REGULAR MEETING OF THE BOARD
SOUTH DADE GOVERNMENT CENTER
10710 SW 211TH - Conference Room 104 - Cutler Bay, FL 33189
www.westperrinecra.com

Wednesday, August 19, 2026
6:00 PM

A. Meeting Call to Order, Roll Call **Chairman Gilliard**

B. Approval of August Agenda

C. Approval of Minutes

1. May 2026

D. Reasonable Opportunity for the Public to be Heard **Chairman Gilliard**

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

1. RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, APPROVING A RESIDENTIAL REHABILITATION PROGRAM GRANT IN AN AMOUNT NOT TO EXCEED $24,500.00 TO DERRICK EVANS FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 16913 S.W. 102 AVENUE, MIAMI, FLORIDA 33157.
2. RESOLUTION OF THE BOARD OF COMMISSIONERS, AMENDING THE APPROVAL OF A COMMERCIAL REHABILITATION PROGRAM GRANT TO DADE REAL ESTATE SCHOOL, INC. IN AN AMOUNT NOT TO EXCEED $9,000 FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 17356 S DIXIE HIGHWAY, MIAMI, FLORIDA 33157.

F. Action Items:

1. RESOLUTION OF THE BOARD OF COMMISSIONERS, APPROVING THE FISCAL YEAR 26/27 WEST PERRINE CRA BUDGET.
2. RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING A ONE-YEAR AGREEMENT BETWEEN THE WEST PERRINE CRA AND ZELKOWITZ P.A. IN AN AMOUNT NOT TO EXCEED $150,000.
3. RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING AN EXTENSION OF SERVICES PURSUANT TO THE AGREEMENT BETWEEN THE WEST PERRINE CRA AND ACHIEVEMENT CONSULTING GROUP FOR A PERIOD OF ONE YEAR IN AN AMOUNT NOT TO EXCEED $60,000.

G. Discussion/Updates: **Chairman Gilliard**

H. Next Meeting Dates & Adjournment **Chairman Gilliard**

1. **TBD**

Regular Board Meeting Minutes – May 27, 2026 – 6:00 P.M.
South Dade Government Center
10710 SW 211th ST – Conference Room 104 – Cutler Bay, FL 33189

Meeting Call to Order, Roll Call

Chairman Gilliard called the meeting to order at 6:03 P.M. Roll Call was as follows:

- Present: Chairman Leviticus L. Gilliard, Willie Carpenter, Rhonda Richardson-Comer, and Veronica Thompkins
- Absent: Vice-Chair Tyreke Spann, Kevin Richardson, and Taj Echoles
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Nicole Jordan, Senior Business Analyst, Office of Management and Budget (OMB)
- Krystal Patterson, Executive Director of the West Perrine CRA

Approval of Agenda

Ms. Thompkins moved to approve the meeting agenda. The motion was seconded by Ms. Richardson-Comer. Motion passed unanimously.

Approval of Minutes

Ms. Thompkins moved to approve the March 12th, 2026, Regular Board meeting minutes. The motion was seconded by Ms. Richardson-Comer. Motion passed unanimously.

Open Forum for Public Comments

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

There were no participants.

Miami Dade Sheriff's (MDSO) Office Updates

Chairman Gilliard welcomed Lt. Ferguson, Major Vitone, and Lt. Martinez from the Neighborhood Resource Unit. Lt. Ferguson provided an update on crime statistics for the West Perrine area stating crimes including murder, aggravated assault, battery, motor vehicle theft, larceny, and burglary had all decreased. Chairman Gilliard expressed concern that the neighborhood's local corner store continues to experience issues and requested increased police presence in the area.

Major Vitone stated the area is headed in the right direction and that efforts to improve neighborhood safety will continue. In response to questions from the audience, Lt. Ferguson stated MDSO will conduct bicycle rides in the area to monitor activity and is currently working with Regulatory and Economic Resources (RER) to address code violations at the corner store. Following a question regarding patrolling, Lt. Ferguson clarified that MDSO cannot station a police car in front of the corner store throughout the day because the South District is the largest service area and officers are needed throughout the district.

Action Items

1. Chairman Gilliard read the resolution title.

> RESOLUTION OF THE BOARD OF COMMISSIONERS, AMENDING THE APPROVAL FOR A RESIDENTIAL REHABILITATION (TENANT OCCUPIED) AWARD IN AN AMOUNT NOT TO EXCEED $40,425.00 TO FREDRICKA BANKS FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 17335 SW 107 AVENUE, MIAMI, FLORIDA 33157.

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

2. Chairman Gilliard read the resolution title.

> RESOLUTION OF THE BOARD OF COMMISSIONERS APPROVING A TWO-YEAR EXTENSION TO THE AGREEMENT BETWEEN THE WEST PERRINE CRA AND H.E.R.S CONSULTING IN AN AMOUNT NOT TO EXCEED $220,000.

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

Discussion / Updates

Chairman Gilliard reported that during the week of May 17th, members of the Board attended the International Council of Shopping Centers (ICSC) conference to gather ideas related to mixed-use development and potential retail opportunities that can support the growth of West Perrine. The Chairman also reported that the Hibiscus Grove development is progressing and is expected to be completed by the end of the year. Additionally, he emphasized that the Agency's grant programs are currently open and encouraged the community to apply by the July 15th deadline. Chairman Gilliard further stated that the Agency is exploring the possibility of issuing bonds to support future growth and expansion within the West Perrine area.

Adjournment

The meeting was adjourned at 6:37 P.M.

Date: August 19, 2026

To: Chairman and Board Members of the West Perrine Community Redevelopment Agency (WPCRA)

From: Krystal Patterson, MPA, FRA-RA Executive Director
West Perrine Community Redevelopment Agency (WPCRA)

Subject: Residential Rehabilitation Program Grant (Owner Occupied) – Derrick Evans, 16913 S.W. 102 Avenue, Miami, Florida 33157

Item Summary:
Recommend approval of the attached resolution approving a Residential Rehabilitation Program Grant (Owner Occupied) in an amount not to exceed $24,500 to Derrick Evans for improvements to the property located at 16913 S.W. 102 Avenue, Miami, Florida 33157.

Background:
The West Perrine Community Redevelopment Agency (WPCRA) received a Residential Rehabilitation Program application from Derrick Evans for improvements to the property located at 16913 S.W. 102 Avenue, Miami, Florida 33157.

Following a review of the residential rehabilitation application, staff recommend Board approval of the proposed scope of work based on the lowest bid submitted.

Fiscal Impact:
The fiscal impact on the WPCRA budget is $24,500 to be funded through the Residential Grant programs.

Recommendation:
It is recommended that the Board approve funding in an amount not to exceed $24,500.

Attachment:
Residential Rehabilitation Program Pre-Approval Letter – Derrick Evans

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WEST PERRINE CRA
COMMUNITY REDEVELOPMENT AGENCY

August 6, 2026

Derrick Evans

16913 SW 102 Avenue

Miami, FL 33157

Dear Mr. Evans**,**

RESIDENTIAL REHABILITATION PROGRAM PRE-APPROVAL LETTER

After a thorough review of your residential rehabilitation application, we are pleased to inform you that our staff recommends approval of your application by the board. The below scope of work and vendor you selected for the project has been selected based on the lowest bid:

Description of Work	Amount ($)
[Work Item 1: ___ROOF_____]	$ [_24,500_____]
[Work Item 2: _____]	$ [_____]
[Work Item 3: _____]	$ [_____]
[Work Item 4: _____]	$ [_____]
[Work Item 5: _____]	$ [_____]
[Work Item 6: _____]	$ [_____]
[Work Item 7: _____]	$ [_____]
[Work Item 8: _____]	$ [_____]
[Work Item 9: _____]	$ [_____]

CONTRACTOR: **RICH-COR ROOFING LLC**

Based on the scope of work requested, your application qualifies for the following grant allocations:
- Paint Up and Beautification: N/A
- Residential Rehabilitation (Owner Occupied): **$24,500**

The TOTAL AWARD amount for your project is **$24,500**

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WEST PERRINE CRA
COMMUNITY REDEVELOPMENT AGENCY

Your Next Steps:

To proceed, please provide proof of the following for **RICH-COR ROOFING LLC**:

- Corporate license (State of Florida, Division of Corporations)
- Contractor license (State of Florida, Department of Business and Professional Regulations)
- A project schedule broken into three segments clarifying the order in which the scope of work will be completed, and which items require permits as per Miami Dade County.
- Invoice from the contractor matching the work identified in the first segment.
- CRA sign placed in your front yard visible to traffic.

Once these documents are received, we will begin preparing your award agreement and first disbursement. Additionally, please note these funds will not cover any work performed BEFORE the first disbursement is awarded.

We are excited about the improvements this project will bring to your property and to the West Perrine community. The Community Redevelopment Agency is delighted to partner with you in enhancing the neighborhood, and we look forward to working together toward a successful project.

Should you have any questions or need further assistance, please do not hesitate to reach out.

Warm regards,

Signature: Signed by: 07FBE53B874E433...

Krystal Patterson, MPA, FRA-RA
Executive Director
West Perrine Community Redevelopment Agency
www.westperrinecra.com

Signature: Signed by: Leviticus Gilliard B81CB1AD78F34BF...

Leviticus Gilliard
Chairman of the Board
West Perrine Community Redevelopment Agency
www.westperrinecra.com

RESOLUTION NO. CRA-07-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, APPROVING A RESIDENTIAL REHABILITATION PROGRAM (OWNER OCCUPIED) GRANT IN AN AMOUNT NOT TO EXCEED $24,500 TO DERRICK EVANS FOR CERTAIN IMPROVEMENTS TO THE PROPERTY LOCATED AT 16913 S.W. 102ND AVENUE, MIAMI, FLORIDA 33157; AUTHORIZING THE EXECUTIVE DIRECTOR AND WPCRA ATTORNEY TO NEGOTIATE, FINALIZE AND EXECUTE A GRANT AGREEMENT WITH DERRICK EVANS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the West Perrine Community Redevelopment Agency ("WPCRA") is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, the Board of Commissioners of the WPCRA desires to approve a Residential Rehabilitation Program (Owner Occupied) Grant in an amount not to exceed Twenty Four Thousand Five Hundred Dollars ($24,500) to Derrick Evans for certain improvements to the property located at 16913 S.W. 102nd Avenue, Miami, Florida 33157 and authorize the Executive Director and WPCRA Attorney to negotiate, finalize and execute a Grant Agreement with Derrick Evans for the Residential Rehabilitation Program (Owner Occupied) Grant.

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

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

Section 2. Approval of Grant. The Residential Rehabilitation Program (Owner Occupied) Grant in an amount not to exceed Twenty-Four Thousand Five Hundred Dollars ($24,500) to Derrick Evans for certain improvements to the property located at 16913 S.W. 102nd Avenue, Miami, Florida 33157 is hereby approved.

Section 3. Negotiation, Finalization and Execution of Grant Agreement. The Executive Director and WPCRA Attorney are hereby authorized to negotiate, finalize and execute a Grant Agreement with Derrick Evans for the Residential Rehabilitation Program (Owner Occupied) Grant.

Section 4. Implementation of Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the Grant Agreement with Derrick Evans for the Residential Rehabilitation Program (Owner Occupied) Grant.

Section 5. **Effective Date**. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 19th day of August, 2026.

_____
Leviticus L. Gilliard
Chair

ATTEST:

_____
Veronica Thompkins
WPCRA Secretary

APPROVED AS TO LEGAL SUFFICIENCY

_____
Steven W. Zelkowitz, P.A.
WPCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Leviticus L. Gilliard	_____ (Yes)_____(No)
Vice Chair Tyreke Spann	_____ (Yes)_____(No)
Board Member Willie L. Carpenter	_____ (Yes)_____(No)
Board Member Lieutenant Kevin Richardson	_____ (Yes)_____(No)
Board Member Rhonda Richardson-Comer	_____ (Yes)_____(No)
Board Member Veronica Thompkins	_____ (Yes)_____(No)

Date: August 19, 2026

To: Chairman and Board Members of the West Perrine Community Redevelopment Agency (WPCRA)

From: Krystal Patterson, MPA, FRA-RA Executive Director
West Perrine Community Redevelopment Agency (WPCRA)

Subject: Amendment to Commercial Rehabilitation Program Grant – Dade Real Estate School, Inc., 17356 South Dixie Hwy, Miami, Florida 33157

Item Summary:
Recommend approval of the attached resolution amending Resolution No. CRA-15-25 previously approved by the Board on July 16, 2025, related to the Commercial Rehabilitation Program Grant award for the property located at 17356 S Dixie Highway, Miami, Florida 33157.

Background:
On July 16, 2025, the WPCRA Board approved a Commercial Rehabilitation Program Grant for Dade Real Estate School, Inc., for improvements to the property located at 17356 S Dixie Highway, Miami, Florida 33157. The original approved amount was not to exceed $33,900.

A change in contractor, final scope of work, contractor pricing, and updated grant calculations, staff issued a revised approval letter on August 12, 2026. The updated grant amount was reduced to an amount not to exceed $9,000.

Fiscal Impact:
The fiscal impact on the WPCRA budget is $9,000, to be funded through the Commercial Grant program.

Recommendation:
It is recommended that the Board approve funding in an amount not to exceed $9,000.

Attachment:
Commercial Rehabilitation Program Approval Letter – Dade Real Estate School

WEST PERRINE CRA
COMMUNITY REDEVELOPMENT AGENCY

August 12, 2026

Deena Albelto
Dade Real Estate School
17356 South Dixie Hwy
Miami, FL. 33157

Dear Deena Albelto,

COMMERCIAL REHABILITATION PROGRAM APPROVAL LETTER

After a thorough review of your commercial rehabilitation application, we are pleased to inform you that our staff recommends approval of your application by the board. The below scope of work and vendor you selected for the project has been selected based on the lowest bid:

Description of Work	Amount ($)
[Work Item 1: __HVAC replacement_ _____]	$ [_9,000___]
[Work Item 2: _____]	$ [_____]
[Work Item 3: _____]	$ [_____]
[Work Item 4: _____]	$ [_____]
[Work Item 5: _____]	$ [_____]
[Work Item 6: _____]	$ [_____]
[Work Item 7: _____]	$ [_____]
[Work Item 8: _____]	$ [_____]
[Work Item 9: _____]	$ [_____]

CONTRACTOR: **DOC'S CONSTRUCTION**

Based on the scope of work requested, your application qualifies for the following grant allocations:
- Commercial Rehabilitation: **$9,000**
The TOTAL AWARD amount for your project is **$9,000**

Your Next Steps:

To proceed, please provide proof of the following for **DOCS CONSTRUCTION:**

1. Corporate license (State of Florida, Division of Corporations)
2. Contractor license (Department of Business and Professional Regulations)
3. Initial invoice(s) from the contractor for the approved scope of work.

Once these documents are received, we will finalize your award agreement and prepare the disbursement.

We are thrilled about the improvements this project will bring to your property and to the West Perrine community.

Signature: _____

Krystal Patterson, MPA, FRA-RA
Executive Director
West Perrine Community Redevelopment Agency
www.westperrinecra.com

Signature: _____

Leviticus Gilliard
Chairman of the Board
West Perrine Community Redevelopment Agency
www.westperrinecra.com

RESOLUTION NO. CRA-10-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, AMENDING THE APPROVAL FOR A COMMERCIAL REHABILITATION PROGRAM GRANT AWARD TO DADE REAL ESTATE SCHOOL, INC. FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 17356 S. DIXIE HIGHWAY, MIAMI, FLORIDA 33157 FROM $33,900 TO $9,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND WPCRA ATTORNEY TO NEGOTIATE, FINALIZE AND EXECUTE A FIRST AMENDMENT TO GRANT AGREEMENT WITH DADE REAL ESTATE SCHOOL, INC.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the West Perrine Community Redevelopment Agency ("WPCRA") is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, at the duly noticed meeting of the Board of Commissioners of the WPCRA held on July 16, 2025, the Board of Commissioners of the WPCRA adopted Resolution No. CRA-15-2025 approving a Commercial Rehabilitation Program Grant award to Dade Real Estate School, Inc. for improvements to the property located at 17356 S. Dixie Highway, Miami, Florida 33157 in an amount not to exceed Thirty Three Thousand Nine Hundred and 00/100 Dollars ($33,900.00); and

WHEREAS, due to a change in contractor, final scope of work, contractor pricing, and updated grant calculations, WPCRA staff issued a revised approval letter on August 12, 2026, for a Commercial Rehabilitation Program Grant award to Dade Real Estate School, Inc. in an amount not to exceed Nine Thousand and 00/100 Dollars ($9,000.00); and

WHEREAS, the Board of Commissioners of the WPCRA desires to amend the prior approval and now approve a Commercial Rehabilitation Program Grant in an amount not to exceed Nine Thousand and 00/100 Dollars ($9,000.00) to Dade Real Estate School, Inc. for certain improvements to the property located at 17356 S. Dixie Highway, Miami, Florida 33157 and authorize the Executive Director and WPCRA Attorney to negotiate, finalize and execute a First Amendment to Grant Agreement with Dade Real Estate School, Inc. for the Commercial Rehabilitation Grant Program.

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

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

Section 2. Approval of Amendment of Grant. The prior approval is hereby amended to be a Commercial Rehabilitation Program Grant in an amount not to exceed Nine Thousand and 00/100 Dollars ($9,000.00) to Dade Real Estate School, Inc. for certain improvements to the property located at 17356 S. Dixie Highway, Miami, Florida 33157.

Section 3. Negotiation, Finalization and Execution of Grant Agreement. The Executive Director and WPCRA Attorney are hereby authorized to negotiate, finalize and execute a First Amendment to Grant Agreement with Dade Real Estate School, Inc. for a Commercial Rehabilitation Program Grant in an amount not to exceed Nine Thousand and 00/100 Dollars ($9,000.00) for certain improvements to the property located at 17356 S. Dixie Highway, Miami, Florida 33157.

Section 4. Implementation of Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the First Amendment to Grant Agreement with Dade Real Estate School, Inc. for a Commercial Rehabilitation Program Grant Dade Real Estate School, Inc. for a Commercial Rehabilitation Program Grant.

Section 5. Effective Date. This Resolution shall take effect immediately upon approval.

Section 6. Conflicts. This Resolution supersedes Resolution No. CRA-15-2025 and any documents in the name of DRE Realty are hereby terminated and superseded hereby.

PASSED and ADOPTED this 19th day of August, 2026.

_____
Leviticus L. Gilliard
Chair

ATTEST:

_____
Veronica Thompkins
WPCRA Secretary

APPROVED AS TO LEGAL SUFFICIENCY

_____
Steven W. Zelkowitz, P.A.
WPCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Leviticus L. Gilliard	_____ (Yes)_____(No)
Vice Chair Tyreke Spann	_____ (Yes)_____(No)
Board Member Willie L. Carpenter	_____ (Yes)_____(No)
Board Member Lieutenant Kevin Richardson	_____ (Yes)_____(No)
Board Member Rhonda Richardson-Comer	_____ (Yes)_____(No)
Board Member Veronica Thompkins	_____ (Yes)_____(No)

WEST PERRINE
Community Redevelopment Agency
FY 2026 - 2027 Proposed Budget

(FY 2026-27 begins October 1, 2026)

	FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Adopted	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
REVENUES							
UMSA Tax Increment Revenue (TIR)	$ 1,069,587	$ 1,069,587	$ -	$ 1,174,618	$ 1,233,349	$ 1,295,016	$ 1,359,767
County Tax Increment Revenue (TIR)	$ 2,562,753	$ 2,562,753	$ -	$ 2,814,406	$ 2,955,126	$ 3,102,883	$ 3,258,027
Carryover from prior year	$ 6,660,460	$ 6,619,175	$ 41,285	$ 9,609,730	$ (0)	$ (0)	$ 0
Other- OCED Economic Development Grant	$ -	$ -	$ -	$ -	$ -	$ -	$ -
New Bonds Issues (net of Cap interest)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Revenues from Rental Properties	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest earnings	$ 225,000	$ 225,000	$ -	$ 225,000	$ 236,250	$ 248,063	$ 260,466
Revenue Total	**$ 10,517,800**	**$ 10,476,515**	**$ 41,285**	**$ 13,823,754**	**$ 4,424,725**	**$ 4,645,961**	**$ 4,878,260**
EXPENDITURES							
Administrative Expenditures:							
Contractual services (Part-Time)	$ -	$ -	$ -	$ 31,668	$ 32,618	$ 33,597	$ 34,604
Contractual services (H.E.R.S. Consulting)	$ 200,000	$ 211,668	$ (11,668)	$ 220,000	$ 226,600	$ 233,398	$ 240,400
Contractual services (Grants Software)	$ 15,000	$ 8,460	$ 6,540	$ 15,000	$ 15,450	$ 15,914	$ 16,391
Insurance	$ 2,000	$ 761	$ 1,239	$ 2,000	$ 2,060	$ 2,122	$ 2,185
Audits and studies	$ 16,500	$ 16,500	$ -	$ -	$ -	$ -	$ -
Printing and publishing	$ -	$ 1,000	$ (1,000)	$ -	$ -	$ -	$ -
Marketing	$ -	$ -	$ -	$ 25,000	$ 25,750	$ 26,523	$ 27,318
Advertising and notices	$ 25,000	$ 25,000	$ -	$ 13,000	$ 13,390	$ 13,792	$ 14,205
Travel (includes Educational Seminars)	$ 25,000	$ 24,000	$ 1,000	$ 25,000	$ 25,750	$ 26,523	$ 27,318
Meeting room services	$ 2,500	$ -	$ 2,500	$ -	$ -	$ -	$ -
Office equipment and furniture	$ 2,500	$ 1,200	$ 1,300	$ 10,000	$ 10,300	$ 10,609	$ 10,927
Mail Services	$ 3,000	$ -	$ 3,000	$ -	$ -	$ -	$ -
Direct County Support (OMB)	$ 81,000	$ 81,000	$ -	$ 81,000	$ 83,430	$ 85,933	$ 88,511
Direct County Support (Procurement)	$ 40,000	$ -	$ 40,000	$ 40,000	$ 41,200	$ 42,436	$ 43,709
(A) Subtotal Admin Expenditures	**$ 412,500**	**$ 369,589**	**$ 42,911**	**$ 462,668**	**$ 476,548**	**$ 490,844**	**$ 505,570**
County Administrative Charge at 1.5%	$ 54,485	$ 54,485	$ 0	$ 59,835	$ 62,827	$ 65,968	$ 69,267
(B) Subtotal Admin Expenditures & County Charge	**$ 466,985**	**$ 424,074**	**$ 42,911**	**$ 522,503**	**$ 539,375**	**$ 556,813**	**$ 574,837**
Operating Expenditures:							
Contractual services	$ 150,000	$ 100,000	$ 50,000	$ 150,000	$ 154,500	$ 159,135	$ 163,909
Memberships	$ 2,670	$ -	$ 2,670	$ 2,670	$ 2,750	$ 2,833	$ 2,918
Audits and studies	$ -	$ -	$ -	$ 16,500	$ 16,995	$ 17,505	$ 18,030
Legal services/court costs	$ 140,000	$ 140,000	$ -	$ 150,000	$ 154,500	$ 159,135	$ 163,909
Land/building acquisitions	$ 2,000,000	$ 19,983	$ 1,980,017	$ 2,832,014	$ -	$ -	$ -
Public Safety	$ 200,000	$ -	$ 200,000	$ 500,000	$ 515,000	$ 530,450	$ 546,364
Special Lighting District	$ 100	$ -	$ 100	$ 100	$ 103	$ 106	$ 109
Redevelopment grants - (non profit)	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -
Redevelopment grants - residential	$ 650,000	$ 150,000	$ 500,000	$ 800,000	$ 824,000	$ 848,720	$ 874,182
Redevelopment grants - commercial	$ 750,000	$ -	$ 750,000	$ 975,000	$ 1,004,250	$ 1,034,378	$ 1,065,409
Redevelopment agreements (Hibiscus)	$ 1,000,000	$ -	$ 1,000,000	$ 2,000,000	$ -	$ -	$ -
Redevelopment agreements (Pyramid)	$ 275,000	$ -	$ 275,000	$ 275,000	$ -	$ -	$ -
Greater Miami Service Corp	$ 150,000	$ -	$ 150,000	$ -	$ -	$ -	$ -
Project Incentives	$ 2,958,045	$ -	$ 2,958,045	$ 4,780,476	$ 369,176	$ 467,489	$ 573,114
Public Service Grant	$ 300,000	$ -	$ 300,000	$ 300,000	$ 309,000	$ 318,270	$ 327,818
Miscellaneous	$ 450,000	$ 7,728	$ 442,272	$ 519,491	$ 535,076	$ 551,128	$ 567,662
(C) Subtotal Operating Expenditures	**$ 9,050,815**	**$ 442,711**	**$ 8,608,104**	**$ 13,301,251**	**$ 3,885,350**	**$ 4,089,148**	**$ 4,303,423**
(D) Reserve	**$ 1,000,000**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ -**	**$ -**
Expenditure Total (B+C+D)	**$ 10,517,800**	**$ 866,785**	**$ 9,651,015**	**$ 13,823,754**	**$ 4,424,725**	**$ 4,645,961**	**$ 4,878,260**
Cash Position (Rev-Exp)	**$ (0)**	**$ 9,609,730**	**$ (9,609,730)**	**$ (0)**	**$ (0)**	**$ 0**	**$ 0**

Redevelopment Projects List

Projects:	FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Adopted	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
Hibiscus Grove	1,000,000	-	1,000,000	2,000,000			
Pyramid Construction	275,000	-	275,000	275,000			
				-			
				-			
Total Projects	**$ 1,275,000**	**$ -**	**$ 1,275,000**	**$ 2,275,000**	**$ -**	**$ -**	**$ -**

West Perrine Community

WEST PERRINE CRA
COMMUNITY REDEVELOPMENT AGENCY

Redevelopment Agency
FY 2025-26 Budget

Leviticus Gilliard, Sr. – Board Chair
Tyreke Spann – Vice-Chair

Veronica Thompkins – Secretary

Kevin T. Richardson – Board Member
Willie Carpenter – Board Member

Rhonda Richardson-Comer – Board Member

Krystal Patterson, MPA, FRA-RA – Executive Director, H.E.R.S. Consulting

WEST PERRINE CRA
COMMUNITY REDEVELOPMENT AGENCY

Date: August 19, 2026

To: Chairman Leviticus L. Gilliard, and West Perrine Board of Commissioners

From: Krystal Patterson, MPA, FRA-RA
Executive Director, West Perrine CRA

Subject: West Perrine Community Redevelopment Agency FY 2025-26 Budget Narrative

It is recommended that the Board of Commissioners of the West Perrine Community Redevelopment Agency (Board) adopt the proposed FY 2026-27 budget for the West Perrine Community Redevelopment Area (redevelopment area). It is further recommended that the Board authorize the Executive Director or Executive Director's designee to submit the budget to the Miami-Dade County Board of County Commissioners for its approval.

Tax Roll

The redevelopment area has experienced healthy growth in taxable values from the previous year. The taxable value in the redevelopment area increased 9.82 percent over the 2025 Preliminary Roll for the redevelopment area.

West Perrine	2025 Roll	2026 Roll	Increase	Percent Increase
CRA Area Base Year 2004	$1,069,587	$1,174,618	$105,031	9.82%
CRA Area Base Year 2006	$2,562,753	$2,814,406	$251,653	9.82%

Revenues

For FY 2026-27, the estimated countywide tax increment payment into the trust fund is $2,814,406, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is $1,174,618.

As of August 19, 2026, the Agency projected carryover funding is $9,520,239 and is estimated to gain approximately $225,000 in interest for total projected revenues of $13,734,263.

Expenses

The expenses outlined in the budget narrative below are based on the Agency's redevelopment activities, including funding for initiatives developed in consultation with the Agency's staff.

Administrative support projected total is $420,338, and the administrative reimbursement to the County is $59,835. The proposed operating expenses for the Agency total $13,734,263 and are detailed below. The Agency's proposed budget does not include any contingency reserves.

Proposed Budget for Fiscal Year 2026-27

Revenues - $13,734,263

The Agency's proposed budget for FY 2026-27 is $13,734,263. Revenues include a countywide tax increment revenue payment of $2,814,406, an unincorporated area tax increment payment of $1,174,618 carryover funding $9,520,239 and projected interest earnings $225,000.

Expenditures - $13,734,263

Administrative Expenses - $462,668

1. Contractual Services – Part-Time ($31,668)
   Part-time contractual administrative support to assist with the day-to-day operational and administrative needs of the Agency.

2. H.E.R.S. Consulting ($220,000)
   The Agency's contracted consulting firm responsible for managing the day-to-day operations of the Agency and providing for an Executive Director.

3. Grants Software ($15,000)
   Grant management software to streamline application intake, compliance tracking, and reporting requirements.

4. Insurance ($2,000)
   Coverage for property insurance.

5. Marketing ($25,000)
   Marketing and community outreach activities designed to promote the Agency's programs, redevelopment initiatives, economic development opportunities, and community engagement efforts.

6. Advertising and Notices ($13,000)
   Set aside for advertising, public notices, publications, notary services, and other communications associated with Agency activities and programs.

7. Travel ($25,000)
   Travel to the annual Florida Redevelopment Association Conference, P3 Conference, International Council of Shopping Centers events, and other events geared toward economic development that provide access to investors and developers, promote the redevelopment area, and support professional development.

8. Office Equipment and Furniture ($10,000)
   For the purchase of office equipment, furniture, computers, technology, and other items necessary to support Agency operations.

9. Direct County Support ($81,000)
   This line item covers expenses incurred by the County's Office of Management and Budget relating to managing financials of the Agency.

10. Direct County Support - Procurement ($40,000)
    Costs for direct County support related to procurement assistance, memberships and fees, and other procurement-related services to ensure transparent, competitive, and compliant vendor selection processes.

County Administrative Charge - $59,835

1. County Administrative Charge ($59,835)
   The County Administrative Charge represents reimbursement of a 1.5 percent fee based on the County and UMSA tax increment contributions. This charge recovers administrative costs associated with County oversight and support of Agency-related activities.

   Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total $462,668.

Operating Expenses - $13,301,251

1. Contractual Services ($150,000)
   Funding for contractual and professional services supporting Agency operations and redevelopment activities, including services provided by Blum and Achievement Consulting Group.

2. Membership and State Fee ($2,670)
   The Agency is required by the State of Florida to pay a Special District fee. The Agency is also a member of the Florida Redevelopment Association and pays annual dues.

3. Audits ($16,500)
   Florida law requires that the Agency's revenues and expenses be audited annually by an external auditor to ensure compliance with sections 163.387(6) and (7), Florida Statutes.

4. Legal Services ($150,000)
   For independent legal services review and/or preparation of documents, resolutions, contracts, legal advice and representation of the Agency.

5. Land/Building Acquisitions ($2,832,014)
   This allocation will fund the acquisition of blighted properties, vacant land, buildings, and other strategically located properties for future redevelopment opportunities consistent with the Agency's Redevelopment Plan.

6. Public Safety ($500,000)
   Public safety initiatives within the redevelopment area, including the implementation of community policing and other strategies intended to reduce crime, improve safety, and support the revitalization of the West Perrine community.

7. Special Lighting District ($100)
   Payment of non-ad valorem assessment on the Agency's vacant land at the corner of SW 182nd Street and SW 102nd Court, folio number: 30-5032-014-0210

8. Infrastructure Improvements ($0)
   This allocation may be used for future infrastructure and beautification improvements within the redevelopment area, including opportunities to leverage matching funds from other governmental agencies for eligible projects.

9. Project Maintenance ($0)
   For ground maintenance and upkeep of CRA-owned property, including litter removal, board-ups, tree trimming, debris hauling, and other property maintenance activities.

10. Residential Rehabilitation Program ($800,000)
    Funding for residential rehabilitation programs and related community redevelopment initiatives, including board approved residential grants to include Greater Miami Service Corp (GMSC). Residential programs assist with essential home repairs designed to enhance the health, life, and safety of the West Perrine community while furthering the Agency's goal of mitigating slum and blight conditions.

11. Commercial Rehabilitation and Business Expansion Programs ($975,000)
    The Commercial Rehabilitation Grant offers funding for interior/exterior upgrades to existing commercial properties, supporting small business retention within the CRA. The Business Expansion & Attraction Program (BEAP) aims to attract businesses to the redevelopment area, targeting those businesses outside its boundaries or businesses looking to expand.

12. Hibiscus Grove ($2,000,000)
    Funding previously approved by the Board to support the development of Hibiscus Grove, a mixed-use affordable housing redevelopment project within the CRA.

13. Pyramid Construction Redevelopment ($275,000)
    Funding allocated to a previously approved redevelopment incentive commitment associated with the redevelopment of townhomes within the CRA.

14. Special Projects Grant & Major Project Initiatives ($4,780,476)
    Funding allocated for the Special Projects Grant, major project incentives, priority redevelopment projects, and catalytic initiatives that advance the CRA's strategic redevelopment goals.

15. Public Service Worker Grant ($300,000)
    This grant will provide down payment assistance specifically to income-eligible public service employees to purchase affordable housing in the redevelopment area.

16. Miscellaneous ($519,491)
    Funds reserved for eligible unanticipated, incidental, or other redevelopment-related expenses not otherwise categorized within the Agency’s budget.

Date: August 19,2026

To: Chairman and Board Members of the West Perrine Community Redevelopment Agency (WPCRA)

From: Krystal Patterson, MPA, FRA-RA Executive Director
West Perrine Community Redevelopment Agency (WPCRA)

Subject: Engagement of Steven W. Zelkowitz, P.A. for Legal Services: Fiscal Year 2026–2027

Item Summary:
Staff recommends approval of a one-year agreement between the West Perrine Community Redevelopment Agency (WPCRA) and Steven W. Zelkowitz, P.A. to provide general legal counsel services to WPCRA for Fiscal Year 2026–2027, in an amount not to exceed $150,000.

Background:
Steven W. Zelkowitz, P.A. currently serves as general counsel for WPCRA and has submitted an engagement letter to continue providing legal representation to WPCRA for Fiscal Year 2026–2027.

Fiscal Impact:
The engagement provides for a flat monthly fee of $12,500, for a total annual amount of $150,000 for Fiscal Year 2026–2027. The flat fee does not include legal fees associated with loans or bonds, real estate closings, or litigation of matters, which would be handled separately as outlined in the engagement letter.

Funding for the engagement is available within the Agency's Fiscal Year 2026–2027 operating budget.

Recommendation:
It is recommended that the Board approve the engagement of Steven W. Zelkowitz, P.A. to provide general legal counsel services to WPCRA for Fiscal Year 2026–2027

Steven W. Zelkowitz, P.A.
One Biscayne Tower
2 S. Biscayne Boulevard, 34th Floor
Miami, Florida 33131
P: 305-301-5533 | M: steven@zelkowitzpa.com

August 19, 2026

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

Re: Attorney-Client Representation

Dear Chairman Gilliard:

We are pleased that you have chosen Steven W. Zelkowitz, P.A. to represent the West Perrine Community Redevelopment Agency (the "WPCRA") for Fiscal Year 2026-27. This letter will confirm our understanding that you have engaged this firm and will describe the basis on which we will provide legal services.

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

Our fee is a flat monthly fee of $12,500.00 (i.e. $150,000.00 for Fiscal Year 2026-2027). The foregoing does not include any legal fees for a loan or bond to be obtained by the WPCRA, real estate closings or litigation matters. Fees for any loan or bond, as well as real estate closings, will be paid from, and as part of, the closing. In the event of any litigation, we will estimate and prepare a proposed budget for approval by the WPCRA Board. In addition to our fees, you will be responsible for expenses we incur in connection with this engagement, such as filing fees or overnight delivery charges. If court reporters or other services are engaged on your behalf, we may forward their invoices with a request that you pay them directly. We will not bill you for ordinary office expenses like occasional copying, long distance telephone calls, and fax transmissions.

If you engage us on any litigation matters, please be aware that litigation in the digital age frequently requires the production of electronically stored information ("ESI") and compliance with state, federal, court, and ethics rules applicable to electronic discovery. A member of our firm's internal Electronic Discovery Committee will consult on all matters involving ESI, and time will be billed at rates commensurate to those listed above. Further, it may be necessary to retain one of our firm's external preferred providers of e-Discovery services (the "e-Discovery Provider") to assist with the preservation, collection, and processing of ESI. We will consult with you before retaining any e-Discovery Provider on your behalf. We will review all invoices received from an e-Discovery Provider and will forward them to you for prompt payment. You will be solely responsible for payment of e-Discovery expenses, and you agree to remit payment directly to the e-Discovery Provider.

We will issue monthly invoices for current fees and expenses. We expect our invoices to be paid promptly, and in any event within thirty (30) days of receipt, and you agree to do so. If our fees and expenses are not paid, or if you fail to timely pay an outside vendor retained on your behalf, we reserve the right to postpone or defer providing additional services or to discontinue our representation in accordance with applicable law, bar, or court rules. We strive to provide the highest quality legal services at a reasonable cost. Accordingly, we ask that you inform us promptly if you believe an invoice to be inaccurate or excessive, so that we may seek to resolve your concern. You will waive the right to dispute the fees, expenses, and other content of any invoice if we do not receive a written objection from you within fifteen (15) days from your receipt of the invoice.

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

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

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

In the event any provision of this engagement letter or any supplement is found to be unenforceable, the remaining provisions of this letter or such supplement shall remain

enforceable in accordance with their terms to give effect to our intent to the maximum extent possible.

Again, we thank you for the opportunity to represent you. After careful consideration, please sign and date this engagement letter and return it to my attention, and please retain a copy for your files.

Kind regards,

Steven W. Zelkowitz

Accepted and agreed to:

West Perrine Community Redevelopment Agency

By:_____

Leviticus L. Gilliard
Chairman

Dated: August 19, 2026

RESOLUTION NO. CRA-08-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH STEVEN W. ZELKOWITZ, P.A. TO PROVIDE LEGAL SERVICES TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY FOR A NOT TO EXCEED AMOUNT OF $150,000 FOR FISCAL YEAR 2026-2027; AUTHORIZING THE CHAIRMAN TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH STEVEN W. ZELKWITZ, P.A.; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant Resolution No. CRA-02-2026, Steven W. Zelkowitz, P.A. was appointed as legal counsel to the WPCRA and a Professional Services Agreement with Steven W. Zelkowitz, P.A. was approved for the remainder of Fiscal Year 2025-2026; and

WHEREAS, the Board of Commissioners of the WPCRA desire to (a) approve the Professional Services Agreement with Steven W. Zelkowitz, P.A. in accordance with the Engagement Letter attached hereto for a not to exceed amount of $150,000 for Fiscal Year 2026-2027 and (b) authorize the Chairman to execute the Professional Services Agreement with Steven W. Zelkowitz, P.A.

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

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

Section 2. Approval of Professional Services Agreement. The Professional Services Agreement with Steven W. Zelkowitz, P.A. in the form of the Engagement Letter in a not to exceed amount of $150,000 for Fiscal Year 2026-2027 is hereby approved.

Section 3. Execution of Professional Services Agreement. The Chairman is hereby authorized to execute the Professional Services Agreement

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 19th day of August, 2026.

_____
Leviticus L. Gilliard
Chair

ATTEST:

_____
Veronica Thompkins
WPCRA Secretary

APPROVED AS TO LEGAL SUFFICIENCY

_____
Steven W. Zelkowitz, P.A.
WPCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Leviticus L. Gilliard	_____ (Yes)_____(No)
Vice Chair Tyreke Spann	_____ (Yes)_____(No)
Board Member Willie L. Carpenter	_____ (Yes)_____(No)
Board Member Lieutenant Kevin Richardson	_____ (Yes)_____(No)
Board Member Rhonda Richardson-Comer	_____ (Yes)_____(No)
Board Member Veronica Thompkins	_____ (Yes)_____(No)

Date: August 19,2026

To: Chairman and Board Members of the West Perrine Community Redevelopment Agency (WPCRA)

From: Krystal Patterson, MPA, FRA-RA Executive Director
West Perrine Community Redevelopment Agency (WPCRA)

Subject: Extension of Agreement with Achievement Consulting Group for Services

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Item Summary:
Staff recommends approval of a one-year extension of services pursuant to the agreement between the West Perrine Community Redevelopment Agency (WPCRA) and Achievement Consulting Group in an amount not to exceed $60,000.

Background:
Achievement Consulting Group currently provides services to WPCRA pursuant to an existing agreement with the Agency. The proposed one-year extension will allow Achievement Consulting Group to continue providing consulting related to the agency's bond efforts.

Fiscal Impact:
The fiscal impact of the proposed one-year extension is an amount not to exceed $60,000. Funding for the extension is available within the Agency's approved operating budget.

Recommendation:
It is recommended that the Board approve the one-year extension of services for Achievement Consulting Group,

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CONSULTANCY AGREEMENT

This Consultancy Agreement ("Agreement") is effective as of July 1, 2026 by and between the West Perrine Community Redevelopment Agency of the City of Miami, a public agency and body corporate created pursuant to Section 163.356, Florida Statutes ("CRA"), and Achievement Consulting Group, Inc. ("Consultant").

The CRA and the Consultant shall be referred to herein as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, the CRA desires that the Consultant provide advice and assistance to the CRA in his area of expertise;

WHEREAS, the Consultant desires to provide such advice and assistance to the CRA under the terms and conditions of this Agreement; and

WHEREAS, the Consultant agrees to devote the necessary time and attention to satisfactorily provide the Services (as defined herein) to the CRA in accordance with this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the terms and provisions herein, the CRA and the Consultant hereby agree as follows:

ARTICLE I
Engagement

1.1 **Services.** For the term of this Agreement, the Consultant agrees to provide the services as more fully described in Exhibit A attached hereto ("Services"). The CRA and the Consultant agree that the Services are being provided by the Consultant in a capacity other than as a member of the CRA.

1.2 **Term.** The Consultant shall commence performance of the Services upon execution of this Agreement ("Commencement Date"). The period beginning on the Commencement Date and ending June 30, 2027, or the termination of this Agreement by either Party, in accordance with Section 1.3 of this Agreement, shall be referred to as the "Service Period". The Term of this Agreement may be extended at the CRA's sole and absolute discretion in one (1) year increments, with written notice provided to Consultant. Unless otherwise agreed, the Services shall be performed principally from a location of the Consultant's choosing.

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1.3 **Termination.** Either Party shall have the right to terminate this Agreement without cause upon thirty (30) days' prior written notice to the other Party. Should a termination without cause occur, the CRA agrees to delivering payment to Consultant for all outstanding invoices and services received up to and through the date of termination.

ARTICLE II
Remuneration

2.1 **Compensation.** Unless otherwise agreed between the Parties, the CRA shall pay the Consultant $10,000/month for services provided ("Fee") not to exceed $120,000 on an annual basis. Consultant shall send CRA a detailed invoice (including hours and specific billable activities), monthly for payment. CRA agrees to remit payment within twenty (20) days of receipt.

2.2 **Expenses.** All direct expenses incurred by Consultant while performing the Services on behalf of CRA ("Expenses") will require express written consent of CRA prior to being incurred.

2.3 **Other Benefits.** Other than the Fee and Expenses, the Consultant shall not be entitled to any other benefits, interests or any forms of value, whatsoever, of any kind and nature, whether implied or otherwise, directly or indirectly, including without limitation any form of interests, benefits, value and/or any value creation resulting from the Services or the Consultant's relationship with the CRA, including without limitation (i) any concepts, ideas, research and/or any deliverable by and/or through the Consultant or the Services or (ii) any benefit the CRA may receive, derive and/or accrue, whether directly or indirectly, from and/or through the Consultant or the Services.

2.4 **Withholding and Deductions.** The Consultant acknowledges that the Fee is all- inclusive. The Consultant shall be solely responsible for payment of any and all taxes and related costs payable under any applicable law with respect to the Consultant's compensation for performing the Services. The CRA may withhold and/or deduct amounts from the Fee per any applicable law, as may be required, necessary and/or appropriate.

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Miami, FL 33132
Larry@theacgrp.com

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ARTICLE III
Conflict of Interest

3.1 **Conflict of Interest.** The Consultant hereby represents and warrants that, to the Consultant's knowledge, there is no conflict of interest between the Consultant's current business activities and the Services to be performed hereunder. The Consultant further represents and warrants that (a) the Consultant is not a party to any other agreement, contract or understanding and (b) no facts or circumstances exist that would restrict, prohibit, or hinder the Consultant from undertaking or performing any of his obligations under this Agreement, other than those disclosed to the CRA in advance of the execution of this Agreement. The Consultant shall advise the CRA promptly if a conflict of interest arises in the future.

ARTICLE IV
Miscellaneous

4.1 **Notices.** Any notice, demand, consent, election, offer, approval, request, or other communication required or permitted under this Agreement shall be in writing and shall be (a) delivered personally, (b) sent by certified or registered mail, postage prepaid, return receipt requested, (c) sent by recognized overnight delivery service or (d) sent via e-mail with confirmation. A notice to the Consultant shall be addressed to the Consultant at the Consultant's address set forth on the signature page of this Agreement. A notice to the CRA shall be addressed to the CRA at the address set forth on the signature page of this Agreement, as such address may be modified by the CRA from time to time.

4.2 **Successors and Assigns.** This Agreement is binding upon, and inures to the benefit of, and shall be enforceable by, the Parties hereto and their respective successors and permitted assigns. As regards the CRA only, the successors and permitted assigns hereunder shall include, without limitation, any affiliate of the CRA as well as the successors in interest to the CRA or any such affiliate (whether by merger, liquidation (including successive mergers or liquidations) or otherwise) and any acquirer of all or substantially all of the limited liability CRA interests or assets of the CRA. This Agreement or any right or interest hereunder is one of personal service and may not be assigned by the Consultant. Nothing in this Agreement, expressed or implied, shall be intended or shall be construed to confer upon any third party other than the Parties and their respective successors and assigns as permitted by this Section 4.2 any right, remedy or claim under or by reason of this Agreement.

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4.3 **Amendments and Waivers.** Except as otherwise stated herein, the provisions of this Agreement may only be amended or waived with the written agreement of the CRA and the Consultant. The waiver by either Party of a breach of any provision hereof shall not operate or be construed to operate as a waiver by such Party of any subsequent breach by the other Party of any provision hereof.

4.4 **Indemnification.** Except for the negligence or willful misconduct of Consultant, Client shall defend, indemnify, and hold harmless Consultant from any loss, damage, claim for damage, liability, expense or costs, including attorney's fees, which arise out of, or are in any way connected with performance of the Services pursuant to the terms of this Agreement. Except for the negligence or willful misconduct of the CRA, its officers, employees, agents, and volunteers.

4.5 **Interpretation.** Article titles and section headings contained herein are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Agreement.

4.6 **Partial Invalidity.** Wherever possible, each provision hereof shall be interpreted in such manner as to be effective and valid under applicable law, but in the event that any one or more of the provisions contained herein are, for any reason, held to be invalid, illegal or unenforceable in any respect, such provision shall be ineffective to the extent, but only to the extent, of such invalidity, illegality or unenforceability without invalidating the remainder of such invalid, illegal or unenforceable provision or provisions or any other provisions hereof, unless such a construction would be unreasonable. In the event that any provision of this Agreement shall be deemed to exceed the limits permitted by any applicable law, the provisions set forth herein shall be reformed to the extent necessary to make them reasonable and enforceable.

4.7 **Independent Contractor Relationship.** The Consultant's relationship to the CRA shall be work-for-hire and that of an independent contractor. Nothing in this Agreement shall be construed to create any partnership, joint venture, employer-employee, or agency relationship between the CRA and the Consultant and the Consultant shall not represent to any third party that any such relationship exists. The Consultant hereby acknowledges and agrees that the Consultant shall have no authority to enter contracts, agreements or understandings that bind the CRA or otherwise create obligations on the part of the CRA.

4.8 **Governing Law.** This Agreement and the rights of the Parties hereunder shall be interpreted in accordance with the laws of the State of Florida, and all rights and remedies shall be governed by such laws without regard to principles of conflict of laws.

4.9 **No Strict Construction.** The language used in this Agreement shall be deemed to be the language chosen by the Parties to express their mutual intent. No rule of strict construction shall be applied against either the CRA or the Consultant.

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4.10 **Entire Agreement.** This Agreement contains the entire understanding between the Parties and shall supersede any and all prior and contemporaneous oral and written agreements between the Parties.

4.11 **Survival.** The obligations of the Parties that, by their nature, extend past the effective date of termination shall survive the termination of this Agreement.

4.12 **Execution in Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original instrument, but both of which together shall be considered one and the same instrument.

4.13 **Authorization.** The undersigned signatories are fully authorized by CRA and Consultant, respectively, to bind the Parties to the terms of this Agreement.

4.14 **No Guaranteed Result.** The CRA acknowledges and agrees that the Consultant does not have control over third-party decision makers, and therefore Consultant makes no representations, warranties, or guarantees that it can achieve any particular results. Consultant shall act in good faith toward the performance of its Services, as defined further in Exhibit A.

4.15 **Legal Counsel.** The Parties specifically and expressly acknowledge that they have sought and obtained independent legal representation and advice from counsel of their own selection before executing this Agreement or have elected to waive such legal representation or advice, and clearly understand and assent to all the terms and provisions herein, with each of them executing this Agreement freely and voluntarily.

4.16 **Confidentiality.** In the course of performance of this Agreement, the CRA will share confidential information with Consultant. Consultant shall maintain any such information in the strictest of confidence. Confidential information shall only be used for the purposes of performing services on behalf of the CRA. Consultant shall limit its sharing of information to only those employees, directors, and officers who have a specific need to know for the purpose of performing the Services to the CRA. The restrictions on confidential information shall not apply to information that is, or becomes a part of, the public domain through no fault of Consultant.

4.17 **Performance of Duties.** Notwithstanding any other term or condition in this Agreement, the CRA specifically acknowledges that Consultant has other clients and/or outside employment. The Consultant shall have control over the time and manner of performing its duties described in Exhibit A, and Consultant shall make available such time as it, in its sole discretion, shall deem appropriate for the performance of its duties under this Agreement. However, Consultant shall use reasonable efforts to perform said Services in as expeditious a manner as possible.

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4.18 Additional **Stipulation.** The Parties also stipulate and confirm that all terms and provisions of this Agreement are valid, fair and reasonable, and serve as equitable, fair and reasonable consideration with regard to the Services to be provided hereunder and the value provided and received or contemplated herein.

# # # # #

IN WITNESS WHEREOF, the Parties have entered into this Consultancy Agreement as of the date first written above written, in accordance with the terms and provisions herein.

West Perrine Community Redevelopment Agency

By: _____

Krystal Patterson
Executive Director

Achievement Consulting Group, Inc.

By: _____

Larry M. Spring, Jr., CPA
President

1717 N Bayshore Dr. #3941
Miami, FL 33132
Larry@theacgrp.com

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EXHIBIT A

Services

The Consultant agrees to assist the CRA with providing consultancy services to the West Perrine Community Redevelopment Agency ("CRA"), as reasonably requested by the CRA Executive Director. The Consultant's responsibilities under this Agreement may include but will not necessarily be limited to:

1. Assist the Executive Director develop and implement debt financing strategy of CRA's future revenues necessary to fund projects in the redevelopment plan.

2. Prepare and deliver presentation and reports necessary to fulfill the CRA's debt financing goals and objectives.

3. Assist the Executive Director with general finance/budget management services, including but not limited to preparation of annual budget and budget analysis, preparing and presenting finance statements, etc.

The CRA may, at its sole discretion, request that Consultant perform services that go beyond the Services outlined in Exhibit A. Written authorization will be required prior to Consultant's performance of any additional services.

1717 N Bayshore Dr. #3941
Miami, FL 33132
Larry@theacgrp.com

RESOLUTION NO. CRA-23-2025

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, APPROVING A ONE-YEAR EXTENSION TO THE AGREEMENT WITH ACHIEVEMENT CONSULTING GROUP, INC. TO PROVIDE BOND CONSULTING SUPPORT AND INTERNAL PROCESS ASSISTANCE TO ADVANCE THE WPCRA'S BOND EFFORTS IN AN AMOUNT NOT TO EXCEED $120,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE EXTENSION TO THE AGREEMENT WITH ACHIEVEMENT CONSULTING GROUP, INC.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE EXTENSION TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the West Perrine Community Redevelopment Agency ("WPCRA") is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, pursuant to Resolution No. CRA-23-2025, the WPCRA approved an Agreement with Achievement Consulting Group, Inc. ("ACG") in an amount not to exceed Sixty Thousand Dollars ($60,000) to provide bond consulting support and internal process assistance to advance the WPCRA's bond efforts; and

WHEREAS, the Board of Commissioners of the WPCRA desires to approve a one-year extension to the Agreement with ACG in an amount not to exceed One Hundred Twenty Thousand Dollars ($120,000) to provide bond consulting support and internal process assistance to advance the WPCRA's bond efforts in the form attached hereto as Exhibit "A".

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

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

Section 2. Approval of Extension to Agreement. The Extension to the Agreement with ACG for one (1) year in an amount not to exceed One Hundred Twenty Thousand Dollars ($120,000) to provide bond consulting support and internal process assistance to advance the WPCRA's bond efforts in the form attached hereto as Exhibit "A" is hereby approved.

Section 3. Execution of Extension to Agreement. The Executive Director is hereby authorized to execute the Extension to the Agreement with ACG to provide bond consulting support and internal process assistance to advance the WPCRA's bond efforts.

Section 4. Implementation of Extension to Agreement. The Executive Director is hereby authorized to take all action necessary to implement the terms of the Extension to the Agreement with ACG to provide bond consulting support and internal process assistance to advance the WPCRA's bond efforts.

Section 5. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 19th day of August, 2026.

_____
Leviticus L. Gilliard
Chair

ATTEST:

_____
Veronica Thompkins
WPCRA Secretary

APPROVED AS TO LEGAL SUFFICIENCY

_____
Steven W. Zelkowitz, P.A.
WPCRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Leviticus L. Gilliard	_____ (Yes)_____(No)
Vice Chair Tyreke Spann	_____ (Yes)_____(No)
Board Member Willie L. Carpenter	_____ (Yes)_____(No)
Board Member Lieutenant Kevin Richardson	_____ (Yes)_____(No)
Board Member Rhonda Richardson-Comer	_____ (Yes)_____(No)
Board Member Veronica Thompkins	_____ (Yes)_____(No)