attorney's Office for legal sufficiency prior to execution. In the event that the County seeks to procure a similar technology, product or service through the County's competitive process, any solicitation document shall include all information regarding the pilot project and the technology, product or services tested.

Pilot project and product development agreements may not serve as a basis for any non-competitive purchase other than a bid waiver or sole source purchase and may not serve as the sole basis of the public interest justification of any bid waiver.

BID WAIVERS:

A bid waiver is a purchase of a good or service without formal competitive bidding when it is determined to be in the best interest of the County. Formal competition may be waived by the SPD for expenditures up to \$250,000 and by the Board of County Commissioners for awards greater than that amount. Bid Waiver requests shall be prepared by the user department and submitted to the SPD Director, or authorized designee, for evaluation and analysis. When the expenditure exceeds \$250,000, and it is determined to be in the County's best interest to waive competitive procedures, the SPD Director shall consider and may present the recommendation to the County Mayor.

The County Mayor shall consider and may present the recommendation to the Board of County Commissioners for award. Additional funds and/or extensions of time that may be requested during the contract period are subject to the current authority limits for contract modification in this Implementing Order.

UNAUTHORIZED PURCHASES:

An unauthorized purchase is a purchase or commitment of funds by an employee that does not have the authority to do so, or a purchase or commitment of funds by an authorized employee but not in accordance with County legislation or the procedures prescribed by this Implementing Order. The ratification of an unauthorized purchase requires retroactive approval by the SPD Director, or authorized designee, up to \$250,000, and by the Board of County Commissioners for commitments exceeding that amount. Payment for any unauthorized purchase may be deemed the responsibility of the employee that made the purchase or commitment, and shall subject said employee to disciplinary action up to and including termination. The department director having responsibility over the unauthorized

purchase shall respond to the County Mayor in writing with a complete justification for all inappropriate activity, to include the disciplinary action taken, if appropriate, and the corrective action(s) implemented to prevent recurrence.

NONCOMPETITIVE (SOLE SOURCE) PURCHASES:

A sole source purchase is the procurement of a good or service for which there is no other vendor who can compete to provide the good or service, and an equal product or service is not available from any other supplier. When the SPD Director, or authorized designee, is satisfied that there is only one source of supply or determines that a noncompetitive situation exists for the required goods or services, full and open competition may be waived by the SPD Director. When the expenditure exceeds \$250,000 the SPD Director shall prepare a recommendation for the County Mayor. The County Mayor shall consider and may present the recommendation to the Board of County Commissioners for award. Additional funds and/or extensions of time may be requested during the contract period and are subject to the current authority limits for contract modifications contained in this Implementing Order.

JUSTIFICATION FOR BID WAIVERS AND SOLE SOURCE ACQUISITIONS:

When a County department recommends to SPD the use of other than full and open competition, the appropriate justification for that recommendation must be submitted to SPD for evaluation and analysis. Using the appropriate Justification/Input Document, the user department shall, as a minimum, indicate the purpose of the acquisition, the uniqueness of the item or service, the reason waiver of the competitive process is in the County's best interest, the market research that has been performed to support such actions, and the actions proposed to enhance competition in future acquisitions.

DEPARTMENTAL REVIEW OF TECHNICAL SPECIFICATIONS:

When SPD is the issuing department for solicitations, the technical review and revision of specifications of a solicitation prior to advertisement shall be completed by the reviewing department and returned to SPD in not more than fifteen (15) working days from the date received by the department. The technical review of bids or proposals prior to award shall be completed by the reviewing department and returned to SPD in not more than ten (10) working days from the date received by the department. If additional time exceeding the stipulated timeframes is required, a request must be made by the Director or designee of the reviewing department to the SPD Director, with a copy to the corresponding Deputy Mayor, and the SPD Director may allow a reasonable time extension when appropriate. Repeated failure to meet these turnaround time requirements shall be reported by the SPD Director to the County Mayor.

AUTHORITY TO AWARD CONTRACTS:

For goods and services including professional services, the Board of County Commissioners shall award all contracts greater than \$5,000,000, and approve all contract modifications not contained in the paragraph below.

The County Mayor or designee (SPD Director), has the authority with respect to purchases for goods and services including professional services to:

- Advertise solicitations.
- Award contracts and/or reject bids/proposals up to \$5,000,000.
- Approve awards of sole source, bid waiver, emergency, and confirmation purchases, when the award results in an amount of \$250,000 or less.

- For contracts under \$5,000,000, approve contract modifications up to a total contract amount of \$5,000,000. Any contract modification that increases the contract amount from below \$5,000,000 to over \$5,000,000 shall be approved by the Board of County Commissioners.
- For contracts having an original or modified contract amount exceeding \$5,000,000, approve contract modifications not exceeding 20% in the aggregate of the original contract amount during the course of the initial contract term, and not exceeding 20% in the aggregate of the modified contract amount during the term of any option to renew that may be exercised.
- To complete the necessary reprocurement action, extend expiring contracts for a maximum of ninety (90) days, with prorated dollar authorization, or such longer period as may be necessary to prevent the suspension or interruption of an essential County service provided such longer extension in no event exceeds 180 days following the expiration of the contract.
- Approve contract modifications that reduce the maximum value of the contract.
- Authorize departments to shift dollar allocations among multiple vendors under a single contract.
- Administer the bid protest procedure in Section 2-8.4 of the Code of Miami-Dade County.

For awards of \$5,000,000 or less, the SPD Director, may render the vendor in default, award the contract to the next lowest bidder or negotiate with the next highest ranked proposer or resolicit and subject the defaulted vendor to re-procurement charges or to forfeiture of the bid bond or security in an amount equal to the damages sustained by the County as a result of the default and recommend the vendor or contractor for debarment. For awards over \$5,000,000, the SPD Director shall prepare a recommendation for the County Mayor. The County Mayor shall consider and may present the recommendation to the Board of County Commissioners for approval.

The County Mayor or designee (the SPD Director) shall submit a bi-annual report to the Board of County Commissioners with a list of the contracts for goods and services exceeding \$250,000 awarded by the County Mayor or designee (the SPD Director) during the preceding six month period.

Proposed awardees must have a complete Miami-Dade County Vendor Registration Application on file with SPD prior to award. SPD and the Regulatory and Economic Resources Department are responsible for determining the criteria for vendor registration and maintaining an up-to-date vendor registration system.

ASSISTANCE TO SMALL & MINORITY BUSINESSES:

It is the policy of Miami-Dade County to follow sound and prudent business practices, and to promote full and equitable participation of all segments of the community. With this goal in mind, a concerted effort is made to obtain services in accordance with the requirements of Implementing Order 3-41, administering the Small Business Enterprise (SBE) Program for Goods and Services and A.O. 3-23 Anti-discrimination in Contracting, Procurement, Bonding and Financial Services Activities.

It is the policy of Miami-Dade County that all service contractors performing covered services pay employees providing the covered services no less than the applicable Living Wage, with or without health benefits, in accordance with Section 2-8.9 of the

Code of Miami-Dade County and as detailed in A.O. 3-30.

ETHICS:

County employees must discharge their duties impartially to assure fair and competitive access to governmental procurement by responsible contractors. It is essential that those doing business with the County also observe the ethical standards prescribed in Section 2-11.1 (i) of the Miami-Dade County Code, the Conflict of Interest and Code of Ethics Ordinance, and the Code of Silence Ordinance at Section 2-11.1 (t) of the Miami-Dade County Code and described in A.O. 3-27.

Pursuant to Section 2-8.1 (h) (ii) of the Code and Administrative Order 3-29 Prohibiting County Contracting with Individuals and Entities Who are in Arrears to the County, it is the policy of Miami-Dade County to promote efficient and effective financial administration, while ensuring fair and equitable contracting practices; therefore, contractors that are in arrears in excess of \$25,000 and are delinquent for greater than 180 days to the County are prohibited from obtaining new County contracts, extensions of contracts or new purchase orders, until such time as the arrearage has been paid in full or the County has agreed in writing to an approved payment plan.

The Audit and Management Services Department, Office of the Commission Auditor and the Office of the Inspector General may perform random audits of ISD and County department compliance with all legislative and contract requirements in the competition and processing of purchases, including small purchase orders. Departments will be responsible for providing these auditing entities access to all information and documentation required for their oversight of all purchases.

OTHER PROCUREMENT LEGISLATION:

Other legislation governing the procurement process includes but is not limited to:

- Bid Protest Ordinance, Section 2-8.4 of the Miami-Dade County Code and Implementing Order No. 3-21;
- Buy American Iron and Steel Products Procurement Program, Section 2-8.2.6.1 of the Miami-Dade County Code;
- Citizens Independent Transportation Trust (CITT), Section 29-124(f) of the Miami-Dade County Code;
- Competitive Bidding for Bond Transaction, Underwriters Pool, Section 2-10.6 of Miami-Dade County Code;
- Construction Safety Records of Prospective Contractors in Responsibility Review, Resolution No. R-1181-18;
- Contractors-Individuals' Disclosure of Felonies in the Past 10 Years (at time of proposal submittal), Sec. 2-8.6 of the Miami-Dade County Code;
- Cybersecurity and Information Technology Procurement and Protection Program, Section 2-8.2.6.2 of the Miami-Dade County Code; Due Diligence performed to determine the Contractor's responsibility, Resolution No. R-187-12;
- Disclosure to Board of reasons goods and services are not being procured through local businesses, Resolution No. R-477-18;
- Diversity in Contracting, Resolution No. R-1106-15;
- Fair subcontracting practices. Section 2-8.8 of the Miami-Dade County Code;
- General Obligation Bond Procurement for Capital Project Contracts, of the Miami-Dade County Code Sec. 2-8.2.10;
- Independent Private Sector Inspector General, A.O. 3-20;

- Labor Peace Agreement for Airport Concessions, Resolution No. R-148-07;
- Lobbyist Registration, Section 2-11.1 (s) of the Miami-Dade County Code;
- Local Preference Ordinance, Section 2-8.5 of the Miami-Dade County Code;
- Local Products Preference; Resolution No. R-422-15;
- Miami-Dade Water and Sewer Department Contracting Authority, Sec. 2-8.2.11, and Consent Decree and Capital Improvement Programs Acceleration Ordinance. Sec. 2-8.2.12 of the Miami-Dade County Code;
- Nondiscrimination of Contractor Practices toward Employees, Sec. 2-8.1.5, of the Miami-Dade County Code;
- Office of the Inspector General, Section 2-1076 of the Miami-Dade County Code;
- Outsourcing, Evaluate In-House Capabilities Prior to Utilizing Outside Consultants, Resolution No. R-1204-05;
- Paid Sick Leave for Security Guard Service Contracts, Sec. 2-8-11, of the Miami-Dade County Code;
- Purchase of Disposable Polystyrene Products, Resolution No. R-500-16;
- Service Veteran Business Enterprise Preference, Section 2-8.5.1 of the County Code;
- Taping of selection committee and negotiation committee proceedings required, Section 2-8.1.1.1. of the Miami-Dade County Code; and
- User Access Program (UAP) Section 2-8.10 of the Miami-Dade County Code;
- Other state and federal legislation, as applicable.

RE-PROCUREMENT OF REPLACEMENT CONTRACTS:

The planning for re-procurement and re-advertisement of contracts for the purchase of goods and services that are subject to Board approval shall commence no later than two years before the expiration of such contracts, inclusive of option-to-renew periods. County user departments shall timely provide County procurement staff draft contractual scopes of services and specifications for the purchase of goods and services that are subject to Board approval no later than two years before the expiration of such contracts inclusive of option-to-renew periods. If the draft scope is incomplete or insufficiently detailed, the County Mayor or County Mayor's designee shall notify the user department immediately, providing the user department with a deadline for submission of a complete and detailed draft scope.

The County Mayor or County Mayor's designee shall on a quarterly basis notify and identify to the Commission Auditor in writing contracts for the purchase of goods and services that are subject to Board approval that are set to expire no later than two years prior to their expiration inclusive of option-to-renew periods.

The planning for re-procurement and re-advertisement of contracts for the purchase of concessions, goods and services at MIA shall commence no later than two years before the expiration of such contracts, inclusive of option-to-renew periods.

The County Mayor or County Mayor's designee shall timely manage and administer the procurement process for replacement contracts that are the subject to Board approval so that no later than one year prior to the expiration of the existing contract, inclusive of option-to-renew periods, the County has already advertised the solicitation for the replacement contract and the County has received competitive proposals and bids from vendors in response to the solicitation.

The County Mayor or County Mayor's designee shall notify the Board, in writing, when any

replacement procurement subject to Board approval, fails to meet the one-year deadline set forth above or if any replacement procurement is in jeopardy of not being completed prior to the expiration of the existing contract. Such notice shall specify the reasons causing the extended or delayed procurement and the steps to bring such procurements to a competitive award. The notice to the Board shall also disclose all instances where, after conducting market research, the Strategic Procurement Department or successor department has determined that a competitive procurement is impracticable or unavailable due to a lack of vendors showing interest in participating and competing in the replacement procurement.

The County Mayor or County Mayor's designee shall take all necessary actions to ensure full compliance with the timelines and requirements set forth herein, including the use of internal tracking and oversight mechanisms to hold user departments accountable for their responsibilities.

The County Mayor or County Mayor's designee shall confirm compliance with the directives listed herein in any recommendation for an award of a replacement contract or contract extension request that comes before the Board or, in the alternative, provide a written explanation of the reasons why the policy was not complied with and the steps taken to correct non-compliance.

The County Mayor or County Mayor's designee shall comply with the policy statements and directives set forth herein regardless of whether the procurement process is performed by the County user department, the Strategic Procurement Department, or successor department.

RESOLUTION NO. CRA-06-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING THE INFRASTRUCTURE AND TAX INCREMENT FINANCING INCENTIVE PROGRAM GUIDELINES (GUIDELINES) FOR THE NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AREA; AND AUTHORIZING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO UTILIZE THE GUIDELINES AS A FORMAL REFERENCE IN EVALUATING CAPITAL PROJECTS, NEGOTIATING FUNDING AGREEMENTS, AND RECOMMENDING INFRASTRUCTURE-RELATED EXPENDITURES IN FUTURE BOARD ACTIONS AND BUDGET PROPOSALS

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

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

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

Section 2. This Board approves for the Infrastructure and Tax Increment Financing Incentive Program Guidelines ("Guidelines") for the NW 79th Street Corridor Community Redevelopment Area, in substantially the form attached hereto as Attachment "A" and incorporated herein by reference.

Section 3. This Board authorizes the Executive Director or the Executive Director's designee to utilize the Guidelines as a formal reference in evaluating capital projects, negotiating funding agreements, and recommending infrastructure-related expenditures in future Board actions and budget proposals.

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:

Rhenie Dalger, Chairwoman _____
Dr. Gilbert St. Jean, Vice Chairman _____
Tanisha Douglas _____ Nadege Vilsaint _____
Sandy Lila _____

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

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

By: _____
N.W. 79th CRA Secretary

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

Terrence A. Smith



Date: July 30, 2025

To: Board Members of NW 79th Street Community Redevelopment Agency

From: Khass Oupelle, Executive Director
NW 79th Street Corridor Community Redevelopment Agency

Subject: Infrastructure and Tax Increment Financing Program Guidelines for the NW 79th Street Corridor Community Redevelopment Area

Recommendation

It is recommended that the Board of Commissioners Board) of the NW 79th Street Corridor Community Redevelopment Agency (Agency) approve the Infrastructure and Tax Increment Financing (TIF) Program Guidelines (Guidelines) for the NW 79th Street Corridor Community Redevelopment Area (Redevelopment Area) as a foundational framework for evaluating, prioritizing, and funding capital improvement projects within the redevelopment area. It is further recommended that the Board authorize the Executive Director or the Executive Director's designee to utilize the Guidelines as a formal reference in evaluating capital projects, negotiating funding agreements, and recommending infrastructure-related expenditures in future Board actions and budget proposals. The Guidelines will support transparent, strategic, and fiscally responsible decision-making in alignment with the CRA Plan.

Fiscal Impact

There is no immediate fiscal impact associated with this item. However, the adoption of these guidelines will inform the allocation of TIF revenues in future fiscal years, including during the FY 2025–26 budget development process.

Delegation of Authority

Upon approval, the Executive Director or the Executive Director's designee shall be authorized to utilize the Infrastructure and TIF Use Guidelines as a formal reference in evaluating capital projects, negotiating funding agreements, and recommending infrastructure-related expenditures in future board actions and budget proposals.

Background

As the Agency prepares to invest in long-term physical improvements throughout the Redevelopment Area, it is essential to establish clear criteria for the use of TIF revenue in support of eligible infrastructure projects. The Guidelines outline:

- Eligible infrastructure categories (e.g., streetscapes, lighting, sidewalks, water/sewer, broadband, stormwater)
- Evaluation criteria (e.g., public benefit, readiness, leverage, Agency Plan alignment)
- Funding mechanisms (direct Agency funding, cost-sharing, reimbursement models)
- Review protocols for project proposals and partnership requests

These guidelines are intended to enhance coordination with private developers, community stakeholders, and to ensure that infrastructure investments directly advance the Agency's revitalization and economic development mission.

Attachment

Infrastructure and TIF Guidelines

ATTACHMENT “A”

INFRASTRUCTURE AND TAX INCREMENT FINANCING INCENTIVE PROGRAM **GUIDELINES FOR THE NW 79TH STREET CORRIDOR COMMUNITY** **REDEVELOPMENT AREA**

I. Program Purpose

The purpose of the Infrastructure and Tax Increment Financing (TIF) Incentive Program Guidelines for the NW 79th Street Corridor Community Redevelopment Area (“Redevelopment Area”) is to stimulate strategic private investment that advances the NW 79th Street Community Redevelopment Agency’s (Agency”) core mission of eliminating slum and blight, revitalizing underutilized properties, and promoting long-term economic sustainability within the redevelopment area. This program serves as a flexible tool to close financial gaps in development projects that deliver measurable public benefits and contribute to the transformation of targeted corridors and industrial zones.

The program is designed to:

- Catalyze redevelopment and rehabilitation of commercial, industrial, mixed-use, and residential properties in alignment with the Agency’s Redevelopment Plan;
- Support public infrastructure improvements that enable redevelopment, including utility upgrades, streetscape enhancements, green infrastructure, and mobility improvements;
- Attract catalytic developments that generate significant tax increment, create jobs, expand housing options, and activate vacant or underused parcels;
- Leverage private investment by offering reimbursement-based infrastructure incentives or tax increment recapture agreements tied to performance;
- Maximize community impact by prioritizing projects that include affordable or workforce housing, local business support, public space improvements, cultural and artistic elements, and workforce development;
- Strengthen the Agency’s tax base to support reinvestment in housing, infrastructure, and community-serving amenities;
- Promote equitable growth by encouraging inclusive development that benefits existing residents, small businesses, and historically underserved populations.

This program is not intended to subsidize projects that would occur without assistance, but rather to enable transformational development that meets both market and community needs while maximizing return on public investment.

II. Program Scope

The Agency’s Infrastructure and TIF Incentive Program provides two categories of financial support to private development projects that contribute significantly to the area’s revitalization.

Each incentive is contingent upon the applicant demonstrating a clear funding gap and a substantial return to the tax base.

To be eligible, all projects must meet the following thresholds:

- **Demonstrated Funding Gap:** The developer must provide financial documentation showing that the project cannot proceed without Agency support.
- **Minimum Net New Taxable Value:** The project must generate at least **\$4 million in Net New Taxable Value** in the first full year following completion, as confirmed by the Property Appraiser.

A. Infrastructure Incentives

This category supports physical improvements that are essential to enable or complement private development projects. These improvements must be permanent, publicly accessible, and directly related to the redevelopment scope.

Eligible Infrastructure Improvements Include:

- Water, sewer, and broadband utility upgrades
- Sidewalks, street trees, lighting, and other streetscape features
- Drainage and stormwater management improvements
- Public parking lots or transit-supportive enhancements
- Alleyway resurfacing and rear access improvements

Funding Mechanism:

- Infrastructure funding is provided strictly on a reimbursement basis.
- A customized payment schedule will be established in the developer agreement, tied to milestone completion (e.g., utility installation, streetscape finalization).
- Developers must provide proof of payment and invoices for eligible infrastructure expenses. Reimbursements will be processed upon verification and approval by Agency staff.

B. TIF-Based Incentives

This incentive supports financially feasible development projects that will materially expand the Agency's tax base and provide public benefits but are unable to proceed due to funding gaps.

Eligible Project Types Include:

- Mixed-use developments
- Affordable or workforce housing projects
- Commercial or industrial job-creating developments

- Adaptive reuse of blighted structures
- Transit-oriented or corridor-activating projects

Funding Mechanism:

- The Agency will reimburse the developer up to 50% of the actual tax increment generated by the project.
- Reimbursements will begin after project completion and upon:
 - Issuance of Certificate of Occupancy
 - Assessment of the new taxable value
 - Submittal of proof of payment for eligible expenses
- Reimbursement will be structured as annual payments over an agreed-upon term (e.g., up to 10 years), subject to annual increment performance.

Additional Requirements:

- Developers must enter into a formal agreement outlining terms, performance metrics, and clawback provisions.
- Projects that fail to generate the required \$4 million in new taxable value or meet compliance thresholds will not receive reimbursement.
- Any waiver from these guidelines must be considered by the CRA Board and approved by enhanced Board consensus, consistent with agency procedures.”

III. Application Requirements

This guide explains the required materials for a complete TIF application submission. Developers should use this checklist to prepare clear, thorough documentation for agency review.

1. Detailed Project Description
 - *Overview of the proposed development, including location, intended use*
 - *Proof of ownership, executed purchase contract, lease, or signed letter of intent (LOI)*
 - *Describe how the project aligns with Agency goals, addresses slum/blight, or supports corridor revitalization.*
2. Development Team Overview
 - *Applicants must provide a summary of the development team’s composition*
 - *Organizational background and structure of the development entity*
 - *A portfolio of successfully completed projects similar in scope, scale, or financing structure*
 - *Evidence of experience with CRAs, TIF-backed developments, or other public-private initiatives*

3. Development Pro Forma (10-Year Minimum)
 - *Excel format preferred*
 - *Include projected income, expenses, NOI, IRR, ROI, and capital structure*
 - *Assumed CAP rate*
4. TIF Funding Request Summary
 - *Amount requested*
 - *“But-for” explanation of need*
5. Elevation Drawings and Site Plans
 - *Street-level elevations for visible building facades*
 - *Site layout with parking, access, and landscaping*
6. Streetscape and Public Realm Improvements
 - *Description of enhancements to sidewalks, lighting, green space, etc.*
7. Residential Unit Mix and Expected Rents (if applicable)
 - *Excel format preferred*
 - *Indicate affordability level and monthly rents*
8. Detailed Development Budget
 - *Include itemized hard and soft costs*
 - *Include contingencies and reserves*
9. Sources and Uses of Funds
 - *Identify equity, debt, grants, and other sources*
 - *Show how TIF funds will be used*
10. Site Control Documentation
 - *Deed, executed contract, lease, or LOI*
11. Project Timeline
 - *Milestones for design, permitting, construction, and completion*
12. Job Creation/Retention Estimates
 - *Construction and permanent job estimates*
13. Public Benefit Statement
 - *Describe community impact, local hiring, M/WBE inclusion*
14. Future Phases (if applicable)
 - *Narrative and estimated timeline for additional phases*

IV. Application Process

All applicants seeking support through the Agency's Infrastructure and TIF Incentive Program must follow the structured process outlined below. This ensures transparency, consistency, and alignment with Agency goals.

Step 1: Pre-Application Meeting

Applicants are to schedule a pre-application meeting with Agency's staff to:

- Discuss project alignment with the Agency's Redevelopment Plan.
- Determine eligibility under infrastructure and/or TIF categories.
- Clarify submittal requirements and expectations.
- Identify key timelines and review cycles.

Step 2: Submit Full Application Package

Applicants must submit a complete application including the following (see checklist in Section 3. Application Requirements):

Step 3: Staff Review and Due Diligence

Agency's staff will:

- Check application for completeness and compliance.
- Assess the feasibility of the project and its potential public impact.
- Conduct financial underwriting and site inspections (as needed).
- Coordinate with legal and financial consultants, if required.

Step 4: Agency's Board of Commissioners' Consideration and Approval

Projects recommended by staff will be presented to the Agency's Board of Commissioners ("Board") for final approval. The Board may:

- Approve the proposed incentive (with or without conditions);
- Request revisions or additional documentation.
- Deny the request based on ineligibility or funding constraints.

Step 6: Execution of Agreement

If approved, the applicant will enter into a formal agreement with the Agency, which will include:

- Reimbursement terms and payment structure.
- Performance milestones.
- Reporting and compliance requirements.
- Clawback and enforcement provisions.

Step 7: Implementation and Monitoring

Once construction begins:

- The developer must adhere to approved timelines and scopes.
- Submit reimbursement requests with proof of payment and progress.
- Participate in site inspections and reporting milestones as required.

V. Terms and conditions

Maintenance; Alterations

Following final completion of a project and until the sunset of the Agency, each developer shall, at their sole cost and expense, be responsible for performing all exterior repairs, maintenance, and replacements to the project, consistent with the approved site plan. Such repairs and maintenance must match the quality and class of the original construction and preserve the project in good working order, except for reasonable wear and tear or damage due to casualty.

Occupational Requirements

Each developer shall be required to open for business within thirty (30) days from final completion, subject to delays caused by Force Majeure. For residential developments, this means actively marketing and leasing units and securing all required Miami-Dade County licenses and approvals. Failure to open for business within one hundred eighty (180) days of final completion will result in termination of the agreement between the Agency and the developer, repayment of disbursed funds, and ineligibility for future Recapture TIF Incentive Payments, except for amounts already earned on previously paid real estate taxes.

Assignment and Transfer

Any assignment, sale, or transfer by a developer's interest in a property for which an incentive has been provided by the Agency, or change in control, prior to final completion of a project or within five (5) years following final completion, must be approved by the Agency. Unauthorized transfers shall result in termination of the agreement and a full clawback. The Agency may approve collateral assignments to the Developer's lender(s), provided the Developer covers related Agency legal fees and expenses.

Community Benefits and County Compliance

Each developer shall be required to enter into a community benefits agreement for projects receiving \$200,000 or more, which prioritizes hiring unemployed or underemployed residents from the Redevelopment Area. For funding of \$500,000 or more, the Developer must comply with applicable County ordinances, including Small Business Enterprises, Community Business Enterprises, Community Small Business Enterprises, the Conflict of Interest and Code of Ethics Ordinance, and the Living Wage Ordinance. The Developer must coordinate with workforce agencies such as CareerSource South Florida and others to support local hiring and conduct at least one pre-construction job fair in the Agency area.

Clawback Provision

The Agency reserves the right to rescind and recover disbursed funds from any entity that fails to substantially comply with the agreement. This includes repayment of disbursed funds, recovery of liquidated damages, penalties, attorney's fees, and interest to the fullest extent permitted by law.

Reporting Requirements

During construction, each developer must submit quarterly reports on compliance with local hiring and wage requirements, including certified participation reports with supporting documentation. The Agency reserves the right to request additional information needed to verify compliance.

Living Wage Compliance

If a contractor fails to pay the Living Wage and such failure is substantiated, a developer must pay affected workers the unpaid wage plus a twenty percent (20%) penalty within thirty (30) days of notice. The Developer may dispute the claim; if unresolved, the matter will be decided by the Agency's Board. Any monetary award to the worker in another forum shall offset the Agency penalty obligation.

Employment Outreach

Each developer must require their general contractor and subcontractors to advertise all job opportunities on recognized employment websites and community platforms such as CareerSource South Florida.

Agreement to Run with Land

The agreements shall be binding on each developer and its successors and assigns and run with title to a property. Prior to disbursement of funds, a developer must demonstrate fee simple ownership of a property.

Legal and Records Compliance

Each developer shall comply with all federal, state, and local laws, and respond to public records requests in accordance with Chapter 119, Florida Statutes. Failure to comply may result in indemnification obligations and Agency enforcement.

Publicity and Signage

Each developer shall be required to publicly acknowledge the Agency as a funding partner in all project-related communications, advertising, and signage. An Agency-branded sign must be displayed at the project site during construction.

Florida Live Local Act Provision

If a developer uses the Florida Live Local Act or a similar statute to reduce or eliminate its real estate tax obligation, this Agreement shall immediately terminate and become null and void. The Agency will have no further funding obligations, and a developer shall not receive any future TIF or grant payments beyond what has already been earned. This provision does not apply to uses of the Act that only expedite permitting or development approvals without impacting tax status.

RESOLUTION NO. CRA-07-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF
THE N.W. 79TH STREET CORRIDOR COMMUNITY
REDEVELOPMENT AGENCY APPROVING THE
NEIGHBORHOOD IMPROVEMENT PROGRAM (NIP)
GUIDELINES TO SUPPORT RESIDENTIAL FAÇADE
ENHANCEMENTS, LIFE-SAFETY REPAIRS, AND EXTERIOR
BEAUTIFICATION OF PROPERTIES LOCATED WITHIN THE
NW 79TH STREET CORRIDOR COMMUNITY
REDEVELOPMENT AREA

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 Neighborhood Improvement Program (Nip) Guidelines, in substantially the form attached hereto as Attachment “A” and incorporated herein by reference, for the purpose of supporting residential façade enhancements, life-safety repairs, and exterior beautification of properties located within the NW 79th Street Corridor Community Redevelopment Area.

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:

Rhenie Dalger, Chair _____

Dr. Gilbert St. Jean, Vice-Chair _____

Tanisha Douglas _____ Sandy Lila _____

Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this _____
day of July, 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: July 30, 2025

To: Board Members of NW 79th Street Community Redevelopment Agency

From: Khass Oupelle, Executive Director
NW 79th Street Corridor Community Redevelopment Agency

Subject: Neighborhood Improvement Program Guidelines for the NW 79th Street Corridor Community Redevelopment Area

Recommendation

Staff recommends that the Board of Commissioners approve the Neighborhood Improvement Program (NIP) Guidelines to support residential rehabilitation and exterior improvement projects for qualifying homeowners and property owners located within the NW 79th Street CRA boundaries.

Fiscal Impact

Funding for this program is available through the CRA's FY 2024–25 budget under the Residential Rehabilitation Grant Program allocation. The amount of funding per applicant and per property type will be governed by the guidelines as approved.

Delegation of Authority

Upon approval of this item, the Executive Director or designee shall be authorized to implement the Neighborhood Improvement Program (NIP), including management of application intake, coordination with third-party Providers, and issuance of conditional grant awards in accordance with the adopted guidelines.

Background

The Neighborhood Improvement Program (NIP) was developed to help residents within the NW 79th Street CRA area maintain and enhance their homes in ways that support the CRA's core mission: the elimination of slum and blight, preservation of affordable housing, and promotion of neighborhood stability.

Many longtime residents face financial barriers to making essential repairs or exterior upgrades. This program directly addresses those challenges by providing targeted financial assistance for improvements that increase safety, curb appeal, and property longevity. By focusing on owner-occupied homes, small rental properties, and multi-family units, the NIP promotes equitable investment and ensures that revitalization efforts benefit both homeowners and tenants.

This program will empower residents to participate in the area's transformation, helping to stabilize property values, reduce visible blight, and restore pride of place across the NW 79th Street Redevelopment Area.

Attachment

Neighborhood Improvement Program Guidelines

ATTACHMENT “A”

NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY NEIGHBORHOOD IMPROVEMENT PROGRAM (NIP)

The NW 79th Street Corridor Community Redevelopment Agency (“CRA”) Neighborhood Improvement Program (NIP) is designed to encourage beautification and enhance curb appeal across the NW 79th Street Corridor Community Redevelopment Area (“Redevelopment Area”). The goal is to provide financial assistance for exterior residential façade improvements that help improve property conditions and support the broader effort to eliminate slum and blight.

This initiative not only helps protect and preserve the long-term value of residential properties, it also strengthens neighborhood pride and contributes to a cleaner, safer, and more attractive community. Most importantly, it ensures that residents who may not have the financial means to make these improvements on their own, still have the opportunity to invest in their homes and take part in the transformation of their neighborhood.

Eligibility Requirements:

To qualify for assistance through the Neighborhood Improvement Program, both the applicant and the property must meet the following requirements:

1. **Property Location:** Must be located within the Redevelopment Area’s boundary.
2. **Property Use:** Must be a residential property—owner-occupied, rental, or multi-family (up to four units).
3. **Licensing:** All applicable county and state licenses must be current for rental properties.
4. **Ownership Status:** Property must not be in foreclosure or involved in any pending foreclosure proceedings at the time of application.
5. **Mortgage Status:** Mortgage must be current.
6. **Tax and Utility Status:** Property taxes, homeowner’s insurance, and utilities must be current at the time of application and remain current throughout the duration of the assistance.
7. **Compliance:** Applicant must not have any outstanding liens, unresolved code violations, or active litigation with Miami-Dade County.
8. **Scope of Work:** Requested improvements must be clearly defined and demonstrate a meaningful impact on the property’s condition or appearance.
9. **Income Eligibility:** Applicant must provide proof of income and meet the gross household income limits based on Miami-Dade County’s Area Median Income (AMI), not to exceed 140% AMI.

10. **Rental Property Match Requirement:** If the property is non-owner-occupied (i.e., rental), the applicant must provide a matching contribution toward the project cost as outlined in the program guidelines.
11. **Application Submission:** Applications must be complete, legible, signed, and include all required supporting documents to be considered for funding.

ELIGIBLE APPLICANTS:

To be eligible for the program, applicant's household's total income should be at most 140% of the Area Median Income (AMI) limits set by the U.S. Department of Housing and Urban Development (HUD) for Miami Dade County. HUD releases the low-to-moderate income limits for determining program eligibility annually in the Federal Register.

Maximum Income Limit-Adjusted for Household Size

*Income Limits Effective 05/01/2025
(subject to change every year)*

Household Size	Maximum Income Limit
1	\$121,520
2	\$138,740
3	\$156,100
4	\$173,460
5	\$187,460
6	\$201,320
7	\$215,180
8	\$229,040

AUTOMATIC DISQUALIFICATION:

- A. More than one application submitted for the same property will not be considered.
- B. Properties 'for sale' or listed on the MLS will not be considered.
- C. The applicant has received CRA or municipal home repair funding for the same property within the last three (3) years.
- D. Applicant fails to provide required documentation after reasonable attempts by staff to collect missing information.

TERMINATION OF GRANT OR FORFEITURE:

Termination of funding and forfeiture grant can occur if:

- The applicant refuses or fails to allow reasonable access to complete the rehabilitation after commencement.
- The applicant refuses to authorize payments associated with the project, which have been deemed payable by staff.
- Applicant sells the property within the five (5) year maintenance period.
- Applicants provide inaccurate information in the application.

Notice shall be given to the applicant of such termination and/or forfeiture, as appropriate, with follow-up action by the CRA Attorney, for full refund of funds disbursed.

Program Management

A third-party provider ("Provider") will be designated by the CRA to oversee construction and rehabilitation activities under this program.

Provider will:

- Conduct site visits and assessments
- Prepare scope of work based on property conditions
- Solicit bids from licensed contractors
- Manage contractor selection and contract execution
- Supervise construction and ensure project completion
- Coordinate final inspections

Provider will serve as the point of contact for homeowners throughout the construction process. All applications approval, funding and policy determinations remain under the authority of the NW79th Street Community Redevelopment Agency

ELIGIBLE USES

Eligible Uses of Funds

Program funds may be used for the following exterior and life-safety improvements, as determined necessary and appropriate by the CRA and Provider:

- Impact windows and doors
- Awnings and canopies
- Exterior painting and stucco repairs
- Roof repair or replacement* (with insurance denial or requirement letter)
- Security enhancements, including exterior lighting and fixtures (maximum 2 per residence)
- Electrical system upgrades (if deemed a life-safety issue)
- Fencing and entry gates
- Driveways and walkways
- Landscaping and irrigation systems
- Flood mitigation upgrades
- Energy-efficient air conditioning units or water heaters
- Termite treatment/removal
- Septic-to-sewer conversions
- ADA accessibility enhancements, including stairs, ramps, and handrails
- Other exterior improvements, as approved on a case-by-case basis

Special Considerations

While this program primarily funds exterior improvements, emergency interior repairs may also be eligible if they address life safety issues. Examples include:

- Mold or asbestos remediation
- Repairs related to fire or water damage
- Removal of barriers for elderly or disabled residents (e.g., accessibility modifications)
- Other emergency health and safety conditions, as determined by a County Building Official or Code Compliance Officer

Roof Repair & Insurance Documentation Requirement

Applicants requesting funding for roof repair or replacement must provide a denial letter or coverage restriction notice from their insurance provider. If the roof repair is necessary to obtain or reinstate insurance coverage, the CRA may approve the request, provided the homeowner supplies proof that coverage will be activated upon completion of the project.

Why Insurance Documentation is Required for Roof Repairs

Applicants requesting funding for roof repair or replacement must provide documentation from their insurance company, such as a denial letter or notice of non-renewal due to roof condition.

This requirement serves four important purposes:

1. Confirms that the repair is essential and related to safety or structural integrity.
2. Prevents duplication of benefits by ensuring that CRA funds are used only when private insurance does not cover the repair.
3. Protects the CRA's investment by encouraging homeowners to restore insurance coverage after the repair is complete.
4. Ensures compliance with public funding standards and supports long-term housing stability.

Application Process

1. Application Submission

Applicant submits a completed application along with all required supporting documents to **Provider**.

2. Initial Review

Provider and CRA staff review the submission for completeness and verify basic eligibility.

3. CRA Pre-Approval

CRA staff formally approves the application for the next phase. Only pre-approved applicants move forward to site assessment.

4. Property Assessment

Provider schedules a site visit to assess the condition of the property and develop a proposed scope of work.

5. Bidding Process

Provider solicits bids from pre-approved contractors based on the finalized scope of work.

6. Final Approval & Grant Award

CRA reviews bids and issues an official grant award letter, followed by execution of the grant agreement and contractor contract.

7. Construction

Provider manages the entire construction process, including permitting, contractor supervision, and site coordination.

8. Project Closeout

Provider conducts a final inspection. Once all work is approved, the CRA pays the contractor directly and closes the grant file.

GENERAL INFORMATION REQUIRED FOR THE APPLICATION

To be considered for the CRA's Residential Rehabilitation Program, applicants must submit the following documentation:

1. Name of applicant(s) and household members (include age and relationship)
2. Property address and contact phone number
3. Date of birth for applicant(s)
4. Government-issued ID
5. Proof of income for all household members (W-2s, pay stubs, Social Security, retirement, etc.)
6. Last two years of federal tax returns (with schedules)
7. Three recent pay stubs or alternative income documentation
8. Self-employment: provide tax return with Schedule C/E/F
9. Most recent mortgage statement (if applicable)
10. Property tax and homeowner's insurance verification
11. Deed or Satisfaction of Mortgage
 - *If the deed includes the name of someone who does not live in the house, they must provide a notarized statement confirming that they do not reside in the home and have their primary residence elsewhere. They must also provide proof of their residence elsewhere.*
12. Bank statements (last 3 months)
13. Conflict of Interest Disclosure Form
14. Photos of existing property conditions

Any supporting documentation needed for special cases (e.g., roof denial letter, FEMA zone if applicable)

Neighborhood Improvement Programs

1. Single-Family Improvement Grant

- Funding: Up to \$30,000
- Match: No owner match required
- Forgiveness: 100% forgiven after 5 years
- Eligibility: Must be homesteaded, with current taxes, insurance, and mortgage
- Applicant must reside in the home as their primary residence for the full 5-year maintenance period.
- Property may not be listed for sale during or within 12 months after project completion.
- A lien will be recorded on the property for the duration of the 5-year compliance period.
- CRA must approve all exterior design elements (e.g., colors, finishes) in advance.
- No alterations to funded improvements are allowed without prior CRA approval.

2. Single Family Rental Property Improvement

- Funding: Up to \$30,000
- Match: 70/30 (CRA/owner)
- Forgiveness: 100% forgiven after 5 years
- Requirements: Must show valid lease and maintain affordability for 3 years
- Executed lease(s) required prior to project closeout.
- Tenants must be notified in writing of planned improvements before work begins.
- Rent increases must be capped at no more than 3% annually during the affordability period.
- Landlord must maintain active property insurance listing the CRA as a loss payee for 5 years.
- Annual rent roll and tenant income certification required for compliance monitoring.

3. Multi-Unit Improvement (2–4 Units)

- Funding: Up to \$30,000
- Match: 60/40
- Rent Restriction: Units must be rented at or below 140% AMI for 3 years post-rehab
- Affordability restriction must be recorded via agreement or covenant for 3 years.

- Annual submission of rent roll and tenant income verification is required during the affordability period.
- If a unit becomes vacant, the owner must lease to a tenant under 140% AMI during the monitoring period.

TERMS AND CONDITIONS

PUBLIC RECORDS DISCLOSURE

Please be advised that any information submitted as part of this application may be subject to Chapter 119, Florida Statutes, known as the Florida Public Records Law. This law allows for public access to records maintained by public agencies. Information not protected by state or federal confidentiality laws may be subject to disclosure upon request, regardless of the applicant's eligibility status or program approval.

NOTICE OF COLLECTING SOCIAL SECURITY NUMBERS

Pursuant to Section 119.071(5)(a)5, Florida Statutes, the CRA is authorized to collect social security numbers for the purpose of verifying income, securing grant-related documents, and for compliance with local, state, and federal program requirements. Your social security number will be kept confidential and used only for legitimate program administration purposes. **SOCIAL SECURITY NUMBERS ARE EXEMPT FROM DISCLOSURE BY THE CRA PURSUANT TO THE FLORIDA PUBLIC RECORDS ACT.**

CONFLICT OF INTEREST DISCLOSURE

A conflict of interest exists if an applicant is currently or has been, within the past 12 months:

- An employee, agent, consultant, officer, or appointed official of Miami-Dade County or the CRA, and
- Participated in any decision-making or administrative functions related to this program, or
- Had access to privileged or insider information that could provide a competitive advantage.

Applicants with potential conflicts of interest must disclose this at the time of application. Failure to do so may result in disqualification or termination from the program.

CODE VIOLATIONS

Properties with open code violations or unsafe structure citations are not eligible unless the proposed scope of work directly addresses and resolves those violations, as determined by CRA staff and Miami-Dade County Code Compliance. Eligibility is subject to CRA approval and may require coordination with the County.

ACCESS TO PROPERTY

Applicants are required to provide timely and reasonable access to CRA staff, Provider representatives, and contracted vendors for the purposes of:

- Conducting initial assessments and site inspections

- Performing contractor walkthroughs and bid evaluations
- Carrying out the approved construction and rehabilitation work
- Verifying work completion and performing closeout inspections

Failure to provide access for any of the above may result in:

- Disqualification from the program
- Termination of the grant agreement
- Forfeiture of funds
- Reimbursement of any funds already expended
- Placement on an ineligible list for future CRA programs

Applicants will be notified in writing before any termination action is finalized. Exceptions may be made for documented emergencies or unavoidable circumstances, subject to CRA approval.

COMPLIANCE WITH COUNTY REGULATIONS

All funded work must comply with Miami-Dade County zoning, building codes, permit requirements, and any other applicable local, state, or federal regulations. Failure to comply with program terms or legal requirements will result in grant forfeiture. The CRA is the sole authority in interpreting eligibility and compliance. All decisions are final.

MONITORING

The CRA will monitor project progress through photo/video documentation, Provider reports, and site visits. After project completion, the CRA may continue to monitor the property for up to five (5) years to ensure compliance with maintenance, insurance, affordability, or other post-grant conditions.

PUBLICITY AND ACKNOWLEDGMENT

As a condition of receiving this grant, the grantee agrees to publicly acknowledge the NW 79th Street CRA as the funding source in any press releases, advertising, or related signage. The CRA may install a temporary sign on the property during the construction period identifying the project as CRA-funded.

MAINTENANCE PERIOD REQUIREMENTS

If the grant includes a forgiveness period (e.g., 5 years), the following should be included:

- The applicant must maintain the improved property in good condition for the duration of the required maintenance period.
- The property must remain in compliance with Miami-Dade County code and not be subject to liens or fines.

- The CRA reserves the right to conduct periodic visual inspections or request updated documentation (e.g., proof of insurance or occupancy).

CHANGE OF OWNERSHIP OR OCCUPANCY

Especially relevant for single-family and rental programs:

- The applicant must notify the CRA in writing of any intent to sell, transfer, or otherwise change ownership of the property during the compliance period.
- Owner-occupied homes must remain the applicant's primary residence throughout the maintenance period.
- Rental properties must continue to meet affordability and lease requirements.
- Early sale or transfer may trigger repayment of all or a prorated portion of the grant.

LIEN PLACEMENT AND RELEASE

To protect the public investment:

- The CRA may record a lien or restrictive covenant on the property to secure the grant during the forgiveness period.
- The lien will be released upon successful completion of the required term and confirmation of compliance.
- Applicants must cooperate in the execution and notarization of lien documents as a condition of approval.

FALSE OR MISLEADING INFORMATION

Protects against fraud:

- Providing false, misleading, or incomplete information during the application or construction process is grounds for immediate disqualification, grant termination, and potential legal recovery of funds. Additionally, the CRA may also avail itself of other legally available remedies, including, but not limited to, seeking criminal penalties against the Applicant.

RESOLUTION NO. CRA-08-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING GRANT APPLICATION WITH G7 HOLDING, D/B/A GARBAGEMAN.COM, THE FISCAL YEAR 2024-25 AREA IMPROVEMENT AND REDEVELOPMENT GRANT FUNDING, REVITALIZATION & REHABILITATION GRANT PROGRAM AND THE SMALL BUSINESS TECHNOLOGY & INNOVATION GRANT PROGRAMS IN THE AMOUNT OF \$75,000 AND \$8,000, RESPECTIVELY; 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 for G7 Holding, d/b/a Garbageman.com, for the Revitalization & Rehabilitation and Small Business Technology & Innovation Grant programs for \$75,000 and \$8,000, respectively.

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 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:

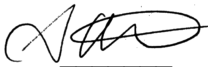
Rhenie Dalger, Chair _____
Dr. Gilbert St. Jean, Vice-Chair _____
Tanisha Douglas _____ Sandy Lila _____
Nadege Vilsaint _____

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of July, 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: July 29, 2025

To: Board Members of NW 79th Street Community Redevelopment Agency

From: Khass Oupelle, Executive Director
NW 79th Street Corridor Community Redevelopment Agency

Subject: Grant Application with G7 Holding, D/B/A Garbageman.Com

Recommendation

It is recommended that the Board of Commissioners of the NW 79th Street Corridor Community Redevelopment Agency (Agency) approve the grant applications submitted by G7 Holding, Inc. under the Revitalization & Rehabilitation Grant Program and the Small Business Technology & Innovation Grant Program, for a combined total award of \$83,000.

Fiscal Impact

The proposed grant will be funded from the FY 2024–2025 approved allocations for the CRA's business support programs, which include \$1,000,000 for the Business Attraction & Expansion Grant Program (BAEG), \$500,000 for the Revitalization & Rehabilitation Grant Program (RRG), and \$250,000 for the Small Business Technology & Innovation Grant Program (SBTIG).

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

G7 Holding, Inc., doing business as Garbageman.com, located at 2540 NW 74 Street, Miami, FL 33147, has submitted applications for two CRA grant programs: the Revitalization & Rehabilitation Grant Program (RRG), requesting \$75,000, and the Small Business Technology & Innovation Grant Program (SBTIG), requesting \$8,000. The total proposed investment for the project is \$117,000.

The proposed improvements under the RRG include exterior paint, new windows and doors, landscaping, exterior lighting, and the installation of a perimeter gate. The SBTIG funds would be used for the purchase and installation of a new security system.

These improvements will enhance the property's appearance and safety, while also supporting the expansion of business operations. The project is expected to increase the company's competitiveness and contribute to the broader revitalization efforts within the NW 79th Street corridor redevelopment area. Staff recommends consideration of this request based on its eligibility and alignment with the CRA's strategic objectives.

Attachment

G7 Holding, Inc. Grant Application

Application # 6Application Date: 3/31/2025

GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

Applicants Request:

☒ RRG \$75K☐ BAEG _____☒ STBIG \$8K

Applicant Information:

Business Name: G7 Holdings, Inc.Trade Name/ DBA: GarbageMan.ComBusiness Address: 2540 NW 74th Street, Miami, FL 33147Applicant / Contact Name: Adriana Davis / Gregory Davis
City, State, Zip code

Required Documents (Ensure all are included):

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

Recommendation(s):

☒ RRG \$75K
Up to \$75,000 (25% match)☐ BAEG _____
Up to \$100,000 (50% match)☒ STBIG \$8K
up to \$10,000 (no match)

Staff Review:

Staff Name: Victoria GossReview Date: 5/13/2025



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: G7 Holdings, Inc. DBA GarbageMan.Com

Contact Person Name: Gregory Davis

Telephone Number: [REDACTED] Fax Number: 305-693-2277

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:

G7 Holdings, Inc. DBA GarbageMan.Com

- 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.

Adriana Davis, President

Name/Title

ADavis

Signature

3/31/2025

Date

Gregory Davis, Treasurer

Name/Title

GRD

Signature

3/31/2025

Date

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.:

G7 Holding, Inc. DBA Garbageman.Com is a licensed general contractor company that focus on waste removal from construction sites including dirt hauling, demolition, and dumpsters.

Total Project Cost \$ 117,000

Amount of Agency funding requested by Applicant \$ 83,000

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 requested funding will be allocated for upgrading the HVAC system, installing impact-resistant windows and doors, enhancing the landscaping, repaving the parking lot and drainage system, updating the exterior lighting, replace gate, and repainting the building's exterior and side wall.

We would also, like to use the funding to purchase computers, server and other technology related items.

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

The selected renovations will improve the overall quality and safety of the building, create a more appealing and secure environment, and address infrastructure needs, improving accessibility while improving the aesthetic appeal, making the area more attractive to local residence and neighboring businesses.

***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	Exterior paint	Paint building and connected wall	\$15,000
2	Window & doors	Install impact windows and doors	\$40,000
3	Landscaping	Update the landscaping	\$12,000
4	Upgrade HVAC	Upgrade the HVAC	\$10,000
5	Exterior lighting	Install exterior lighting	\$10,000
6	Gate	Replace gate	\$20,000
Total Estimated Construction Cost:			\$ 107,000

*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	Laptops	Dell Latitude 7000 or XPS 15 Each \$1,600	\$3,200
2	Printer	High Performance Printer (Dell , HP, or Brother)	\$800
3	Computer Server and Installation	Install a new PowerEdge T-Series Server with CAT 6 cable	\$4,000
4			
5			
6			
Total Estimated Equipment Cost:			\$ \$8,000

*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.

The grant funding will play a crucial role in preserving all twelve current positions, enabling our staff to continue working in a more modern and efficient facility. The improvements supported by the grant will strengthen the overall infrastructure, ensuring a safer and more productive work environment. These upgrades will maintain a comfortable, functional workspace, allowing us to consistently deliver high-quality service. Additionally, this investment will enhance the building's appeal and professionalism, contributing to the long-term stability of the business and supporting job retention for our employees.

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.

The grant funding will indirectly enhance the skill sets of our current employees by providing them with a more modern, efficient, and comfortable workplace. This will allow our employees to focus more on their tasks without distractions or discomfort, leading to improved productivity and efficiency. Additionally, as we make these upgrades, employees may have the opportunity to gain new skills related to the updated technologies and systems, further strengthening their expertise and enhancing their ability to perform their roles effectively.

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.

With the improvements made possible by the funding, we will be able to expand our operations and better serve our customers. As a result, we will hire one new sales representative to help drive business growth and attract more customers. This new position will help increase sales and contribute to the business long-term success.

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 increase sales revenue, improve our competitiveness, and enhance our market position. The facility upgrades will create a more efficient and professional environment, reducing costs and increasing productivity. Hiring a new sales representative will help expand our customer base and improve our ability to reach new markets. These improvements will strengthen our competitiveness and support business growth, ultimately boosting revenue.

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

The upgrades, such as the new HVAC system and impact-resistant windows, will create a more energy-efficient environment by better regulating temperature and reducing energy waste. Improved infrastructure, including repaving the parking lot and drainage system, will also enhance accessibility and prevent costly repairs in the future. These upgrades will lead to lower maintenance costs, a more efficient workspace, and improved overall operations, ultimately reducing energy consumption and operational expenses.

BUSINESS/COMPANY NAME: G7 Holdings, Inc. DBA GarbageMan.Com	
1. How many years has your business been in operation?	25
2. How many years of experience dos the majority owner have in this business?	45
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? To align with the Agency's priorities and drive economic impact along the NW 79th Street Corridor, we will use the grant funding to upgrade our facilities and expand operations. These improvements will enhance our infrastructure, attract more customers, and create new job opportunities. Ultimately, these upgrades will help revitalize the area, increase sales, and contribute to local economic growth.	
JOBS & JOB CREATION	
5. How many of your current employees earn less than \$27,400 per year? <u>4</u> More than \$27,400? <u>8</u>	
6. How many new jobs will be created, if your business receives the requested grant funding?	1
7. How many new jobs will be created earning more than \$27,400 per year, if your business receives the requested grant funding?	1
8. How many of your businesses' current positions require more than a high school education/diploma?	0
9. How many new jobs created by this grant will require more than a high school education or diploma?	0
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 <u>X</u> Sales Technician Operative Laborer Office/Clerical Service Worker Other: _____ 11. What are the new positions which will be created: <u>Sales Rep.</u>	
INVESTMENT AND USE OF FUNDS	
12. What is the total project cost/investment?	\$115,000
13. What is the total amount of grant funding being requested in this application?	\$83,000
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? This grant funding will benefit the CRA community and its residents by upgrading local infrastructure, creating new job opportunities, and enhancing the overall environment. These improvements will help create a more vibrant, thriving neighborhood, positively impacting both local businesses and residents.	

**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, Adriana Davis, (Owner/President Name) the owner or president of
G7 Holding, Inc. DBA GarbageMan.Com (Business Name), whose
 business address is, 2540 NW 74th 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 Document Number](#) /

Detail by Document Number

Florida Profit Corporation
G 7 HOLDINGS, INC.

Filing Information

Document Number	P00000042555
FEI/EIN Number	APPLIED FOR
Date Filed	04/27/2000
State	FL
Status	ACTIVE

Principal Address

2540 NW 74 ST
MIAMI, FL 33147

Changed: 02/15/2025

Mailing Address

8600 NW 36 Avenue
MIAMI, FL 33147

Changed: 10/24/2018

Registered Agent Name & Address

CONDARCO LAW FIRM PLLC
8600 NW 36 Avenue
MIAMI, FL 33147

Name Changed: 01/09/2020

Address Changed: 04/11/2019

Officer/Director Detail

Name & Address

Title Treasurer

DAVIS, GREGORY R
8600 NW 36 Avenue
MIAMI, FL 33147

Title President, Secretary

DAVIS, ADRIANA
8600 NW 36 Avenue
MIAMI, FL 33147

Annual Reports

Report Year	Filed Date
2023	02/16/2023
2024	01/09/2024
2025	02/15/2025

Document Images

02/15/2025 -- ANNUAL REPORT	View image in PDF format
01/09/2024 -- ANNUAL REPORT	View image in PDF format
02/16/2023 -- ANNUAL REPORT	View image in PDF format
03/05/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/09/2020 -- ANNUAL REPORT	View image in PDF format
04/11/2019 -- ANNUAL REPORT	View image in PDF format
10/24/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/20/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
02/18/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/21/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
04/12/2011 -- ADDRESS CHANGE	View image in PDF format
01/10/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
02/08/2009 -- ANNUAL REPORT	View image in PDF format
04/10/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format
01/05/2006 -- ANNUAL REPORT	View image in PDF format
01/07/2005 -- ANNUAL REPORT	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
03/20/2003 -- ANNUAL REPORT	View image in PDF format
02/25/2002 -- ANNUAL REPORT	View image in PDF format
03/05/2001 -- ANNUAL REPORT	View image in PDF format
04/27/2000 -- Domestic Profit	View image in PDF format

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

Fictitious Name Search

Fictitious Name Detail

Fictitious Name

GARBAGEMAN.COM

Filing Information

Registration Number G12000008785
Status ACTIVE
Filed Date 01/25/2012
Expiration Date 12/31/2027
Current Owners 1
County MIAMI-DADE
Total Pages 4
Events Filed 3
FEI/EIN Number 65-1037789

Mailing Address

8600 NW 36TH AVE
MIAMI, FL 33147

Owner Information

G7 HOLDINGS, INC
8600 NW 36 AVE
MIAMI, FL 33147
FEI/EIN Number: 65-1037789
Document Number: P00000042555

Document Images

[01/25/2012 -- Fictitious Name Filing](#)[06/14/2022 -- Fictitious Name Renewal Filing](#)[10/04/2019 -- CHANGE NAME/ADDRESS](#)[08/29/2017 -- Fictitious Name Renewal Filing](#)

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

Fictitious Name Search

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

6786991

BUSINESS NAME/LOCATION
G7 HOLDINGS INC
2540 NW 74TH ST
MIAMI, FL 33147-6216

RECEIPT NO.
RENEWAL
7060536



OWNER
G7 HOLDINGS INC
C/O ADRIANA DAVIS PRES

Worker(s) 5

SEC. TYPE OF BUSINESS
196 GENERAL BUILDING
CONTRACTOR

CGC1519552



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**
79.50 03/05/2025
PTBTC-25-075087



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 mdctaxcollector.gov







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	1	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	0	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	86.80	N/A

County Commission District



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/12/2025

PROPERTY INFORMATION

Folio	30-3110-031-0100
Property Address	2540 NW 74 ST MIAMI, FL 33147-6216
Owner	KRYPTONITE DEMOLITION INC
Mailing Address	8600 NW 36 AVE MIAMI, FL 33147
Primary Zone	7051 UC EDGE - INDUSTRIAL (ID) 4 MAX HT
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	13,500 Sq.Ft
Living Area	13,500 Sq.Ft
Adjusted Area	13,500 Sq.Ft
Lot Size	46,200 Sq.Ft
Year Built	1955

ASSESSMENT INFORMATION

Year	2024	2023	2022
Land Value	\$1,247,400	\$1,155,000	\$785,400
Building Value	\$306,180	\$288,312	\$73,458
Extra Feature Value	\$37,028	\$41,142	\$41,142
Market Value	\$1,590,608	\$1,484,454	\$900,000
Assessed Value	\$1,089,000	\$990,000	\$900,000

BENEFITS INFORMATION

Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$501,608	\$494,454	

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

SHORT LEGAL DESCRIPTION

PARA VILLA HGTS ADD PB 4-611/2
ALL BLK 88 & E15FT OF NW 26 AVE
& W15FT OF 25 AVE LYG N OF FEC
R/W & S OF 74 ST PROD
LOT SIZE SITE VALUE



TAXABLE VALUE INFORMATION

Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,089,000	\$990,000	\$900,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,590,608	\$1,484,454	\$900,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,089,000	\$990,000	\$900,000

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/01/2002	\$0	20290-4643	Sales which are disqualified as a result of examination of the deed
08/01/1977	\$44,900	09782-0392	Sales which are disqualified as a result of examination of the deed
08/01/1976	\$49,400	00000-00000	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>

G7 Holdings, Inc. DBA Garbage.com



Created by: Neighbors And Neighbors Association, Inc.
(NANA)

G7 Holdings, Inc. DBA Garbageman.com

A licensed general contractor specializing in **waste removal solutions** for construction projects of all sizes. With a focus on efficiency, safety, and environmental responsibility. Providing a full range of services, including **construction site clean-up, dirt hauling, demolition, and dumpster rentals.**

Serving contractors, developers, and property owners, Garbageman.com is committed to helping construction projects stay on schedule and compliant by handling the heavy lifting when it comes to waste and debris removal.

Established in 2000

Owner: Adriana Davis / Gregory Davis

Location: 2540 NW 74th Street

Miami, FL 33147

Project/Investment Overview

RRG:

- ☐ Exterior paint
- ☐ Install impact windows and doors
- ☐ Update landscaping
- ☐ Upgrade the HVAC system
- ☐ Install exterior lighting
- ☐ Replace gate

SBTIG:

- ☐ Laptops (2) & Printer
- ☐ Commuter server with installation

Total investment cost: \$115k (RRG- \$107k and SBTIG- \$8k)

Amount requested from CRA: \$83,000 (RRG- \$75,000 & SBTIG- \$8k)

Required 25% match for renovations: \$26,750

Current Conditions



Front View



Front Gate



Adjacent Wall



Side View #1



Side View #2

Project Benefits

- **Enhances curb appeal**- creates a more professional and welcoming environment.
- **Increases safety and security**- protection from severe weather and potential intrusions.
- **Improves energy efficiency and comfort**- reduces utility costs and improves indoor air quality.
- **Increases visibility**- enhances aesthetics and safety.
- **Provides greater access control and privacy**- offering functional and visual improvements to the property.
- **Increase property value**- demonstrates a strong commitment to long-term growth and community investment.
- **Strengthens data security and reliability**- upgrading technology infrastructure, ensuring the business can operate more efficiently and securely.



Thank You!

RESOLUTION NO. CRA-09-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY APPROVING GRANT APPLICATION WITH LIBERTY 62, LLC, THE FISCAL YEAR 2024-25 AREA IMPROVEMENT AND REDEVELOPMENT GRANT FUNDING, REVITALIZATION & REHABILITATION GRANT PROGRAM AND THE SMALL BUSINESS TECHNOLOGY & INNOVATION GRANT PROGRAMS IN THE AMOUNT OF \$8,250 AND \$10,000, RESPECTIVELY; 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 for Liberty 62, LLC, for the Revitalization & Rehabilitation and Small Business Technology & Innovation Grant programs for \$8,250 and \$10,000, respectively.

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 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:


	Rhenie Dalger, Chair _____	
	Dr. Gilbert St. Jean, Vice-Chair _____	
Tanisha Douglas _____		Nadege Vilsaint _____
Sandy Lila _____		

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of July, 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: July 30, 2025

To: Board Members of NW 79th Street Community Redevelopment Agency

From: Khass Oupelle, Executive Director
NW 79th Street Corridor Community Redevelopment Agency

Subject: Liberty 62, LLC Grant Application

Recommendation

It is recommended that the Board of Commissioners of the NW 79th Street Corridor Community Redevelopment Agency (Agency) approve the grant applications submitted by Liberty 62 LLC, under the Revitalization & Rehabilitation Grant Program and the Small Business Technology & Innovation Grant Program, for a combined total award of \$18,250. The proposed improvements align with the CRA's goals of supporting small business development, and commercial revitalization.

Fiscal Impact

The proposed grant will be funded from the FY 2024–2025 approved allocations for the CRA's business support programs, which include \$1,000,000 for the Business Attraction & Expansion Grant Program (BAEG), \$500,000 for the Revitalization & Rehabilitation Grant Program (RRG), and \$250,000 for the Small Business Technology & Innovation Grant Program (SBTIG).

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

Liberty 62 LLC, located at 2147 NW 62nd Avenue, Miami, FL 33147, has submitted applications for the Revitalization & Rehabilitation Grant Program (RRG) and the Small Business Technology & Innovation Grant Program (SBTIG), requesting a combined total of \$18,250.

The proposed improvements under the RRG include new flooring, interior paint, bathroom upgrades, and enhanced lighting. The applicant also plans to use the SBTIG funds for a new security system and updated equipment. The total estimated cost of the project is \$21,000.

Liberty 62 LLC is a locally owned dry cleaning and laundromat business offering services such as dry cleaning, alterations, and wash-and-fold. These improvements will create a more welcoming and functional environment for customers, enhance operational efficiency, and better position the business to meet growing customer demand.

Attachment

Liberty 62, LLC. Grant Application



Application # 4

Application Date: 1.15.2025

GRANT APPLICATION REVIEW & RECOMMENDATION CHECKLIST

Applicants Request:

☒ RRG 13,750

☐ BAEG —

☒ SBTIG \$13,000

Applicant Information:

Business Name: Liberty 62 LLC

Trade Name/ DBA: —

Business Address: 2147 NW 62nd Street, Miami, FL 33147
City, State, Zip code

Applicant / Contact Name: Martin Castillo

Required Documents (Ensure all are included):

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

Recommendation(s):

☒ RRG 13,750
Up to \$ 75,000 (25% match)

☐ BAEG —
Up to \$ 100,000 (50% match)

☒ SBTIG 13,000
up to \$ 10,000 (no match)

Staff Review:

Staff Name:

Victoria Goss

Review Date:

7/10/2025



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: Liberty 62 LLC

Contact Person Name: Martin Castillo

Telephone Number: (XXXXXXXXXX) _____ 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:

Liberty 62 LLC

- ☒ 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.

Martin Castillo owner

Name/Title

Martin Castillo

Signature

01.15.2025

Date

Name/Title

Signature

Date

SECTION 2: BUSINESS/COMPANY BACKGROUNDFunding Requested: \$ \$26,750**APPLICANT/OWNER INFORMATION**Name of Applicant: Martin CastilloAddress: [REDACTED]City, State, Zip Code: [REDACTED]Phone Number: ([REDACTED]) [REDACTED] E-mail: Liberty62cleaners@gmail.com**BUSINESS INFORMATION**Legal Name of Business: Liberty 62 LLCBusiness Address: 2147 NW 62nd Street, Miami, FL 33147Business Phone: (305) 696-0503 Business E-mail: Liberty62cleaners@gmail.comBusiness Website Address: N/AFederal Tax ID #: 87-2698539 Date Established: 9/15/2021Check Business Type: X Sole Proprietorship Corporation Partnership Other Own X Rent Contract for Deed Mortgage Principal: \$ Lessor: [REDACTED] Terms of Lease: [REDACTED] Monthly Lease: \$ [REDACTED]

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

Name: Martin Castillo Interest: 100 %Name: Interest: %Name: Interest: %Name: Interest: %Current Gross Annual Revenue: \$ [REDACTED]**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: 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.:

I own a local dry cleaning and laundromat business, offering a range of services including dry cleaning, alterations, and wash-and-fold. To make things even more convenient, we provide free pick-up and delivery, catering to the needs of busy families and professionals.

Total Project Cost \$ 29,500

Amount of Agency funding requested by Applicant \$ 26,750

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:

To refresh the interior with new paint, update the flooring throughout the building with epoxy, renovate the bathroom by replacing the vanity and toilet, and install interior modern light fixtures.

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

The CRA funding will have a positive impact on both my business and the surrounding area by aiding in the creation of a more welcoming and modern environment that will attract more customers and encourage repeat business. The requested renovations will enhance the overall aesthetic of the area, contributing to the neighborhood's growth and appeal.

***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	Flooring	Update flooring with epoxy	\$3,500
2	Paint	Interior paint	\$3,500
3	Bathroom updates	Replace toilet and vanity	\$1,500
4	Ligthing	Update interior light fixtures	\$2,500
5	Carpentry	Replace front counter	\$5,500
6			
Total Estimated Construction Cost: \$ 16,500			

*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 interior self monitoring security system	\$2,000
2	Equipment	Commercial Double Stack Dryers (Steiner Atlantic)	\$8,000
3	Advertising	TV monitor (signage) installation and setup	\$3,000
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.

Yes, the grant funding will play a critical role in retaining and maintaining key positions by supporting wages for current staff including Management, Pressers, and Customer Service Reps. It will ensure job stability for our team as we expand, allowing us to manage the increased demand while continuing high-quality service.

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.

The grant funding will not directly enhance the skill sets of current positions, however, it will aid in the creation of a more welcoming environment.

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.

While the grant funding will not result in the creation of a new job position, it will aid in maintaining existing positions allowing our business to continue operating smoothly and meet the demands of our customers.

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.

Using the funding for renovations will create a more attractive and efficient business environment. This will improve the customer experience and increase customer satisfaction, ultimately leading to higher sales revenue. Additionally, the improvements will make our business more competitive by enhancing our overall brand image and creating a more inviting space for both current and potential customers. While the funding will not directly expand into a new market, the improvements will help us solidify our position in our current market and allow us to better meet customer needs, which will contribute to growth and increased market presence.

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 renovations, such as updated flooring, interior paint, upgraded lighting, a refreshed bathroom and equipment will create a more functional and energy-efficient workspace, reducing long-term maintenance costs and energy consumption. Enhanced lighting will also contribute to a more comfortable and productive environment for both employees and customers, ultimately improving overall business operations and efficiency.

SECTION 5: JOB CREATION/ECONOMIC IMPACT/COMMUNITY BENEFIT

BUSINESS/COMPANY NAME:	
1. How many years has your business been in operation?	4
2. How many years of experience dos the majority owner have in this business?	13
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 meet the specific priorities of the Agency by using the grant funds to improve our business environment along the NW 79th Street Corridor. By updating the flooring, interior paint, lighting, and bathroom, we will create a more inviting and efficient space that enhances the overall appeal of the area, contributing to the revitalization of the corridor. These renovations will not only improve customer experience but also support our efforts to retain and maintain key positions, and job stability in the local community. As a result, our business will continue to serve as a valuable local employer, fostering economic growth and contributing to the ongoing development of the NW 79th Street Corridor.	
JOBS & JOB CREATION	
5. How many of your current employees earn less than \$27,400 per year? <u> 3 </u> More than \$27,400? <u> 1 </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?	N/A
8. How many of your businesses' current positions require more than a high school education/diploma?	0
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: _____	N/A
INVESTMENT AND USE OF FUNDS	
12. What is the total project cost/investment?	\$29,500
13. What is the total amount of grant funding being requested in this application?	\$26,750
OPERATIONAL READINESS	
14. Is your business permitted by applicable Miami-Dade County Zoning to operate on the property?	___ Yes <u>X</u> 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 improving the overall appearance of the Corridor. The requested upgrades will create a more inviting and efficient space, attracting more customers and supporting the local economy.	

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, Martin Castillo, (Owner/President Name) the owner or president of
Liberty 62 LLC (Business Name), whose
business address is, 2147 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 Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LIBERTY 62 LLC

Filing Information

Document Number	L21000409589
FEI/EIN Number	87-2698539
Date Filed	09/15/2021
Effective Date	09/15/2021
State	FL
Status	ACTIVE

Principal Address

2147 NW 62ND STREET
MIAMI, FL 33147

Mailing Address

2147 NW 62ND STREET
MIAMI, FL 33147

Registered Agent Name & Address

CASTILLO, MARTIN
2147 NW 62ND STREET
MIAMI, FL 33147

Authorized Person(s) Detail

Name & Address

Title AMBR

CASTILLO, MARTIN
2147 NW 62ND STREET
MIAMI, FL 33147

Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	04/30/2023
2024	04/23/2024

Document Images

04/23/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
09/15/2021 -- Florida Limited Liability	View image in PDF format

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

353243

BUSINESS NAME/LOCATION

LIBERTY 62 LLC
2147 NW 62ND ST
MIAMI, FL 33147-7827

RECEIPT NO.

RENEWAL
2274454



OWNER

LIBERTY 62 LLC
C/O MARTIN CASTILLO MGR

Employee(s) 10

SEC. TYPE OF BUSINESS

213 CLEANER/LAUNDRY/ALTERATIONS

**PAYMENT RECEIVED
BY TAX COLLECTOR**

82.50 10/17/2024
FPPU02-25-000262



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 mdctaxcollector.gov



EXPIRES
SEPTEMBER 30, 2025

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





Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	2	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	2	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	2	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 18.01	N/A
2	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	75.20	N/A
2	80.10	N/A



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/19/2025

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

	2024	2023	2022
Year			
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.e.gov/info/disclaimer.asp>

LIBERTY 62 LLC

2147 NW 62ND STREET
MIAMI, FL 33147



Created by: Neighbors And Neighbors Association, Inc. (NANA)

LIBERTY 62, LLC

A **minority-owned** dry cleaning and laundromat dedicated to providing reliable, high-quality service to the community it proudly serves. Offering a full range of professional services, including **dry cleaning, alterations,** and **wash-and-fold** laundry.

Understanding the demands of busy lifestyles, Liberty 62 LLC also provides **free pick-up and delivery** services, making it easier for customers to access premium service without disrupting their schedules.

Established in 2021

Owner: Martin Castillo

Location: 2147 NW 62nd Street
Miami, FL 33147

PROJECT/INVESTMENT OVERVIEW

RRG:

- ☐ Update the flooring with epoxy
- ☐ Interior paint
- ☐ Renovate bathroom (replace toilet and vanity)
- ☐ Update interior lighting
- ☐ Replace the front counter

SBTIG:

- ☐ Installation of an interior security system
- ☐ Commercial double-stack dryer
- ☐ Install TV monitor (Signage)

Total investment cost: \$29,500 (RRG- \$16,500 and SBTIG- \$13,000)

Amount requested from CRA: \$26,750 (RRG- \$13,750 & SBTIG- \$13,000)

Required 25% match for renovations: \$2,750

CURRENT CONDITIONS

- - Worn flooring
- - Insufficient lighting
- - Outdated restroom facility





LIBERTY CLEANERS INDOORS (Front Lobby)

← CURRENT

↓ PROPOSED



PROJECT BENEFITS

- • Create a modern and welcoming environment
- • Improve workflow
- • Provide a safer work environment
- • Stay competitive in the local market

THANK YOU!

VII - REPORT

MHCP COLAB
Economic Development
Coordinator



Status Report

Economic Developer Coordinator

July 30, 2025

79th Street CRA Board Meeting

I. Project Updates

- **Submittal Requirements for Unsolicited Project Assistance for the NW 7th Avenue and NW 79th Street CRAs:** COLAB is working with the Executive Director on a revised strategy under his guidance to offer a joint infrastructure and TIF program to stimulate strategic private investment that advances the CRA's core mission of promoting long-term economic sustainability within the redevelopment area.
- **Project Developer Workshop:** We are in ongoing discussions with the ED and our project team to formalize a 2-hour workshop at the DoubleTree Hilton or another potential site as a hosted showcase featuring developers presenting proposed and current projects. With guidance from the ED, the workshop will include small developer initiatives and financial institutions offering insights to advance redevelopment. We intend to announce the CRA's TIF incentive program for potential developers and open discussions regarding the current development climate. The workshop agenda will follow and include collaboration between our subconsultant and project team member, Howard Brown of LGCG.
- **Status of 18th Ave redevelopment initiatives:** 1M budget line item and current developer interests. At the last board meeting, the Chairman inquired about the Economic Development team preparing a budget item description to clarify expected allocations. This includes removing slum and blight by demolishing unsafe structures, improving lighting, or acquiring land. As part of a discussion with the ED, it was concluded that a budget item description should also be shared initially with District 3 to gather their input on the intent and to discuss Master Planning of 18th Ave further to provide a roadmap for the redevelopment strategy. This approach will provide the CRA clear guidelines and offer direction for development initiatives and the million-dollar set aside for 18th Ave redevelopment.
- **Land Analysis for Potential Redevelopment Strategies for NW 79th Street CRA:** We prepared a GIS analysis of the current county-owned parcels within the CRA for review purposes with the ED and to understand parcel designations for a targeted

review of potential county-owned parcels that align with redevelopment initiatives and projects currently in the pipeline and are part of Miami-Dade County's Land Management portal within the CRA's boundaries.

- **Vacant Land and County Owned Parcel Maps.** COLAB created maps that show all County Owned parcels and vacant land within the CRA and more closely on 18th Avenue for potential redevelopment opportunities.
- **NW 79th Street CRA GIS Dashboard:** An interactive GIS platform that includes a Land Development Tool Property Dashboard, an all-in-one tool for searching zoning regulations, development prospects, and assets. Board members asked to review the demo site. Colab has made additional updates and is currently in review with the ED and then on to board members for input.