

North Central Dade Municipal Advisory Committee

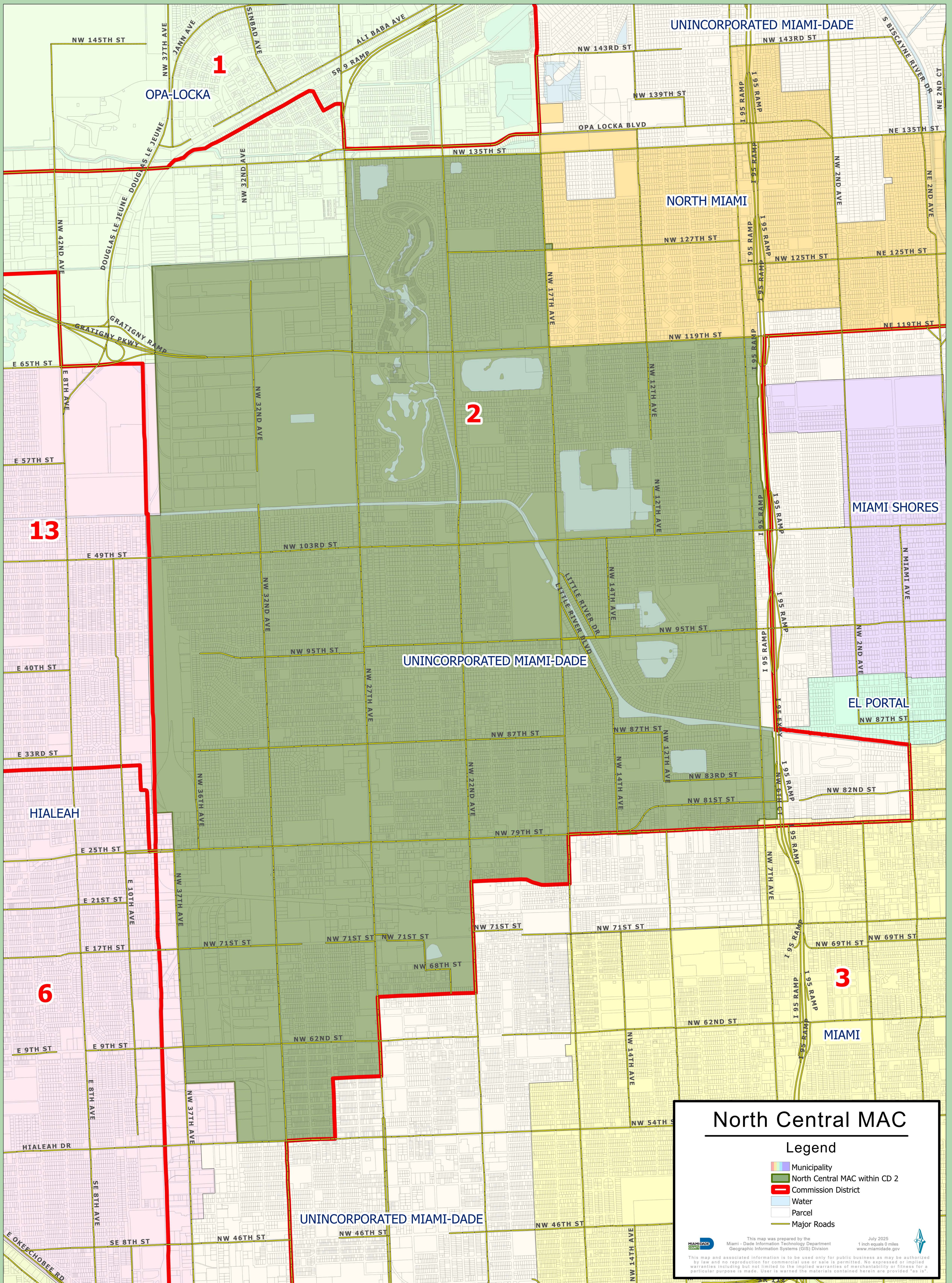


Arcola Lakes Senior Center - 8401 NW 14 Avenue
May 6, 2026 - 6:00 p.m.

County Commission Rules - Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further audience before the commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chambers. Persons exiting the commission chamber shall do so quietly.

1. Call to Order & Roll Call
2. Reasonable Opportunity for Public Comments
3. Approval of Meeting Agenda
4. Approval of Meeting Minutes
 - April 1, 2026
5. Miami-Dade County Department Presentation:
 - Miami-Dade Sheriff's Office
6. Miami-Dade Office of Management and Budget update on requested information
7. MAC Board Discussion
 - Update Budget Workshop April 25th Meeting
 - Update Work Plan
8. Proposed Next Meeting Dates and Location
 - Wednesday, June 3, 2026, Arcola Lakes Senior Center, 6:00 PM
9. Adjournment



North Central MAC

Legend

- Municipality
- North Central MAC within CD 2
- Commission District
- Water
- Parcel
- Major Roads

North Central Municipal Advisory Committee (NCMAC) Meeting Minutes

Date: April 1, 2026

Time: 6:00 PM

Location: Arcola Lakes Senior Center

I. Call to Order

The meeting was called to order by Chair Kenneth Kilpatrick at 6:09 PM.

II. Welcome and Opening Remarks

III. Roll Call

Board Members	Affiliation	Attendance
Kenneth Kilpatrick (Chair)	Brownsville Civic Neighborhood Association	Present
Trameka Turner-Rios (Vice Chair)	Little River Farms Homeowners Association	Present
Daniella Pierre (Secretary)	Northwest 7th Avenue Corridor Community Redevelopment Agency	Present
Sandy Lila	Northwest 79th Street Corridor Community Redevelopment Agency	Present
Anthony Bonamy	Community Member	Absent
Miguel Quintero	Community Member	Present
Joyce Brown	Gratigny Neighborhood Association	Present
Vanessa Woodard Byers	Twin Lakes/North Shore Gardens Homeowners Association	Absent
Kathleen Gordon	Gladeview Homeowners and Civic Association	Present
Felicia Mayo-Cutler	Northshore Community Association	Present
Pastor Richard Paul Dunn	Faith Community Baptist Church	Absent

Quorum was established.

IV. Public Comments

Chair Kilpatrick opened the floor for public comments, allowing each speaker one minute.

Speaker 1: Fredrick Bryant Address: 1431NW 2nd Avenue, Miami FL 33136

Raised concerns regarding prior and ongoing annexation efforts involving parts of Brownsville, specifically referencing attempts to transfer industrial tax base areas to the City of Hialeah.

Speaker 2: Lloyd Evans, Address: 3195 NW 48th Terrace

Requesting that Brownsville be included in the MAC study to be incorporated.

Speaker 3: Nicholas Usser, Address: 3160 NW 42nd Avenue

Seeking Brownsville be added to the MAC.

Speaker 4: Sam Williams, Address: 3250 NW 40th Terrace

Spoke in support of adding Brownsville boundaries to the MAC. Requesting to waive the petition so that Brownsville can be added.

Speaker 5: Melvin Mills, Address: 1160 NW 109th Street

Raised concerns about economic sustainability, questioning how revenue would be generated without attracting major retailers. Highlighted a decline in commercial activity compared to the historical Northside economy.

Speaker 6: Shirley McCullough – Address: 5240 NW 29th Court

Voiced support for including Brownsville in the study boundaries and waiving petition requirements.

Speaker 7: Theophilus Williams, Address: 1391 NW 95th Street

Expressed concerns about zoning practices and county-level decision-making

Speaker 8: Valencia Gunder - Address: 797 NW 74th Street

In support of adding Brownsville and waving the petition. Noticed the MAC removed her neighborhood. Wants her neighborhood to be part of the MAC.

No further public comments were made. The Chair closed the public comment at 6:21 P.M.

Item 3: Approval of Agenda

- Motion by Sandy Lila to approve the agenda was made and seconded by Trameka Rios.
- **Vote:** Unanimously approved.

Item 4: Approval of Previous Meeting Minutes

- February 4, 2026, and March 4, 2026, meeting minutes were reviewed.
- Motion made and seconded to approve both sets of minutes.
- **Vote:** Unanimously approved.

Chair Kilpatrick extended the floor to former Miami-Dade County Commissioner Dennis C. Moss for a special presentation.

Key Points from Presentation:

- Shared personal experience from 27.5 years on the County Commission.
- Discussed the history of incorporation efforts across Miami-Dade County.
- Initially opposed incorporation due to misconceptions about loss of county resources.
- Later concluded municipalities can provide more responsive and focused “city-level services.”
- Emphasized:
 - Importance of community input throughout the process
 - Reality of both support and opposition in incorporation efforts

- Role of elected officials in advancing incorporation initiatives
- Noted that prior incorporation efforts often originated from commissioners rather than grassroots petition thresholds and that no community that is currently incorporated has ever met the 20% petition threshold to incorporate
- Highlighted that even with support, incorporation efforts may not succeed without County Commission approval.
- Encouraged the committee to remain guided by community voice and data.

Item 6: Presentation – Department of Transportation and Public Works (DTPW)

Presenter: Josiel Martinez, Deputy Director

Overview:

- Provided an overview of DTPW responsibilities and operations.
- Department includes over 4,500 employees and oversees:
 - Traffic and roadway engineering
 - Bridge and canal infrastructure
 - Transit systems (bus and rail)
 - Stormwater and roadway maintenance
 - Transportation planning and construction

Key Insights:

- Explained road ownership structure:
 - **State Roads:** Regional and interstate systems
 - **County Roads:** Major collectors across the county
 - **Municipal Roads:** Local neighborhood streets
- Noted that even within municipalities:
 - Traffic engineering and signalization remain under county authority per Home Rule Charter
- Provided preliminary analysis of:
 - Infrastructure responsibilities
 - Potential costs associated with incorporation
- Emphasized that incorporation would shift certain service and financial responsibilities to a new municipality.
- Emphasized that Florida House Bill 385 (2019) prohibits local priority in transportation and public works projects if the area is not located within a municipality. Unincorporated areas are subject to "regional" priority, instead, which allows for resources generated from UMSA communities to be pooled to finance large scale transportation and/or public works projects that are located anywhere within Miami-Dade County.

Item 7: Presentation – Department of Environmental Resources Management – Josh Mahoney

- Provided an overview of DERM and its functions
- Shared information on water supply and air quality reporting and monitoring
- Shared information on the Biscayne Aquifer System
- Acknowledge the importance of sewer – FOG Fats, oils and grease
- DERM is done countywide

Board Discussion

Chair Kilpatrick provided an update from the budget meeting, mentioned no formal action was taken.

Board Member Miguel Quientero opined that the budget workshop was informative and that comparisons of North Central Dade to similarly situated surrounding cities were discussed. He shared his opinion that taxes will increase, like in Miami Gardens.

Chair Kilpatrick recognized Mr. Oliver Telusma from County Commissioner Marleine Bastien's Office (District 2), to share updates and to provide information on the HOA town hall meeting scheduled for Thursday, April 9, 2026, at Arcola Lakes Center, 6PM. Vice Chair Rios encouraged everyone to attend to talk about their concerns as a community.

Chair Kilpatrick shared a QR code for the online petition of adding Brownsville to the study area and stated that the population will increase by approximately 18,000 if Brownsville is added.

Additionally, it was discussed that the next Budget Workshop Meeting is scheduled for Saturday, April 25, 2026 at 10 AM, at Faith Community Baptist Church - 10401 NW 8th Ave, Miami, FL 33150.

Next MAC Meeting Wednesday, May 6, 2026 at 6PM.

Motion to adjourn at 7:36 pm.

Chair: _____
Kenneth Kilpatrick

Secretary: _____
Daniella Pierre



MIAMI-DADE SHERIFF'S OFFICE

**Contractual Police Service for
Proposed Incorporation Area of
North Central Dade**

May 2026



Northside District

- The proposed area of incorporation for the North Central Dade MAC is approximately 12.5 square miles located within the Northside District
- Population of Northside District is approximately 95,532 residents
- Population of the North Central Dade MAC area is approximately 76,616 residents (80% of the District's population)

Based on U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, and Miami-Dade County, Regulatory and Economic Resources Department.



Calls-For-Service Calendar Year 2025

Calls in Northside District

- 90,215 total calls for service



Calls in proposed
Incorporation Area

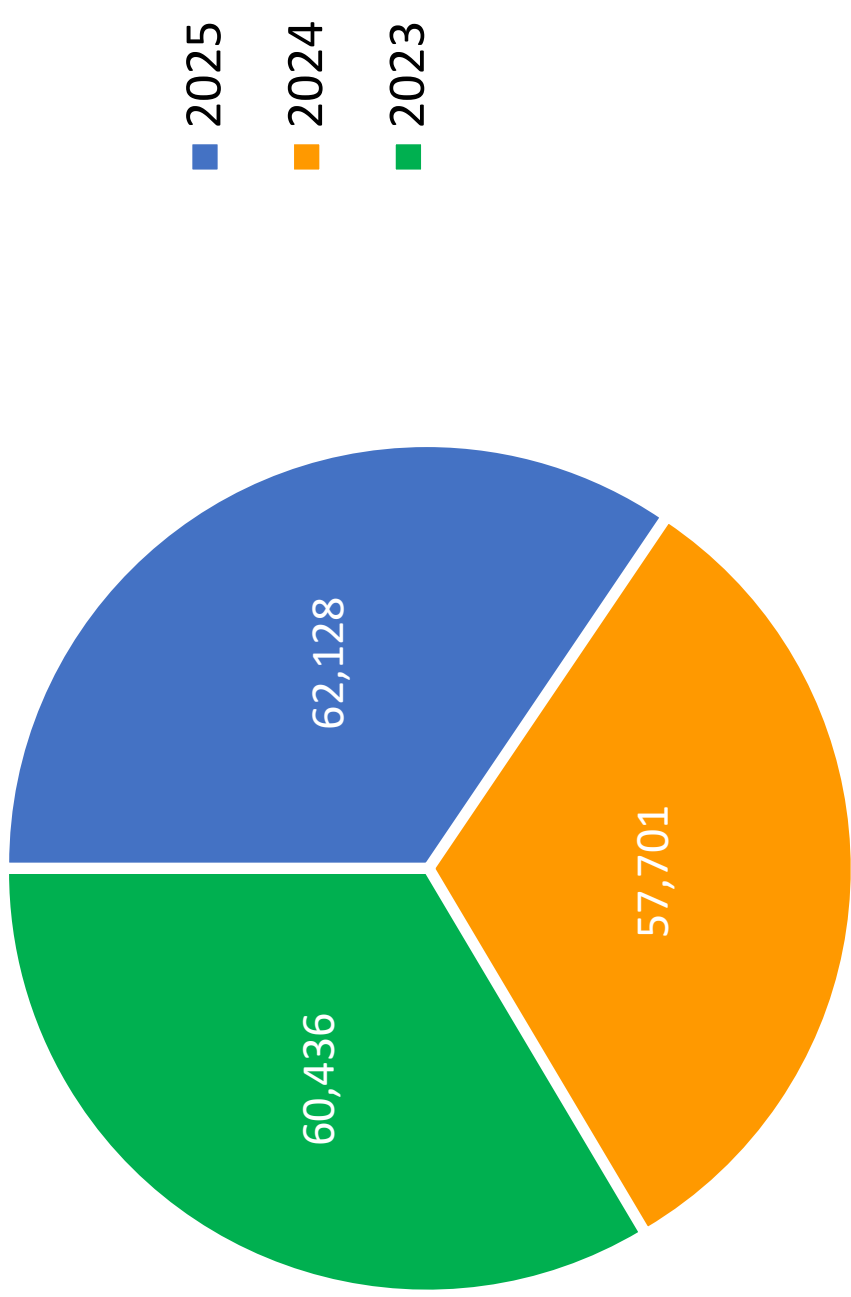


69%
Nor



2025/2024/2023 Calls For Service within the proposed MAC area

Calls for Service





Current Budgeted Staffing Levels for Northside District

Major	1
Captain	1
Lieutenants	7
Sergeants	27
Deputy Sheriffs	212
Total Sworn	248
Public Service Aides	9
Police Station Specialist	1
Admin Secretary	1
Secretary	4
Police Records Specialist	1
Police Crime Analysis Spec.	3
Total Non-Sworn	19



Police Patrol Contract Topics

- 3-year initial contract
- Transition period of no less than 12 months
- Police Major will serve as daily liaison to the City and as its Commander
- City Manager will set local police priorities including quality of life issues
- City identifier will be placed on marked police vehicles, one uniform sleeve and above/near name plate
- City may maintain at their own cost a location for MDSO personnel
- Continual collection of calls for service data, and other related statistics by MDSO



Sheriff's Office Patrol Services

- Responding to emergency and non-emergency calls for service
- Preventing and deterring crime
- Preventive and directed patrolling
- Maintaining public order
- Arresting criminal offenders
- Enforcing traffic laws and handling traffic crashes
- Conducting general investigations
- Addressing quality of life issues



Ancillary Services

Included in the Agreement at no charge

- Office of the Sheriff
- General Counsel's Office
- Community Affairs Bureau (Public Affairs Office)
- Central Records Bureau
- North and South Division Chiefs



Support Services

The contract support fee includes:

- Human Resources Office
- Management & Budget Office
- Finance & Procurement Office
- Miami-Dade Sheriff's Training Center
- Internal Affairs Office
- Facilities Maintenance - utilities, janitorial, and lease costs
- Support Equipment - police radio system, officer equipment, and laptops



Specialized Sheriff Services

Units Funded through County-wide taxes

- Robbery
- Sexual Crimes
- Domestic Crimes
- Homicide
- Narcotics Investigations
- Economic Crimes
- Crime Scene Investigations & Crime Laboratory
- Property and Evidence
- Tactical Operations



Optional Services

The city may elect to contract these services:

- Marine Patrol
- Motorcycle Patrol
- Special Events Unit
- Drug Abuse Resistance Education - D.A.R.E.
- School Crossing Guard Program

Provided for as an additional cost

The background of the slide features the official seal of the Miami-Dade Sheriff's Office. The seal is circular and rendered in a dark, semi-transparent gold color. It consists of an outer ring with the text "MIAMI-DADE" at the top and "SHERIFF'S OFFICE" at the bottom, separated by two five-pointed stars. In the center of the seal is a five-pointed star. Each point of this star contains a smaller circular emblem. The central emblem of the star depicts a landscape with a palm tree, a sun, and a figure. The text "THE STATE OF FLORIDA" is visible around the top of this central emblem, and "MIAMI-DADE COUNTY" is visible around the bottom. The words "SHERIFF'S OFFICE" and "MIAMI-DADE" are also written along the inner points of the star.

QUESTIONS

Planning & Special Projects Office

Lieutenant Keira Velez

klvelez@mdso.com

April 27, 2026

Trameka Rios, Vice-chair NCMAC

trameka@gmail.com

305-741-8886

Kathleen Gordon, Budget coordinator NCMAC

Chambria1.gordon@gmail.com

786-470-9563

Good morning, Vivian,

To continue with preparation for the operating budget for the new city of North Central, the MAC committee members have begun researching the different municipal services that will be provided by the newly incorporated city. To accurately reflect the revenue and expenditures, we need the following information from the County office of OMB.

1. A list of occupational licenses and fees collected by UMSA for the area. This list should include the name of each business, address, type of business and fee (s) paid.
2. Total number of building permits issues for the area in one year and amount of permit revenues collected in one year.
3. Number of new construction permits issued for the area and the amount of park, police, and transportation impact fees collected in one year.
4. Number of certificates of occupancy issued in one year and all revenue collected.
5. All planning and zoning fees collected.
6. Number of building inspections completed during a one-year period.
7. A full list of all grants that have been awarded that affect the area and would be turned over to the city during the transition phase, i.e. SNP grants, FRDAP grants, COP grants, DCA grants, law enforcement block grants, CDBG, etc.

8. A list of all bus stops and locations with bus benches and the revenue collected for bus bench advertisement fees.
9. A list of hot spots and corridors that are serviced by the solid waste department for litter activities.
10. Listing of all illegal dumping sites and the number of cubic yards collected for illegal dumping.
11. Revenues generated from illegal dumping code enforcement activities by the solid waste department.
12. Total revenues generated from code enforcement activity.
13. List of special taxing districts and all revenue collected.
14. Portion of county occupational license fees (not UMSA occupational license) that would be remitted to the new city.
15. Revenues generated and broken down by the park from user fees.
16. The number of traffic citations issued in the boundaries and revenues generated from judgement and court issued fines that would revert to the city.
17. Storm water utility fee revenues.
18. Solid waste franchise fees charged and collected from the commercial haulers servicing the businesses.
19. Provide both CRA contracts to include the expiration dates for each CRA (7th avenue & 79th Street).
20. History of revenue for gas tax refund.
21. Canal maintenance revenue.

Please feel free to contact us should you need further clarification on the requested information. Your prompt attention and response would be greatly appreciated.

Warm regards,

Trameka Rios

Vice-chair, NCMAC

Cc: Marliene Bastien, NCMAC Board

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"), made this ^{18th} day of December, 2009, by and between Miami-Dade County, Florida, a political subdivision of the State of Florida (the "County") and the Northwest 7th Avenue Corridor Community Redevelopment Agency, or its successor, a public body corporate and politic (the "Agency").

WHEREAS, on March 16, 2004 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution R-293-04 declaring a certain geographic area of the County known as NW 7th Avenue Corridor and bounded on the east by Interstate 95 (I-95), on the south by the City of Miami, on the west by the westernmost property lines of all those parcels of land that abut the westerly right-of-way line of NW 7th Avenue from the city of Miami to NW 119th Street, and on the north by NW 119th Street, such area being more particularly described in the approved 7th Ave Corridor Community Redevelopment Plan and incorporated herein by this reference (the "NW 7th Avenue Corridor Community Redevelopment Area" or "Redevelopment Area"), to be a slum or blighted area, declared the rehabilitation, conservation or redevelopment, or combination thereof to be necessary in the interest of the public health, safety, morals or welfare of the residents of the Redevelopment Area and the County, and found the need for the creation of a community redevelopment agency; and

WHEREAS, pursuant to Resolution No. R-780-04 adopted by the Board on June 22, 2004, the County has, among other things, approved and adopted the NW 7th Avenue Corridor Community Redevelopment Plan (the "Plan") to enable the Agency to undertake redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to Ordinance No. 04-124 enacted by the Board on June 22, 2004, the Board has approved the creation of a community redevelopment trust fund, known as the NW 7th Avenue Corridor Community and Revitalization Trust Fund (the "Fund") and has provided for the calculation and appropriation of tax increment funds into such Fund; and

WHEREAS, pursuant to Resolution R-744-04 enacted by the Board on June 22, 2004, the Board appointed itself to serve as the board of commissioners for the Agency; and

WHEREAS, pursuant to Ordinance No. 06-18 enacted by the Board on February 7, 2006, the Board appointed a citizen's Board of Commissioners to replace the Board of County Commissioners as the Community Redevelopment Agency for the N.W. 7th Avenue Corridor Community Redevelopment Area; and

WHEREAS, the County and the Agency desire to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the County and the Agency agree as follows:

I. Delegation of Powers

A. With the exception of the community redevelopment powers that continue to vest in the Board pursuant to Section 163.358, Florida Statutes, the Agency shall have the sole right and responsibility to exercise the following redevelopment powers specifically delegated by the Board pursuant to the Act:

(1) The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act.

(2) The power to disseminate slum clearance and community redevelopment information.

(3) The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include:

- (a) Acquisition of a slum area or a blighted area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan;
- (d) The power to dispose of any property acquired in the Redevelopment Area at its fair value for uses in accordance with the Plan;
- (e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;
- (f) The power to acquire real property in the Redevelopment Area which, under the Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) The power to acquire any other real property in the Redevelopment Area when necessary to eliminate unhealthful, unsanitary or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities;
- (h) The power to acquire without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway, or subway tracks, bridge or tunnel entrances, or other similar facilities which have a

blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;

- (i) The power to construct foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(4) The power to provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment plan; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment plan and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate;

(5) The power to enter into any building or property in the Redevelopment Area in order to make inspections, surveys, appraisals, soundings or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;

(6) The power to acquire by purchase, lease, option, gift, grant, bequest, devise or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon;

(7) The power to hold, improve, clear or prepare for redevelopment any such property;

(8) The power to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property;

(9) The power to insure or provide for the insurance of any real or personal property or operations of the Agency against any risks or hazards, including the power to pay premiums on any such insurance;

(10) The power to enter into any contracts necessary to effectuate the purposes of the Act; and

(11) The power to solicit requests for proposals for redevelopment of parcels of real property contemplated by the Plan to be acquired for redevelopment purposes by the Agency and, as a result of such requests for proposals, to advertise for the disposition of such real

property to private persons pursuant to Section 163.380, Florida Statutes, prior to acquisition of such real property by the Agency.

(12) The power to invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to Section 163.385, Florida Statutes, at redemption price established therein or to purchase such bonds at less than the redemption price, all such bonds so redeemed or purchased to be canceled.

(13) The power to borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of the Act and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the Agency deems reasonable and appropriate which are not inconsistent with the purposes of the Act. It is the expressed intent of the Agency not to issue bonds or use any other form of indebtedness until such time as required by a development when bonding or indebtedness is required to complete the project. Accordingly, the parties agree that any development shall be funded by the Agency when the County has determined that said developments are ready to proceed.

(14) The power to make or have made all surveys and plans necessary to the carrying out of the purposes of the Act; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

- (a) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation or buildings and improvements; and
- (b) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(15) The power to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(16) The power to apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(17) The power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Redevelopment Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or

compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(18) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act.

II. Miami-Dade County or Other Taxing Authority Representation

Pursuant to section 163.356(2) of the Florida Statutes, one or more members of the Board or any other representative of Miami-Dade County may be appointed to serve on the Agency's Board of Commissioners and said County Commissioner or other representative of Miami-Dade County shall be vested with the same rights, duties and obligations as any other Agency commissioner. Said membership on the Agency's Board of Commissioners shall be considered an additional duty of office as prescribed by section 163.356(2) of the Florida Statutes.

III. Implementation of the Plan

A. The redevelopment powers listed in Section I herein may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as approved by the Board, together with any supplements or amendments to the Plan.

B. No more than twenty percent (20%) of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6)(a), Florida Statutes (including indirect and overhead expenses which may not exceed six percent (6%) of such contemplated to be spend under the Plan). All expense items chargeable to the twenty (20%) administrative cap shall be shown as individual line items in the annual budget prepared by the Agency and submitted to the Board. The Agency shall allocate and remit to the County on or before January 15th of each calendar year an amount equal to the Agency's annual budgetary allocation for administrative reimbursement to the County of all expenses incurred by the County to perform extraordinary staff functions for the Agency and for payment of extraordinary legal expenses, publication and advertising expenses, consulting expenses and any other expenses of the Agency. The reimbursable amount shall be adjusted on an annual basis to reflect anticipated County expenditures for the following fiscal year and any advances made by the County the prior fiscal year. The amount to be reimbursed by the Agency shall be such amount approved by the Board as part of the annual budget submitted by the Agency to the Board for approval. This payment to the County shall be deemed an administrative expense chargeable to the twenty percent (20%) administrative cap.

C. The Agency agrees to reimburse the County for funds that have been advanced in anticipation of deposits of tax increment revenue in the Fund for expenses incurred by the County to prepare and adopt the finding of necessity study, which is estimated to be \$19,500.00, and for the preparation, approval and adoption of the Redevelopment Plan, which is estimated to be \$75,000.00, and all other expenses incurred and/or advanced by the County, at the Agency's request, properly chargeable to the Fund. The total estimated amount advanced by the County is \$94,500.00 and is to be reimbursed by the Agency through an annual allocation in the Agency's annual budget such that the entire amount due to the County is reimbursed not later than five years from the date of the execution of this Agreement. The Agency shall remit the amount of

each annual budgetary allocation for this reimbursement to the County no later than January 15th of each calendar year, subject to approval of the Agency's budget by the Agency and the Board. This payment to the County shall not be deemed an administrative expense chargeable to the twenty percent (20%) administrative cap.

D. The Agency shall ensure that the staff of the Agency shall be racially and ethnically diverse, in accordance with applicable law.

IV. Agency/County Coordination

A. The County Mayor or the County Mayor's designee shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator"). The Redevelopment Area Coordinator shall serve as the County's liaison to the Agency for the Redevelopment Area. The Redevelopment Area Coordinator shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan.

B. The Agency shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. The Agency shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

C. All proposals related to amendments to the Plan and proposals for indebtedness and bond financing shall be subject to review and approval by the Board. The Redevelopment Area Coordinator shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing to the County for review and recommendation and the Mayor or the Mayor's designee shall submit said recommendation to the Board for its final approval. The Redevelopment Area Coordinator shall review all proposals prior to review by the County and the Board.

D. The annual budget and progress reports shall be submitted to the County in a format approved by the County. The annual budget for the Agency and the Redevelopment Area shall be subject to review and approval by the Board. With the exception of the debt service payment on current bond obligations financed by tax increment revenues, no funds on deposit in the Fund may be expended by the Agency until the annual budget has been approved by the Board. The County's Tax Increment Financing and Coordination Committee may initially review the budget and submit recommendations to the County Manager for review and to the Board for final approval. At the request of the County, the Agency shall submit additional progress reports on the Plan and Redevelopment Area activities.

E. Once the Board approves and adopts any amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers

delegated to the Agency pursuant to this Agreement shall be exercisable with respect to such amendments and modifications.

V. Land Disposition

Any disposition of land within the Redevelopment Area by the Agency shall be accomplished in accordance with applicable provisions of federal, State and local laws, the Plan and this Agreement pursuant to the Act.

VI. Other Redevelopment Area Activities

A. The Agency shall be responsible for the administration and funding of all relocation activities. Six (6) months prior to the commencement of redevelopment activities, which may result in the displacement of persons, the Agency shall establish residential relocation procedures for the relocation of such persons (the "Local Relocation Procedures") and shall submit such Local Relocation Procedures to the Board for review and approval. In addition to any applicable federal, State or local law, the Local Relocation Procedures shall apply in all relocation cases within the Redevelopment Area; provided, however, if federal funds are received by the Agency for the project which requires residential relocation, the Agency shall follow the relocation procedures set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 United States Code, Chapter 61, Section 4601, et seq. The Agency may contract with County agencies to assist in residential relocation.

B. The Agency shall cause an independent audit of the Fund each fiscal year by an independent Certified Public Accountant or Accounting firm in compliance with section 163.387(8) of the Florida Statutes. A report of such audit shall be prepared by CPA or firm. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness. The Agency shall provide by registered mail a copy of the report to each taxing authority.

C. In compliance with section 163.356 of the Florida Statutes, the Agency shall submit to the Board, on or before March 31 of each year, a report of activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of the fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the County and that the report is available for inspection during business hours in the office of the Clerk of the Board and in the office of the Agency.

D. All redevelopment activities conducted with respect to the Redevelopment Area shall be in conformance with the Plan as the same may be amended. Any amendments to the Plan as required by Section 163.361, Florida Statutes, must have prior approval of the Board before the Agency may implement the changes contemplated by the amendment. Once approved, however, the Agency may implement the amendments thereto.

E. The Agency shall include language in any loan agreement, grant agreement or other agreements or contracts entered into between the Agency and business involved in the redevelopment effort of the Redevelopment Area which states that, as a condition to the business' receipt of monies or incentives from the Agency, any new jobs created as a result of the redevelopment shall be awarded so that such group of employees is a racially and ethnically-diverse group, in accordance with applicable law.

VII. Project Financing

A. The Agency shall establish and maintain the Fund, as required by applicable law.

B. The Agency shall develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the Agency may expeditiously and without undue delay, utilize such funds in accordance with the Board approved budget for the Redevelopment Area.

C. The Agency shall utilize County staff and the County Attorney's Office to assist in the preparation of the tax increment financing plans. The Agency shall encourage the participation of and utilize small and minority businesses, specifically with respect to bond counsel, underwriters' counsel and underwriting services, in the development of the Redevelopment Area.

D. The Agency may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary for the Redevelopment Area; however, County approval as to amount, duration and purpose of such bonds, notes or other indebtedness, including advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenues. The County's obligation to annually appropriate to the Fund shall continue until all loans, advances and indebtedness, if any, and interest thereon, of the Agency incurred as a result of redevelopment in the Redevelopment Area, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Ordinance No. 04-124. On the last day of the fiscal year of the Agency, any money which remains in the Fund after payment of expenses pursuant to Section 163.387(6), Florida Statutes, for such year shall be: (1) returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Fund by all taxing authorities within the Redevelopment Area for the year; (2) used to reduce the amount of any indebtedness to which increment revenues are pledged; (3) deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or (4) appropriated to a specific redevelopment project pursuant to the approved Plan which project will be completed within three (3) years from the date of such appropriation.

VIII. Citizen Participation

A. To carry out the citizen participation process, the Agency shall utilize community groups and seek community involvement and consider citizen input in the development of Redevelopment Area activities.

IX. Project Management, Administration and Coordination

A. The Agency shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The Agency shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the Agency, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement. The Agency shall also deliver additional interim reports to the County upon request.

(1) The Redevelopment Area Coordinator shall receive from the Agency advance notice of all public meetings related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.

(2) During construction, the County shall have the right to attend all such public meetings and inspect the projects being developed at all reasonable times subject to reasonable restrictions imposed by the contractor.

(3) The Agency shall consult regularly with the Redevelopment Area Coordinator in order to keep the County reasonably informed throughout the duration of the planning, design and construction of such redevelopment projects. The Agency shall be required to have an outside independent audit on an annual basis to monitor and investigate compliance with the terms of this Agreement. The right of the auditor to investigate, monitor, inspect, copy, review, verify and check operations and records of the Agency shall include, but not be limited to, all of its employees, consultants, agents or authorized contractors and subcontractors, as well as, all administrative and operational facilities used by the Agency and the County in connection with all matters arising under this Agreement. Records include, but are not limited to, construction, financial, correspondence, instructions, memoranda, bids and contract documents, as well as all other records pertaining to the planning, development and construction of projects pursuant to this Agreement. Any rights that the County has under this provision shall not be the basis for any liability to accrue to the County from the Agency or third parties for such monitoring or investigation or for the failure to have conducted such monitoring or investigation.

X. Assurances Regarding Affirmative Action

A. As part of this Agreement the Agency shall follow applicable federal, State and County laws and regulations concerning affirmative action and race/ethnic/gender conscious concerns all in accordance with applicable law.

XII. Miscellaneous

A. This Agreement may be amended only by the written agreement signed by the Agency and the County.

B. This Agreement, or any part thereof, is not assignable by the Agency without the express written consent of the County.

IN WITNESS WHEREOF, the parties hereto caused this Agreement to be executed in their names by their duly authorized officers and the corporate seals to be affixed hereto, all as of the day and year first above written.

WITNESS our hands and seals on this 18th day of December, 2009.

MIAMI-DADE COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: *Cynthia N. Lury*
County Manager

By: *[Signature]*
Deputy Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

By: *[Signature]*
Assistant County Attorney

NW 7th AVENUE CORRIDOR COMMUNITY
REDEVELOPMENT AGENCY,
a public body corporate and politic

By: *[Signature]*
Interim Chairperson

ATTEST:

By: *[Signature]*
Secretary

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: *[Signature]*
Agency Attorney

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"), made this 12 day of September, 2025, by and between Miami-Dade County, Florida, a political subdivision of the State of Florida (the "County") and the Northwest 79th Street Corridor Community Redevelopment Agency, or its successor, a public body corporate and politic (the "Agency").

WHEREAS, on May 5, 2009 the Board of County Commissioners of Miami-Dade County, Florida (the "Board"), which is the governing body, adopted Resolution R-566-09 declaring a certain geographic area of the County known as NW 79th Street Corridor and generally bounded on the east by NW 7th Avenue, on the south by the NW 62 Street, on the west by NW 37th Avenue, and on the north by NW 87th Street, such area being more particularly described in the approved 79th Ave Corridor Community Redevelopment Plan and incorporated herein by this reference (the "NW 79th Street Corridor Community Redevelopment Area" or "Redevelopment Area"), to be a slum or blighted area, declared the rehabilitation, conservation or redevelopment, or combination thereof to be necessary in the interest of the public health, safety, morals or welfare of the residents of the Redevelopment Area and the County, and found the need for the creation of a community redevelopment agency; and

WHEREAS, pursuant to Resolution No. R-604-11 adopted by the Board on July 19, 2011, the County has, among other things, approved and adopted the NW 79th Street Corridor Community Redevelopment Plan (the "Plan") to enable the Agency to undertake redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to Ordinance No. 11-52 enacted by the Board on July 19, 2011, the Board has approved the creation of a community redevelopment trust fund, known as the NW 79th Street Corridor Community and Revitalization Trust Fund (the "Fund") and has provided for the calculation and appropriation of tax increment funds into such Fund; and

WHEREAS, pursuant to Section 163.356 of the Florida Statutes, the Board enacted Ordinance No. 11-55 on July 19, 2011, appointing a board of commissioners for the Agency; and

WHEREAS, the County and the Agency desire to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the County and the Agency agree as follows:

I. Delegation of Powers

A. With the exception of the community redevelopment powers that continue to vest in the Board pursuant to Section 163.358, Florida Statutes, the Agency shall have the sole right and responsibility to exercise the following redevelopment powers specifically delegated by the Board pursuant to the Act:

(1) The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act.

(2) The power to disseminate slum clearance and community redevelopment information.

(3) The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include:

- (a) Acquisition of a slum area or a blighted area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan;
- (d) The power to dispose of any property acquired in the Redevelopment Area at its fair value for uses in accordance with the Plan;
- (e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;
- (f) The power to acquire real property in the Redevelopment Area which, under the Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) The power to acquire any other real property in the Redevelopment Area when necessary to eliminate unhealthful, unsanitary or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities;
- (h) The power to acquire without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway, or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;
- (i) The power to construct foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(4) The power to provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment plan; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment plan and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate;

(5) The power to enter into any building or property in the Redevelopment Area in order to make inspections, surveys, appraisals, soundings or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;

(6) The power to acquire by purchase, lease, option, gift, grant, bequest, devise or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon;

(7) The power to hold, improve, clear or prepare for redevelopment any such property;

(8) The power to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property;

(9) The power to insure or provide for the insurance of any real or personal property or operations of the Agency against any risks or hazards, including the power to pay premiums on any such insurance;

(10) The power to enter into any contracts necessary to effectuate the purposes of the Act; and

(11) The power to solicit requests for proposals for redevelopment of parcels of real property contemplated by the Plan to be acquired for redevelopment purposes by the Agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to Section 163.380, Florida Statutes, prior to acquisition of such real property by the Agency.

(12) The power to invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to Section 163.385, Florida Statutes, at redemption price established therein or to purchase such bonds at less than the redemption price, all such bonds so redeemed or purchased to be canceled.

(13) Subject to prior approval of the Board, the power to borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of the Act and to give such security as may be

required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the Agency deems reasonable and appropriate which are not inconsistent with the purposes of the Act. It is the expressed intent of the Agency not to issue bonds or use any other form of indebtedness until such time as required by a development when bonding or indebtedness is required to complete the project. Accordingly, the parties agree that any development shall be funded by the Agency when the County has determined that said developments are ready to proceed.

(14) The power to make or have made all surveys and plans necessary to the carrying out of the purposes of the Act; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

- (a) Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements; and
- (b) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(15) The power to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(16) The power to apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(17) The power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Redevelopment Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(18) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act.

II. Miami-Dade County or Other Taxing Authority Representation

Pursuant to section 163.356(2) of the Florida Statutes, one or more members of the Board may be appointed to serve on the Agency's Board of Commissioners and said County Commissioner shall be vested with the same rights, duties and obligations as any other Agency commissioner. Said membership on the Agency's Board of Commissioners shall be considered an additional duty of office as prescribed by section 163.356(2) of the Florida Statutes.

III. Implementation of the Plan

A. The redevelopment powers listed in Section I herein may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as approved by the Board, together with any supplements or amendments to the Plan.

B. No more than twenty percent (20%) of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6)(a), Florida Statutes (including indirect and overhead expenses which may not exceed six percent (6%) of such contemplated to be spend under the Plan). All expense items chargeable to the twenty (20%) administrative cap shall be shown as individual line items in the annual budget prepared by the Agency and submitted to the Board. The Agency shall allocate and remit to the County on or before January 15th of each calendar year an amount equal to the Agency's annual budgetary allocation for administrative reimbursement to the County of all expenses incurred by the County to perform extraordinary staff functions for the Agency and for payment of extraordinary legal expenses, publication and advertising expenses, consulting expenses and any other expenses of the Agency. The reimbursable amount shall be adjusted on an annual basis to reflect anticipated County expenditures for the following fiscal year and any advances made by the County the prior fiscal year. The amount to be reimbursed by the Agency shall be such amount approved by the Board as part of the annual budget submitted by the Agency to the Board for approval. This payment to the County shall be deemed an administrative expense chargeable to the twenty percent (20%) administrative cap.

C. The Agency agrees to reimburse the County for funds that have been advanced in anticipation of deposits of tax increment revenue in the Fund for expenses incurred by the County to prepare and adopt the finding of necessity study, which is \$28,750.00, and for the preparation, approval and adoption of the Redevelopment Plan, which is \$60,200.00, staff time involved in the preparation of the finding, plan and agenda items \$30,000, and all other expenses incurred and/or advanced by the County, at the Agency's request, properly chargeable to the Fund. The total estimated amount advanced by the County is \$118,950.00 and is to be reimbursed by the Agency through an annual allocation in the Agency's annual budget such that the entire amount due to the County is reimbursed not later than five years from the date of the execution of this Agreement. The Agency shall remit the amount of each annual budgetary allocation for this reimbursement to the County no later than January 15th of each calendar year, subject to approval of the Agency's budget by the Agency and the Board. This payment to the County shall not be deemed an administrative expense chargeable to the twenty percent (20%) administrative cap.

D. The Agency shall ensure that the staff of the Agency shall be racially and ethnically diverse, in accordance with applicable law.

IV. Agency/County Coordination

A. The County Mayor or the County Mayor's designee shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator"). The Redevelopment Area Coordinator shall serve as the County's liaison to the Agency for the Redevelopment Area. The Redevelopment Area Coordinator shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan.

B. The Agency shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. The Agency shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

C. All proposals related to amendments to the Plan and proposals for indebtedness and bond financing shall be subject to review and approval by the Board. The Redevelopment Area Coordinator shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing to the County for review and recommendation and the Mayor or the Mayor's designee shall submit said recommendation to the Board for its final approval. The Redevelopment Area Coordinator shall review all proposals prior to review by the County and the Board.

D. The annual budget and progress reports shall be submitted to the County in a format approved by the County. The annual budget for the Agency and the Redevelopment Area shall be subject to review and approval by the Board. The annual budget shall be submitted to the County no later than October 30th of each fiscal year. With the exception of the debt service payment on current bond obligations financed by tax increment revenues, no funds on deposit in the Fund may be expended by the Agency until the annual budget has been approved by the Board. The County's Tax Increment Financing and Coordination Committee may initially review the budget and submit recommendations to the County Mayor for review and to the Board for final approval. At the request of the County, the Agency shall submit additional progress reports on the Plan and Redevelopment Area activities.

E. Once the Board approves and adopts any amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers delegated to the Agency pursuant to this Agreement shall be exercisable with respect to such amendments and modifications.

V. Land Disposition

Any disposition of land within the Redevelopment Area by the Agency shall be accomplished in accordance with applicable provisions of federal, State and local laws, the Plan and this Agreement pursuant to the Act.

VI. Other Redevelopment Area Activities

A. The Agency shall be responsible for the administration and funding of all relocation activities. Six (6) months prior to the commencement of redevelopment activities, which may result in the displacement of persons, the Agency shall establish residential relocation procedures for the relocation of such persons (the "Local Relocation Procedures") and shall submit such Local Relocation Procedures to the Board for review and approval. In addition to any applicable federal, State or local law, the Local Relocation Procedures shall apply in all relocation cases within the Redevelopment Area; provided, however, if federal funds are received by the Agency for the project which requires residential relocation, the Agency shall

follow the relocation procedures set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 United States Code, Chapter 61, Section 4601, et seq. The Agency may contract with County agencies to assist in residential relocation.

B. The Agency shall cause an independent audit of the Fund each fiscal year by an independent Certified Public Accountant or Accounting firm in compliance with section 163.387(8) of the Florida Statutes. A report of such audit shall be prepared by CPA or firm. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of such indebtedness. The Agency shall provide by registered mail a copy of the report to the Board.

C. In compliance with section 163.356 of the Florida Statutes, the Agency shall submit to the Board, on or before March 31 of each year, a report of activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of the fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the County and that the report is available for inspection during business hours in the office of the Clerk of the Board and in the office of the Agency.

D. All redevelopment activities conducted with respect to the Redevelopment Area shall be in conformance with the Plan as the same may be amended. Any amendments to the Plan as required by Section 163.361, Florida Statutes, must have prior approval of the Board before the Agency may implement the changes contemplated by the amendment. Once approved, however, the Agency may implement the amendments thereto.

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C. The Agency shall utilize County staff and the County Attorney's Office to assist in the preparation of the tax increment financing plans. The Agency shall encourage the participation of and utilize small and minority businesses, specifically with respect to bond

counsel, underwriters' counsel and underwriting services, in the development of the Redevelopment Area.

D. The Agency may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary for the Redevelopment Area; however, County approval as to amount, duration and purpose of such bonds, notes or other indebtedness, including advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenues. The County's obligation to annually appropriate to the Fund shall continue until all loans, advances and indebtedness, if any, and interest thereon, of the Agency incurred as a result of redevelopment in the Redevelopment Area, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Ordinance No. 11-52. On the last day of the fiscal year of the Agency, any money which remains in the Fund after payment of expenses pursuant to Section 163.387(6), Florida Statutes, for such year shall be: (1) returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Fund by all taxing authorities within the Redevelopment Area for the year; (2) used to reduce the amount of any indebtedness to which increment revenues are pledged; (3) deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or (4) appropriated to a specific redevelopment project pursuant to the approved Plan which project will be completed within three (3) years from the date of such appropriation.

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A. To carry out the citizen participation process, the Agency shall utilize community groups and seek community involvement and consider citizen input in the development of Redevelopment Area activities.

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A. The Agency shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The Agency shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the Agency, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement. The Agency shall also deliver additional interim reports to the County upon request.

(1) The Redevelopment Area Coordinator shall receive from the Agency advance notice of all public meetings related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.

(2) During construction, the County shall have the right to attend all such public meetings and inspect the projects being developed at all reasonable times subject to reasonable restrictions imposed by the contractor.

(3) The Agency shall consult regularly with the Redevelopment Area Coordinator in order to keep the County reasonably informed throughout the duration of the planning, design and construction of such redevelopment projects. The Agency shall be required to have an outside independent audit on an annual basis to monitor and investigate compliance with the terms of this Agreement. The right of the auditor to investigate, monitor, inspect, copy, review, verify and check operations and records of the Agency shall include, but not be limited to, all of its employees, consultants, agents or authorized contractors and subcontractors, as well as, all administrative and operational facilities used by the Agency and the County in connection with all matters arising under this Agreement. Records include, but are not limited to, construction, financial, correspondence, instructions, memoranda, bids and contract documents, as well as all other records pertaining to the planning, development and construction of projects pursuant to this Agreement. Any rights that the County has under this provision shall not be the basis for any liability to accrue to the County from the Agency or third parties for such monitoring or investigation or for the failure to have conducted such monitoring or investigation.

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A. As part of this Agreement the Agency shall follow applicable federal, State and County laws and regulations concerning affirmative action and race/ethnic/gender conscious concerns all in accordance with applicable law.

XII. Miscellaneous

A. This Agreement may be amended only by the written agreement signed by the Agency and the County.

B. This Agreement, or any part thereof, is not assignable by the Agency without the express written consent of the County.

IN WITNESS WHEREOF, the parties hereto caused this Agreement to be executed in their names by their duly authorized officers and the corporate seals to be affixed hereto, all as of the day and year first above written.

WITNESS our hands and seals on this 12 day of September, 2025.

MIAMI-DADE COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: David C. Clodfelter
County Mayor or Mayor Designee

Juan Fernandez-Barquin, Clerk of the Court By: Olga Valverde 09/12/2025
and Comptroller Deputy Clerk Olga Valverde – e18183



APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE COUNTY AND
THE AGENCY:

By: [Signature]
Assistant County Attorney

NW 79th STREET CORRIDOR COMMUNITY
REDEVELOPMENT AGENCY,
a public body corporate and politic

By: [Signature]
Chairperson

ATTEST:

By: [Signature]
Secretary

Stages	Steps	Date *	Proposed Work Plan
MAC Educational Stage	1	07/29/25	Committee responsibilities, Election of officers, Establish meeting locations and dates, Sunshine Law & Ethics Presentation, Budget Committee or Budget Liaison Designation, Work Plan Distribution Discussion of Additional Boundaries
	2	09/08/25	Area Values and Prior Year Comparison
	3	10/01/25	MAC Board Update on Study Area Boundary Expansion & Commissioners Office Discussions for Consent General Discussion Regarding Pro-forma Budget
	4	11/05/25	Petition Requirements by Area Commissioners Proposed Expanded Area
	5	12/03/25	Presentation Miami-Dade Fire Rescue Department Presentation Miami-Dade County Public Library System Presentation Miami-Dade Solid Waste
	6	01/07/26	Presentation Parks, Recreation & Open Spaces Department
	7	02/04/26	Presentation Code Enforcement - RER Presentation Building Department - RER
	8	03/04/26	Presentation Planning/Zoning - RER
	9	04/01/26	Presentation DERM (Dept Environmental Resources Management) Presentation Miami-Dade Transportation and Public Works
	10	05/06/26	Presentation Miami-Dade Sheriff's Office
	11	06/03/26	Presentation Miami-Dade Water & Sewer Presentation Miami Dade Housing and Community Development
	12	TBD	Discussion of Revenues and Expenses - Impact to UMSA Discussion on Pro Forma Budget Outlining Estimated Revenues and Expenditures for Proposed Municipality
	13	TBD	Continue Discussion or Adopt a Pro-Forma Budget Discussion on Projected 2026 Public Meeting to Present Proposed Budget
	14	TBD	Present Pro Forma Budget to Independent Consultant (BCC R-130-05)
	15	TBD	Discuss Issues Arising from Independent Consultant Review of Pro Forma Budget Prepare for Public Hearing - Designate Presenter(s) at Public Hearing
	16	TBD	Hold Public Hearing - Discussion Pros and Cons of Incorporation
	17	TBD	Consider Public Hearing Input - Revise Pro Forma Budget if needed
Negotiation Stage	18	TBD	Adopt Resolution Determining Finding of Feasibility Study
	19	TBD	If Recommending Incorporation, Discussion of Conceptual Agreement
	20	TBD	If not Recommending Incorporation, Forward MAC Resolution Stating Feasibility Study findings to BCC
	21	TBD	Continue Discussion or Finalize Conceptual Agreement
Approval	22	TBD	Preparation for presentation to Planning Advisory Board
	23	TBD	Planning Advisory Board Public Hearing on Proposed Incorporation
	24	TBD	Board of County Commissioners Public Hearing on Proposed Incorporation
POST MAC	25	TBD	Election to vote on whether or not to Incorporate and Charter Commission. Creation if area voters agree on creating new municipality
Post Incorporation	26	TBD	Transition period of municipal type services

* BCC Ordinance No. 25-2 Provides for the NCMAC to continue feasibility study for 2 years from the Ordinance effective date of February 1, 2025