

Board Meeting Agenda

Wednesday, Sept 30, 2026 – 6:00 PM

Arcola Lakes Library

8240 NW 7th Avenue, Miami, FL 33150

www.miamidade.gov/redevelopment/nw-7th-avenue-corridor.asp

- I. Call to Order
- II. Roll Call
- III. Reasonable Opportunity for the Public to be Heard — 2 minutes per speaker
- IV. Approval of Agenda
- V. Consent Agenda

Items listed under the Consent Agenda are considered routine and will be enacted by one motion. If separate discussion is desired, any item may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board Member. Items removed will be heard immediately following the approval of the remaining Consent items.

- A. Approval of Minutes – June 29, 2026
- B. Reimbursement to Vantage Solutions, LLC for CRA Board Retreat Expenses – August 2026

VI. Action Items

- A. **Resolution No. CRA-28-2026** – Resolution Approving the Fiscal Year 2026 - 2027 Budget for the N.W. 7th Avenue Corridor Community Redevelopment Agency and the Total Amount Of \$9,135,350
- B. Approval of Uptown NW 7th Avenue CRA Brand Identity and Logo

VII. Discussion Item

VIII. Executive Director's Report

IX. CRA Attorney's Report

X. Adjournment

CONSENT AGENDA

APPROVAL OF MINUTES

JUNE 29, 2026

NW 7th Avenue Corridor Redevelopment Agency

PUBLIC MEETING

8401 NW 14th Avenue, Arcola Lakes Senior Center
OFFICIAL MINUTES – Monday, June 29, 2026

I. Call to Order — CRA Board Chair Rasha Cameau called the meeting to order at 6:01 p.m.

II. Roll Call

Rasha Cameau, Chair	Present
Jeffy Mondesir, Vice-Chair	Present
Board Member Gene Lomando	Present
Board Member Daniella Pierre	Present
Board Member Angela Reyes	Present
Board Member Nadeige Theresias-Joisil	Present

Consultant Team/Attorney: Alice Townsend, Neighbors and Neighbors Association (NANA); Steven Zelkowitz

Miami-Dade County/OMB: Vivian Cao, Assistant Director; Chimene Graham, Business Analyst Manager

III. Public Comment/ Reasonable Opportunity to be Heard — There were no speakers.

IV. Approval of Agenda — Ms. Pierre moved approval of the agenda, with a second from Ms. Reyes. *Motion passed.*

V. Consent Agenda —

A Motion to move **Agenda Item F** (Resolution No. CRA-26-2026) to the Consent Agenda was made by Vice Chairman Mondesir, with a Second from Mr. Lomando. Motion passed.

- A. Approval of April 8, 2026 Minutes — Ms. Pierre moved approval of the agenda, with a second from Ms. Reyes. Motion passed.
- B. Façade Grant – Aqua Beach Holdings Corp. (\$50,000): Approved for exterior improvements (painting, signage, storefront windows) at 14400–14448 NW 7th Avenue.
- C. Façade Grant – Thomas Dental Associates, Inc. (\$49,770): Approved for exterior revitalization (lighting, landscaping, parking lot resurfacing) at 14050 NW 7th Avenue.
- D. Resolution No. CRA 26-2026 – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving a Recess of Board Meetings Through August 31, 2026 and Limited delegation of Authority to the Executive Director

The Board approved a Summer recess through August 31, 2026. The Executive Director was granted limited authority to approve time-sensitive operational matters exceeding standing spending limits, where a delay may be detrimental to the CRA's interests, subject to ratification at the next Board meeting.

A Motion to approve was made by Ms. Angela Reyes, with a Second from Ms. Theresias-Joisil. Motion passed.

Ms. Theresias-Joisil moved approval of the Consent Agenda, with a second from Mr. Lomando. Motion passed.

VI. Action Items —

- A. **Resolution No. CRA 21-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving a Letter of Intent (LOI) for CRA Office Space at 15383 NW 7th Avenue and Authorization for the Executive Director to Execute a Lease Agreement

A Motion to Approve was made by Vice-Chairman Jeffy Mondesir, with a Second from Mr. Lomando. Motion passed.

- B. **Resolution No. CRA 22-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving a Business Attraction & Expansion Grant (BAEG) to Quality Culinary Services, LLC. The Board awarded \$150,000 to build out a shared-use commissary kitchen at 14501 NW 7th Avenue. Approval was made subject to the resolution of all active code violations, liens, and unmet 40-year recertification requirements on the building as a condition for final reimbursement.

A Motion to Approve was made by Ms. Theresias-Joisil, with a Second from Mr. Mondesir. Motion passed.

Daniella Pierre joined the meeting at 6:28pm

- C. **Resolution No. CRA 23-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving the NW 7th Avenue Community Redevelopment Plan Update 2026

The Board approved an amendment to the Redevelopment Plan, which modernizes and repositions the corridor as a "Cultural, Mobility, and Economic Spine of North Miami-Dade County." The update focuses on strategic pillars, including establishing a City Center and an Uptown Cultural District. Director Oupelle noted that the Plan Update also provides a practical tool-kit for prioritizing TIF resources toward catalytic projects like the Golden Glades Mobility Hub and mixed-income housing.

A Motion to Approve was made by Mr. Mondesir, with a Second from Ms. Reyes. Motion passed.

- D. **Resolution No. CRA 24-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Approving an Extension of Agency Life to FY 2044

The Board approved extending the Agency's life from its current 2034 sunset to September 30, 2044. This extension aligns with the statutory 40-year maximum and is supported by an Assessment of Need documenting persistent blighted conditions in the updated redevelopment plan.

A Motion to Approve was made by Ms. Pierre, with a Second from Mr. Lomando. Motion passed.

- E. **Resolution No. CRA 25-2026** – Resolution of the NW 7th Avenue Corridor Community Redevelopment Agency Authorizing the Executive Director and CAR Attorney to Negotiate, Finalize, Execute and Deliver a First Amendment to the Interlocal Cooperation Agreement with Miami-Dade

The Board authorized the Executive Director and Attorney to negotiate and execute an amendment with Miami-Dade County to reflect the term extension and expansion area updates.

A Motion to Approve was made by Ms. Pierre, with a Second from Ms. Reyes. Motion passed.

VII. Discussion Item

- A. **Presentation of CRA Branding** - Hip RockStar presented updates on the Agency's visual identity and branding strategy to align with a possible "Uptown Ave 7" positioning. Several logo schemes were shared with the Board for discussion at a future meeting.

VIII. Executive Director's Report

- A. Board Recess: The Board will be in recess for July and August.
- B. Board Retreat: A Board retreat will be scheduled in August with plans to visit a CRA to exchange ideas and hear about "best practices" from other CRA partners.
- C. Façade Program: Staff has been reaching out to businesses discussing the façade program and hope to have approximately fourteen applications submitted for the Fall.
- D. Cliff's Restaurant: Currently working with the business, a former grantee, to demolish and re-build the building.

IX. CRA Attorney's Report — Attorney Zelkowitz provided a brief update on legal matters related to pending grant agreements and the legislative process for the Plan Update's approval by the County.

X. Adjournment — There being no further business, the meeting was adjourned at 7:11 p.m.

BOARD RETREAT REIMBURSEMENT

RESOLUTION NO. CRA-27-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING A REIMBURSEMENT IN THE AMOUNT OF \$10,951.14 TO VANTAGE SOLUTIONS, LLC FOR EXPENSES INCURRED ON BEHALF OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY IN CONNECTION WITH THE AUGUST 2026 BOARD RETREAT AND TAMPA CRA TOUR; AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO PROCESS PAYMENT AND SUBMIT ALL REQUIRED DOCUMENTATION TO THE CRA'S FINANCIAL SUPPORT TEAM FOR RECORDKEEPING AND AUDIT COMPLIANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vantage Solutions, LLC advanced Ten Thousand Nine Hundred Fifty-One and 14/100 Dollars (\$10,951.14) for expenses incurred on behalf of the Northwest 7TH Avenue Corridor Community Redevelopment Agency ("CRA") in connection with the August 2026 Board Retreat and Tampa CRA tour; and

WHEREAS, the Board of Commissioners of the CRA desires to (a) approve a reimbursement in the amount of Ten Thousand Nine Hundred Fifty-One and 14/100 Dollars (\$10,951.14) to Vantage Solutions, LLC for expenses incurred on behalf of the CRA in connection with the August 2026 Board Retreat and Tampa CRA tour and (b) authorize the Executive Director or Executive Director's designee to process payment and submit all required documentation to the CRA's financial support team for recordkeeping and audit compliance.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR 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 Reimbursement. The reimbursement in the amount of Ten Thousand Nine Hundred Fifty-One and 14/100 Dollars (\$10,951.14) for eligible expenses paid on behalf of the CRA in connection with the August 2026 Board Retreat and Tampa CRA tour is hereby approved.

Section 3. Authority of Executive Director. The Executive Director or Executive Director's designee is hereby authorized to process payment and submit all required documentation to the CRA's financial support team for recordkeeping and audit compliance.

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

PASSED and ADOPTED this 30th day of September, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rasha Cameau, MBA FRA-RP
Vice Chair Jeffy Mondesir, BBA
Board Member Gene Lomando, BS
Board Member Daniella Pierre, MSHRM
Board Member Angela Reyes, M.TX.
Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)

Date: September 30, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Reimbursement to Vantage Solutions, LLC for August 2026 CRA Board Retreat

Recommendation

It is recommended that the Board of Commissioners approve reimbursement to Vantage Solutions, LLC in the amount of \$10,951.14 for eligible expenses paid on behalf of the NW 7th Avenue CRA in connection with the August 2026 Board Retreat and Tampa CRA tour.

Fiscal Impact

The total reimbursement requested is \$10,951.14. Funding is available within the CRA's approved budget for Board travel, training, meetings, and related operational expenses.

Delegation of Authority

Upon Board approval, the Executive Director or designee is authorized to process the reimbursement and submit the supporting expense documentation to the Agency's financial services provider for payment, recordkeeping, and audit purposes.

Background

In August 2026, the CRA conducted a Board Retreat and redevelopment tour in Tampa to support Board strategic planning, redevelopment education, and preparation for the upcoming fiscal year. Because the CRA did not have an established P-Card or corporate credit card, Vantage Solutions, LLC paid certain retreat-related expenses on behalf of the Agency and facilitated reimbursement of eligible travel expenses incurred by participants.

The reimbursement request includes the NW 7th Avenue CRA's allocated share of lodging, meeting room and food and beverage expenses, audiovisual services, transportation for the Tampa CRA tour, group meals, airfare, vehicle rental, fuel and mileage, and individual travel-related expenses. Applicable hotel and banquet taxes were adjusted from the reimbursement calculation. The resulting amount attributable to the NW 7th Avenue CRA is \$10,951.14.

Attachment

- August Board Retreat Expense Report and Supporting Documentation

August Board Retreat Expense Report

Category	Total Amount	NW 7th Avenue CRA
Lodging - Rasha Cameau	\$ 270.14	\$ 270.14
Lodging - Jeffy Mondesir	\$ 405.21	\$ 405.21
Lodging - Nadeige Theresias- Joisil	\$ 405.21	\$ 405.21
Lodging -Daniella Pierre	\$ 405.21	\$ 405.21
Lodging - Angela Reyes-Santana	\$ 405.21	\$ 405.21
Lodging - Casneve Oupelle (50%)	\$ 405.21	\$ 202.61
Lodging - Anthony Bonamy (50%)	\$ 405.21	\$ 202.61
Lodging - Raja Salahuddin (50%)	\$ 405.21	\$ 202.61
Encore A/V equipment	\$ 1,253.46	\$ 626.73
Meeting room/F&B	\$ 7,821.92	\$ 3,910.96
3% credit-card fee	\$ 379.44	\$ 189.72
State-tax adjustment	\$ (303.54)	\$ (151.77)
Occupancy/tourism-tax adjustment	\$ (242.84)	\$ (121.42)
Banquet tax adjustment—F&B	\$ (545.75)	\$ (272.88)
Banquet tax adjustment—A/V	\$ (87.46)	\$ (43.73)
CharterUp - Tampa CRA Tour Shuttle Rental	\$ 817.13	\$ 408.57
Columbia Restaurant - Tour Lunch	\$ 816.00	\$ 408.00
Maggianos Restaurant - Board Retreat Closing Dinner	\$ 1,800.00	\$ 900.00
Car Rental - Enterprise (50%)	\$ 801.37	\$ 400.69
Fuel Reimbursement - Casneve Oupelle (50%)	\$ 143.08	\$ 71.54
Flight FLL - Tampa (Vicechair)	\$ 266.79	\$ 266.79
Milleage Reimbursement - Rasha Cameau	\$ 477.64	\$ 477.64
Reimbursement - Jeffy Mondesir	\$ 139.14	\$ 139.14
Reimbursement - Angela Reyes	\$ 626.60	\$ 626.60
Reimbursement - Nadeige Theresias-Joisil	\$ 398.00	\$ 398.00
Reimbursement - Anthony Bonamy (50%)	\$ 435.50	\$ 217.75
Total Reimbursement	\$ 18,103.09	\$ 10,951.14

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



NW Community Redevelopment Age
 NW Community Redevelopment Agency
 111 NW 1st Street
 22nd Floor
 Miami, FL, 33128
 United States Of America
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 686153
 Folio ID : A
 Arrive Date : 24-AUG-26
 Depart Date : 02-SEP-26
 No. Of Guest :
 Room Number :
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:26 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
24-AUG-26	DEPOSIT	Deposit- VI-6112		-8090.65
24-AUG-26	DEPOSIT	Deposit- AX-1004		-4936.85
28-AUG-26	19170003	Banquets	1296.45	
28-AUG-26	19170004	Banquets	648.23	
28-AUG-26	19170030	Banquets	626.73	
28-AUG-26	19170031	Banquets	626.73	
29-AUG-26	687773	XFER From Cameau, Rasha	270.14	
30-AUG-26	692068	XFER From Jones, Robert	270.14	
30-AUG-26	687765	XFER From Vilsaint, Nadege	405.21	
30-AUG-26	687768	XFER From Pierre, Daniella	405.21	
30-AUG-26	687771	XFER From Dalger, Rhenie	405.21	
30-AUG-26	687767	XFER From Theresias-Joisil, Ne	405.21	
30-AUG-26	687770	XFER From Salahuddin, Raja	405.21	
30-AUG-26	687769	XFER From Reyes, Angela	405.21	
30-AUG-26	687774	XFER From Mondesir, Jeffy	405.21	
30-AUG-26	687775	XFER From Oupelle, Casneve	405.21	
30-AUG-26	687776	XFER From Bonamy, Anthony	405.21	
30-AUG-26	687764	XFER From SaintJean, Gilbert	405.21	
30-AUG-26	19170033	Banquets	1037.16	
30-AUG-26	19170034	Banquets	1296.45	
30-AUG-26	19170035	Banquets	2247.18	
30-AUG-26	19170036	Banquets	1296.45	
01-SEP-26	CC3%FEE	Misc Non Revenue	379.44	
01-SEP-26	TAXEXEMPT	ADJ State Tax		-303.54
01-SEP-26	TAXEXEMPT	ADJ Occupancy/Tourism		-242.84

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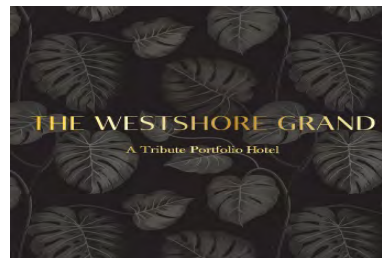


NW Community Redevelopment Age
NW Community Redevelopment Agency
111 NW 1st Street
22nd Floor
Miami, FL, 33128
United States Of America
NW5517 - NW Community Redevelopment Age

Page Number : 2
Guest Number : 686153
Folio ID : A
Arrive Date : 24-AUG-26
Depart Date : 02-SEP-26
No. Of Guest :
Room Number :
Marriott Bonvoy Number :

Date	Reference	Description	Charges (USD)	Credits (USD)
01-SEP-26	TAXEXEMPT	Banquets		-545.75
01-SEP-26	TAXEXEMPT	Banquets		-87.46
02-SEP-26	692068	XFER From Jones, Robert		-270.14
03-SEP-26	AX	American Express-1004	430.03	
** Total			14477.23	-14477.23
*** Balance			0.00	

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Gilbert SaintJean
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687764
 Folio ID : C
 Arrive Date : 27-AUG-26 17:31
 Depart Date : 30-AUG-26 11:42
 No. Of Guest : 1
 Room Number : 519
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:41 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT519	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT519	State Tax	8.93	
27-AUG-26	RT519	Occupancy/Tourism	7.14	
28-AUG-26	RT519	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT519	State Tax	8.93	
28-AUG-26	RT519	Occupancy/Tourism	7.14	
29-AUG-26	RT519	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT519	State Tax	8.93	
29-AUG-26	RT519	Occupancy/Tourism	7.14	
30-AUG-26	687764	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

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Nadege Vilsaint
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687765
 Folio ID : C
 Arrive Date : 27-AUG-26 19:39
 Depart Date : 30-AUG-26 06:06
 No. Of Guest : 1
 Room Number : 219
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:34 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT219	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT219	State Tax	8.93	
27-AUG-26	RT219	Occupancy/Tourism	7.14	
28-AUG-26	RT219	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT219	State Tax	8.93	
28-AUG-26	RT219	Occupancy/Tourism	7.14	
29-AUG-26	RT219	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT219	State Tax	8.93	
29-AUG-26	RT219	Occupancy/Tourism	7.14	
30-AUG-26	687765	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

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Nedeige Theresias-Joisil
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687767
 Folio ID : C
 Arrive Date : 27-AUG-26 18:25
 Depart Date : 30-AUG-26 12:10
 No. Of Guest : 1
 Room Number : 222
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:37 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT222	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT222	State Tax	8.93	
27-AUG-26	RT222	Occupancy/Tourism	7.14	
28-AUG-26	RT222	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT222	State Tax	8.93	
28-AUG-26	RT222	Occupancy/Tourism	7.14	
29-AUG-26	RT222	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT222	State Tax	8.93	
29-AUG-26	RT222	Occupancy/Tourism	7.14	
30-AUG-26	687767	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

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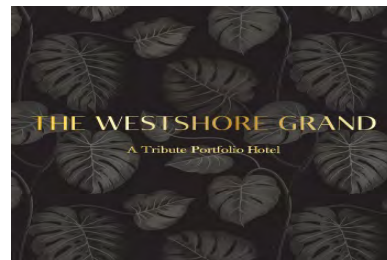
Daniella Pierre
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687768
 Folio ID : C
 Arrive Date : 27-AUG-26 16:43
 Depart Date : 30-AUG-26 14:33
 No. Of Guest : 1
 Room Number : 306
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:36 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT306	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT306	State Tax	8.93	
27-AUG-26	RT306	Occupancy/Tourism	7.14	
28-AUG-26	RT306	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT306	State Tax	8.93	
28-AUG-26	RT306	Occupancy/Tourism	7.14	
29-AUG-26	RT306	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT306	State Tax	8.93	
29-AUG-26	RT306	Occupancy/Tourism	7.14	
30-AUG-26	687768	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

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Angela Reyes
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687769
 Folio ID : A
 Arrive Date : 27-AUG-26 14:48
 Depart Date : 30-AUG-26 05:50
 No. Of Guest : 1
 Room Number : 419
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:39 ALUCAS

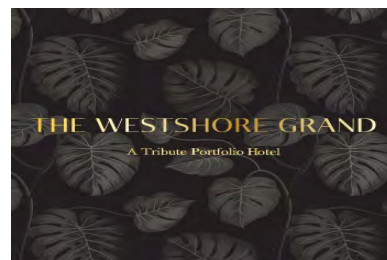
Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	19075040	Private Dining	27.80	
30-AUG-26	VI	Visa-0508		-27.80

Approve EMV Receipt for VI - 0508: Signature Captured
 Application Label: VISA DEBIT AID: A0000000031010
 ARC: 00 IAD: 06011203600000 TSI: 6800 TVR: 8000008000

** Total 27.80 -27.80
 *** Balance 0.00

I agreed to pay all room & incidental charges.

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Angela Reyes
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687769
 Folio ID : C
 Arrive Date : 27-AUG-26 14:48
 Depart Date : 30-AUG-26 05:50
 No. Of Guest : 1
 Room Number : 419
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:39 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT419	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT419	State Tax	8.93	
27-AUG-26	RT419	Occupancy/Tourism	7.14	
28-AUG-26	RT419	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT419	State Tax	8.93	
28-AUG-26	RT419	Occupancy/Tourism	7.14	
29-AUG-26	RT419	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT419	State Tax	8.93	
29-AUG-26	RT419	Occupancy/Tourism	7.14	
30-AUG-26	687769	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

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Raja Salahuddin
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687770
 Folio ID : C
 Arrive Date : 27-AUG-26 18:12
 Depart Date : 30-AUG-26 15:34
 No. Of Guest : 1
 Room Number : 806
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:38 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT806	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT806	State Tax	8.93	
27-AUG-26	RT806	Occupancy/Tourism	7.14	
28-AUG-26	RT806	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT806	State Tax	8.93	
28-AUG-26	RT806	Occupancy/Tourism	7.14	
29-AUG-26	RT806	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT806	State Tax	8.93	
29-AUG-26	RT806	Occupancy/Tourism	7.14	
30-AUG-26	687770	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



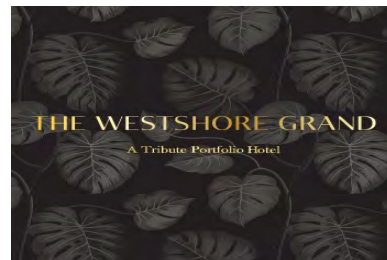
Rhenie Dalger
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687771
 Folio ID : C
 Arrive Date : 27-AUG-26 20:11
 Depart Date : 30-AUG-26 06:48
 No. Of Guest : 1
 Room Number : 216
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:37 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT216	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT216	State Tax	8.93	
27-AUG-26	RT216	Occupancy/Tourism	7.14	
28-AUG-26	RT216	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT216	State Tax	8.93	
28-AUG-26	RT216	Occupancy/Tourism	7.14	
29-AUG-26	RT216	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT216	State Tax	8.93	
29-AUG-26	RT216	Occupancy/Tourism	7.14	
30-AUG-26	687771	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Rasha Cameau
 NW5517 - NW Community Redevelopment Age

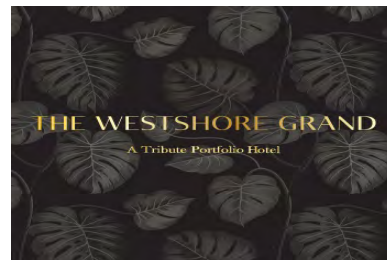
Page Number : 1
 Guest Number : 687773
 Folio ID : A
 Arrive Date : 27-AUG-26 20:10
 Depart Date : 29-AUG-26 13:16
 No. Of Guest : 1
 Room Number : 235
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:36 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT235	Valet Parking Overnight	35.00	
27-AUG-26	RT235	State Tax	2.63	
28-AUG-26	RT235	Valet Parking Overnight	35.00	
28-AUG-26	RT235	State Tax	2.63	
29-AUG-26	VI	Visa-4187		-75.26
** Total			75.26	-75.26
*** Balance			-0.00	

I agreed to pay all room & incidental charges.

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Rasha Cameau
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687773
 Folio ID : C
 Arrive Date : 27-AUG-26 20:10
 Depart Date : 29-AUG-26 13:16
 No. Of Guest : 1
 Room Number : 235
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:36 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT235	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT235	State Tax	8.93	
27-AUG-26	RT235	Occupancy/Tourism	7.14	
28-AUG-26	RT235	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT235	State Tax	8.93	
28-AUG-26	RT235	Occupancy/Tourism	7.14	
29-AUG-26	687773	XFER To NW5517		-270.14
** Total			270.14	-270.14
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Jeffy Mondesir
 PLEASE COMPLETE
 FORT LAUDERDALE, FL, 33319
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687774
 Folio ID : C
 Arrive Date : 27-AUG-26 21:14
 Depart Date : 30-AUG-26 15:34
 No. Of Guest : 1
 Room Number : 516
 Marriott Bonvoy Number : 0364

The Westshore Grand 03-SEP-26 14:40 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT516	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT516	State Tax	8.93	
27-AUG-26	RT516	Occupancy/Tourism	7.14	
28-AUG-26	RT516	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT516	State Tax	8.93	
28-AUG-26	RT516	Occupancy/Tourism	7.14	
29-AUG-26	RT516	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT516	State Tax	8.93	
29-AUG-26	RT516	Occupancy/Tourism	7.14	
30-AUG-26	687774	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Casneve Oupelle
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687775
 Folio ID : C
 Arrive Date : 27-AUG-26 18:08
 Depart Date : 30-AUG-26 15:34
 No. Of Guest : 1
 Room Number : 903
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:40 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT903	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT903	State Tax	8.93	
27-AUG-26	RT903	Occupancy/Tourism	7.14	
28-AUG-26	RT903	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT903	State Tax	8.93	
28-AUG-26	RT903	Occupancy/Tourism	7.14	
29-AUG-26	RT903	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT903	State Tax	8.93	
29-AUG-26	RT903	Occupancy/Tourism	7.14	
30-AUG-26	687775	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



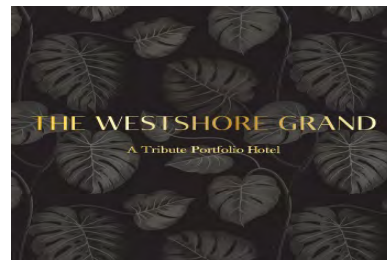
Anthony Bonamy
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687776
 Folio ID : C
 Arrive Date : 27-AUG-26 19:40
 Depart Date : 30-AUG-26 07:20
 No. Of Guest : 1
 Room Number : 217
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:41 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT217	Room Chrg - Grp - Corporate	119.00	
27-AUG-26	RT217	State Tax	8.93	
27-AUG-26	RT217	Occupancy/Tourism	7.14	
28-AUG-26	RT217	Room Chrg - Grp - Corporate	119.00	
28-AUG-26	RT217	State Tax	8.93	
28-AUG-26	RT217	Occupancy/Tourism	7.14	
29-AUG-26	RT217	Room Chrg - Grp - Corporate	119.00	
29-AUG-26	RT217	State Tax	8.93	
29-AUG-26	RT217	Occupancy/Tourism	7.14	
30-AUG-26	687776	XFER To NW5517		-405.21
** Total			405.21	-405.21
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



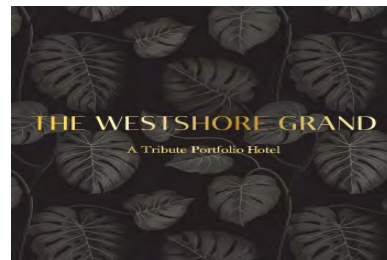
Robert Jones
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 692068
 Folio ID : C
 Arrive Date : 28-AUG-26 03:55
 Depart Date : 30-AUG-26 14:33
 No. Of Guest : 1
 Room Number : 214
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:35 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
30-AUG-26	692068	XFER To NW5517		-270.14
02-SEP-26	692068	XFER To NW5517	270.14	
** Total			270.14	-270.14
*** Balance			0.00	

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Robert Jones
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 692068
 Folio ID : 1
 Arrive Date : 28-AUG-26 03:55
 Depart Date : 30-AUG-26 14:33
 No. Of Guest : 1
 Room Number : 214
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:35 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
28-AUG-26	RT214	Self Parking Overnight	14.00	
28-AUG-26	RT214	State Tax	1.05	
29-AUG-26	RT214	Self Parking Overnight	14.00	
29-AUG-26	RT214	State Tax	1.05	
30-AUG-26	adjselfpar	Adj Self Parking Overnight		-28.00
30-AUG-26	adjselfpar	-ADJ State Tax		-2.10
** Total			30.10	-30.10
*** Balance			0.00	

I agreed to pay all room & incidental charges.

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

Check #: 544598
Print #: 1
Status: Open
Business Type: Group
Function Space: MULTIPLE
Event Manager: Debra Menth

NW Community Redevelopment Agency Board
Meeting 27Aug2026
111 NW 1st Street
22nd Floor
Miami, FL 33128

Page #: 1
Folio #: 686153
Bill Method: Credit Card
Event Order #:252664

Contact: Raja Salahuddin
Sunday, August 30, 2026

Quantity	Item	Unit Price	Total Price
Food			
Breakfast, Hillsborough			
15	Complete Breakfast Table	\$60.00	\$900.00
Subtotal Food			\$900.00
Room Rental			
Breakfast, Hillsborough			
1	Event Fee 9%	\$81.00	\$81.00
Subtotal Room Rental			\$81.00
Service Charge Banquet 25%			\$225.00
Sales Tax 7.5%			\$90.46
Grand Total:			\$1,296.46

Signature: _____

GUEST COPY

A mandatory service charge of 25% of your total food, beverage, room rental charges and labor fees will be added to your bill. A portion of the service charge will be distributed to the banquet service staff and a portion will be kept by the hotel to cover overhead costs such as logistics planning, administration, recycling, trash removal, transportation and liability coverage. The service charge is not a tip or gratuity for any employee and is not the property of the employee(s) providing service to you. Any applicable taxes and 9% event fee will be added to your bill. We understand the 7 day guarantee to represent minimum billing and that, if not given, the expected figures will be considered the guarantee. Cancellation of function will result in 100% of gross charges as listed unless otherwise contracted. Please sign below agreeing to the terms and conditions of this banquet event order and the attached banquet policies and procedures.

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

Check #: 859668
Print #: 1
Status: Open
Business Type: Group
Function Space: MULTIPLE
Event Manager: Debra Menth

NW Community Redevelopment Agency Board
Meeting 27Aug2026
111 NW 1st Street
22nd Floor
Miami, FL 33128

Page #: 1
Folio #: 686153
Bill Method: Credit Card
Event Order #: 343049

Contact: Raja Salahuddin
Friday, August 28, 2026

Quantity	Item	Unit Price	Total Price
Food			
Continuous Break, Westshore			
15	Half Day Hot and Cold Beverage Service	\$30.00	\$450.00
Subtotal Food			\$450.00
Room Rental			
Continuous Break, Westshore			
1	Event Fee 9%	\$40.50	\$40.50
Subtotal Room Rental			\$40.50
Service Charge Banquet 25%			\$112.50
Sales Tax 7.5%			\$45.23
Grand Total:			\$648.23

Signature: _____

GUEST COPY

A mandatory service charge of 25% of your total food, beverage, room rental charges and labor fees will be added to your bill. A portion of the service charge will be distributed to the banquet service staff and a portion will be kept by the hotel to cover overhead costs such as logistics planning, administration, recycling, trash removal, transportation and liability coverage. The service charge is not a tip or gratuity for any employee and is not the property of the employee(s) providing service to you. Any applicable taxes and 9% event fee will be added to your bill. We understand the 7 day guarantee to represent minimum billing and that, if not given, the expected figures will be considered the guarantee. Cancellation of function will result in 100% of gross charges as listed unless otherwise contracted. Please sign below agreeing to the terms and conditions of this banquet event order and the attached banquet policies and procedures.



Daily Rental Order 3679-14701
DRO Date 08/28/2026

The Westshore Grand - A Tribute Portfolio
4860 W Kennedy Blvd
Tampa, FL 33609
Tel: 813.286.4378
Jorge Santiago

NW 79th Street Community Redevelopment Agency

Anthony Bonamy
2751 NW 84th Street
Suite 2701
Miami, FL 33147
anthony.bonamy@nw79streetcra.gov
Tel: 754-236-2235
Order# 3679-5177

NW Community Redevelopment Agency

Show Date(s): 08/28/2026 - 08/29/2026
Show Location: The Westshore Grand - A Tribute Portfolio
Billing Method: Master
Currency: USD
Venue Sales Manager: Jenny Giansante
Master Account: NW Comm. Redev.

Services	Gross	Discount	Discount %	Ext. Price
Equipment Rental	\$640.00	\$192.00	30.00%	\$448.00
HSIA - Wi-Fi Services	\$320.00	\$320.00	100.00%	\$0.00
Setup Charges	\$135.00			\$135.00
Subtotal	\$1,095.00	\$512.00	46.76%	\$583.00
Sales Tax				\$43.73
Total				\$626.73

Job#	Room Name	Job Dates					
13751	WESTSHORE I & II	08/28/2026					
Post As	Billing Reference						
Qty	Gross	Discount	Discount %			Ext. Price	
Equipment Rental	\$640.00	\$192.00	30.00%			\$448.00	
1 Meeting Room Projector Package	\$640.00	\$192.00	30.00%			\$448.00	
1 8' Tripod Screen							
1 Small Video Cable Lot							
1 DLP Desktop Proj 2000-4000 Lumen							
1 Wireless Presenter							
HSIA - WI-FI Services	\$320.00	\$320.00	100.00%			\$0.00	
20 Simple Wi-Fi - Up to 3Mbps (\$25/User)						\$0.00	
Qty	Rate	OT Rate	DT Rate	Reg Hrs	OT Hrs	DT Hrs	Ext. Price
Setup Charges							\$135.00
Friday, August 28, 2026							
1 Technician To Set	\$135.00						\$135.00
Subtotal For Event	\$1,095.00	\$512.00	46.76%			\$583.00	
Sales Tax						\$43.73	
Total						\$626.73	

Prepared For: NW 79th Street Community Redevelopment Agency
DRO No: 3679-14701
Total: \$626.73

Printed On: 08/28/2026 01:50 PM
Prepared By: Jorge Santiago
Prepared For: NW 79th Street Community Redevelopment Agency (Anthony Bonamy)

I acknowledge that I have been offered and refused to purchase Loss Damage Waiver (LDW). I understand that I will be held fully liable for any damage and/or loss to the above listed rented equipment.

Signed Acceptance must be received prior to delivery of equipment to Customer/show site.

Customer:

Name: _____

Title: _____

Date: _____

Signature as Acceptance of the Proposal and Terms



Daily Rental Order 3679-14702
DRO Date 08/29/2026

The Westshore Grand - A Tribute Portfolio
4860 W Kennedy Blvd
Tampa, FL 33609
Tel: 813 286 4378
Jorge Santiago

NW 79th Street Community Redevelopment Agency

Anthony Bonamy
2751 NW 84th Street
Suite 2701
Miami, FL 33147
anthony.bonamy@nw79streetcra.gov
Tel: 754-236-2235
Order# 3679-5177

NW Community Redevelopment Agency

Show Date(s): 08/28/2026 - 08/29/2026
Show Location: The Westshore Grand - A Tribute Portfolio
Billing Method: Master
Currency: USD
Venue Sales Manager: Jenny Giansante
Master Account: NW Comm. Redev.

Services	Gross	Discount	Discount %	Ext. Price
Equipment Rental	\$640.00	\$192.00	30.00%	\$448.00
HSIA - Wi-Fi Services	\$320.00	\$320.00	100.00%	\$0.00
Setup Charges	\$135.00			\$135.00
Subtotal	\$1,095.00	\$512.00	46.76%	\$583.00
Sales Tax				\$43.73
Total				\$626.73

Job#	Room Name	Job Dates						
13752	WESTSHORE I & II	08/29/2026						
Post As	Billing Reference							
Qty		Gross	Discount	Discount %			Ext. Price	
Equipment Rental		\$640.00	\$192.00	30.00%			\$448.00	
1	Meeting Room Projector Package	\$640.00	\$192.00	30.00%			\$448.00	
1	8' Tripod Screen							
1	Small Video Cable Lot							
1	DLP Desktop Proj 2000-4000 Lumen							
1	Wireless Presenter							
HSIA - Wi-Fi Services		\$320.00	\$320.00	100.00%			\$0.00	
20	Simple Wi-Fi - Up to 3Mbps (≤25/User)						\$0.00	
Qty		Rate	OT Rate	DT Rate	Reg Hrs	OT Hrs	DT Hrs	Ext. Price
Setup Charges								\$135.00
Saturday, August 29, 2026								
1	Technician To Strike	\$135.00						\$135.00
Subtotal For Event		\$1,095.00	\$512.00	46.76%			\$583.00	
Sales Tax							\$43.73	
Total							\$626.73	

Prepared For: NW 79th Street Community Redevelopment Agency
DRO No: 3679-14702
Total: \$626.73

Printed On: 08/28/2026 01:50 PM
Prepared By: Jorge Santiago
Prepared For: NW 79th Street Community Redevelopment Agency (Anthony Bonamy)

I acknowledge that I have been offered and refused to purchase Loss Damage Waiver (LDW). I understand that I will be held fully liable for any damage and/or loss to the above listed rented equipment.

Signed Acceptance must be received prior to delivery of equipment to Customer/show site.

Customer:

Name: _____

Title: _____

Date: _____

Signature as Acceptance of the Proposal and Terms

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

Check #: 673818
Print #: 1
Status: Open
Business Type: Group
Function Space: MULTIPLE
Event Manager: Debra Menth

NW Community Redevelopment Agency Board
Meeting 27Aug2026
111 NW 1st Street
22nd Floor
Miami, FL 33128

Page #: 1
Folio #: 686153
Bill Method: Credit Card
Event Order #:005787

Contact: Raja Salahuddin
Saturday, August 29, 2026

Quantity	Item	Unit Price	Total Price
Food			
Continuous Break, Westshore			
15	All Day Hot and Cold Beverage Service	\$48.00	\$720.00
Subtotal Food			\$720.00
Room Rental			
Continuous Break, Westshore			
1	Event Fee 9%	\$64.80	\$64.80
Subtotal Room Rental			\$64.80
Service Charge Banquet 25%			\$180.00
Sales Tax 7.5%			\$72.36
Grand Total:			\$1,037.16

Signature: _____

GUEST COPY

A mandatory service charge of 25% of your total food, beverage, room rental charges and labor fees will be added to your bill. A portion of the service charge will be distributed to the banquet service staff and a portion will be kept by the hotel to cover overhead costs such as logistics planning, administration, recycling, trash removal, transportation and liability coverage. The service charge is not a tip or gratuity for any employee and is not the property of the employee(s) providing service to you. Any applicable taxes and 9% event fee will be added to your bill. We understand the 7 day guarantee to represent minimum billing and that, if not given, the expected figures will be considered the guarantee. Cancellation of function will result in 100% of gross charges as listed unless otherwise contracted. Please sign below agreeing to the terms and conditions of this banquet event order and the attached banquet policies and procedures.

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

Check #: 907968
Print #: 1
Status: Open
Business Type: Group
Function Space: Westshore
Event Manager: Debra Menth

NW Community Redevelopment Agency Board
Meeting 27Aug2026
111 NW 1st Street
22nd Floor
Miami, FL 33128

Page #: 1
Folio #: 686153
Bill Method: Credit Card
Event Order #: 343029

Contact: Raja Salahuddin
Friday, August 28, 2026

Quantity	Item	Unit Price	Total Price
Food			
15	Complete Breakfast Table	\$60.00	\$900.00
	Subtotal Food		\$900.00
Room Rental			
1	Event Fee 9%	\$81.00	\$81.00
	Subtotal Room Rental		\$81.00
	Service Charge Banquet 25%		\$225.00
	Sales Tax 7.5%		\$90.46
	Grand Total:		\$1,296.46

Signature: _____

GUEST COPY

A mandatory service charge of 25% of your total food, beverage, room rental charges and labor fees will be added to your bill. A portion of the service charge will be distributed to the banquet service staff and a portion will be kept by the hotel to cover overhead costs such as logistics planning, administration, recycling, trash removal, transportation and liability coverage. The service charge is not a tip or gratuity for any employee and is not the property of the employee(s) providing service to you. Any applicable taxes and 9% event fee will be added to your bill. We understand the 7 day guarantee to represent minimum billing and that, if not given, the expected figures will be considered the guarantee. Cancellation of function will result in 100% of gross charges as listed unless otherwise contracted. Please sign below agreeing to the terms and conditions of this banquet event order and the attached banquet policies and procedures.

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

Check #: 673838
Print #: 1
Status: Open
Business Type: Group
Function Space: Westshore
Event Manager: Debra Menth

NW Community Redevelopment Agency Board
Meeting 27Aug2026
111 NW 1st Street
22nd Floor
Miami, FL 33128

Page #: 1
Folio #: 686153
Bill Method: Credit Card
Event Order #:005745

Contact: Raja Salahuddin
Saturday, August 29, 2026

Quantity	Item	Unit Price	Total Price
Food			
20	Small Group Hot Buffet ** 3 Entree Buffet **	\$78.00	\$1,560.00
Subtotal Food			\$1,560.00
Room Rental			
1	Event Fee 9%	\$140.40	\$140.40
Subtotal Room Rental			\$140.40
Service Charge Banquet 25%			\$390.00
Sales Tax 7.5%			\$156.78
Grand Total:			\$2,247.18

Signature: _____
GUEST COPY

A mandatory service charge of 25% of your total food, beverage, room rental charges and labor fees will be added to your bill. A portion of the service charge will be distributed to the banquet service staff and a portion will be kept by the hotel to cover overhead costs such as logistics planning, administration, recycling, trash removal, transportation and liability coverage. The service charge is not a tip or gratuity for any employee and is not the property of the employee(s) providing service to you. Any applicable taxes and 9% event fee will be added to your bill. We understand the 7 day guarantee to represent minimum billing and that, if not given, the expected figures will be considered the guarantee. Cancellation of function will result in 100% of gross charges as listed unless otherwise contracted. Please sign below agreeing to the terms and conditions of this banquet event order and the attached banquet policies and procedures.

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

Check #: 673828
Print #: 1
Status: Open
Business Type: Group
Function Space: Westshore
Event Manager: Debra Menth

NW Community Redevelopment Agency Board
Meeting 27Aug2026
111 NW 1st Street
22nd Floor
Miami, FL 33128

Page #: 1
Folio #: 686153
Bill Method: Credit Card
Event Order #:005766

Contact: Raja Salahuddin
Saturday, August 29, 2026

Quantity	Item	Unit Price	Total Price
Food			
15	Complete Breakfast Table	\$60.00	\$900.00
	Subtotal Food		\$900.00
Room Rental			
1	Event Fee 9%	\$81.00	\$81.00
	Subtotal Room Rental		\$81.00
	Service Charge Banquet 25%		\$225.00
	Sales Tax 7.5%		\$90.46
	Grand Total:		\$1,296.46

Signature: _____

GUEST COPY

A mandatory service charge of 25% of your total food, beverage, room rental charges and labor fees will be added to your bill. A portion of the service charge will be distributed to the banquet service staff and a portion will be kept by the hotel to cover overhead costs such as logistics planning, administration, recycling, trash removal, transportation and liability coverage. The service charge is not a tip or gratuity for any employee and is not the property of the employee(s) providing service to you. Any applicable taxes and 9% event fee will be added to your bill. We understand the 7 day guarantee to represent minimum billing and that, if not given, the expected figures will be considered the guarantee. Cancellation of function will result in 100% of gross charges as listed unless otherwise contracted. Please sign below agreeing to the terms and conditions of this banquet event order and the attached banquet policies and procedures.

Receipt from Charter Up, LLC

Merchant ID: MUdxZBNv5XChtFpMn1z2TjgM

6595 Roswell Road Suite G291
Atlanta, GA 30328
+18559202287

Payment on August 27, 2026

Total Amount	\$95.89 USD
Transaction Date	8/27/2026 2:45 PM ET
Transaction ID	FNXf5fTnfx7ESXcFp6VCVxK4u
reservationIds1	1569535

Billing Details

Card Statement Descriptor	Charter Up, LLC
Masked Number	 1004
Card Type	Credit
Name	casneve Oupelle
Address	3479 NW 110th Terrace Coral Springs, FL 33065

Receipt from Charter Up, LLC

Merchant ID: MUdxZBNv5XChtFpMn1z2TjgM

6595 Roswell Road Suite G291
Atlanta, GA 30328
+18559202287

Payment on August 7, 2026

Total Amount	\$72.12 USD
Transaction Date	8/7/2026 5:19 PM ET
Transaction ID	FNXnnGxpUEBSh6Fd3VWtV2bzX
reservationIds1	1569535

Billing Details

Card Statement Descriptor	Charter Up, LLC
Masked Number	 1004
Card Type	Credit
Name	casneve Oupelle
Address	3479 NW 110th Terrace Coral Springs, FL 33065

Receipt from Charter Up, LLC

Merchant ID: MUdxZBNv5XChtFpMn1z2TjgM

6595 Roswell Road Suite G291
Atlanta, GA 30328
+18559202287

Payment on August 21, 2026

Total Amount	\$649.12 USD
Transaction Date	8/21/2026 6:29 AM ET
Transaction ID	FNXv1im9NBVd8FJriEqsDYT8G
reservationIds1	1569535

Billing Details

Card Statement Descriptor	Charter Up, LLC
Masked Number	 1004
Card Type	Credit
Name	casneve Oupelle
Address	3479 NW 110th Terrace Coral Springs, FL 33065

Columbia Restaurant - Ybor City
2117 E. 7TH AVENUE
TAMPA, FL 33605

Check: 0136 Table: 190 #Party: 16
Server: EMMALYNN GOODFIELD 13:12
CAFE

COKE ZERO	(13:14)	4.00
GINGER ALE-L	(13:14)	4.00
SPRITE-L	(13:14)	4.00
NO BEVERAGE	(13:14)	0.00
COKE ZERO	(13:14)	4.00
NO BEVERAGE	(13:14)	0.00
GINGER ALE-L	(13:14)	4.00
TEA ICED-L	(13:14)	3.50
NO BEVERAGE	(13:14)	0.00
NO BEVERAGE	(13:14)	0.00
NO BEVERAGE	(13:14)	0.00
TEA ICED-L	(13:14)	3.50
NO BEVERAGE	(13:14)	0.00
NO BEVERAGE	(13:14)	0.00
COKE-L	(13:14)	4.00
TEA ICED-L	(13:14)	3.50
CESAR SALAD W/ENT-L	(13:14)	8.00
CESAR SALAD W/ENT-L	(13:14)	8.00
CESAR SALAD W/ENT-L	(13:14)	8.00
CESAR SALAD W/ENT-L	(13:14)	8.00
1905 W/ENTREE-L	(13:14)	10.00
1905 W/ENTREE-L	(13:14)	10.00
CESAR SALAD W/ENT-L	(13:14)	8.00
1905 W/ENTREE-L	(13:14)	10.00
1905 W/ENTREE-L	(13:14)	10.00
CESAR SALAD W/ENT-L	(13:14)	8.00
NO CAESAR DRESSING (F)	(00:00)	0.00
SUB 1905 DRESSING (H)	(00:00)	0.00
1905 W/ENTREE-L	(13:14)	10.00
CESAR SALAD W/ENT-L	(13:14)	8.00
1905 W/ENTREE-L	(13:14)	10.00
NO HAM (1905 H)	(00:00)	0.00
CESAR SALAD W/ENT-L	(13:14)	8.00
PALOMILLA-L	(13:25)	24.00
YELLOW RICE	(00:00)	0.00
NO PLATANOS .25 OR	(00:00)	0.00
** SEE SERVER	(00:00)	0.00
SIDE TOSTONES-L	(13:25)	6.00
AS ENTREE	(00:00)	0.00
SALMON AURORA-L	(13:25)	28.00
PALOMILLA-L	(13:25)	24.00
YELLOW RICE	(00:00)	0.00
SALMON AURORA-L	(13:25)	28.00
SALMON AURORA-L	(13:25)	28.00
SALMON AURORA-L	(13:25)	28.00
SALMON AURORA-L	(13:25)	28.00
SALMON AURORA-L	(13:25)	28.00
PALOMILLA-L	(13:25)	24.00
NO SIDE	(00:00)	0.00
** SEE SERVER	(00:00)	0.00
KIDS MAC & CHEESE-L	(13:25)	8.00
FRIES-KID L	(00:00)	0.00
AS ENTREE	(00:00)	0.00
CHICKEN & YELL RICE YBO	(13:25)	20.00
WHITE MEAT	(00:00)	0.00
SALMON AURORA-L	(13:25)	28.00
SALMON AURORA-L	(13:25)	28.00
SALMON AURORA-L	(13:25)	28.00
PALOMILLA-L	(13:25)	24.00
YELLOW RICE	(00:00)	0.00
SIDE TOSTONES-L	(13:51)	6.00
SIDE PLATANOS MADUROS-L	(13:51)	8.00

BQT ROOM RENTAL	(13:54)	50.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
COCONUT ICE CREAM-L	(14:01)	10.00
CHURROS TRES AMIGOS-L	(14:01)	12.00
CHURROS TRES AMIGOS-L	(14:01)	12.00
CHURROS TRES AMIGOS-L	(14:01)	12.00
CHURROS TRES AMIGOS-L	(14:01)	12.00
CHURROS TRES AMIGOS-L	(14:01)	12.00
2 ESPRESSO COFFEE-L	(14:01)	7.00
2 ESPRESSO COFFEE-L	(14:08)	7.00
2 CORTADITO	(00:00)	0.00
4 CAFE CON LECHE-L	(14:08)	20.00
ESPRESSO COFFEE-L	(14:08)	3.50
CHURROS TRES AMIGOS-L	(14:13)	12.00
A.S.A.P.	(00:00)	0.00
COCONUT ICE CREAM-L	(14:17)	10.00
A.S.A.P.	(00:00)	0.00
CHURROS TRES AMIGOS-L	(14:17)	12.00
A.S.A.P.	(00:00)	0.00

	Sub Total:	816.00
14:31	Total:	816.00

Payments:	Amt-Tend	Tip/Chg	Tally
AMEX	979.20	163.20	816.00
08/28/2026 14:31			-----
			816.00

Grat: GRATUITY 20 Applied 163.20
TAX EXEMPT

Memo: 846955,xxxxxxxxxxxxx1004,xx/xx, 816.00
TEAM: EMMALYNN G (1), KIERSTEN L (1)
CRA RETREAT

Terminal: FUTURE 1
Cashier: EMMALYNN GOODFIELD

Event ID: 60253159



Maggiano's Little Italy
Tampa
203 Westshore Plaza
Tampa, FL 33609

2026 CRA Retreat "From Ideas to Impact...Connecting Vision to Action"

**Saturday,
August 29, 2026**

INVOICE

ACCOUNT: NW Community Redevelopment Agency

CONTACT: Casneve Oupelle

ADDRESS:

EMAIL: casneve.oupelle@nw79streetcra.gov

PHONE:

SALES MANAGER: Steven Wilson

EMAIL: tampa.banquet@maggianos.com

PHONE: 813-288-9000

Qty		Price	Total
19	FAMILY STYLE DINNER	\$65.00	\$1,235.00
	<i>Served with Freshly Baked Bread, Regular and Decaffeinated Coffee, Hot Tea, Iced Tea, and Assorted Sodas.</i>		
1	Ages 5-12	\$30.00	\$30.00
	Child/Children Under 5		
	FIRST COURSE Serve @7:45pm		
	Calamari Fritté		
	Parmesan Stuffed Mushrooms		
	Chef's Signature Caesar Salad		
	Maggiano's Salad		
	MAIN COURSE		
	Mom's Lasagna		
	Fettuccine Alfredo, Parmesan-Crusted Chicken		
	Beef Tenderloin Medallions		
	Grilled Salmon		
	DESSERT		
	New York Style Cheesecake		
	Chocolate Layered Cake		
	Tiramisu		

Qty		Price	Total
	CONTRACTED BEVERAGES ONLY - Regular and Decaffeinated Coffee, Hot Tea, Iced Tea, and Assorted Sodas		
	<i>Host has requested no alcoholic beverages be available for this event.</i>		
	Espresso & Cappuccino Beverages Are Not Available		

BILLING REQUIREMENT

Final Payment is due at the conclusion of the event.

A maximum of three credit cards may be used for final payment.

If no other payment is presented at the conclusion of the event, the credit card on file will be charged for final payment.

TAX EXEMPT

			Total
Food			\$1,265.00
Subtotal			\$1,265.00
Gratuity	20.0%		\$300.00
POS Tax			\$0.00
Sales Minimum	\$1,500.00 Total		\$235.00
	-\$1,265.00 Met		
Grand Total			\$1,800.00
Deposit (Credit Card 1004 AMEX)	Paid 8/12/2026		-\$750.00
FP (Due 8/29/2026)	Unpaid		\$1,050.00
FP (Credit Card 1004 AMEX)	Paid 8/29/2026		-\$1,050.00
Estimated Amount Due			\$0.00

Electronic Signature



Outlook

JetBlue booking confirmation for JEFFY MONDESIR - LIHIGE

From JetBlue <jetblueairways@needtoknow.jetblue.com>

Date Wed 8/12/2026 4:39 PM

To Raja Salahuddin <raja.salahuddin@nw7avecra.gov>



LIHIGE
2303801174

You're all set to jet.

And, go YOU! You're earning TrueBlue points and tiles for this trip. Thanks for being a TrueBlue member.

Your Flight Itinerary

Your JetBlue confirmation code is **LIHIGE**

FLL ► TPA

jetBlue

Flight 1905



Thu, Aug 27

7:45pm

Terminal: 3

-

Thu, Aug 27

8:57pm

TPA ► FLL

jetBlue

Flight 2076



Sun, Aug 30

3:30pm

Terminal: A

-

Sun, Aug 30

4:36pm

Get the latest entry and travel requirements for your trip.

All travelers 18+ flying within the U.S. need a state-issued REAL ID-compliant license or another acceptable form of ID (such as a passport or Global Entry card). [Learn more here.](#)

Your Traveler Details

JEFFY MONDESIR

Fort Lauderdale

FLL



Tampa

TPA

TrueBlue Number:
2303801174

Flight #: 1905

Ticket number:
2792118697049

Fare / Cabin:
Main Base / Main

Seat: [Select seat](#)

Manage my booking

Tampa

TPA



Fort Lauderdale

FLL

TrueBlue Number:
2303801174

Flight #: 2076

Ticket number:
2792118697049

Fare / Cabin:
Main Base / Main

Seat: [Select seat](#)

Manage my booking

Bag Allowance (per traveler)

FLL ► TPA

Personal Item	Carry-on	1st Bag	2nd Bag
Free	Free	From \$ 49.00* Up to 50 lbs Add bag now	From \$ 69.00* Up to 50 lbs Add bag now

TPA ► FLL

Personal Item	Carry-on	1st Bag	2nd Bag
Free	Free	From \$ 49.00* Up to 50 lbs Add bag now	From \$ 69.00* Up to 50 lbs Add bag now

[Size and weight limits apply. See full details on our Bag Info page](#) ►

Additional charges may apply.

Need to check more than 2 bags? Additional bags can be added during check-in (starting 24 hours before departure) or at the airport.

Know before you go

Check in

24

hours before
online, on the
app or at the
kiosk.

Bag drop closes

45

minutes before
flights within
the U.S.



or

60

minutes before
all other flights.



Door closes

15

minutes before
departure.

Payment Details

Amex XXXXXXXXXXXX1004

Credit Card

\$266.79

Non Refundable

\$219.53

Taxes & fees

\$47.26

Purchase Date: Aug 12, 2026

[Request full receipt](#)

Total

\$266.79 USD

JetBlue at your fingertips.

Cancel flights (fee applies), add extras like checked bags or pets, select or switch seats (fee applies), update TrueBlue & Known Traveler numbers, and other traveler details—all in one place. Stay safe from fraud—use only jetblue.com or the JetBlue app to change or cancel your flights.

Manage my booking

JetBlue Change/Cancel Policy: If your booking was made 7 days in advance, you have 24 hours from the time the booking was made to cancel your flight and receive a full refund to your original form of payment, without a cancellation fee.

Main Base and EvenMore® Base fares are subject to a \$150 fee for changes and cancellations. No change or cancel fees for all other fares. Fare difference may apply and funds may be in the form of a JetBlue travel credit, valid for 12 months from original ticketing date. [Click here](#) for details on our change and cancel policies.



Rental Agreement # 478279851
Alternate Rental Agreement # CMB032
Invoice # 90185768486

Renter Information

Renter Name
CASNEVE OUPELLE

Renter Address
CORAL SPRINGS, FL 33162
USA

Rate & Billing Information

Billing Cycle
24-Hour

Vehicle Information

Wagoneer
License #: XLK8600
State/Province: TX
Unit #: 7X87VY
Vehicle #: SS528448

Vehicle Class Driven
Full Size SUV AWD 5 door/Automatic/
Air

Vehicle Class Charged
Premium SUV 5 door/Automatic/Air

Odometer Mileage/Kilometers
Starting: 37,234 **Ending:** 37,890
Total: 656

Fuel
Starting: 23.5 g **Ending:** 23.3g

**Thank you for renting
with Enterprise Rent-A-
Car**

We appreciate your business!

Trip Information

Pickup
Thursday, August 27, 2026 10:57 AM
Return
Sunday, August 30, 2026 6:21 PM

Start Charges
Thursday, August 27, 2026 11:09 AM
FT LAUDERDALE INTL ARPT (FLL) ✈️ USA
600 TERMINAL DR
STE 202
FORT LAUDERDALE, FL 33315
USA

Renter Charges

Rental Rate	Time & Distance 4 Day at \$125.00 / Day	\$500.00
Coverages	Cdw/ldw (\$31.99 / Day)	\$127.96
Taxes and Fees	Sc Rec - FI Surchg Recov 2.00/day (\$2.00 / Day)	\$8.00
	Vehicle License Fee Recovery (\$0.70 / Day)	\$2.80
	Sales Tax (7.00%)	\$41.77
	Rental Car Facility Charge (\$3.95 / Day)	\$15.80
	Concession Recovery Fee (11.11%)	\$70.09
	FI Waste Tire/battery Fee .02/day (\$0.02 / Day)	\$0.08

Total **\$766.50**

(Subject to audit)
Amount charged on August 30, 2026 to AMERICAN EXPRESS (1004) (\$766.50)

APN:
AID: A000000025010801
Verified: Signature
Entry: Chip
TSI:

Amount Due **\$0.00**

**Thank you for renting
with Enterprise Rent-A-
Car**

This email was automatically generated from an unattended mailbox, so please do not reply to this e-mail.

If you have any questions about your rental, please view our Frequently Asked Questions or send us a secured message by visiting our [Support Center](#)



ACCOUNT ENDING - 01004
Business Platinum Card®

CARD MEMBER
CASNEVE OUPELLE

Card Activity from Aug 11 to Sep 10
Transactions

2 Transactions

DATE		DESCRIPTION	AMOUNT
Sep 6	Enterprise Tolls - - NY 11577 (877) 860-1258 https://www.htallc.com/tollpasses/	ERACTOLL 478279851 877-860-1258 FL Will appear on your Sep 11, 2026 statement as ERACTOLL 478279851 877-860-1258 FL CARD CASNEVE OUPELLE MEMBERSHIP REWARDS POINTS 1X on Other purchases 35 ADDITIONAL INFORMATION T241825584 877-860-1258 	\$34.87
Aug 30	ENTERPRISE RAC FLLT61 FT LAUDRD L CONSOL FAC FT LAUDERDALE FL 33315 (855) 266-9565 https://www.enterprise.com	ENTERPRISE RENTACAR FT LAUDERDALE FL Will appear on your Sep 11, 2026 statement as ENTERPRISE RENTACAR FT LAUDERDALE FL CARD CASNEVE OUPELLE MEMBERSHIP REWARDS POINTS 1X on Other purchases 767 ADDITIONAL INFORMATION R/A# 478279851 833-4791099 	\$766.50

Transaction details

Sapphire Preferred (...2229)

\$75.00
Sale

 Aug 30, 2026
Transaction date
Sep 01, 2026
Posted date

 7-Eleven

Description	7-Eleven
Merchant type	Automated fuel dispensers
Method	In person
Card number	(...2229)
Category	Gas

Rewards earned with this transaction

+ 3x pts on gas stations/EV	225
Total Ultimate Rewards [®] points	225

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.



Printed from Chase for Business

Transaction details

Sapphire Preferred (...2229)

\$68.08

Sale



Aug 30, 2026
Transaction date



Shell

Sep 01, 2026
Posted date

Description	Shell
Merchant type	Service stations
Method	In person
Card number	(...2229)
Category	Gas

Rewards earned with this transaction

+ 3x pts on gas stations/EV	204
Total Ultimate Rewards® points	204

Transaction details may be preliminary or incomplete and may not match the transaction as it appears on your periodic statement, which is the official record of your account activity.



TRAVEL REIMBURSEMENT ACKNOWLEDGMENT AND RECEIPT

Date:	9/7/2026	Title / Position:	Chair	
Name:	Rasha Cameau	Phone Number:		
Email Address:	rasha@rashacameau.com	Dates of Travel:	From: 8/27/26	To: 8/29/26
Purpose of Travel:	CRA Joint Board Retreat Workshop	Destination City:	Tampa	
State:	FL	Zip Code:	33609	

REIMBURSEMENT SUMMARY

ITEM DESCRIPTION	AMOUNT
Parking (hotel)	\$ 75.26
Mileage	\$ 402.38
Other	\$
Total	\$ 477.64

PRIVATE AUTO RECORD

This section must be completed when a personal vehicle is used for approved CRA travel. The traveler must record the odometer reading at the beginning and end of each trip segment. Mileage must reflect the most direct reasonable route between the origin and destination.

DATE	FROM	TO	ODO START	ODO FINISH	MILES
8/27/2026	266 NW 92nd St, Miami Shores, FL 33150	4860 W Kennedy Blvd Tampa, FL 33609			279
8/29/2026	4860 W Kennedy Blvd Tampa, FL 33609	266 NW 92nd St, Miami Shores, FL 33150			276

TOTAL MILES: 555 Allowable Mileage: 555 @ \$0.725 per mile = **\$402.38**

Mileage reimbursement will be paid at the current IRS standard mileage rate.

All mileage must be supported by odometer readings or mapping documentation and must comply with the CRA Travel Policy.

PAYMENT INFORMATION

Date of Payment: _____ **Payment Method:** ☐ Check ☐ ACH ☐ Zelle

Paid by Vantage Solutions LLC on Behalf of the **NW 7th Avenue Corridor Community Redevelopment Agency**

CERTIFICATION

I certify that:

1. I incurred the travel expenses identified in the attached Travel Expense Report and supporting documentation.
2. I have received reimbursement in the amount of **\$477.64** from Vantage Solutions LLC on behalf of the NW 79th Street Community Redevelopment Agency.
3. The expenses submitted are true, accurate, and related to authorized CRA business.



TRAVELER

Name: Rasha Cameau

Signature: Rasha Cameau

Date: 2026-09-14

VANTAGE SOLUTIONS LLC AUTHORIZED REPRESENTATIVE

Name: _____

Signature: _____

Date: _____

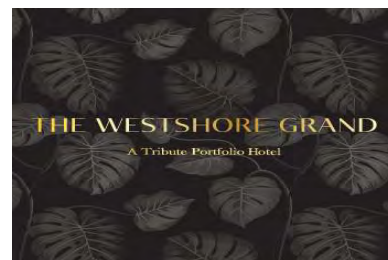
Date sent	Status	Type	Amount
Sep 14, 2026	Completed	In moments	\$477.64

✔ We sent money from BUS COMPLETE CHK (...9653).

Email address rashacameau@yahoo.com

Transaction number 30814275189

The Westshore Grand, Tribute Portfolio
 4860 West Kennedy Blvd
 Tampa, FL 33609
 United States Of America
 Tel: 8132864400 Fax: 8132864055



Rasha Cameau
 NW5517 - NW Community Redevelopment Age

Page Number : 1
 Guest Number : 687773
 Folio ID : A
 Arrive Date : 27-AUG-26 20:10
 Depart Date : 29-AUG-26 13:16
 No. Of Guest : 1
 Room Number : 235
 Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:36 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	RT235	Valet Parking Overnight	35.00	
27-AUG-26	RT235	State Tax	2.63	
28-AUG-26	RT235	Valet Parking Overnight	35.00	
28-AUG-26	RT235	State Tax	2.63	
29-AUG-26	VI	Visa-4187		-75.26
** Total			75.26	-75.26
*** Balance			-0.00	

I agreed to pay all room & incidental charges.



Standard mileage rates

If you use your car for business, charity, medical or moving purposes, you may be able to take a deduction based on the mileage used for that purpose.

2026 mileage rates (July 1 – Dec. 31)

The standard mileage rates for 2026 are:

- Self-employed and business: 76 cents/mile
- Charities: 14 cents/mile
- Medical: 23.5 cents/mile
- Moving ([military only](#)): 23.5 cents/mile

[Find out when you can deduct vehicle mileage](#)

Mileage rates for all years (cents/mile)

Period	Business use	Charity use	Medical or military moving	Source
2026 (July 1 – Dec. 31)	76	14	23.5	IR-2026-29
2026 (Jan. 1 – June 30)	72.5	14	20.5	IR-2025-128
2025	70	14	21	IR-2024-312
2024	67	14	21	IR-2023-239

Tax professionals topics

- [Serve your clients](#)
- [Tax pro news and resources](#)
- [Office of Professional Responsibility and Circular 230](#)
- [Tax code, regulations and official guidance](#)
- [E-Services](#)
- [Topic no. 161, Returning an erroneous refund – Paper check or direct deposit](#)
- [Independent Office of Appeals](#)
- [Tax professionals](#)

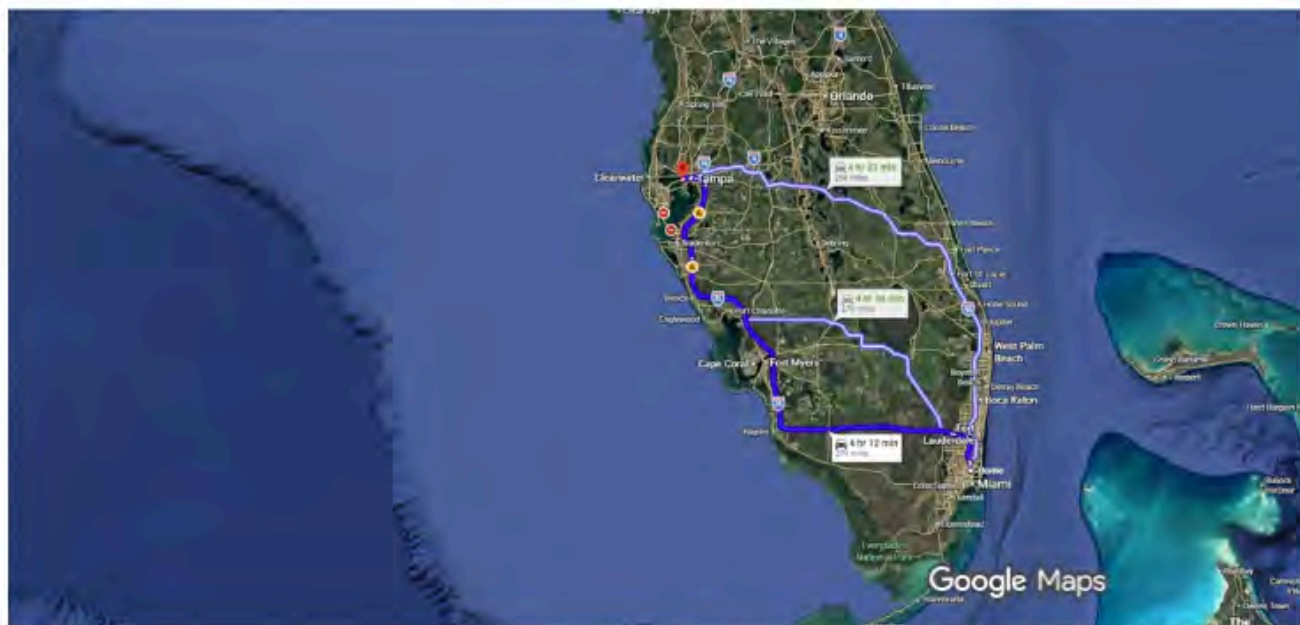
Period	Business use	Charity use	Medical or military moving	Source
2023	65.5	14	22	IR-2022-234
7/1/2022-12/31/2022	62.5	14	22	IR-2022-124
1/1/2022-6/30/2022	58.5	14	18	IR-2021-251
2021	56	14	16	IR-2020-279
2020	57.5	14	17	IR-2019-215
2019	58	14	20	IR-2018-251
2018 • TCJA	54.5	14	18	IR-2017-204 • IR-2018-127
2017	53.5	14	17	IR-2016-169
2016	54	14	19	IR-2015-137
2015	57.5	14	23	IR-2014-114
2014	56	14	23.5	IR-2013-95
2013	56.5	14	24	IR-2012-95
2012	55.5	14	23	IRB-2012-02
7/1/2011-12/31/2011	55.5	14	23.5	IR-2011-69
1/1/2011-6/30/2011	51	14	19	IR-2010-119

266 NW 92nd St, Miami Shores, FL 33150 to 4860 W Kennedy Blvd, Tampa, FL 33609



266 NW 92nd St, Miami Shores, FL
33150 to 4860 W Kennedy Blvd, Tampa, FL 33609

Drive 279 miles, 4 hr 12 min



Imagery ©2026 NASA, Map data ©2026 INEGI, Google 20 mi

266 NW 92nd St
Miami Shores, FL 33150

☐ This route has tolls.

Get on I-95 N from NW 2nd Ave and NW 95th St

3min(0.9 mi)

- ↑ 1. Head toward NW 2nd Ave
456 ft
- ↶ 2. Turn left onto NW 2nd Ave
0.2 mi
- ↶ 3. Turn left onto NW 95th St
0.4 mi
- ↷ 4. Turn right onto NW 6th Ave
236 ft
- ⤴ 5. Slight left to merge onto I-95 N
0.1 mi

Take I-75 N to N Westshore Blvd in Tampa. Take exit 40A from I-275 S

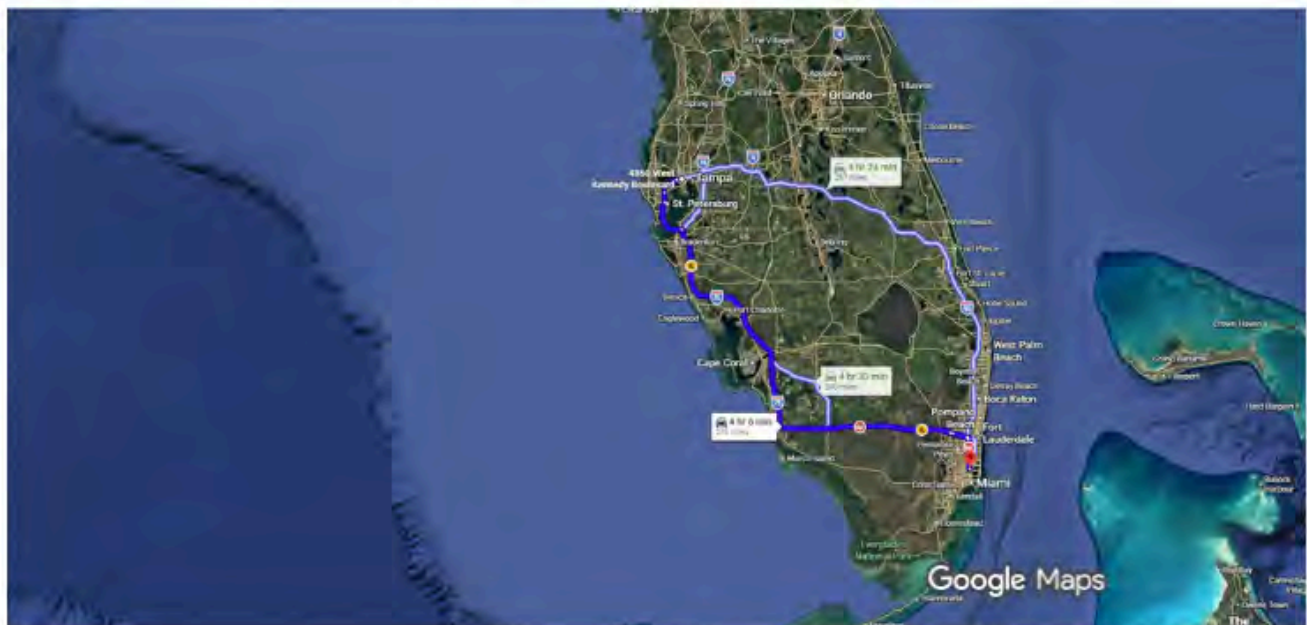
3 hr 58 min(278 mi)

- ⤴ 6. Merge onto I-95 N
3.7 mi
- ↶ 7. Use the left lane to take the exit toward Florida's
Tpke
0.4 mi

4860 W Kennedy Blvd, Tampa, FL 33609 to 266 NW 92nd St, Miami Shores, FL 33150



4860 W Kennedy Blvd, Tampa, FL 33609 to Drive 276 miles, 4 hr 6 min
266 NW 92nd St, Miami Shores, FL 33150



Imagery ©2026 NASA, Map data ©2026 INEGI, Google 20 mi

4860 W Kennedy Blvd
Tampa, FL 33609

☐ This route has tolls.

Get on I-275 S from W Cleveland St

- ↑ 1. Head toward S Westshore Blvd 4 min(1.6 mi)
- 2. Turn right onto S Westshore Blvd 407 ft
- 3. Turn right onto W Cleveland St 0.1 mi
- 4. Turn right onto S Hoover Blvd 0.6 mi
- 5. Turn left to merge onto I-275 S 0.1 mi
- ↑ 6. Use the left lane to merge onto I-275 S 0.7 mi

Continue on I-275 S. Take I-75 S to NW 95th St in Miami-Dade County. Take exit 8A from I-95 S

- ↑ 7. Use the left lane to merge onto I-275 S 3 hr 55 min(273 mi)
- ↑ 8. Use the left lane to merge onto I-275 S 1.1 mi

Audit trail

Details

FILE NAME	Traveler Reimbursement Acknowledgment and Receipt - Rasha Cameau - 9/14/26, 1:53 PM.pdf
STATUS	Signed
STATUS TIMESTAMP	2026/09/14 18:11:20 UTC

Activity

SENT	kat@rashacameau.com sent a signature request to: Rasha Cameau (racameau1@gmail.com)	2026/09/14 17:52:37 UTC
SIGNED	Signed by Rasha Cameau (racameau1@gmail.com)	2026/09/14 18:11:20 UTC
COMPLETED	This document has been signed by all signers and is complete	2026/09/14 18:11:20 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.



TRAVEL REIMBURSEMENT ACKNOWLEDGMENT AND RECEIPT

Date:	9/7/2026	Title / Position:	Vice - Chair	
Name:	Jeffy Mondesir	Phone Number:	786-970-7403	
Email Address:	Jeffy.mondesir@nw7avecra.gov	Dates of Travel:	From: 8/27/26	From: 8/30/26
Purpose of Travel:	CRA Joint Board Retreat Workshop	Destination City:	Tampa	
State:	FL	Zip Code:	33609	

REIMBURSEMENT SUMMARY

ITEM DESCRIPTION	AMOUNT
Meals	\$ 42.18
Uber (Tampa Airport to Westshore Hotel)	\$ 20.96
Fort Lauderdale/Hollywood Airport Parking fee	\$ 76.00
Other (specify)	\$
Total	\$ 139.14

PAYMENT INFORMATION

Date of Payment: 9/14/26 Payment Method: ☐ Check ☐ ACH ☒ Zelle

Paid by Vantage Solutions LLC on Behalf of the **NW 7th Avenue Corridor Community Redevelopment Agency**

CERTIFICATION

I certify that:

1. I incurred the travel expenses identified in the attached Travel Expense Report and supporting documentation.
2. I have received reimbursement in the amount of **\$139.14** from Vantage Solutions LLC on behalf of the NW 7th Avenue Community Redevelopment Agency.
3. The expenses submitted are true, accurate, and related to authorized CRA business.

TRAVELER

Name: Jeffy Mondesir

Signature: 

Date: 9/14/26

VANTAGE SOLUTIONS LLC AUTHORIZED REPRESENTATIVE

Name: Casneve Oupelle

Signature: 

Date: _____

Date sent	Status	Type	Amount
Sep 14, 2026	Delivered	In moments	\$139.14



Jeffy Mondesir received your payment.

Mobile number

786-970-7403

Transaction number

JPM99cwiyx3y

08/31/2026



TPA Duckys A

-\$42.18



Transaction details ⓘ

Full description
TPA DUCKYS A 65014
08-30 TAMPA FL 6432
DEBIT CARD PURCHAS
E

Transaction type
POS

Transaction date
08/30/2026

Card used
6432

Reference number
26243027420908

Category

Category
Food & Catering

Merchant details

TAMPA , FL

Actions

⚠ [Dispute this transaction](#)

Note: Category and merchant details may take up to an hour to appear once a transaction has been completed.



Transaction details ⓘ

Full description
UBER TRIP 08-27-26 S
AN FRANCISCO 6432
DEBIT CARD PURCHAS
E-PIN

Transaction type
POS

Transaction date
08/27/2026

Card used
6432

Reference number
6367562374

Category

Category
Travel Expenses

Merchant details

[https://www.uber.co
m/](https://www.uber.com/)

Actions

[Dispute this transactio
n](#)

Note: Category and merchant details may take up to an hour to appear once a transaction has been completed.

08/31/2026



Ft Laud Hollywood

-\$76.00



Transaction details ⓘ

Full description
FT LAUD HOLLYWOOD
08-30 FORT LAUDERD
A FL 6432 DEBIT CAR
D PURCHASE

Transaction type
POS

Transaction date
08/30/2026

Card used
6432

Reference number
26243027421542

Category

Category
Vehicle Expenses

Merchant details

FORT LAUDERDALE , F
L

Actions

 [Dispute this transaction](#)

Note: Category and merchant details may take up to an hour to appear once a transaction has been completed.



TRAVEL REIMBURSEMENT ACKNOWLEDGMENT AND RECEIPT

Date:	9/7/2026	Title / Position:	Treasurer	
Name:	Angela Reyes - Santana	Phone Number:	929-909-6292	
Email Address:	areyes@boutiqueahlang.com	Dates of Travel:	From: 8/27/26	To: 8/30/26
Purpose of Travel:	CRA Joint Board Retreat Workshop	Destination City:	Tampa	
State:	FL	Zip Code:	33609	

REIMBURSEMENT SUMMARY

ITEM DESCRIPTION	AMOUNT
Meals	\$ 27.80
Transportation (Airfare)	\$ 598.80
Other	\$
Total	\$ 626.60

PRIVATE AUTO RECORD

This section must be completed when a personal vehicle is used for approved CRA travel. The traveler must record the odometer reading at the beginning and end of each trip segment. Mileage must reflect the most direct reasonable route between the origin and destination.

DATE	FROM	TO	ODO START	ODO FINISH	MILES

TOTAL MILES: _____ Allowable Mileage _____ @ _____ \$ _____ per mile = \$ _____

Mileage reimbursement will be paid at the current IRS standard mileage rate.

All mileage must be supported by odometer readings or mapping documentation and must comply with the CRA Travel Policy.

PAYMENT INFORMATION

Date of Payment: 09/14/2026

Payment Method: ☐ Check ☐ ACH ☒ Zelle (929) 909-6292

Paid by Vantage Solutions LLC on Behalf of the NW 7th Avenue Corridor Community Redevelopment Agency

CERTIFICATION

I certify that:

1. I incurred the travel expenses identified in the attached Travel Expense Report and supporting documentation.
2. I have received reimbursement in the amount of **\$626.60** from Vantage Solutions LLC on behalf of the NW 79th Street Community Redevelopment Agency.
3. The expenses submitted are true, accurate, and related to authorized CRA business.



TRAVELER

Name: ANGELA REYES-SANTANA

Signature: _____

A handwritten signature in black ink, appearing to be "A. Reyes-Santana", written over a horizontal line.

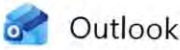
Date: 09/14/2026

VANTAGE SOLUTIONS LLC AUTHORIZED REPRESENTATIVE

Name: _____

Signature: _____

Date: _____



Your trip confirmation (MIA - TPA)

From American Airlines <no-reply@info.email.aa.com>
Date Sun 2026-08-23 05:58 PM
To PIOLIN5555@HOTMAIL.COM <PIOLIN5555@HOTMAIL.COM>



Issued: August 23, 2026

Your trip confirmation and receipt

You can check in via the American app 24 hours before your trip and get your mobile boarding pass.

Confirmation code: **WKZIFT**

Thursday, August 27, 2026

	MIA	AA 2913
	Miami	
	12:00 PM	
	TPA	Seat:
	Tampa	Class: Economy (O)
	1:12 PM	Meals:

Sunday, August 30, 2026

	TPA	AA 2004
	Tampa	

Manage your trip

Confirmation code: **WKZIFT****8:05 AM****MIA**

Miami

9:14 AMSeat: **8B**Class: **Economy (N)**

Meals:

[Manage your trip](#)

Your purchase

Angela Reyes

[Join the AAdvantage® Program](#)

New ticket	\$528.37
Taxes & carrier-imposed fees	\$70.43
Ticket #: 0012371313705	

Total cost	\$598.80
-------------------	-----------------

Your payment

Flight Credit (ending 2187)	\$598.80
-----------------------------	----------

Total paid	\$598.80
-------------------	-----------------

Bag information

Checked Bag (Airport)

1 st bag	No charge
2 nd bag	\$60.00

Checked Bag (Online*)

1 st bag	No charge
2 nd bag	\$55.00

Taxes are included, when applicable.

Maximum dimensions: 62 inches or 158 centimeters calculated as (length + width + height)

Maximum weight: 50 pounds or 23 kilograms

Bag fees apply at each Check-in location. Additional allowances and/or discounts may apply. For information regarding American Airlines checked baggage policies, please visit: [Bag and optional fees](#)

If your flight is operated by a partner airline, see the [other airline's](#) website for carry-on and checked bag policies.

*Online payment available beginning 24 hours (and up to 2 hours) before departure.

Carry-on bags (American Airlines operated flights)

Personal item	A small purse, briefcase, laptop bag, or similar item that must fit under the seat in front of you.
Carry-on	Maximum dimensions must not to exceed: 22" long x 14" wide x 9" tall (56 x 35 x 23 cm).



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Explore now »

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Find out more »

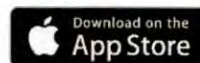
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9/10/26, 9:58 AM

Angela Reyes - Zulema Hernandez - Outlook

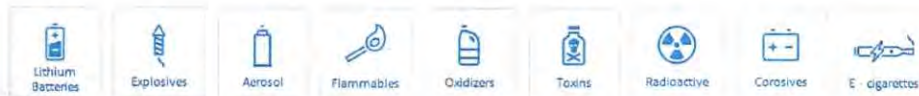
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You have up to 24 hours from the time of ticket purchase to receive a full refund if you booked at least 7 days before departure. Once canceled, your refund will be processed automatically.

If you have purchased a NON-REFUNDABLE fare, the itinerary must be canceled before the ticketed departure time of the first unused coupon or the ticket has NO VALUE. If the fare allows changes, a fee may be assessed for changes and restrictions may apply.

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Some everyday products, like e-cigarettes and aerosol spray starch, can be dangerous when transported on the aircraft in carry-on and/or checked baggage. Changes in temperature or pressure can cause some items to leak, generate toxic fumes or start a fire. Carriage of prohibited items may result in fines or in certain cases imprisonment. Please ensure there are no forbidden hazardous materials in your baggage like:

Some Lithium batteries (e.g. spares in checked baggage, batteries over a certain size), Explosives / Fireworks, Strike anywhere matches/ Lighter fluid, Compressed gases / Aerosols Oxygen bottles/ Liquid oxygen, Flammable liquids, Pesticides/ Poison, Corrosive material.

There are special exceptions for small quantities (up to 70 ounces total) of medicinal and toilet articles carried in your luggage, spare lithium batteries for most consumer electronic devices in carry-on baggage, and certain smoking materials carried on your person.

Certain items are required to be carried with you onboard the aircraft. For example, spare lithium batteries for portable electronic devices, cigarette lighters and e-cigarettes must be removed from checked or gate-checked baggage and carried onboard the aircraft. However, e-cigarettes may not be used on-board the aircraft.

Traveling with medical oxygen, liquid oxygen, mobility aids and other assistive devices may require airline pre-approval or be restricted from carriage entirely. Passengers requiring these items should contact the airline operator for information on use of such devices.

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Air Transportation, whether it is domestic or international (including domestic portions of international journeys), is subject to the individual terms of the transporting air carriers, which are herein incorporated by reference and made part of the contract of carriage. Other carriers on which you may be ticketed may have different conditions of carriage. International air transportation, including the carrier's liability, may also be governed by applicable tariffs on file with the U.S. and other governments and by the Warsaw Convention, as amended, or by the Montreal Convention. Incorporated terms may include, but are not restricted to: 1. Rules and limits on liability for personal injury or death, 2. Rules and limits on liability for baggage, including fragile or perishable goods, and availability of excess valuation charges, 3. Claim restrictions, including time periods in which passengers must file a claim or bring an action against the air carrier, 4. Rights on the air carrier to change terms of the contract, 5. Rules on reconfirmation of reservations, check-in times and refusal to carry, 6. Rights of the air carrier and limits on liability for delay or failure to perform service, including schedule changes, substitution of alternate air carriers or aircraft and rerouting.

You can obtain additional information on items 1 through 6 above at any U.S. location where the transporting air carrier's tickets are sold. You have the right to inspect the full text of each transporting air carrier's terms at its airport and city ticket offices. You also have the right, upon request, to receive (free of charge) the full text of the applicable terms incorporated by reference from each of the transporting air carriers. Information on ordering the full text of each air carrier's terms is available at any U.S. location where the air carrier's tickets are sold or you can click on the Conditions of Carriage link below.

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The Westshore Grand, Tribute Portfolio
4860 West Kennedy Blvd
Tampa, FL 33609
United States Of America
Tel: 8132864400 Fax: 8132864055



Angela Reyes
NW5517 - NW Community Redevelopment Age

Page Number : 1
Guest Number : 687769
Folio ID : A
Arrive Date : 27-AUG-26 14:48
Depart Date : 30-AUG-26 05:50
No. Of Guest : 1
Room Number : 419
Marriott Bonvoy Number :

The Westshore Grand 03-SEP-26 14:39 ALUCAS

Date	Reference	Description	Charges (USD)	Credits (USD)
27-AUG-26	19075040	Private Dining	27.80	
30-AUG-26	VI	Visa-0508		-27.80

Approve EMV Receipt for VI - 0508: Signature Captured
Application Label: VISA DEBIT AID: A0000000031010
ARC: 00 IAD: 06011203600000 TSI: 6800 TVR: 8000008000

** Total	27.80	-27.80
*** Balance	0.00	

I agreed to pay all room & incidental charges.



TRAVEL REIMBURSEMENT ACKNOWLEDGMENT AND RECEIPT

Date:	9/7/2026	Title / Position:	Secretary	
Name:	Nadeige Theresias-Joisil	Phone Number:	305-609-8601	
Email Address:	ntheresias@outlook.com	Dates of Travel:	From: 8/27/26	From: 8/30/26
Purpose of Travel:	CRA Joint Board Retreat Workshop	Destination City:	Tampa	
State:	FL	Zip Code:	33609	

REIMBURSEMENT SUMMARY

ITEM DESCRIPTION	AMOUNT
Mileage	\$ 421.04
Other	\$
Other	\$
Total	\$ 421.04

PRIVATE AUTO RECORD

This section must be completed when a personal vehicle is used for approved CRA travel. The traveler must record the odometer reading at the beginning and end of each trip segment. Mileage must reflect the most direct reasonable route between the origin and destination.

DATE	FROM	TO	ODO START	ODO FINISH	MILES
8/27/2026	1485 NE 143rd St, North Miami, FL 33161	4860 W Kennedy Blvd Tampa, FL 33609			278
8/30/2026	4860 W Kennedy Blvd Tampa, FL 33609	1485 NE 143rd St, North Miami, FL 33161			276

TOTAL MILES: 554 Allowable Mileage 554 @ \$ 0.76 per mile = \$ 421.04

Mileage reimbursement will be paid at the current IRS standard mileage rate.

All mileage must be supported by odometer readings or mapping documentation and must comply with the CRA Travel Policy.

PAYMENT INFORMATION

Date of Payment: 9/14/2026 Payment Method: ☐ Check ☐ ACH ☒ Zelle

Paid by Vantage Solutions LLC on Behalf of the **NW 7th Avenue Corridor Community Redevelopment Agency**

CERTIFICATION

I certify that:

- I incurred the travel expenses identified in the attached Travel Expense Report and supporting documentation.
- I have received reimbursement in the amount of **\$421.04** from Vantage Solutions LLC on behalf of the NW 7th Avenue Community Redevelopment Agency.

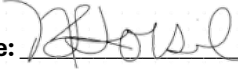
UPTOWN
A V E 7 N U E

COMMUNITY REDEVELOPMENT AGENCY

3. The expenses submitted are true, accurate, and related to authorized CRA business.

TRAVELER

Name: Nadeige Theresias-Joisil

Signature: 

Date: 9/14/2026

VANTAGE SOLUTIONS LLC AUTHORIZED REPRESENTATIVE

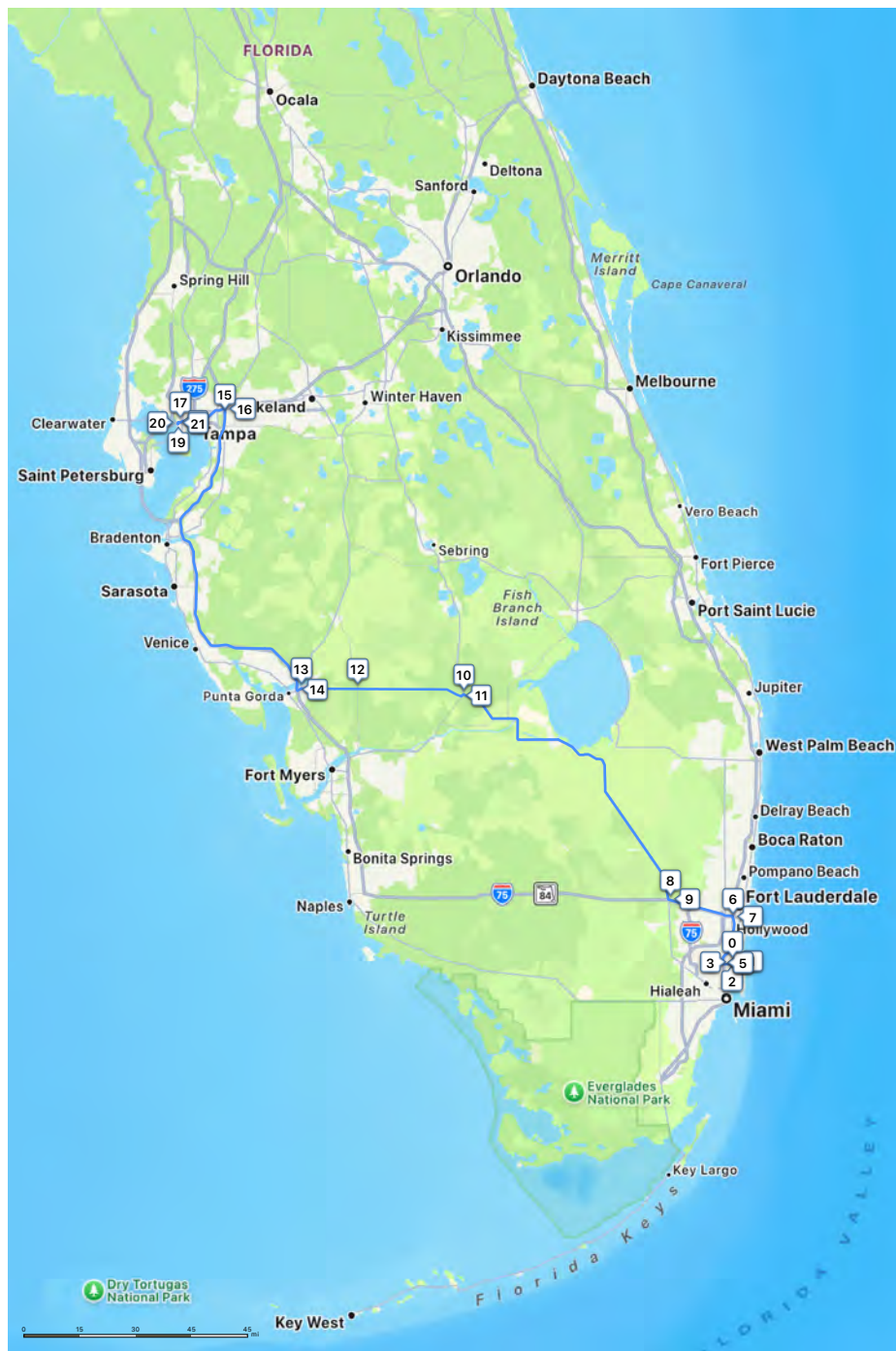
Name: _____

Signature: _____

Date: _____



278 mi
4 hours 40 minutes



1485 NE 143rd St, North Miami

4860 W Kennedy Blvd, Tampa



1

In 500 ft,
Take a slight left turn onto W Dixie Hwy

2

In 0.7 mi (1 min),
Take a slight right turn onto NE 135th St

3

In 1.9 mi (3 min),
Turn right onto NW Sixth Ave

4

In 400 ft (6 min),
Keep left to merge onto I-95 North

5

In 13 mi (1 min),
Take exit 24 toward I-595

6

In 0.3 mi (16 min),
Keep left to merge onto I-595 West toward Florida's Turnpike, I-75

7

In 17 mi (1 min),
Take exit 23 onto US-27 toward South Bay

8

In 0.3 mi (16 min),
Keep right onto US-27 North toward South Bay

9

In 88 mi (1 min),
Keep left onto SR-29 S

10

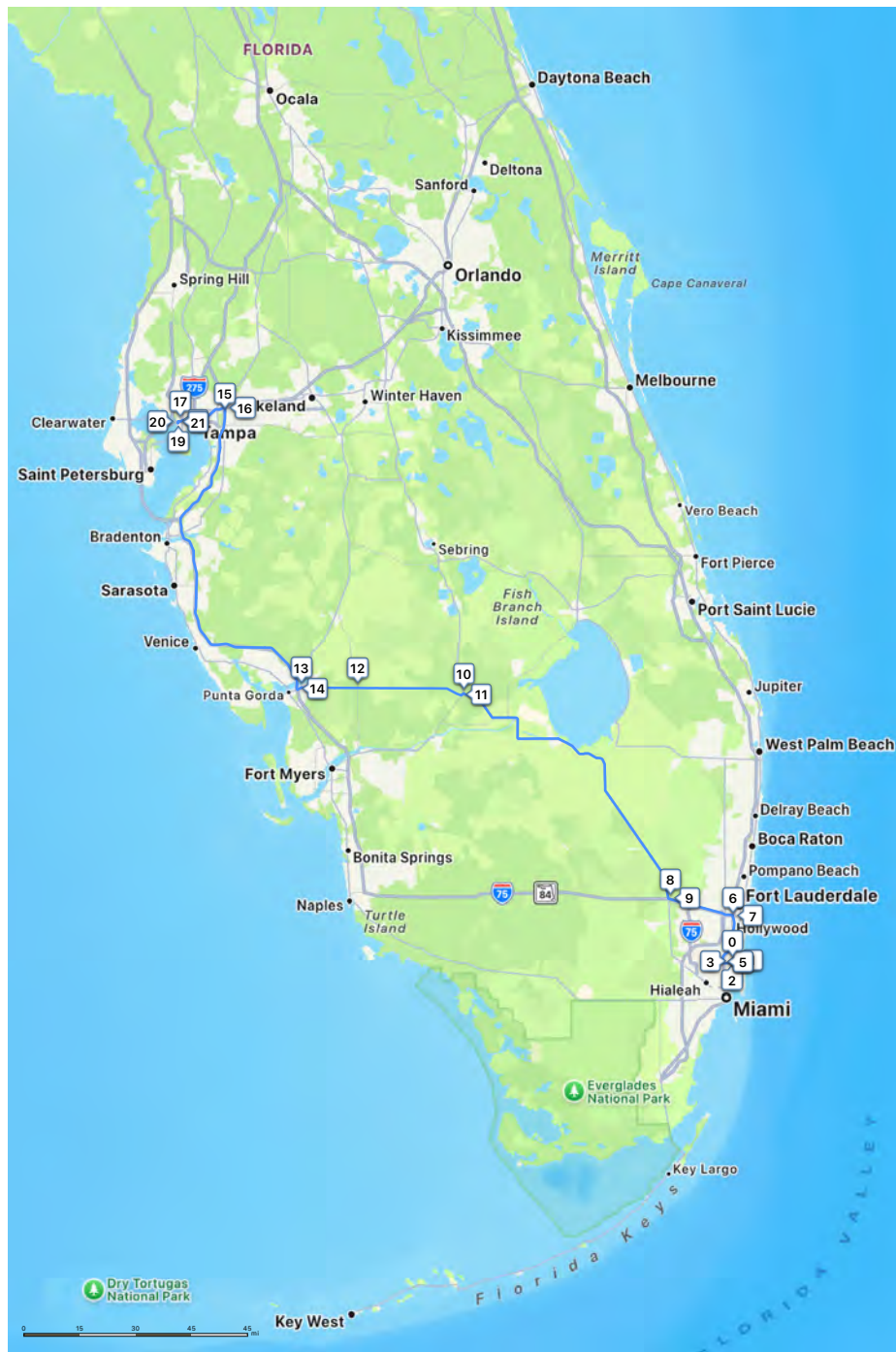
In 0.9 mi (1 hr 25 min),
Turn right onto CR-74

11

In 28 mi (2 min),
At the roundabout, take the second exit onto CR-74



278 mi
4 hours 40 minutes



1485 NE 143rd St, North Miami

4860 W Kennedy Blvd, Tampa

12



In 15 mi (27 min),
Turn left onto Duncan Rd

13



In 1.1 mi (17 min),
Turn left to merge onto I-75 North toward Tampa

14



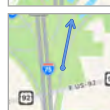
In 96 mi (3 min),
Take exit 261 toward Tampa, I-4 Inner West

15



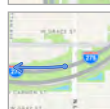
In 1.2 mi (1 hr 20 min),
Keep left toward Tampa, I-4 West

16



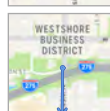
In 13 mi (3 min),
Take exit 40A onto West Shore Blvd

17



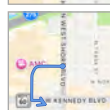
In 0.6 mi (20 min),
Turn left onto N West Shore Blvd

18



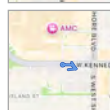
In 0.3 mi (2 min),
Turn right onto W North B St

19



In 0.2 mi (1 min),
Turn left onto W Kennedy Blvd

20



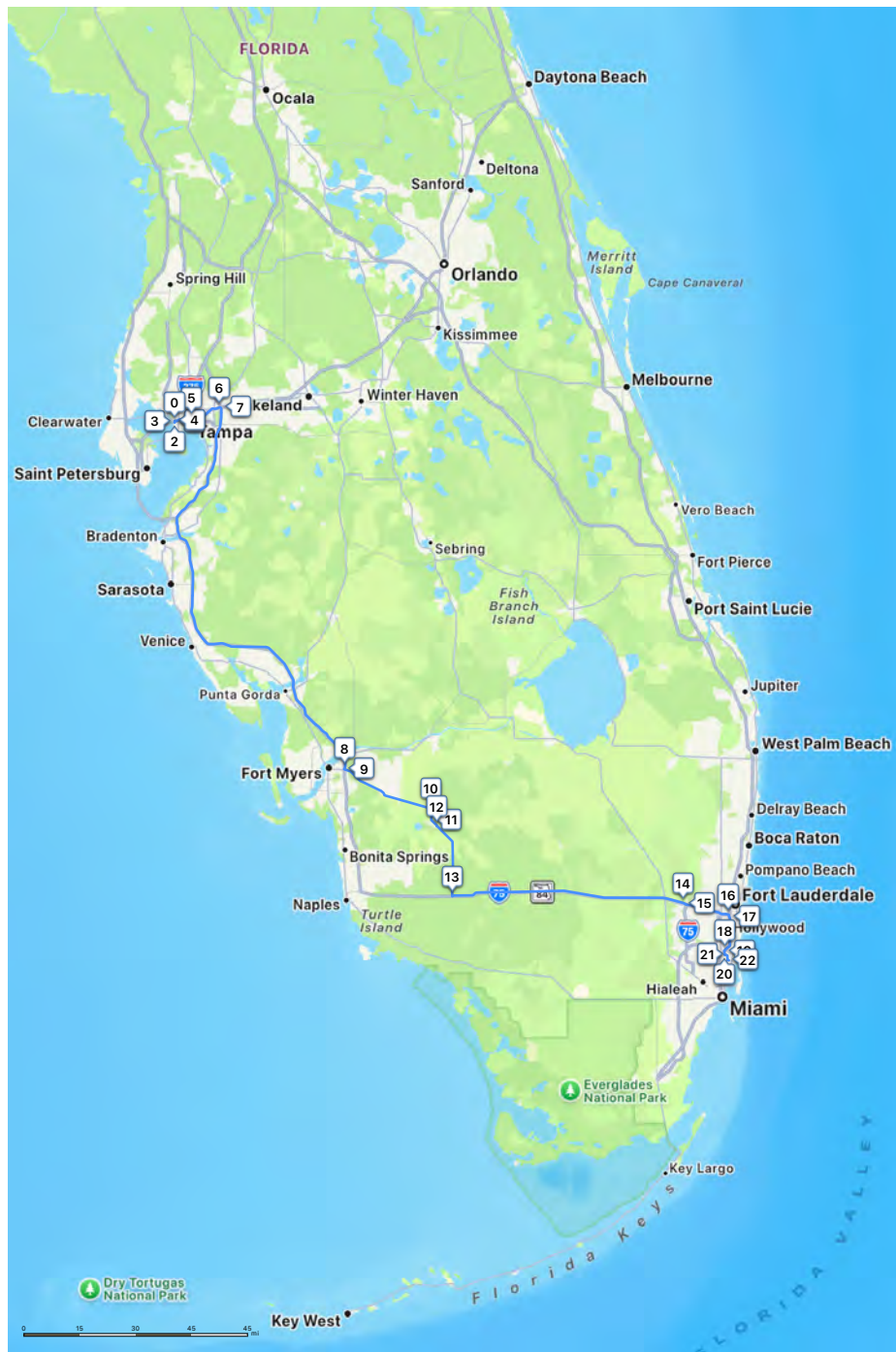
In 200 ft (3 min),
Turn right



In 100 ft (1 min),
Arrive at the destination

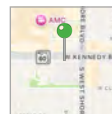


276 mi
4 hours 30 minutes

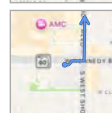


4860 W Kennedy Blvd, Tampa

1485 NE 143rd St, North Miami



1



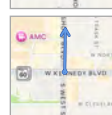
In 200 ft,
Turn right onto W Kennedy Blvd

2



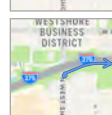
In 300 ft (1 min),
Turn left onto N West Shore Blvd

3



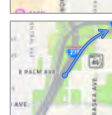
In 0.3 mi (2 min),
Turn right to merge onto I-275 North

4



In 4.6 mi (1 min),
Take exit 45B to merge onto I-4 E toward Orlando

5



In 8.1 mi (6 min),
Take exit 9 toward Naples, I-75

6



In 0.3 mi (8 min),
Keep right to merge onto I-75 South toward Naples

7



In 124 mi (1 min),
Take exit 138 onto SR-82, MI King Jr Blvd toward Ft Myers, Immokalee

8



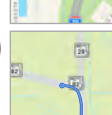
In 0.4 mi (1 hr 41 min),
Turn left onto Dr Martin Luther King Jr Blvd

9



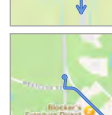
In 26 mi (2 min),
Keep right onto SR-29

10



In 3.1 mi (31 min),
Turn left onto New Market Rd W

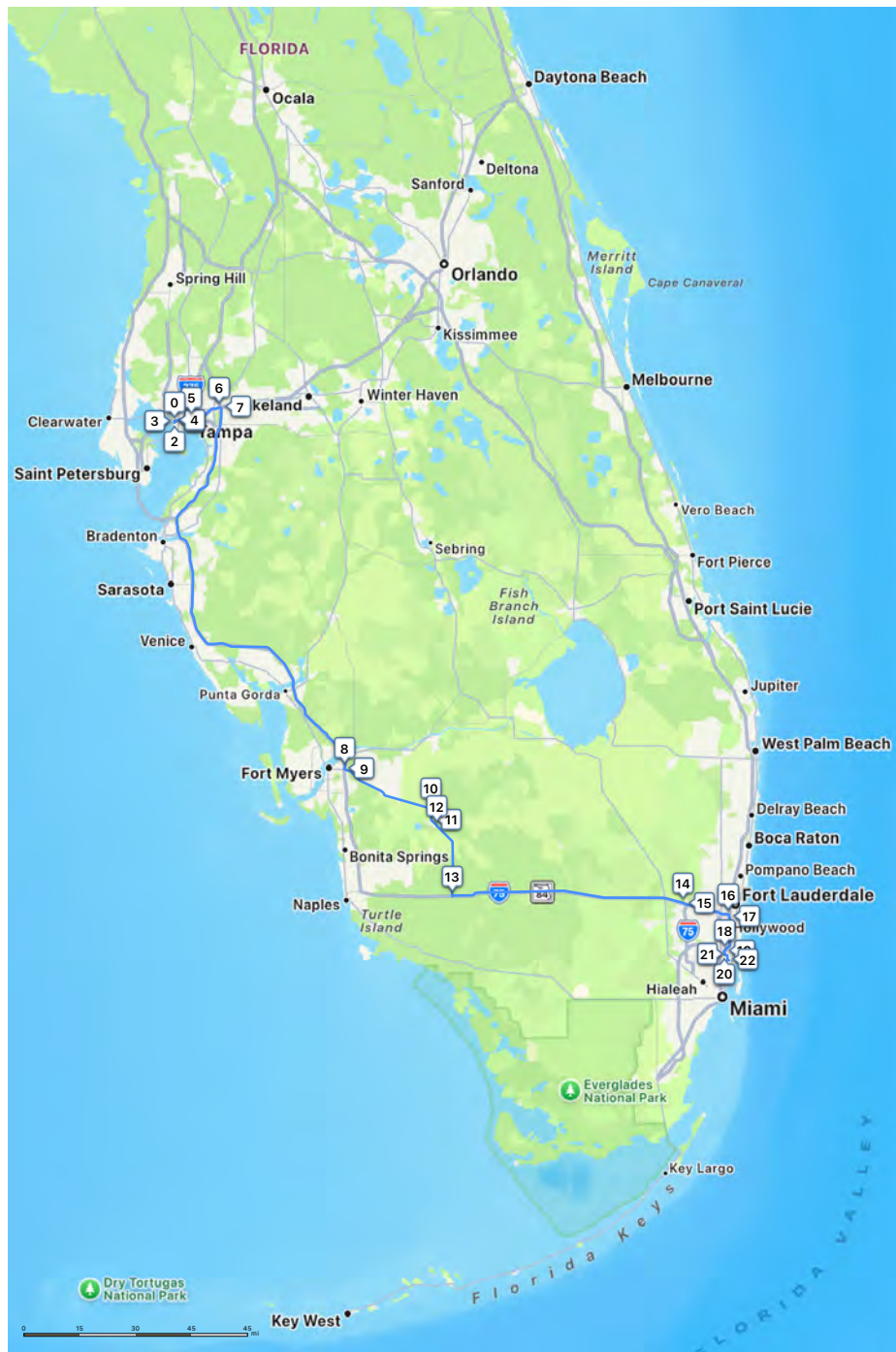
11



In 2.2 mi (5 min),
Turn left onto E Main St



276 mi
4 hours 30 minutes



4860 W Kennedy Blvd, Tampa

1485 NE 143rd St, North Miami

12



In 20 mi (5 min),
Turn left to merge onto I-75 South

13



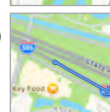
In 61 mi (22 min),
Take exit 19 to merge onto I-595 E toward Ft Lauderdale, Coral Spgs

14



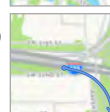
In 0.4 mi (50 min),
Take exit 19 on the right to merge onto I-595 E toward Ft Lauderdale

15



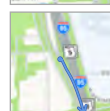
In 12 mi (1 min),
Take exit 10B to merge onto I-95 South toward Miami

16



In 0.8 mi (11 min),
Keep left to merge onto I-95 South toward Miami

17



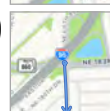
In 9.5 mi (1 min),
Take exit 14 onto Miami Gardens Dr

18



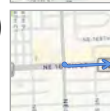
In 0.3 mi (15 min),
Continue onto NE Sixth Ave

19



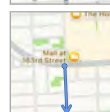
In 0.9 mi (3 min),
Turn left onto NE 167th St

20

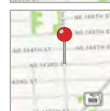


In 0.8 mi (3 min),
Turn right onto NE 12th Ave

21



In 1.3 mi (3 min),
Turn left onto NE 143rd St



In 0.3 mi (5 min),
The destination is on your left



Standard mileage rates

If you use your car for business, charity, medical or moving purposes, you may be able to take a deduction based on the mileage used for that purpose.

2026 mileage rates (July 1 – Dec. 31)

The standard mileage rates for 2026 are:

- Self-employed and business: 76 cents/mile
- Charities: 14 cents/mile
- Medical: 23.5 cents/mile
- Moving ([military only](#)): 23.5 cents/mile

[Find out when you can deduct vehicle mileage](#)

Mileage rates for all years (cents/mile)

Period	Business use	Charity use	Medical or military moving	Source
2026 (July 1 – Dec. 31)	76	14	23.5	IR-2026-29
2026 (Jan. 1 – June 30)	72.5	14	20.5	IR-2025-128
2025	70	14	21	IR-2024-312
2024	67	14	21	IR-2023-239

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Period	Business use	Charity use	Medical or military moving	Source
2023	65.5	14	22	IR-2022-234
7/1/2022-12/31/2022	62.5	14	22	IR-2022-124
1/1/2022-6/30/2022	58.5	14	18	IR-2021-251
2021	56	14	16	IR-2020-279
2020	57.5	14	17	IR-2019-215
2019	58	14	20	IR-2018-251
2018 • TCJA	54.5	14	18	IR-2017-204 • IR-2018-127
2017	53.5	14	17	IR-2016-169
2016	54	14	19	IR-2015-137
2015	57.5	14	23	IR-2014-114
2014	56	14	23.5	IR-2013-95
2013	56.5	14	24	IR-2012-95
2012	55.5	14	23	IRB-2012-02
7/1/2011-12/31/2011	55.5	14	23.5	IR-2011-69
1/1/2011-6/30/2011	51	14	19	IR-2010-119



TRAVEL REIMBURSEMENT ACKNOWLEDGMENT AND RECEIPT

Date:	9/7/2026	Title / Position:	Operations Admin	
Name:	Anthony Bomany	Phone Number:	754-236-2235	
Email Address:	Anthony.bonamy@nw7avecra.gov	Dates of Travel:	From: 8/27/26	From: 8/30/26
Purpose of Travel:	CRA Joint Board Retreat Workshop	Destination City:	Tampa	
State:	FL	Zip Code:	33609	

REIMBURSEMENT SUMMARY

ITEM DESCRIPTION	AMOUNT
Mileage	\$380.62
Meals	\$54.88
Other	\$0
Total	\$435.50

***TOTAL REIMBURSEMENT WILL BE SPLIT BETWEEN NW 7TH AVE CRA AND NW 79TH STREET CRA \$217.75 EACH.**

PRIVATE AUTO RECORD

This section must be completed when a personal vehicle is used for approved CRA travel. The traveler must record the odometer reading at the beginning and end of each trip segment. Mileage must reflect the most direct reasonable route between the origin and destination.

DATE	FROM	TO	ODO START	ODO FINISH	MILES
8/27/2026	6447 Pershing St, Hollywood, FL 33024	4860 W Kennedy Blvd Tampa, FL 33609			262
8/30/2026	4860 W Kennedy Blvd Tampa, FL 33609	6447 Pershing St, Hollywood, FL 33024			263

TOTAL MILES: 525 Allowable Mileage: 525 @ 0.725 per mile = \$ 380.62

Mileage reimbursement will be paid at the current IRS standard mileage rate.

All mileage must be supported by odometer readings or mapping documentation and must comply with the CRA Travel Policy.

PAYMENT INFORMATION

Date of Payment: 09/14/2026 **Payment Method:** ☐ Check ☐ ACH ☒ Zelle

Paid by Vantage Solutions LLC on Behalf of the **NW 7th Avenue Corridor Community Redevelopment Agency**

CERTIFICATION

I certify that:

1. I incurred the travel expenses identified in the attached Travel Expense Report and supporting documentation.
2. I have received reimbursement in the amount of **\$435.5** from Vantage Solutions LLC on behalf of the **NW 7 Ave** Community Redevelopment Agency.
3. The expenses submitted are true, accurate, and related to authorized CRA business.



TRAVELER

Name: Anthony Bonamy

Signature: 

Date: 09/14/2026

VANTAGE SOLUTIONS LLC AUTHORIZED REPRESENTATIVE

Name: Casneve Oupelle

Signature: 

Date: 09/14/2026



Standard mileage rates

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2026 mileage rates (July 1 – Dec. 31)

The standard mileage rates for 2026 are:

- Self-employed and business: 76 cents/mile
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[Find out when you can deduct vehicle mileage](#)

Mileage rates for all years (cents/mile)

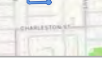
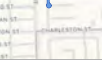
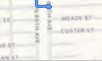
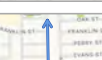
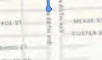
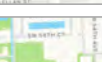
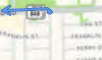
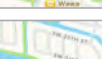
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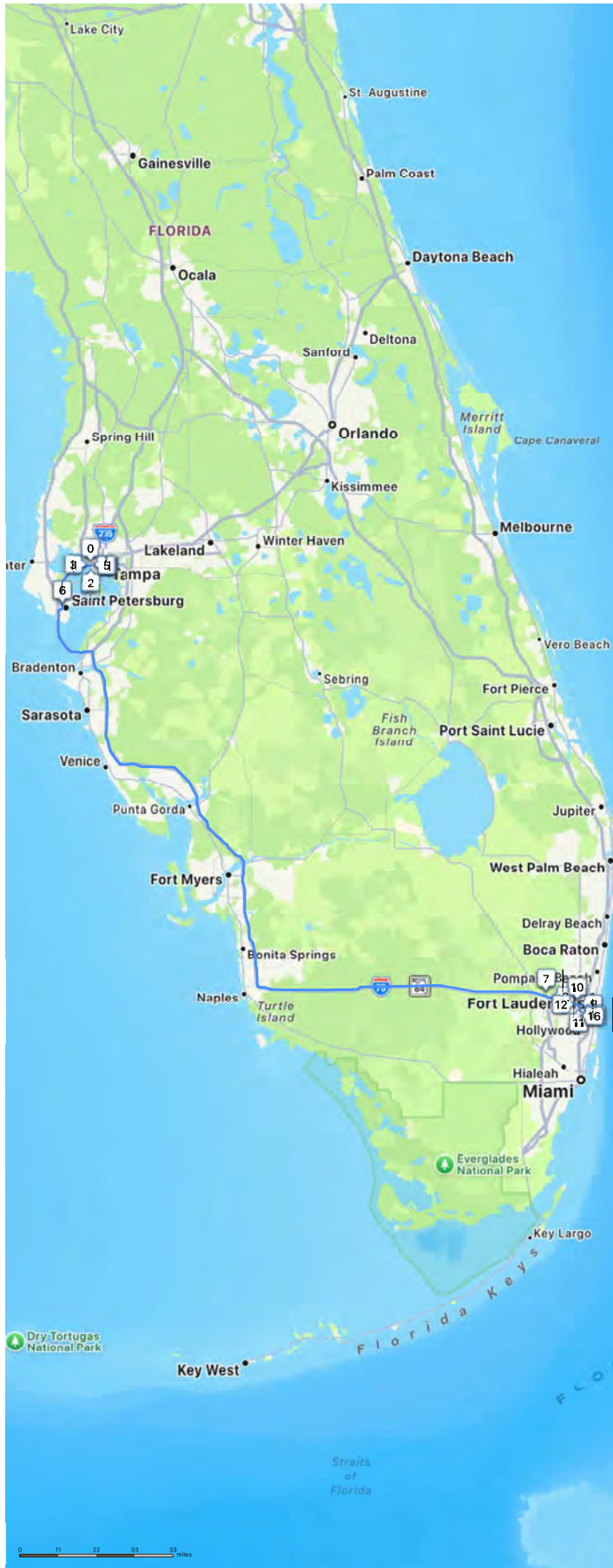
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2012	55.5	14	23	IRB-2012-02
7/1/2011-12/31/2011	55.5	14	23.5	IR-2011-69
1/1/2011-6/30/2011	51	14	19	IR-2010-119



- 1  In 450 ft,
Turn right onto N 65th Ave
 - 2  In 800 ft (1 min),
Turn left onto Allen St
 - 3  In 250 ft (1 min),
Turn right onto N 66th Ave
 - 4  In 0.3 mi (1 min),
Turn left onto Stirling Rd
 - 5  In 0.6 mi (2 min),
Turn right onto Davie Rd
 - 6  In 3.4 mi (2 min),
Turn left onto SR-84 W
 - 7  In 0.3 mi (10 min),
Keep left to merge onto I-595 West toward I-75, SR-869 Toll
 - 8  In 217 mi (1 min),
Take exit 228 to merge onto I-275 N toward St Petersburg
 - 9  In 21 mi (3 hr 9 min),
Keep left on I-275 N toward Tampa
 - 10  In 17 mi (19 min),
Take exit 39 onto Kennedy Blvd, West Shore Blvd toward SR-60
 - 11  In 0.8 mi (15 min),
Continue onto W Kennedy Blvd
 - 12  In 0.3 mi (1 min),
Turn right onto W Kennedy Blvd
 - 13  In 0.3 mi (2 min),
Turn right
 -  In 100 ft (1 min),
Arrive at the destination



4860 W Kennedy Blvd, Tampa

6447 Pershing St, Hollywood



1



In 200 ft,
Turn right onto W Kennedy Blvd

2



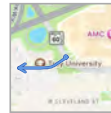
In 900 ft (1 min),
Make a U-turn at N Trask St

3



In 0.5 mi (2 min),
Turn left onto W Kennedy Blvd toward St Petersburg

4



In 0.3 mi (3 min),
Merge onto I-275 South

5



In 17 mi (1 min),
Keep right on I-275 S toward Bradenton

6



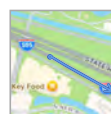
In 231 mi (17 min),
Take exit 19 to merge onto I-595 E toward Ft Lauderdale,
Coral Spgs

7



In 0.4 mi (3 hr 11 min),
Take exit 19 on the right to merge onto I-595 E toward Ft
Lauderdale

8



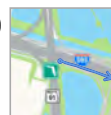
In 8.6 mi (1 min),
Take exit 9A-B onto US-441, Florida's Turnpike

9



In 0.5 mi (8 min),
Keep left onto US-441

10



In 0.3 mi (1 min),
Keep left onto US-441 South

11



In 0.2 mi (1 min),
Keep right onto US-441 South

12



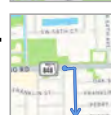
In 2.9 mi (1 min),
Turn right onto Stirling Rd

13

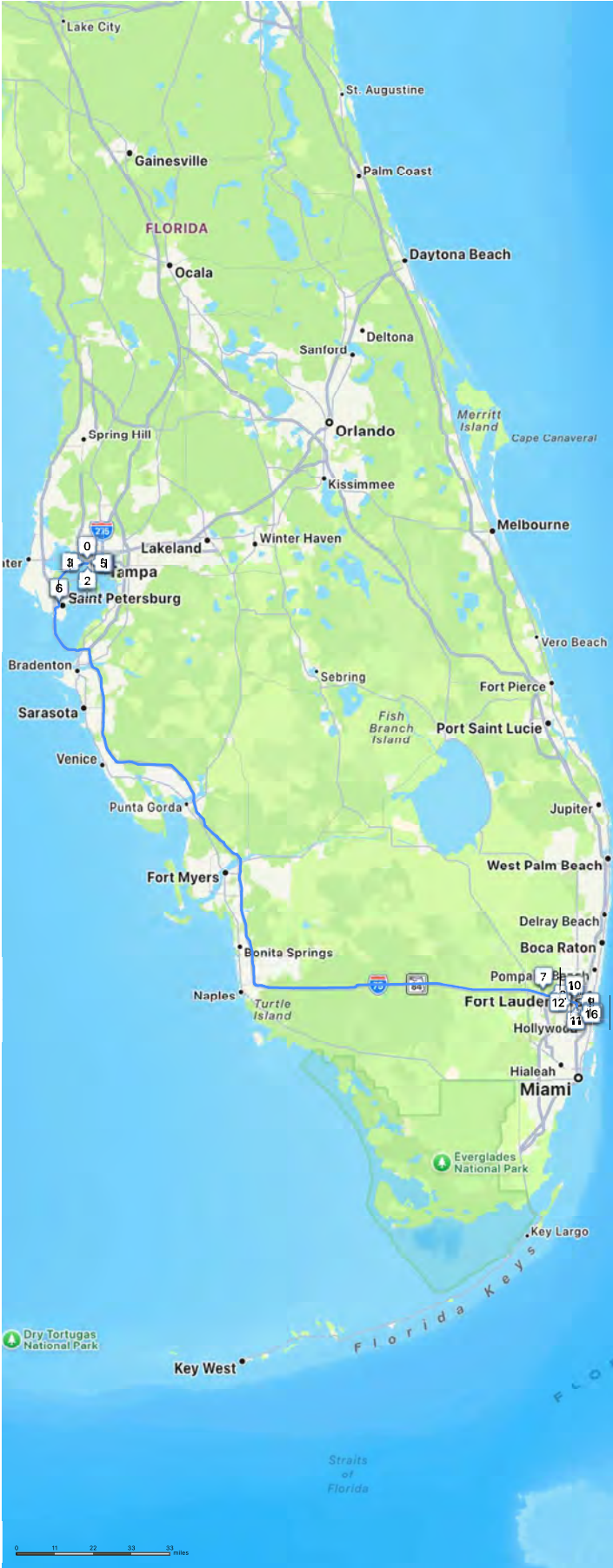


In 0.8 mi (10 min),
Make a U-turn at N 66th Ave

14



In 250 ft (2 min),
Turn right onto N 65th Ave



4860 W Kennedy Blvd, Tampa

6447 Pershing St, Hollywood

15



In 0.4 mi (1 min),
Turn left onto Pershing St



In 450 ft (2 min),
The destination is on your left

Rusty's Raw Bar & Grill

Proud To Be A Local

Bar 2/407436-Natalie

A799624.672638

Receipt R799624.653383

8/27/26, 5:17 PM

LT 1

2	Soft Drink		
10	\$1 Chix Wing (10min)	3.50	7.00 A
	Honey mustard SOS	1.00	10.00 A
	Blue Cheese S		0.25 A
	Basket Fries		7.00 A

ACTION ITEMS

FISCAL YEAR 26 - 27 PROPOSED BUDGET

RESOLUTION NO. CRA-28-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2026-2027 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2026-2027 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2026-2027 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the “Agreement”) between the Northwest 7th Avenue Corridor Community Redevelopment Agency (the “CRA”) and Miami-Dade County (the “County”) requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the “Board”); and

WHEREAS, the Agreement also requires that the annual budget for the CRA be adopted by the CRA prior to review and approval by the Board; and

WHEREAS, the proposed CRA Fiscal Year 2026-2027 Budget is attached hereto as Exhibit A; and

WHEREAS, all the expenses included in the CRA Fiscal Year 2026-2027 Budget are in accordance with state law, interlocal agreements including the Agreement and the CRA Redevelopment Plan; and

WHEREAS, the Chair and Board Members of the CRA desire to approve the CRA Fiscal Year 2026-2027 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY:

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

Section 2. Approval and Adoption of Budget. The CRA Fiscal Year 2026-2027 Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the CRA Fiscal Year 2025-2026 Budget shall be appropriated as set forth in CRA Fiscal Year 2026-2027 Budget and according to established guidelines and in accordance with applicable law.

Section 3. Transmittal of Budget. The Executive Director is hereby authorized to transmit the Fiscal Year 2026-2027 Budget to the County for review and approval thereby.

Section 4. **Authority of Executive Director.** The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2026-2027 Budget with the County.

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

PASSED and ADOPTED this 30th day of September, 2026.

Rasha Cameau, MBA FRA-RP
Chair

ATTEST:

Nadeige Theresias-Joisil, MS Ed
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rasha Cameau, MBA FRA-RP
Vice Chair Jeffy Mondesir, BBA
Board Member Gene Lomando, BS
Board Member Daniella Pierre, MSHRM
Board Member Angela Reyes, M.TX.
Board Member Nadeige Theresias-Joisil, MS Ed

_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)
_____ (Yes)_____ (No)

Date: September 30, 2026

To: Board Members of NW 7th Avenue Community Redevelopment Agency

From: Casneve Oupelle, Executive Director 

Subject: FY 2026–2027 Proposed Budget Presentation

Recommendation

It is recommended that the Board of Commissioners adopt the Fiscal Year 2026–2027 Proposed Budget totaling \$9,135,350. The budget supports the implementation of strategic redevelopment goals in the areas of infrastructure, commercial development, corridor maintenance, mobility, public safety, placemaking, and catalytic investment.

Fiscal Impact

The proposed budget is fully funded through tax increment revenues, prior-year carryover, and projected interest earnings. Administrative expenditures, including the County administrative charge, total \$709,312, representing approximately 7.44 percent of the total budget and remaining below the 20 percent administrative expenditure limit. All expenditures will be executed in accordance with the CRA redevelopment plan, adopted policies, applicable agreements, and audit requirements.

Delegation of Authority

Upon approval of this item, the Executive Director or the Executive Director's designee shall submit the budget and supporting documents to Miami-Dade County for approval by the Miami-Dade County Board of County Commissioners.

Background

The Agency's FY 2026–2027 proposed budget totals \$9,135,350. Recurring revenues include \$1,734,142 in tax increment financing, \$1,223,502 from Countywide and \$510,640 from UMSA, along with \$200,000 in projected interest earnings and \$7,201,208 in prior-year carryover funds.

The budget allocates \$709,312 to administrative expenditures supporting staffing, financial management, procurement, technology, office operations, and compliance. The remaining \$8,426,038 supports redevelopment and operational initiatives, including business incentives, infrastructure, the Clean Team, Uptown Shuttle, public safety, public art, streetscaping, wayfinding, facility rehabilitation, strategic property acquisition and activation, and an Agency vehicle.

The proposed budget reflects the County's new standardized budget format and provides separate reporting for administrative and operational expenditures. Because a substantial portion of the budget consists of accumulated prior-year carryover, future-year expenditures will be adjusted based on available recurring revenues, remaining fund balance, project implementation schedules, and Board priorities.

Attachments

- FY 2026–2027 Proposed Budget Narrative
- FY 2026–2027 Proposed Budget Spreadsheet

UPTOWN

COMMUNITY REDEVELOPMENT AGENCY

FISCAL YEAR 2026-2027

PROPOSED
BUDGET
NARRATIVE

FY 2026-27 PROPOSED BUDGET

Budget Narrative | October 1, 2026 - September 30, 2027

Budget Overview

The FY 2026-27 proposed budget for the NW 7th Avenue Corridor Community Redevelopment Agency totals \$9,135,350 and is balanced between projected revenues and expenditures. The budget advances the Agency's transition to independent operations while prioritizing visible corridor improvements, business assistance, mobility, public safety, catalytic redevelopment, and the development of a permanent CRA and County shared-services facility. Administrative expenditures, including the County administrative charge, represent approximately 7.44 percent of the total budget and remain below the 20 percent administrative cap.

Board of Commissioners

Rasha Cameau, MBA, FRA-RP,	Chairwoman
Jeffy Mondesir, BBA	Vice Chairman
Nadeige Theresias-Joisil, MS Ed,	Board Secretary
Angela Reyes, M.TX.	Board Treasurer
Daniella Pierre, MSHRM	Board Member
Gene Lomando, BS	Board Member

Mission Statement

The mission of the Uptown NW 7th Avenue Community Redevelopment Agency is to promote comprehensive redevelopment, economic growth, and corridor beautification by supporting existing businesses, attracting new investment, expanding employment and training opportunities, improving infrastructure and mobility, enhancing the public environment, and encouraging a vibrant mix of commercial, residential, and community-serving development throughout Northwest 7th Avenue.

FY 2026–2027 Strategic Focus

During FY 2026–2027, the Agency will advance this mission through targeted investments in corridor maintenance and beautification, business assistance, infrastructure, mobility, public safety, placemaking, property activation, and catalytic redevelopment projects.

CRA Boundary and Expansion Area

The NW 7th Avenue CRA encompasses approximately 561.95 acres along a critical north–south redevelopment corridor in northern Miami-Dade County. The area generally extends along NW 7th Avenue, parallel to Interstate 95, from the Golden Glades Interchange to the NW 79th Street area. Strategically positioned near North Miami, North Miami Beach, Opa-locka, Miami Gardens, and the City of Miami, the CRA includes two primary geographic areas with distinct redevelopment opportunities and market conditions. The northern portion is centered around the Golden Glades Interchange, while the southern portion is focused around the NW 79th Street corridor.



Prior-Year Accomplishments

- Advanced the CRA expansion and comprehensive redevelopment plan update to incorporate new boundaries, projects, and long-term implementation priorities.
- Approved the Uptown Shuttle to improve last-mile mobility and access along the corridor.
- Implemented the Economic Gardening cohort and expanded technical and financial assistance for local businesses.
- Established the Uptown CRA Connect business-engagement series with financial and community partners.
- Developed new facade and septic-to-sewer assistance programs and advanced median beautification planning.
- Strengthened the Agency's independent operating capacity through new finance, ERP, procurement, payroll, grants-management, and project-management systems.

FY 2026-27 Goals

- Launch and sustain the Clean Team to improve corridor cleanliness, appearance, and quality of life.
- Advance median landscaping, gateways, pedestrian improvements, and septic-to-sewer infrastructure.
- Expand commercial incentive programs, with a primary emphasis on visible facade improvements and business investment.
- Maintain and strengthen Uptown Shuttle operations and related mobility connections.
- Begin design and rehabilitation of a permanent CRA and County shared-services facility.
- Pursue strategic land acquisition, property activation, and catalytic development opportunities.
- Introduce public art and cultural placemaking initiatives that reinforce corridor identity.

FY 2026-27 STRATEGIC PRIORITIES

Five areas of focus guiding investment and implementation along the corridor

01

CLEAN & SAFE

Clean Team • Public safety • Corridor maintenance

UPTOWN
NW 7TH

02

BUSINESS GROWTH

Business incentives • Attraction • Outreach

UPTOWN
NW 7TH

03

CORRIDOR IDENTITY

Median improvements • Wayfinding • Public art

UPTOWN
NW 7TH

04

MOBILITY & ACCESS

Uptown Shuttle • Connectivity • Accessibility

UPTOWN
NW 7TH

05

CATALYTIC PROJECTS

Land acquisition • Shared services • Redevelopment

UPTOWN
NW 7TH

Projected Revenues

UMSA Tax Increment Revenue: Represents the projected UMSA tax increment contribution generated by growth in taxable value within the redevelopment area.

County Tax Increment Revenue: Represents the projected Countywide tax increment contribution generated within the redevelopment area.

Carryover from Prior Year: Represents available prior-year resources carried forward to complete previously approved commitments and fund continuing and new redevelopment priorities.

Interest Earnings: Reflects anticipated interest earned on available CRA cash balances during the fiscal year.

FY 2026-27 REVENUE COMPOSITION

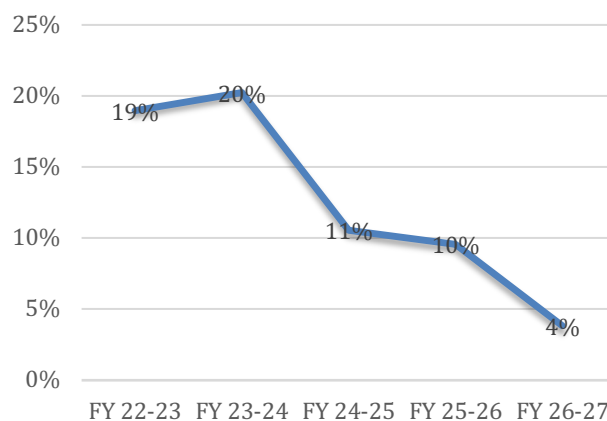
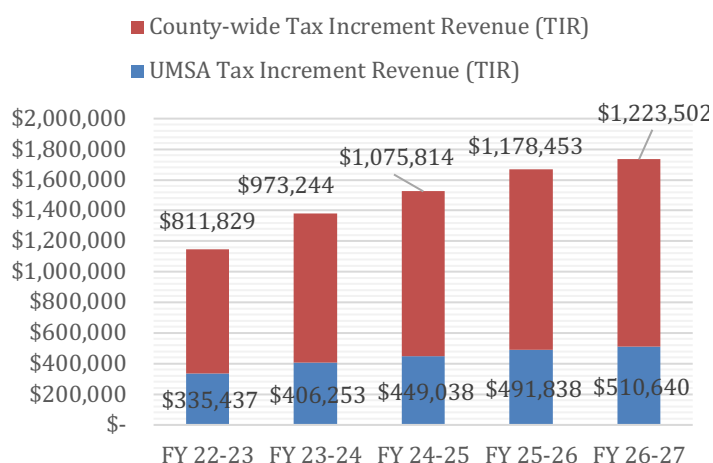
Recurring tax increment revenues, interest earnings, and available carryover



Carryover represents previously available resources and is not a recurring revenue source.

Five-Year Tax Increment Revenue Growth

Tax increment revenues have increased over the past five fiscal years; however, the rate of growth has slowed considerably. Combined UMSA and County tax increment revenues are projected to grow by approximately 4% in FY 2026-27, compared with stronger increases in prior years. This trend reflects both limited new private investment within the redevelopment area and broader nationwide economic conditions affecting real estate development, construction costs, financing, and private investment. These conditions underscore the need for strategic redevelopment initiatives, infrastructure improvements, business incentives, and catalytic projects that can stimulate development and expand the CRA's taxable-value base.



Proposed Administrative Expenditures

Administrative expenditures support the governance, financial management, staffing, compliance, technology, and office infrastructure necessary to implement the redevelopment plan. Total administrative expenditures, including the County administrative charge, are \$709,312.

Employee Salary and Fringes (\$75,000): Supports the Administrative Coordinator position, including salary and associated fringe benefits, to manage office administration, records, scheduling, purchasing support, and organizational coordination.

Contractual Services (\$190,200): Supports administrative portions of the Executive Director agreement and contracted financial, ERP, and procurement services required for independent CRA operations.

Executive Director - Administrative Duties (\$75,000): Provides funding for the administrative portion of the Executive Director's contractual services, including Board administration, budgeting, financial oversight, procurement, policy implementation, compliance, and organizational management. **Aclarian Annual Fee (\$15,800):** Provides core access and account support associated with the Agency's financial-services engagement.

Finance Management and ERP (\$70,000): Supports accounting, financial reporting, payment processing, budget monitoring, ERP administration, and related financial controls.

Procurement Administration (\$29,400): Supports solicitation planning, procurement compliance, vendor processes, and contract-administration assistance.

Insurance (\$20,000): Funds liability, property, professional, and other coverage needed to protect the Agency's operations, personnel, and assets.

Audits and Studies (\$20,000): Funds the statutorily required annual financial audit and related compliance review.

Printing and Publishing (\$10,000): Supports routine administrative printing, board materials, publications, and other required printed documents.

Advertising and Notices (\$3,500): Funds legally required advertisements, public notices, procurement notices, and other formal communications.

Travel and Educational Seminars (\$7,500): Supports authorized staff and board travel for redevelopment education, training, conferences, and official Agency business.

Rent/Lease Costs (\$45,000): Funds the lease of a temporary CRA office while the permanent facility is planned and rehabilitated.

Leasehold Improvements (\$55,000): Provides one-time funding for limited renovations and improvements required to make the temporary leased office safe, functional, and ready for occupancy.

Office Equipment and Furniture (\$40,000): Supports desks, seating, storage, conference furnishings, appliances, and other non-technology equipment needed to furnish the new office.

Direct County Support — \$30,000. Provides for continuing administrative assistance and transition-related County support.

Other Administrative Expenses (\$187,100): Covers additional systems, equipment, services, and supplies necessary to establish and maintain independent CRA operations.

Zoom Grants (\$3,000): Grants-management platform for application intake, review, reporting, and compliance tracking.

Copier Lease (\$4,500): Lease and support costs for the Agency's Toshiba copier and document-management equipment.

General Information Technology Services (\$55,000): Network setup, cybersecurity, technical support, configuration, maintenance, and related IT services.

Technology Software, Licensing and Support (\$20,000): Recurring software subscriptions, cloud services, productivity tools, security licensing, and user support.

Information Technology Equipment and Systems (\$55,000): One-time funding for computers, monitors, networking equipment, communications devices, audiovisual systems, security technology, and related hardware for the new office.

Office Janitorial and Security (\$8,000): Routine cleaning, security monitoring, and related office support services.

Bank Fees (\$600): Banking and transaction charges associated with Agency financial operations.

Postage (\$500): Mailing and delivery costs for Agency correspondence and notices.

Staff Uniforms and Identification (\$10,000): Branded staff apparel, identification, field attire, and replacement items.

Website Maintenance (\$12,000): Website hosting, maintenance, content updates, accessibility support, and technical improvements.

Office Utilities (\$7,500): Electricity, water, internet, and other utilities for the temporary office.

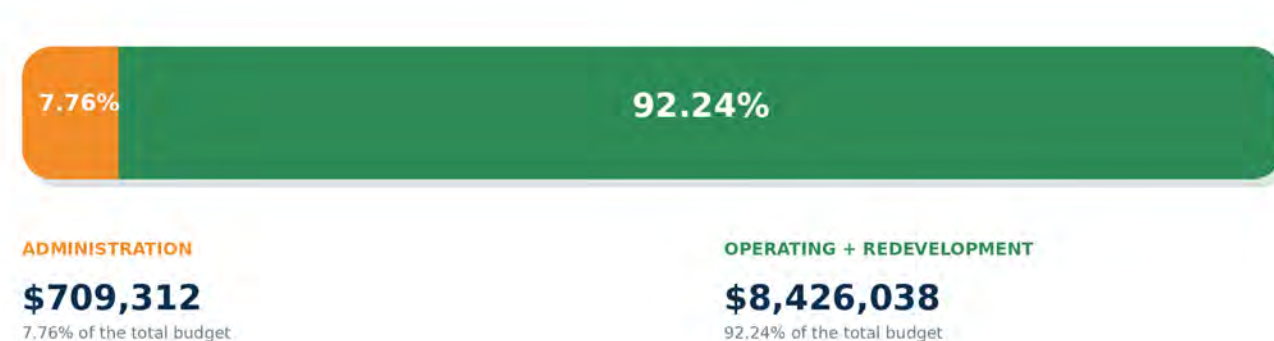
Office Supplies (\$10,000): Routine administrative materials and consumable office supplies.

Clerk and Meeting Costs (\$1,000): Meeting-related administrative support, records, and related costs.

County Administrative Charge (\$26,012): Represents the required County administrative charge calculated at 1.5 percent of the UMSA and County tax increment contributions.

WHERE THE FY 2026-27 BUDGET GOES

The budget directs the majority of resources to programs, projects, and redevelopment activity.



Approximately 92 cents of every budget dollar supports operating and redevelopment priorities.

Proposed Operating Expenditures

Operating expenditures total \$8,426,038 and directly support implementation of the redevelopment plan through staffing, professional expertise, business programs, corridor services, infrastructure, public safety, mobility, capital projects, and catalytic redevelopment activities.

Employee Salary and Fringes (\$260,000): Supports the Project Coordinator, Program Manager, and part-time Architect positions, including associated fringe benefits. These positions will provide direct project management, program implementation, development review, design assistance, and operational support.

Legal Services (\$130,000): Provides general CRA counsel for resolutions, meetings, contracts, procurement, public records, redevelopment transactions, land acquisition, development negotiations, and statutory compliance.

Business Outreach (\$50,000): Funds business engagement, corridor outreach, program promotion, translation, stakeholder communication, and tools used to connect businesses with CRA assistance.

Operational Contractual Services (\$110,000): Provides funding for the operational portion of the Executive Director's contractual services, including implementation of redevelopment programs, management of capital and infrastructure projects, business recruitment and retention, community engagement, consultant oversight, and execution of the redevelopment plan.

Professional Services (\$573,750): Provides specialized expertise needed to administer programs, advance projects, attract investment, complete the redevelopment plan update, and implement public art and corridor improvements.

Grants Program Coordinator (\$183,750): Administers commercial and other CRA grant programs, including intake, eligibility review, compliance monitoring, reimbursement processing, and performance reporting.

Economic Development (\$75,000): Supports business retention, recruitment, investment strategy, development opportunities, and coordination with property owners and developers.

Communications (\$80,000): Manages branding, public messaging, digital communications, social media, outreach campaigns, and program visibility.

Permit Expeditor (\$60,000): Assists CRA-supported businesses and property owners with permitting navigation and helps reduce delays affecting rehabilitation and improvement projects.

Architectural and Urban Planning (\$65,000): Provides planning, design review, concept development, and technical support for facade, public-realm, infrastructure, and redevelopment initiatives.

Redevelopment Specialist (\$85,000): Provides specialized project implementation, redevelopment coordination, and strategic support for Agency initiatives.

Public Art Coordinator (\$25,000): Supports development, artist coordination, project planning, and implementation of the Agency's public art and cultural placemaking initiatives.

Memberships and State Fees (\$5,000): Funds required special-district fees and memberships in professional organizations that provide redevelopment education, technical resources, and industry support.

Conference and Training (\$17,000): Supports staff and board participation in redevelopment conferences, certifications, workshops, and professional-development opportunities.

Commercial Incentives Program (\$1,200,000): Provides a flexible funding pool for the Agency's approved commercial assistance programs, with a primary emphasis on accelerating visible facade improvements. Funds may also support eligible rehabilitation, business attraction and expansion, septic-to-sewer connections, cultivation initiatives, and other approved commercial incentives based on demand and board-approved program guidelines.

Prior-Year Commercial Grants (\$1,032,297): Carries forward committed balances for previously approved commercial grant projects that remain in progress or pending reimbursement.

Corridor Infrastructure Improvements (\$800,000): Supports septic-to-sewer infrastructure and pedestrian improvements intended to remove development barriers, improve accessibility, and strengthen the corridor's redevelopment potential.

Clean Team (\$300,000): Funds a corridor-cleaning and maintenance program providing litter removal, pressure washing, dumping response, and related services, with an emphasis on local hiring and visible improvements.

Community Shuttle Services - Operations and Maintenance (\$323,431): Funds continued operation and maintenance of the Uptown Shuttle to improve last-mile mobility and access to businesses, employment, services, and transit connections.

Public Safety (\$131,760): Supports coordinated public-safety initiatives, surveillance or safety infrastructure, crime-prevention activities, and other measures that promote safe use and activation of the redevelopment area.

Code Enforcement (\$50,000): Supports enhanced coordination and proactive enforcement addressing deteriorated properties, illegal conditions, property maintenance, and other conditions contributing to slum and blight.

Agency Vehicle Acquisition, Lease and Operations (\$50,000): Provides funding to purchase or lease an Agency vehicle for corridor inspections, project monitoring, community outreach, meetings, site visits, and other official CRA business. The allocation may also support governmental registration, insurance, vehicle identification and branding, charging infrastructure or fuel, and other necessary startup and operating costs.

Redevelopment Projects List (\$1,825,000): Provides FY 2026-27 funding for identified capital and public-realm projects listed below. Project appropriations will be tracked individually and reconciled to the County-required project schedule.

Wayfinding Signage (\$75,000): Design and installation of branded directional or gateway signage to improve navigation and strengthen corridor identity.

NW 7th Avenue Median Landscaping and Streetscaping (\$750,000): Landscape, hardscape, gateway, and related improvements to enhance the corridor's appearance and identity, subject to applicable FDOT and County requirements.

CRA and County Shared Services Facility Rehabilitation (\$1,000,000): Design, permitting, preconstruction, and initial rehabilitation of a permanent facility accommodating CRA operations and County shared services for residents. The multiyear project amount will be refined following building assessment and design.

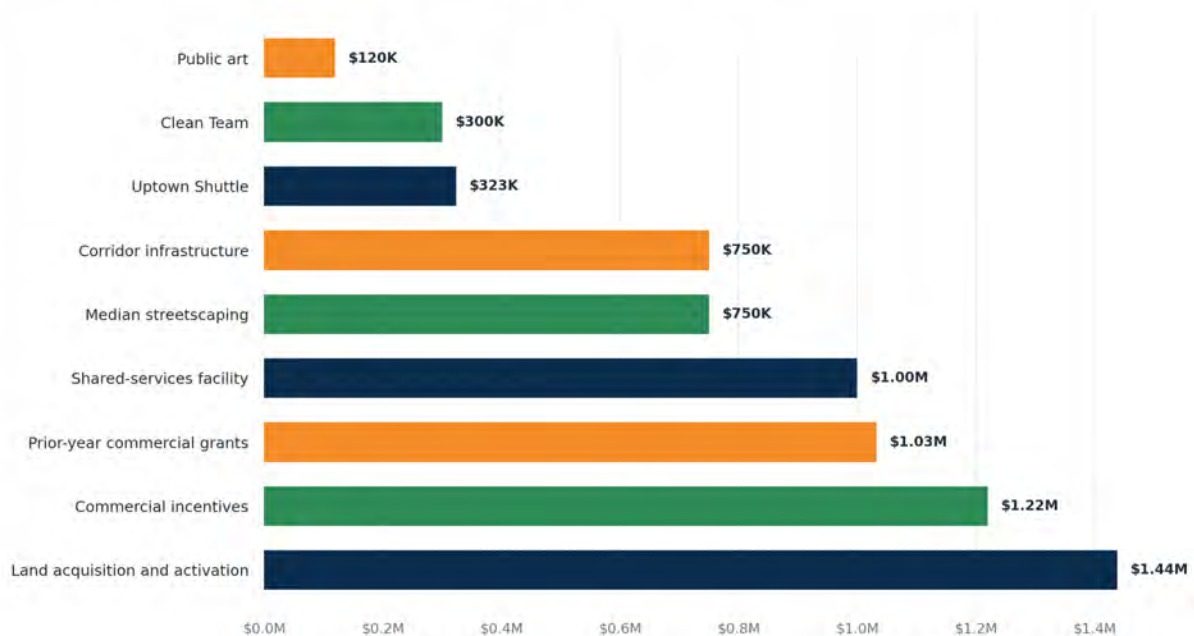
Land Acquisition, Development and Activation (\$1,437,800): Provides flexible capacity for strategic property acquisition, due diligence, predevelopment, temporary site activation, development incentives, and catalytic opportunities consistent with the redevelopment plan and board approval.

Other Operating Expenses (\$40,000): Supports incidental program-delivery and public-engagement costs not otherwise captured in a separate operating line.

Art in Public Places (\$120,000): Funds utility-box wraps and other small-scale public art and cultural placemaking projects that enhance corridor appearance, support local creative participation, and strengthen the Uptown identity.

MAJOR PROGRAM AND REDEVELOPMENT INVESTMENTS

Selected FY 2026–27 allocations supporting visible improvements and catalytic redevelopment



Three-Year Financial Forecast

The three-year financial forecast provides a projection of the Agency's recurring revenues and expenditures for Fiscal Years 2027–28 through 2029–30. Tax increment revenues are projected to increase by approximately five percent annually, while interest earnings are held constant at \$200,000 per year.

Because the timing of project completion, grant reimbursements, contractual commitments, and year-end payments cannot be predicted with certainty, the forecast does not include projected carryover balances. Any available carryover will be incorporated into the applicable annual budget after the amount has been determined and will be allocated to eligible programs, capital projects, and previously approved commitments.

Administrative, operating, redevelopment, and program expenditures are projected based on anticipated recurring needs and available revenues. These projections are preliminary and will be refined annually based on updated taxable values, actual revenues, contractual obligations, project schedules, and priorities approved by the Board.

Revenues	FY 2027–28	FY 2028–29	FY 2029–30
UMSA Tax Increment Revenue	\$536,172	\$562,981	\$591,130
Countywide Tax Increment Revenue	\$1,284,677	\$1,348,911	\$1,416,357
Interest Earnings	\$200,000	\$200,000	\$200,000
Total Revenues	\$2,020,849	\$2,111,892	\$2,207,487
Excludes potential carryover. Tax increment revenues assume approximately 5% annual growth; interest earnings remain constant at \$200,000.			
Expenditures	FY 2027–28	FY 2028–29	FY 2029–30
Administrative Expenditures	\$394,066	\$411,319	\$430,460
Operating and Program Expenditures	\$1,676,783	\$1,700,573	\$1,777,027
Total Expenditures	\$2,020,849	\$2,111,892	\$2,207,487

**Northwest 7th Avenue
Community Redevelopment Agency
FY 2026 - 2027 Proposed Budget
(FY 2026-27 begins October 1, 2026)**

REVENUES

UMSA Tax Increment Revenue (TIR)
County Tax Increment Revenue (TIR)
Carryover from prior year
Interest earnings
Revenue Total

FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Proposed	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
\$ 491,839	\$ 491,839	\$ -	\$ 510,640	\$ 536,172	\$ 562,981	\$ 591,130
\$ 1,178,452	\$ 1,178,452	\$ -	\$ 1,223,502	\$ 1,284,677	\$ 1,348,911	\$ 1,416,357
\$ 6,581,542	\$ 6,581,542	\$ -	\$ 7,201,208	\$ -	\$ -	\$ -
\$ 220,000	\$ 156,066	\$ 63,934	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
\$ 8,471,833	\$ 8,407,899	\$ 63,934	\$ 9,135,350	\$ 2,020,849	\$ 2,111,892	\$ 2,207,487

EXPENDITURES

Administrative Expenditures:

Employee Salary and Fringes
Contractual services
Insurance
Audits and studies
Printing and publishing
Advertising and notices
Travel (includes Educational Seminars)
Rent/lease costs
Leasehold Improvements
Office equipment and furniture
Administrative Expenses Support (County)
Other Administrative Expense
(A) Subtotal Admin Expenditures
County Administrative Charge at 1.5%
County Reimbursement of Advances
(B) Subtotal Admin Expenditures & County Charge

\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 77,731	\$ 85,000
\$ 150,000	\$ 150,000	\$ -	\$ 190,200	\$ 100,000	\$ 100,000	\$ 120,000
\$ 19,500	\$ -	\$ 19,500	\$ 20,000	\$ 20,000	\$ 21,000	\$ 21,840
\$ 20,000	\$ 16,500	\$ 3,500	\$ 20,000	\$ 10,000	\$ 20,000	\$ 20,800
\$ 10,000	\$ 8,752	\$ 1,248	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,868
\$ 5,000	\$ 767	\$ 4,233	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,640
\$ -	\$ -	\$ -	\$ 7,500	\$ 6,253	\$ 5,000	\$ 5,200
\$ -	\$ -	\$ -	\$ 45,000	\$ 47,000	\$ 48,410	\$ -
\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ -
\$ 30,000	\$ -	\$ 30,000	\$ 40,000	\$ -	\$ -	\$ -
\$ 100,000	\$ 100,000	\$ -	\$ 30,000	\$ -	\$ -	\$ -
\$ 50,379	\$ 30,804	\$ 19,575	\$ 187,100	\$ 100,000	\$ 102,000	\$ 138,000
\$ 384,879	\$ 306,823	\$ 78,056	\$ 683,300	\$ 366,753	\$ 382,641	\$ 400,348
\$ 25,054	\$ 25,054	\$ -	\$ 26,012	\$ 27,313	\$ 28,678	\$ 30,112
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 409,933	\$ 331,877	\$ 78,056	\$ 709,312	\$ 394,066	\$ 411,319	\$ 430,460

Operating Expenditures:

Employee Salary and Fringes
Legal Services
Business Outreach
Contractual services
Professional Services
Memberships & State Fees
Conference and Training
Commercial Incentives Program
Prior Year Commercial Grants
Business Incubator Program
Corridor Infrastructure Improvements
Landscaping/Streetscaping
Wayfinding Signage
Clean Team
Community Shuttle Services – Operations & Maintenance
Agency Vehicle Lease, and Operating Costs
Public Safety
Code Enforcement
Redevelopment Projects List
Land Acquisition/Development/Activation
Other operating Expenses
Art in Public Places
(C) Subtotal Operating Expenditures
(D) Reserve
Expenditure Total (B+C+D)

220,000	\$ 35,000	\$ 185,000	\$ 260,000	\$ 275,600	\$ 292,137	\$ 312,000
130,000	\$ 54,571	\$ 75,429	\$ 130,000	\$ 130,000	\$ 135,200	\$ 140,808
50,000	\$ 8,618	\$ 41,382	\$ 50,000	\$ 20,000	\$ 20,000	\$ 20,000
\$ 590,709	\$ 532,050	\$ 58,659	\$ 110,000	\$ 100,000	\$ 104,000	\$ 108,160
			\$ 573,750	\$ 220,000	\$ 230,000	\$ 234,732
\$ 7,722	\$ 4,300	\$ 3,422	\$ 5,000	\$ -	\$ -	\$ -
\$ 13,000	\$ 6,250	\$ 6,750	\$ 17,000	\$ 11,183	\$ 10,000	\$ 10,000
\$ 1,060,000	\$ -	\$ 1,060,000	\$ 1,220,000	\$ 275,000	\$ 300,000	\$ 330,000
\$ 773,093	\$ 196,723	\$ 574,370	\$ 1,032,297	\$ -	\$ -	\$ -
\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
\$ 1,000,000	\$ -	\$ 1,000,000	\$ 750,000	\$ -	\$ -	\$ -
\$ 500,000	\$ 32,969	\$ 467,031	\$ -	\$ -	\$ -	\$ -
\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ -
\$ 250,000	\$ -	\$ 250,000	\$ 300,000	\$ 200,000	\$ 205,000	\$ 201,500
\$ 280,000	\$ -	\$ 280,000	\$ 323,431	\$ 310,000	\$ 315,000	\$ 327,600
			\$ 50,000	\$ 25,000	\$ 26,000	\$ 27,040
\$ 100,000	\$ -	\$ 100,000	\$ 131,760	\$ -	\$ -	\$ -
\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ 1,825,000	\$ -	\$ -	\$ -
\$ 2,689,876	\$ -	\$ 2,689,876	\$ 1,437,800	\$ -	\$ -	\$ -
\$ 7,500	\$ 2,333	\$ 5,167	\$ 40,000	\$ 80,000	\$ 63,236	\$ 65,387
\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -
\$ 8,061,900	\$ 874,814	\$ 7,187,086	\$ 8,426,038	\$ 1,626,783	\$ 1,700,573	\$ 1,777,027
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 8,471,833	\$ 1,206,691	\$ 7,265,142	\$ 9,135,350	\$ 2,020,849	\$ 2,111,892	\$ 2,207,487

Cash Position (Rev-Exp)

\$ -	\$ 7,201,208	\$ (7,201,208)	\$ -	\$ 0	\$ (0)	\$ (0)
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Redevelopment Projects List

Projects:

Wayfinding Signage
Landscaping/Streetscaping (NW 7th Ave Medians)
CRA and County Shared Services Facility Rehabilitation
Total 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
\$ 90,000	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -
\$ 500,000	\$ 32,969	\$ -	\$ 750,000	\$ -	\$ -	\$ -
			\$ 1,000,000	\$ -	\$ -	\$ -
\$ 590,000	\$ 32,969	\$ -	\$ 1,825,000	\$ -	\$ -	\$ -

**Northwest 7th Avenue
Community Redevelopment Agency
FY 2026 - 2027 Proposed Budget
(FY 2026-27 begins October 1, 2026)**

REVENUES

	FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Proposed	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
UMSA Tax Increment Revenue (TIR)	\$ 491,839	\$ 491,839	\$ -	\$ 510,640	\$ 536,172	\$ 562,981	\$ 591,130
County Tax Increment Revenue (TIR)	\$ 1,178,452	\$ 1,178,452	\$ -	\$ 1,223,502	\$ 1,284,677	\$ 1,348,911	\$ 1,416,357
Carryover from prior year	\$ 6,581,542	\$ 6,581,542	\$ -	\$ 7,201,208	\$ -	\$ -	\$ -
Interest earnings	\$ 220,000	\$ 156,066	\$ 63,934	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Revenue Total	\$ 8,471,833	\$ 8,407,899	\$ 63,934	\$ 9,135,350	\$ 2,020,849	\$ 2,111,892	\$ 2,207,487

EXPENDITURES

Administrative Expenditures:

Employee Salary and Fringes	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 77,731	\$ 85,000
Contractual services	\$ 150,000	\$ 150,000	\$ -	\$ 190,200	\$ 100,000	\$ 100,000	\$ 120,000
Insurance	\$ 19,500	\$ -	\$ 19,500	\$ 20,000	\$ 20,000	\$ 21,000	\$ 21,840
Audits and studies	\$ 20,000	\$ 16,500	\$ 3,500	\$ 20,000	\$ 10,000	\$ 20,000	\$ 20,800
Printing and publishing	\$ 10,000	\$ 8,752	\$ 1,248	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,868
Advertising and notices	\$ 5,000	\$ 767	\$ 4,233	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,640
Travel (includes Educational Seminars)	\$ -	\$ -	\$ -	\$ 7,500	\$ 6,253	\$ 5,000	\$ 5,200
Rent/lease costs	\$ -	\$ -	\$ -	\$ 45,000	\$ 47,000	\$ 48,410	
Leasehold Improvements	\$ -	\$ -	\$ -	\$ 55,000		\$ -	\$ -
Office equipment and furniture	\$ 30,000	\$ -	\$ 30,000	\$ 40,000		\$ -	\$ -
Administrative Expenses Support (County)	\$ 100,000	\$ 100,000	\$ -	\$ 30,000		\$ -	\$ -
Other Administrative Expense	\$ 50,379	\$ 30,804	\$ 19,575	\$ 187,100	\$ 100,000	\$ 102,000	\$ 138,000
(A) Subtotal Admin Expenditures	\$ 384,879	\$ 306,823	\$ 78,056	\$ 683,300	\$ 366,753	\$ 382,641	\$ 400,348
County Administrative Charge at 1.5%	\$ 25,054	\$ 25,054	\$ -	\$ 26,012	\$ 27,313	\$ 28,678	\$ 30,112
County Reimbursement of Advances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
(B) Subtotal Admin Expenditures & County Charge	\$ 409,933	\$ 331,877	\$ 78,056	\$ 709,312	\$ 394,066	\$ 411,319	\$ 430,460

Operating Expenditures:

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Legal Services	130,000	\$ 54,571	\$ 75,429	\$ 130,000	\$ 130,000	\$ 135,200	\$ 140,608
Business Outreach	50,000	\$ 8,618	\$ 41,382	\$ 50,000	\$ 20,000	\$ 20,000	\$ 20,000
Contractual services	\$ 590,709	\$ 532,050	\$ 58,659	\$ 110,000	\$ 100,000	\$ 104,000	\$ 108,160
Professional Services				\$ 573,750	\$ 220,000	\$ 230,000	\$ 234,732
Memberships & State Fees	\$ 7,722	\$ 4,300	\$ 3,422	\$ 5,000		\$ -	\$ -
Conference and Training	\$ 13,000	\$ 6,250	\$ 6,750	\$ 17,000	\$ 11,183	\$ 10,000	\$ 10,000
Commercial Incentives Program	\$ 1,060,000	\$ -	\$ 1,060,000	\$ 1,220,000	\$ 275,000	\$ 300,000	\$ 330,000
Prior Year Commercial Grants	\$ 773,093	\$ 198,723	\$ 574,370	\$ 1,032,297		\$ -	\$ -
Business Incubator Program	\$ 250,000	\$ -	\$ 250,000	\$ -		\$ -	\$ -
Corridor Infrastructure Improvements	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 750,000		\$ -	\$ -
Landscaping/Streetscaping	\$ 500,000	\$ 32,969	\$ 467,031	\$ -		\$ -	\$ -
Wayfinding Signage	\$ 90,000	\$ -	\$ 90,000	\$ -		\$ -	\$ -
Clean Team	\$ 250,000	\$ -	\$ 250,000	\$ 300,000	\$ 200,000	\$ 205,000	\$ 201,500
Community Shuttle Services – Operations & Maintenance	\$ 280,000	\$ -	\$ 280,000	\$ 323,431	\$ 310,000	\$ 315,000	\$ 327,600
Agency Vehicle Lease, and Operating Costs				\$ 50,000	\$ 25,000	\$ 26,000	\$ 27,040
Public Safety	\$ 100,000	\$ -	\$ 100,000	\$ 131,760		\$ -	\$ -
Code Enforcement	\$ 50,000	\$ -	\$ 50,000	\$ 50,000		\$ -	\$ -
Redevelopment Projects List		\$ -		\$ 1,825,000		\$ -	\$ -
Land Acquisition/Development/Activation	\$ 2,689,876	\$ -	\$ 2,689,876	\$ 1,437,800		\$ -	\$ -
Other operating Expenses	\$ 7,500	\$ 2,333	\$ 5,167	\$ 40,000	\$ 60,000	\$ 63,236	\$ 65,387
Art in Public Places	\$ -	\$ -	\$ -	\$ 120,000		\$ -	\$ -
(C) Subtotal Operating Expenditures	\$ 8,061,900	\$ 874,814	\$ 7,187,086	\$ 8,426,038	\$ 1,626,783	\$ 1,700,573	\$ 1,777,027
(D) Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditure Total (B+C+D)	\$ 8,471,833	\$ 1,206,691	\$ 7,265,142	\$ 9,135,350	\$ 2,020,849	\$ 2,111,892	\$ 2,207,487

Cash Position (Rev-Exp)

\$ -	\$ 7,201,208	\$ (7,201,208)	\$ -	\$ 0	\$ (0)	\$ (0)
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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
Wayfinding Signage	\$ 90,000	-		75,000			
Landscaping/Streetscaping (NW 7th Ave Medians)	\$ 500,000	32,969		750,000			
CRA and County Shared Services Facility Rehabilitation				1,000,000			
Total Projects	\$ 590,000	\$ 32,969	\$ -	\$ 1,825,000	\$ -	\$ -	\$ -

BRAND IDENTITY AND LOGO PRESENTATION

Date: September 17, 2026
To: Board Members of NW 7th Avenue Community Redevelopment Agency
From: Casneve Oupelle, Executive Director
Subject: Approval of CRA Brand Identity and Logo

Recommendation

It is recommended that the Board of Commissioners approve the proposed Uptown CRA brand identity and logo for use by the NW 7th Avenue Corridor Community Redevelopment Agency and authorize the Executive Director or designee to implement the branding across Agency communications, marketing materials, signage, programs, and other redevelopment initiatives.

Fiscal Impact

There is no immediate fiscal impact associated with approval of the proposed branding. Costs associated with implementation, including signage, marketing materials, digital communications, and other branded materials, will be incurred as needed and funded through applicable line items within the Agency's approved budget.

Delegation of Authority

Upon approval of this item, the Executive Director or the Executive Director's designee is authorized to implement the approved brand identity and logo, coordinate its application across Agency materials and initiatives, and make administrative or design adjustments necessary to ensure consistent use of the brand.

Background

As part of the Agency's ongoing efforts to strengthen the identity and visibility of the NW 7th Avenue corridor, the CRA has developed an updated brand identity centered on "**Uptown Avenue.**" The branding is intended to create a recognizable identity for the redevelopment area and provide a consistent visual presence as the Agency advances corridor improvements, business development, public engagement, and placemaking initiatives.

The proposed branding establishes a unified identity that can be incorporated into CRA communications, programs, events, signage, streetscape and gateway improvements, digital platforms, and other public-facing initiatives. Formal Board approval will establish the brand and logo as the Agency's official identity and provide staff with authorization to begin implementation.

Attachment

- Proposed Uptown Community Redevelopment Agency Brand Identity and Logo Presentation

Uptown CRA

Logo Proposal

September 2026



Uptown **CRA**

A



B



C

NW 7th Avenue

07/23/26

Uptown CRA Revised Logo & Branding Concepts

hiprockst[®]
ADVERTISING MARKETING COMMUNICATIONS

AN INC. MAGAZINE
5000 COMPANY



A



B



C









Evolution

Option 1 of 3



The lowest-risk move. The logotype stays close to what people already recognize, with the same boxy, rounded character as before, so nothing already printed feels out of date.

A mark where there was none. A “U” drawn as a building form, in warm orange and gold, gives the brand something to use on its own.

“CRA” spelled out. Community Redevelopment Agency runs the full width of the logotype, so the lockup closes into one solid block and the public learns what the agency is.

Keep in mind. It is a small step. Recognition stays high, but it will not read as a new chapter for the district.



Stacked



Reverse



Small size



The Uptown U

Option 2 of 3



The earlier folded U had the right idea. This keeps its structure and fixes what held it back. The right stroke now rises above the left and the top edge is cut like a rooftop, so the mark reads as both “up” and architecture.

Warmer, and it pops. Orange to magenta replaces green and blue. Navy stays in the wordmark to keep it grounded, and the contrast makes the mark jump off the page.

Uptown first. The district name carries the weight. “CRA” is present in a light blue but no longer competes. Drawn as strokes rather than a folded surface, the mark holds in one color.

The most legible of the three, at any size and on any background.



Stacked



Reverse



Small size



Script, rebuilt

Option 3 of 3

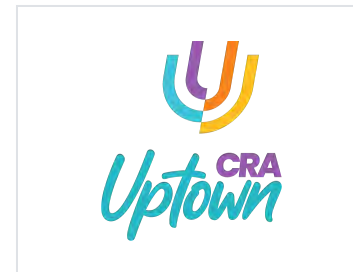


If the script is the direction you want, this one works. Even, heavier strokes with open letterforms replace the hairlines, so “Uptown” stays a word on a shirt, a sign or a phone screen.

Brighter. A teal script, with “CRA” in violet, brings the energy the navy hairline never had.

A mark that fits. Four U-shaped arcs in teal, violet, orange and gold, offset like a step up. It does not speak exactly the same language as the script, but it matches its weight and brightness, so the gap the earlier round had is gone.

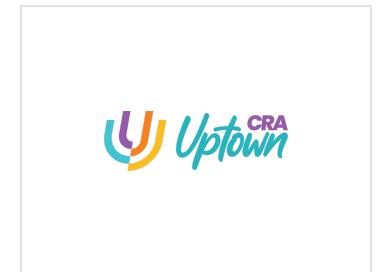
Keep in mind. The most expressive and the least formal of the three. Right for events and street presence; check it against letterhead and official documents.



Stacked



Reverse



Small size



Side by side



Evolution

Keeps the logotype people know, adds a mark and spells out the name.



The Uptown U

The strongest earlier idea, lifted, warmed up and made to work in one color.



Script, rebuilt

The script direction done properly: readable, bright, with a mark that belongs.