Regular Board Meeting

Thursday, October 29, 2026
915 N.E. 125th Street
Suite 2A, Conference Room
Miami, FL 33161

Agenda | Tools

Packet PDF

NW 79th Street Corridor Community Redevelopment Agency

BOARD MEETING AGENDA

Thursday, October 29, 2026
915 N.E. 125th Street
Suite 2A, Conference Room
Miami, FL 33161

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

I. **Call to Order**

II. **Roll Call**

III. **Reasonable Opportunity for the Public to be Heard**

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. **RESOLUTION NO. CRA-23-2026**
Approval of Engagement Letter with Steven W. Zelkowitz, P.A. for Legal Services.
Agenda Item 1 - Steven Zelkowitz PA.pdf

B. **RESOLUTION NO. CRA-24-2026**
Approval of Second Amendment to Professional Services Agreement with Anthony Bonamy
Agenda Item 2 - Anthony Bonamy.pdf

C. **RESOLUTION NO. CRA-25-2026**
Approval of Amendment with Tess Food Inc.
Agenda Item 3 - Royal Castle.pdf

VI. **Action Items**

A. **RESOLUTION NO. CRA-26-2026**
Approval and Adoption of the CRA Fiscal Policy
Agenda Item 4 - Fiscal Policy .pdf

B. **RESOLUTION NO. CRA-27-2026**
Approval of Second Amendment to Professional Services Agreement with Hip Rock Star, LLC for Communications Services.
Agenda Item 5 - Hip Rock Star .pdf

C. **RESOLUTION NO. CRA-28-2026**
Approval of Block Beautiful Program for Community Enhancement and Beautification Investments, Inc.
Agenda Item 6 - Block Beautiful Program Guidelines.pdf

D. **RESOLUTION NO. CRA 29-2026**
Approval of Capitalist Group Corporation Rehab and Revitalization Grant
Agenda Item 7 - The Capitalist Group Corp.pdf

VII. **Discussion Item**

VIII. **Executive Director's Report**

IX. **CRA Attorney's Report**

X. **Adjournment**

"To protect and preserve the community for existing residents by enhancing their quality of life through parks, cultural initiatives, walkable neighborhoods, and housing affordability for all while driving business development and planning sustainable growth in our industrial hubs. By fostering community engagement, we aim to create a safe and thriving neighborhood that benefits current and future generations."

PACKET

AGENDA

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6. **Action Items**

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7. **Discussion Item**
8. **Executive Director's Report**

9. CRA Attorney's Report

10. Adjournment

RESOLUTION NO. CRA-23-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH STEVEN W. ZELKOWITZ, P.A. TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026-2027 IN THE NOT TO EXCEED AMOUNT ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($150,000.00); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE ENGAGEMENT LETTER WITH STEVEN W. ZELKOWITZ, P.A.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE ENGAGEMENT LETTER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the continuing retention of a legal advisor will facilitate the mission of the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") to promote and enhance the quality of life by eliminating and preventing slum and blighted conditions in the Community Redevelopment Area through redevelopment activities and projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community Redevelopment Act of 1969 in accordance with Local, County and State Statutes; and

WHEREAS, CRA Staff recommends entering into an Engagement Letter with Steven W. Zelkowitz, P.A. for Fiscal Year 2026-2027 in the not to exceed amount One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00); and

WHEREAS, the Board of Commissioners of the CRA desire enter into an Engagement Letter with Steven W. Zelkowitz, P.A. to provide legal representation services to the CRA for Fiscal Year 2026-2027 in the not to exceed amount One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 79TH STREET 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 Professional Services Agreement. The Engagement Letter with Steven W. Zelkowitz, P.A. attached hereto to provide legal representation services to the CRA for Fiscal Year 2026-2027 in the not to exceed amount One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00).

Section 4. Execution of Engagement Letter. The Executive Director is hereby authorized to execute and deliver the Engagement Letter with Steven W. Zelkowitz, P.A. in the form of the Engagement Letter attached hereto.

Section 5. Implementation of the Engagement Letter. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Engagement Letter with Steven W. Zelkowitz, P.A. in the form attached hereto.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

_____
Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

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

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: Approval of FY 2026-2027 Engagement Letter with Steven W. Zelkowitz, P.A. for Legal Services

Recommendation
It is recommended that the Board of Commissioners approve the FY 2026-2027 Engagement Letter with Steven W. Zelkowitz, P.A. for continued general counsel and legal services to the 79th Street Community Redevelopment Agency, for an amount not to exceed $150,000, and authorize the Executive Director or designee to execute the agreement and related documents.

Fiscal Impact
The proposed engagement establishes hourly rates of $295 for attorneys and $245 for paralegals, subject to a fee cap of $150,000. Funding will be provided through the CRA's adopted FY 2026-2027 budget under the Legal Services allocation. Additional expenses and services excluded from the engagement will be addressed in accordance with the agreement and applicable approval requirements.

Delegation of Authority
Upon Board approval, the Executive Director or designee is authorized to execute the Engagement Letter, coordinate legal services with the firm, review and process invoices in accordance with the CRA's fiscal policies, and take all necessary administrative actions to implement the agreement.

Background
Steven W. Zelkowitz, P.A. currently serves as legal counsel to the NW 79th Street CRA, providing legal guidance on Agency governance, contracts, procurement, redevelopment initiatives, regulatory compliance, and other matters associated with CRA operations.

As the Agency continues implementing its Redevelopment Plan and strengthening its independent administrative and financial operations, maintaining experienced legal representation is essential to supporting Board decisions, ensuring regulatory compliance, and advancing redevelopment initiatives.

The proposed FY 2026–2027 Engagement Letter provides for the continuation of general counsel services under established hourly rates and a not-to-exceed amount of $150,000. Certain specialized legal matters, including litigation, real estate closings, and loan or bond transactions, may require separate arrangements in accordance with the terms of the engagement.

Attachment
- FY 2026-2027 Engagement Letter – Steven W. Zelkowitz, P.A.

ZELKOWITZ PA
ATTORNEYS AT LAW

Steven W. Zelkowitz, P.A.
17301 Biscayne Boulevard, Suite LPH7
North Miami Beach, Florida 33160
P: 305-301-5533 | M: steven@zelkowitzpa.com

October 1, 2026

Northwest 7th Avenue Corridor Community Redevelopment Agency
c/o Casneve Oupelle, MPA, FRA-RA, CP3P
Executive Director
Miami-Dade County Office of Management and Budget
Community Redevelopment Agencies and Municipal Services
111 NW First Street, 22nd Floor
Miami, FL 33128

Re: Attorney-Client Representation for Fiscal Year 2026-27

Dear Mr. Oupelle:

We are pleased that the Northwest 7th Avenue Corridor Community Redevelopment Agency (the "Agency") has chosen Steven W. Zelkowitz, P.A. to represent the Agency. This letter will confirm our understanding that the Agency has engaged this firm and will describe the basis on which we will provide legal services.

We have been engaged to represent the Agency in connection with General Counsel Services for Fiscal Year 2026-2027. Based on our standard conflict of interest review procedures using information you have provided, and except as we may have separately communicated in writing, we are not aware of any conflicts of interest that would arise as a result of the services we will be providing. If we subsequently become aware of any conflicts, we will contact you immediately and work with you to achieve a mutually acceptable resolution as mandated by applicable ethical rules.

Our fee is $295 per hour for all firm attorneys and $245 for all firm paralegals subject to a cap of $150,000. In addition to our fees, the Agency will be responsible for expenses we incur in connection with this engagement, such as filing fees or delivery charges. If court reporters or other services are engaged on your behalf, we may forward their invoices with a request that you pay them directly. You agree to do so. We will not bill you for ordinary office expenses like occasional copying, long distance telephone calls, and fax transmissions.

The foregoing does not include any loan or bond to be obtained by the Agency, real estate closings or litigation matters. Fees for any loan or bond, as well as real estate closings, will be paid from, and as part of, the closing. In the event of any litigation, we will estimate and prepare a proposed budget for approval by the Agency Board.

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

We generally issue monthly invoices for current fees and expenses. We expect our invoices to be paid promptly, and in any event within thirty (30) days of receipt, and the Agency agrees to do so. Where allowed, we will charge a processing fee for credit card payments. Our secure site will disclose the amount of any such credit card processing charge before the Agency authorizes payment. We may charge interest for invoices left unpaid. If our fees and expenses are not paid, or if the Agency fails to timely pay an outside vendor retained on your behalf, such as an e-Discovery Provider, we reserve the right to postpone or defer providing additional services or to discontinue our representation in accordance with applicable law, bar, or court rules.

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

The agency may terminate this agreement with us at any time, but we will be entitled to the full amount of the fees earned and expenses incurred through termination. Unless sooner concluded, our representation will be deemed terminated one (1) year from the last date of legal services for which we bill the Agency. Upon completion of our representation, whether due to termination, withdrawal or otherwise, we will have no further obligation to assist the Agency with respect to this matter, to renew any judgment obtained for the Agency, or to advise the Agency with respect to changes in the laws or regulations that could have an impact upon your future rights and liabilities relating to any matter we handled for you.

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

[redacted]

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

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

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

Kind regards,

Steven W. Zelkowitz

Accepted and agreed to:

Northwest 7th Avenue Corridor Community Redevelopment Agency

By: _____
Casneve Oupelle
Executive Director

Dated: October 1, 2026

RESOLUTION NO. CRA-24-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND ANTHONY BONAMY TO EXTEND THE TERM FOR FISCAL YEAR 2026-2027 AND INCREASE THE FEE IN THE AMOUNT OF $90,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ANTHONY BONAMY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ANTHONY BONAMY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") and Anthony Bonamy previously entered into that certain Professional Services Agreement, as amended, to provide assistance with the day-to-day operations of the CRA, supporting program delivery, and coordinating administrative implementation activities; and

WHEREAS, the Board of Commissioners of the CRA desires to amend the Professional Services Grant Agreement with Anthony Bonamy to extend the term for Fiscal Year 2026-2027 and increase the fee in the amount of Ninety Thousand Dollars ($90,000).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 79TH STREET 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 Second Amendment to Professional Services Agreement. The Second Amendment to Professional Services Agreement with Anthony Bonamy to extend the term for Fiscal Year 2026-2027 and increase the fee in the amount of Ninety Thousand ($90,000) is hereby approved.

Section 3. Execution of Second Amendment to Professional Services Agreement. The Executive Director is hereby authorized to execute and deliver the Second Amendment to Professional Services Agreement with Anthony Bonamy.

Section 4. Implementation of Second Amendment to Professional Services Agreement. The Executive Director or the Executive Director's designee is hereby authorized to take all action necessary to implement the terms of the Second Amendment to Professional

Services Agreement with Anthony Bonamy, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

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

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

_____
Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

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

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: Approval of Second Amendment to Professional Services Agreement with Anthony Bonamy - Not to Exceed $90,000

Recommendation
It is recommended that the Board of Commissioners approve the Second Amendment to the Professional Services Agreement with Mr. Anthony Bonamy for continued redevelopment management and implementation support services through September 30, 2027, at a monthly rate of $7,500, for an annual amount not to exceed $90,000.

Fiscal Impact
The proposed monthly consulting fee of $7,500 represents a total commitment not to exceed $90,000 for Fiscal Year 2026–2027. Funding is available within the professional services allocation of the Agency's adopted FY 2026–2027 budget.

Delegation of Authority
Upon Board approval, the Executive Director or designee is authorized to execute the Second Amendment to the Professional Services Agreement with Mr. Bonamy and take all necessary administrative actions to implement the agreement in accordance with its approved terms.

Background
Mr. Anthony Bonamy has provided redevelopment management and operational support to the NW 79th Street CRA since May 2025. His services have included grant program administration, commercial revitalization, business assistance and retention initiatives, capital project coordination, and engagement with governmental agencies, businesses, and community stakeholders.

As the Agency advances its redevelopment priorities for FY 2026–2027, the proposed Second Amendment will expand his responsibilities to include implementation support for the Redevelopment Plan and Action Plan, coordination of proposed CRA boundary expansion efforts and associated County approval requirements, and development and maintenance of a corridor-wide inventory of redevelopment projects and potential development sites.

Continuation of these services will provide additional technical and administrative capacity to support the Agency's redevelopment initiatives, strengthen coordination with public and private stakeholders, and advance projects from planning toward implementation.

Attachments

- Second Amendment to Professional Services Agreement for Redevelopment Management Services
- Existing Professional Services Agreement and First Amendment

SCOPE OF SERVICES

Redevelopment Manager, CRA

Scope of Services

Services include, but are not limited to, the following nine service areas.

Redevelopment Plan and Action Plan Implementation

1. Assist in the management and implementation of the Redevelopment Plan and Action Plan.
2. Assist in the coordination to the plan to incorporate expansion areas and County approval requirements.
3. Assist with maintaining a corridor-wide inventory of projects and parcels, including vacant, underutilized, and publicly owned sites.

Housing and Neighborhood Stabilization

1. Assist in the administration of residential programs, including the Neighborhood Improvement Program (NIP), Residential Rehabilitation grants, and septic-to-sewer connection assistance.
2. Identify infill and replacement housing sites on single-family and small multifamily lots.
3. Evaluate opportunities under the Florida Live Local Act and County incentives for mixed-income housing on commercial and mixed-use parcels.
4. Coordinate with code compliance, housing agencies, and nonprofit partners.
5. Assist in the management of neighborhood improvements in residential blocks, including, public right of ways, landscaping, and safety programs.

Commercial Revitalization and Economic Development

1. Assist in the administration of business assistance initiatives, including grants for businesses along the targeted corridor.
2. Assist in business retention, expansion, and attraction efforts.
3. Coordinate small-business support, including economic gardening, technical assistance, and access to capital, at the Innovation Center and partner institutions.
4. Promote CRA as a business destination by recruiting neighborhood-serving retail, food, and service establishments that meet residents' needs.
5. Support local hiring and workforce connections through CRA-funded projects.

Land Acquisition and Development Partnerships

1. Assist in identifying and recommending key parcels for acquisition or assembly, enabling the CRA to guide mixed-use and catalytic redevelopment.
2. Assist in preparing and managing developer evaluating proposals for financial feasibility and plan consistency.
3. Assist in negotiating and monitoring development, grant, and land-disposition agreements, including community-benefit and affordability provisions.
4. Assist in coordinating due diligence, such as surveys and zoning analyses.

Capital Projects and Infrastructure

1. Assist in managing corridor and neighborhood capital project such as streetscape, landscaping, lighting, right-of-way, and septic-to-sewer infrastructure improvements in coordination with County departments.
2. Assist in managing the Corridor shuttles and other mobility and last-mile initiatives.
3. Assist in the coordination of the buildout and activation of the CRA headquarters and Innovation Center.

Grants and Leveraged Funding

1. Identify and pursue external funding from federal, state, foundation, and corporate sources in coordination with the CRA's grants coordinator.
2. Assist in managing compliance, reporting, and reimbursement requirements for awarded grants.
3. Assist in tracking funding of private and external dollars secured for each CRA dollar invested.

Board Support, Budget, and Administration

1. Assist in preparing Board agenda items, resolutions, memoranda, and presentations.
2. Assist the Executive Director with the annual budget, Tax Increment Financing projections, and midyear amendments.
3. Assist in maintaining program records in accordance with public-records and Sunshine Law requirements.

Community Engagement and Communications

1. Assist in the coordination of regular meetings with residents, homeowners associations, business owners, and property owners, providing materials in English, Haitian Creole, and Spanish.
2. Coordinate communication of program openings, project updates, and results through the CRA's communication channels.
3. Serve as a field liaison documenting community concern and directing them to the appropriate agency.

RESOLUTION NO. CRA-25-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING SUPPLEMENTAL GRANT FUNDING IN AN AMOUNT NOT TO EXCEED $55,000 TO TESS FOODS INC. FOR NECESSARY ROOF AND HVAC IMPROVEMENTS TO SUPPORT THE COMPLETION OF THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO NEGOTIATE AND FINALIZE A FIRST AMENDMENT TO THE AREA IMPROVEMENT AND REDEVELOPMENT GRANTS PROGRAM AGREEMENT BETWEEN THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY TO PROVIDE SUPPLEMENTAL GRANT FUNDING IN AN AMOUNT NOT TO EXCEED $55,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO THE AREA IMPROVEMENT AND REDEVELOPMENT GRANTS PROGRAM AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO THE AREA IMPROVEMENT AND REDEVELOPMENT GRANTS PROGRAM AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") and Tess Foods Inc. entered into that certain Area Improvement and Redevelopment Grants Program Agreement dated February 12, 2026, for an Area Improvement and Redevelopment Grant in the amount of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00) for renovations to the property located at 2700 N.W. 79th Street, Miami, Florida 33147 (the "Agreement"); and

WHEREAS, during project implementation, additional repairs to the roof and HVAC systems were identified that were not included in the original scope of work, creating an unexpected financial burden and delaying the restaurant's reopening; and

WHEREAS, Tess Foods Inc. has requested supplemental assistance to address these necessary improvements, including the removal and replacement of existing rooftop HVAC equipment, estimated at Thirty Thousand and 00/100 Dollars ($30,000.00), and roof replacement, estimated at Twenty-Five and 00/100 Dollars ($25,000.00); and

WHEREAS, the Board of Commissioners of the CRA desires to (a) approve supplemental grant funding in an amount not to exceed Fifty-Five and 00/100 Dollars ($55,000.00) to Tess Foods Inc. for necessary roof and HVAC improvements to support the completion of the project; (b) authorize the negotiation, finalization and execution of a First Amendment to the Area Improvement and Redevelopment Grants Program Agreement between the CRA and Tess Foods Inc. to provide supplemental grant funding in an amount not to exceed Fifty-Five and 00/100 Dollars ($55,000.00) which First Amendment shall be in a form and substance as negotiated by the Executive Director and approved as to legal form and sufficiency by the CRA Attorney; and (c) authorize the Executive Director to take all action necessary to implement the terms of the First

Amendment to the Area Improvement and Redevelopment Grants Program Agreement with Tess Foods Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 79TH STREET 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 Supplemental Grant Funding. Supplemental grant funding in an amount not to exceed not to exceed Fifty-Five and 00/100 Dollars ($55,000.00) to Tess Foods Inc. for necessary roof and HVAC improvements to support the completion of the project is hereby approved.

Section 3. Negotiation and Finalization of First Amendment to Area Improvement and Redevelopment Grants Program Agreement. The Executive Director and CRA Attorney are authorized to negotiate and finalize the First Amendment to the Area Improvement and Redevelopment Grants Program Agreement between the CRA and Tess Foods Inc. to provide supplemental grant funding in an amount not to exceed Fifty-Five and 00/100 Dollars ($55,000.00).

Section 4. Execution of First Amendment to Area Improvement and Redevelopment Grants Program Agreement. The Executive Director is authorized to execute and deliver the First Amendment to Redevelopment Grants Program Agreement between the CRA and Tess Foods Inc..

Section 5. Implementation of First Amendment to Area Improvement and Redevelopment Grants Program Agreement. The Executive Director or the Executive Director's designee is hereby authorized to take all action necessary to implement the terms of the First Amendment to Redevelopment Grants Program Agreement between the CRA and Tess Foods Inc., and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

Steven W. Zelkowitz, P.A.
CRA Attorney

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: Approval of Grant Amendment to Tess Food Inc.

Recommendation
It is recommended that the Board of Commissioners approve an amendment to the existing grant agreement with Tess Food Inc., authorizing supplemental funding in an amount not to exceed $55,000 for necessary roof and HVAC improvements to support the completion of the renovation project and reopening of the restaurant.

Fiscal Impact
The proposed supplemental grant award of $55,000 will be funded through the applicable grant allocation in the Agency's adopted FY 2026–2027 budget. Funds will be disbursed upon verification of eligible expenses, contractor invoices, and compliance with the amended grant agreement.

Delegation of Authority
Upon Board approval, the Executive Director or designee is authorized to execute an amendment to the existing grant agreement with Tess Food Inc., incorporating the additional funding and revised scope of work, and to take all necessary administrative actions to implement the award in accordance with the Agency's grant requirements.

Background
The NW 79th Street CRA previously awarded Tess Food Inc., a longstanding neighborhood business, $150,000 in grant funding to support renovations and revitalization of its restaurant. During project implementation, additional repairs to the roof and HVAC systems were identified that were not included in the original grant scope, creating an unexpected financial burden and delaying the restaurant's reopening.

Ms. Stallworth has requested supplemental assistance to address these necessary improvements, including the removal and replacement of existing rooftop HVAC equipment, estimated at $30,000, and roof replacement, estimated at $25,000. Supporting contractor invoices have been submitted to CRA staff. The combined estimated cost is $55,000, with the CRA's proposed contribution limited to $55,000 and the remaining balance to be covered by the business owner.

In preparation for reopening, Ms. Stallworth has also secured a restaurant management team to support future operations. Approval of this amendment will help address critical building deficiencies, protect the CRA's previous investment, and support the reopening of an established neighborhood business along the corridor.

Attachments
- Funding Request Letter
- Contractor Invoices for Roof and HVAC Repairs

ROYAL CASTLE

Fit for a King!

August 24, 2026

To: NW 79th Street CRA

RE: Additional Funding

I am writing this letter to request additional funding to complete the restaurant. An additional $50,000 will need to complete the required roof repairs (old ac units will have to be removed via crane, new package unit will be installed, proper bracket mounting, removal of the broken existing unit (cost is around $30,000). New roof (cost is $25,000). I have also sent over the invoices last week. I have also secured a restaurant management team to assist me once we are back open. Thank you guys so much for all of your assistance, help and support.

Thanks,

Charlise Stallworth

President



ENVIOUS ANTICS LLC

Business Number (786)877-8090
1190 207th Street

INVOICE
INV00038

DATE
08/19/2026

DUE
On Receipt

BALANCE DUE
USD $39,300.00

BILL TO

Royal Castle

Charlise Stallworth
2700 NW 79th Street, Miami Fl. 33147
(305)417-3299
Charlise@royalcastlemiami.com

DESCRIPTION	RATE	QTY	AMOUNT
12- TON CONDENSER	$11,000.00	1	$11,000.00
12 -TON COMMERCIAL AIR HANDLER/ EVAPORATOR	$7,000.00	1	$7,000.00
ELECTRICAL/DISCONNECT/WIRING	$4,500.00	1	$4,500.00
REFRIGERANT PIPING MATERIAL	$1,500.00	1	$1,500.00
CONTROLS/THERMOSTAT	$800.00	1	$800.00
DUCT TRANSITION/ MODIFICATION	$3,500.00	1	$3,500.00
REFRIGERANT/FITTINGS & MISC.	$1,400.00	1	$1,400.00
CRANE RIGGING	$1,800.00	1	$1,800.00
PERMITS/INSPECTION	$800.00	1	$800.00
LABOR	$7,000.00	1	$7,000.00
	TOTAL		$39,300.00

BALANCE DUE
USD $39,300.00

Scope of Work
HVAC Equipment Removal & Cleanup Scope of Work:

*Remove and dispose of the existing 10-ton condenser unit from the roof.
*Remove the existing steel support beam/structure associated with the 10-ton condenser.
*Remove and dispose of the existing 3-ton mini-split condenser unit, including its roof stand/support.
*Disconnect, cap, and securely terminate all associated electrical wiring.
*Disconnect, cap, and secure all associated refrigerant piping/lines.
*Remove loose materials and debris generated by the work.
*Clean the roof, work area, and any areas affected by the removal work.
*Remove and properly dispose of all equipment, supports, materials, and debris associated with the scope of work.

https://app.invoicesimple.com/v/5g3XuDY43i

1/1

WE CAN ROOFING INC

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DATE	PROPOSAL (TYPE):	PROJECT OWNER:	WORK TO BE PERFORMED AT:
JUNE 16th, 2026	FLAT RE-ROOF / INSUALTION	Charlise Stallworth	2700 NW 79th street
		305-305-2311	Miami, Fl 33147

SCOPE OF WORK

Hereby, WE CAN ROOFING INC presents a proposal for the installation of a [ ] new roofing [X] re-roof. It is WCR's desire to provide you with a high quality finished roof compliant and in accordance with all applicable building codes, rules, and regulations with pertinent acceptances:

WE CAN ROOFING proposes to provide necessary supplies, materials, labor, equipment and supervision to complete the following scope of work:

INCLUSIONS:

Flat Built Up Roof System with Poly-Iso Insualtion

1. Tear off existing roof to the wood decking sheathing or soft workable surface
2. Cover and remove and necessary items near roof structure
3. Where needed, replace damaged deck with 5/8" plywood or tong&groove and re-sheath as per FBC
4. Supply and install one (1) ply #75 Glass Base sheet
5. Supply and install (1) layer of GAF 4x4 2" Polyiso insulation boards in a full mopping of ASTM-D 312 type IV hot asphalt
6. Supply and install (1) layer of GAF Strata-vent perforated loose laid sheet over insulation boards
7. Supply and install (2) ply of GAFPLY IV FIBERGLASS in a full mopping of ASTM-D 312 type IV hot asphalt
8. Supply and install one (1) ply of Mineral Surfaced Glass Cap Sheet set a full mopping of ASTM-D 312 type IV hot asphalt
9. Coat all surfaces bonding new roofing membranes to metal with ASTM D-41 primer
10. Supply and install Modified Bitumen to all wall parapets. Seal with termination bar, roofing cement and membrane and apply elastomeric paint covering, including chimney.
11. Supply and Install new drip edge 3 x 3 galvanized metal eve drip all around perimeter of roof
12. Supply and install all new lead stack pipe flashing and galvanized roof vents in a full mopping of ASTM-D 312 type IV hot asphalt
13. Supply and install all new Scuppers and Emergency Overflow Scuppers if needed
14. Install **26** squares of flat roof
15. Permit fees and inspections fall included in price
16. Upon project completion, all roofing debris will be removed and discarded

Labor is warranty for ten (10) years. Materials are covered by manufacturer/distributor warranty accordantly. Warranty is to commence from the date final payment is issued.

EXCLUSIONS:

- Any additional item requested by owner (i.e. skylights, any and all special ventilation) extra cost.
- Gutters to be removed by owner prior to WCR tear off or will be discarded by WCR.

TERMS AND CONDITIONS

1. WE CAN ROOFING will perform all work according to standard practices within the Florida Construction Industry.
2. This Agreement covers only the work specified herein; it does not cover any additional repairs that may be found necessary after the commencement of the work. ~~Original Contract price is based on tearing of one (1) roof layer; if additional layers are found, an additional fee of $60.00 per square will be billed. This Contract also includes the replacement of up to one hundred linear feet of interlocking wood (100LF), or up to three (6) sheets of plywood deck; if it is found that any other lumber needs to be replaced, (this include and it is not limited to the replacement to rotten decking, fascia boards or other materials) unless it is otherwise stated in this contract, it is not included in the original price. The replacing work will be completed at the extra cost based on the value described on the following price table.~~ NO EXTRA FEE S, ALL IS INCLUSIVE.

LUMBER COST

1.	☐ Sheathing	@ $2.75 per square ft	5.	☐ Rafter	@ $4.25 per linear ft
2.	☐ Decking	@ $2.75 per linear ft	6.	☐ Soffit	@ $4.50 per square ft
3.	☐ Fascia	@ $4.50 per linear ft	7.	☐ Beams	@ $____ per linear ft
4.	☐ Other	@ $____ per ____ft		☐	

3. WE CAN ROOFING, and will continue to carry, insurance coverage as required by Florida law. Notwithstanding said coverage, WE CAN ROOFING shall not be held responsible for any circumstances beyond their control.
4. WE CAN ROOFING is not responsible for the condition of any existing equipment or fixtures.

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5. WE CAN ROOFING will not perform any work if at the beginning of the work day the national weather service has declared 40% or greater chance of rain throughout the given day.
6. Should a leak occur during the warranty period specified, due to workmanship provided by WE CAN ROOFING, as long as WE CAN ROOFING is informed in writing by the Owner, immediately after the leak is discovered; WE CAN ROOFING agrees to repair the damage without charge. If the leak occurs due to defective materials, WE CAN ROOFING will interact with the manufacturer/distributor to require the honoring of the manufacturer/ distributor warranty accordantly and will not charge for the labor; nonetheless, WE CAN ROOFING would not be held responsible if the manufacturer refuses to fulfill its warranty. Work done or attempted, by others than by WE CAN ROOFING or their authorized agents, fully negates this warranty and relives WE CAN ROOFING of any further obligation of any kind whatsoever.
7. Warranty shall only honor when payment under this Agreement and any related charges are paid in full. Warranty is assigned to the work itself; therefore, it is transferable in the case the premises change ownership.
8. Labor warranty will be forfeited in the case natural disaster and/or fire.
9. WE CAN ROOFING is not responsible for gas vents certifications.
10. Flat roofs with parapets walls in which overflows are required the holes that have to be open on the parapet walls for the installation of overflows have to be paid by Owner WE CAN ROOFING is not responsible for doing this job.
11. Owner will provide unobstructed ingress and egress to the job site, supply water and electrical service for use at the job site.
12. WE CAN ROOFING is solely responsible for requesting inspections; nor the Owner, neither its agents, are to request inspections. WE CAN ROOFING is to pay any re-inspection fee create due to WE CAN ROOFING responsibility; if by the Owner actions an inspection is failed, and this situation creates a re-inspection fee, the owner will be responsible for the re-inspection charge. Moreover, the Owner is not to remove permit documents from outside of the property as they are placed there for inspection purposes. Also the Owner agrees to give free access to the Inspector. Failing to comply with these instructions my result in re-inspection fees.
13. WE CAN ROOFING relies on third party suppliers and manufacturers for materials used on the projects. WE CAN ROOFING is not responsible for delays and time scheduling problems caused by suppliers or manufacturers this includes and it is not limited to the unavailability and or discontinuance of certain materials. Upon notification of product's supply difficulties, it is the Owner's responsibility to make a prompt decision on whether the product would be replaced by a similar item, or the Owner will wait until product is available again. If product substitution is required due to unavailability, discontinuance or due to the customer's request, WE CAN ROOFING will try to remain within the same price range of the product originally quoted. If in the process of replacing products, a price change occurs, a mutual written agreement will be issued (change order) to authorized the substitution and or price change.
14. Once this contract is signed, the Owner would have three days (3) to retract from it. Once the three days (3) time limitation has been satisfied, WE CAN ROOFING has the legal right to proceed with the contract as agreed.

Note: WE CAN ROOFING will exercise reasonable care when performing the work but cannot be held responsible in any manner for damage to sidewalk, driveways, shrubbery, grass, screening, septic tanks, pipes, cables and any type of wiring above or below the ground. Neither WE CAN ROOFING will be responsible to remove, replace or re-install any gutters, downspouts, TV antennas and/or satellite dishes. ***ALL MATERIALS AND WORK WILL COMPLY WITH FLORIDA BUILDING CODES AND RULES****. However, water infiltration may occur during the re-roofing process. WE CAN ROOFING will take precautions to limit this possibility, but it will not be responsible for the conditions of the existing roofing system, and will not be liable for water penetration/any ceiling damage during process of the roof work until such time as the new system is completed. WE CAN ROOFING will not be held responsible for water damage to the exterior and/ or interior premises. Whenever it is necessary, Owner will provide written permission from surrounding landowners or homeowners to provide access to the job site. Owner will be responsible for any damage to surrounding owner's property or home. Owner will remove all vehicles from garage and driveways while work is in process. Cover and/or remove all objects within 50 feet of the roof line to protect those objects from falling debris, tar, gravel or other roofing materials. In no instance will WE CAN ROOFING be responsible for damage to any object that has not been covered and/or removed from 50 feet from the roof line.* ***CUSTOMER IS URGED TO COVER FURNITURE AND/OR OTHERWISE PROTECT THEIR PROPERTY****. WE CAN ROOFING cannot estimate the time it will take to finish this project as tile orders are taking between four (4) to eight (8) weeks for delivery; in addition, the time necessary to complete the job is subject to acts of nature that are beyond WE CAN ROOFING control. All special inspections, bonds, procedures, etc., which are not considered standard roofing practices as determined by the Roofing Contractor, shall be the sole responsibility of the Owner. plumbing pipes, solar panels, air conditioning units and any other items attached on the roof*

All material is guaranteed to be as specified, and the above scope of work to be performed in accordance with the drawings and specifications submitted for it, and completed in a substantial workmanlike manner. We hereby propose to furnish labor and materials to complete with the above specifications for the sum of:

The total cost of this project is:	$ 25,000.00	SUM OF TWENTY-FIVE THOUSAND DOLLARS	
Payment to be made as follows:	$1,000.00 upon contract acceptance		**$1,000.00**
	70% once FIRST inspection is completed and passed		**$16,800.00**
	30% once FINAL inspection is completed and passed		**$7,200.00**

WE CAN ROOFING will furnish final release of lien upon the final payment of this contract

Please note: If it is not specifically listed above it is not included. Any alteration or deviation from the specifications contained in this agreement resulting in any cost not anticipated herein will be executed only upon written order, and will become an extra charge over and above the estimate, and it shall be deemed the financial responsibility of the Owner and shall be charged in addition to the amount of this Agreement. All agreements contingent upon a natural disaster, strikes, accidents, or delays beyond the company's control. All payments are due upon presentation of invoice; any unpaid sums shall accrue interest at the rate of one and a half percent (1.5%) per month. Interest will start to be accruing thirty (30) days from the date the draw request/invoice is issued. In the event that any suit or action is instituted under or in relation to this Agreement, including without limitation to enforce any provision in this Agreement, and or filling of any mechanics' lien, customer shall be liable for all fees, costs and expenses of enforcing WCR rights under or with respect to this Agreement; including without limitation, such reasonable fees and expenses of, court costs, attorneys and accountants, which shall include, without limitation, all fees, costs and expenses

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of appeals necessary to collect the outstanding debts. All activities regarding project development are contingent to payment. No work will be performed unless payment is received timely and in full according to the payment schedule listed above.

PROPOSAL IS VALID FOR THRITY (30) DAYS; OTHERWISE, IT BE CONSIDERED VOID

Submitted by:		
JENIFER B. FUNEZ	Authorized WE CAN ROOFING Agent	WE CAN ROOFING INC.

The above price, specifications and conditions are hereby accepted. You are authorized to do work as specified. Payments will be made as outlined above.

AGREED AND ACCEPTED BY:	NAME:	TITLE: (LEGAL REPRESENTATIVE)
SIGNATURE: Charlise Stallworth (Jul 8, 2026 14:34:40 EDT)		DATE:













RESOLUTION NO. CRA-26-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING AND ADOPTING THE FISCAL POLICY AND FINANCIAL OPERATING FRAMEWORK OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FISCAL POLICY AND FINANCIAL OPERATING FRAMEWORK OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 20, 2026, the Board of Commissioners of the Northwest 79th Street Corridor Community Redeveloper Agency ("CRA") approved an agreement with Aclarian LLC for ERP software and implementation, fiscal policy development, and ongoing financial and accounting services as part of the CRA's transition to an independent financial and operational structure; at that time, the Board of Commissioners was provided with an outline of the proposed fiscal policy framework, with the understanding that the completed policy would be presented to the Board for final review and approval; and

WHEREAS, the proposed Fiscal Policy and Financial Operating Framework in the form attached hereto as Exhibit A establishes the framework for the CRA's financial operations and internal controls, including budgeting, accounting, purchasing and expenditures, payment processing, financial reporting, cash management, and other fiscal responsibilities; and

WHEREAS, adoption of the Fiscal Policy and Financial Operating Framework will provide the governance structure necessary to support implementation of the CRA's new financial management system and ongoing financial operations; and

WHEREAS, the Board of Commissioners of the CRA desires to approve desire to approve and adopt the Fiscal Policy and Financial Operating Framework in the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 79TH STREET 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 Fiscal Policy. The Fiscal Policy and Financial Operating Framework in the form attached hereto as Exhibit A is hereby approved and adopted.

Section 3. Implementation of Fiscal Policy. The Executive Director is hereby authorized to take all action necessary to implement the terms of the Fiscal Policy and Financial Operating Framework

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

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

_____
Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

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

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: A Resolution of the NW 79th Street Corridor Community Redevelopment Agency Approving and Adopting the Agency's Fiscal Policy.

Recommendation
It is recommended that the Board of Commissioners approve and adopt the NW 79th Street CRA Fiscal Policy, establishing the financial management framework, internal controls, and procedures governing the Agency's fiscal operations.

Fiscal Impact
There is no additional fiscal impact associated with approval of the Fiscal Policy. Development of the policy was included within the previously approved agreement with Aclarian LLC for ERP implementation and financial services.

Delegation of Authority
Upon approval, the Executive Director or designee is authorized to implement and administer the Fiscal Policy, establish supporting administrative procedures and workflows, and take all necessary actions to ensure compliance. Any substantive amendments to the Fiscal Policy shall be presented to the Board for approval.

Background
On May 20, 2026, the Board approved an agreement with Aclarian LLC for ERP software implementation, fiscal policy development, and ongoing financial and accounting services as part of the Agency's transition to an independent financial and operational structure. At that time, the Board received an outline of the proposed fiscal policy framework, with the understanding that the completed policy would return for formal consideration and approval.

The proposed Fiscal Policy establishes the Agency's financial management and internal control framework, addressing budgeting, accounting, procurement, expenditure authorization, payment processing, cash management, financial reporting, and oversight responsibilities. The policy also establishes the foundation for clearly defined financial roles, accountability, and consistent administrative procedures.

Adoption of the Fiscal Policy represents an important milestone in strengthening the Agency's financial independence, transparency, and operational accountability while supporting the implementation of its new financial management system.

Attachments
- NW 79th Street CRA Fiscal Policy

FISCAL POLICY AND FINANCIAL OPERATING FRAMEWORK

Northwest 79th Street Corridor Community Redevelopment Agency

Proposed for CRA Board Adoption

Prepared for	Northwest 79th Street Corridor Community Redevelopment Agency
Prepared by	Aclarian LLC, the contracted financial services provider
Draft date	September 2026
Effective Date	Effective upon CRA Board adoption

This draft is intended for operational and governance review. Final adoption should be reviewed by the CRA Executive Director, Treasurer, CRA Board, and Legal Counsel as applicable.

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- 2. Guiding Principles
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- 10. Vendor Registration and Vendor Portal
- 11. Invoices, Check Requests, and Payment Processing
- 12. ACH, Positive Pay, SmartPayables, Wires, and Checks
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- 14. Bank Reconciliation and Treasury Review
- 15. Financial Reporting and CRA Board Oversight
- 16. Projects, Grants, Carryover, and Program Awards
- 17. Fiscal Year-End, Invoice Cutover, and Audit Support
- 18. Internal Controls and Segregation of Duties
- 19. Policy Review and Continuous Improvement
- Appendix A. Approval and Workflow Summary
- ~~Appendix B. Transitional Implementation Notes~~
- Appendix C. Source and Assumption Notes

Document Control

Document owner	NW 79th Street Corridor CRA Executive Director or designee
Administrative owner	CRA Executive Leadership, with Finance Operations Support
Review participants	Treasurer, CRA Board, Legal Counsel, the contracted financial services provider implementation/support team, and applicable financial advisors
Initial review cycle	During September 2026 implementation and budget adoption period
Annual review	At least annually, and whenever material changes occur to law, banking services, procurement requirements, staffing, or financial systems
Supersedes	Prior fiscal procedures only to the extent approved by the CRA Board and not inconsistent with governing law or agreements

Implementation note: This document is a working fiscal policy framework designed to bridge governance-level policy and practical financial operating procedures. Administrative procedures shall implement this Policy without changing CRA Board-reserved authority, delegated limits, required approvals, or internal controls. Vendor names, banking platforms, system URLs, testing dates, check-stock information, and transition tasks shall be maintained separately in administrative procedures or an implementation plan.

1. Purpose, Authority, and Scope

The purpose of this Fiscal Policy and Financial Operating Framework is to establish a structured, sustainable, and transparent financial governance model for the Northwest 79th Street Community Redevelopment Agency ("CRA") as it transitions to independent operations supported by Aclarian ERP Financial Suite.

This policy is intended to define how fiscal responsibilities will be managed, how financial workflows will operate, how approvals will be documented, and how oversight will be maintained.

Compliance and Controlling Authority. This Policy shall be interpreted and administered in accordance with all applicable federal, state, and local laws and regulations, including Article VII, Section 10 of the Florida Constitution; Chapter 163, Part III, Florida Statutes; Sections 112.061, 112.313, 112.3143, 119.021, 119.0701, 189.015, 189.016, 189.069, 215.85, 218.32, 218.33, 218.39, 218.391, and 218.415, Florida Statutes; Part VII of Chapter 218, Florida Statutes; Chapter 280, Florida Statutes; and Section 286.011, Florida Statutes. This Policy shall also comply with the Miami-Dade County ("County") Home Rule Charter and County Code, including Section 2-11.1 as applicable; the Agency's creating ordinance and resolutions; Interlocal Cooperation Agreement and amendments; Community Redevelopment Plan; CRA Bylaws; adopted CRA Board resolutions; annual budget; grant agreements; banking agreements; and County policies validly adopted or incorporated by or applicable to the Agency. Transaction-specific requirements, including Chapter 255, Sections 287.055, 287.133, 287.135, 287.138, and 448.095, Chapters 274 and 717, Section 501.171, Section 215.97, Florida Statutes, and 2 C.F.R. Part 200, shall apply when applicable. If this Policy conflicts with a controlling legal or governing authority, the controlling legal or governing authority shall prevail.

Questions about interpretation of this policy should be directed to the NW 79th Street CRA Executive Director or designee, with input from the Treasurer, Legal Counsel, the contracted financial services provider, or other subject-matter advisors as appropriate.

2. Guiding Principles

Accountability: Financial activity will be conducted through defined roles, documented approvals, and clear responsibility for each workflow step.

Transparency: Financial reporting will provide timely and understandable information for CRA Board oversight, public accountability, audit readiness, and management decision-making.

Compliance: The CRA will operate consistent with applicable Florida Statutes, County Code requirements, CRA Board approvals and policies, adopted CRA Board resolutions, CRA Bylaws, County procurement code and impemenitng orders, grant agreements, banking requirements, and audit standards.

Internal Control: Processes will be designed to reduce risk through segregation of duties, review checkpoints, approval routing, audit trails, and supporting documentation.

Operational Efficiency: The contracted financial services provider workflows, vendor portal functionality, electronic approvals, and payment integrations will be used to reduce manual processing and improve consistency.

Fiscal Responsibility: Funds will be managed to support redevelopment activites and projects, protect public assets, and maintain sufficient cash and budget control.

3. Definitions

Aclarian ERP Financial Suite: The CRA's cloud-based ERP financial system used for General Ledger, Purchasing & Payments, Budgeting, Treasury/Banking workflows, Projects & Grants tracking, Vendor Portal, and related financial activity.

Administrative Department: The department or reporting segment used to track administrative costs, including costs subject to the County administrative limitation or similar reporting requirement.

Operating Department: The department or reporting segment used to track operating/program costs, redevelopment activities, grants, projects, and non-administrative activities.

ACH: Automated Clearing House payment method used for electronic disbursements or debits, subject to the CRA's bank setup, treasury agreements, Positive Pay/exception controls, and CRA approval procedures.

Check Positive Pay: A bank fraud-prevention control through which issued check data is transmitted to TD Bank and exceptions are reviewed before final payment.

ACH Positive Pay: A bank fraud-prevention control through which ACH debit activity is monitored and exceptions are approved or rejected through the bank platform.

SmartPayables / AutoPay: A payment support process through which approved check payments may be transmitted for professional printing and mailing when ACH is not used or not available.

Vendor Portal: The external registration and invoice submission portal used by vendors, contractors, grantees, property owners, and other payees to provide required payment and profile information.

Project/Grant: A tracked redevelopment activity, program award, reimbursement grant, capital or operating project, funding source, or other CRA Board-approved initiative that requires budget, expenditure, and carryover reporting.

4. Governance Structure and Financial Roles

Financial governance for the CRA is shared among the CRA Board, Executive Director, Treasurer, CRA staff, Legal Counsel, the contracted financial services provider, finance support, and external partners. Final policy authority remains with the CRA Board, while day-to-day procedures are administered through defined workflows and approvals.

Role Summary

Role	Primary Fiscal Responsibilities
CRA Board	Adopts budget and fiscal policy; approves significant purchases and budget amendments; receives financial reports; provides governance oversight.
Treasurer	Under Section 2.6 of the CRA Bylaws, the Treasurer shall keep the financial records of the CRA's operating budget; keep full and accurate accounts of receipts and disbursements; have custody of operating funds; assist the Executive Director in preparing the proposed budget; and make and file the financial reports and statements specified in that section. The CRA may engage third parties to perform certain of these services.
Executive Director / CRA Leadership	Manages daily fiscal operations; approves purchases, contracts, expenditures, and financial commitments up to the $50,000 delegated authority established by the CRA Board, subject to budget availability and applicable procurement requirements; coordinates CRA Board items; and ensures policy adherence.
CRA Administrative Staff	Initiates requests, enters or reviews supporting documentation, coordinates vendors/grantees, and tracks program activity.
Contracted Finance Operations Support	Supports invoice processing, vendor/payment workflow, technical accounting steps, reports, reconciliations, and processing after required approvals.
Senior Acounting Consultant	Provides higher-level GL coding, budget, and accounting review support when needed.
Contracted Accounting Support	Supports day-to-day review, processing, and payment workflow items as assigned.

Role	Primary Fiscal Responsibilities
Legal Counsel	Reviews the form of legal instruments on behalf of the CRA as required by legal and governing authority, the CRA Bylaws; confirms procurement, treasury, and fiscal-policy compliance and consistency with applicable legal and governing authority.
Bank / Treasury Provider	Provides banking services, ACH, Positive Pay, treasury management, file transmission specifications, training, and exception platform support.

5. Financial System of Record and Records Management

The financial system approved and adopted by the CRA Board shall serve as the CRA's primary system of record for financial activity beginning with the effective go-live date, subject to cutover decisions for prior fiscal year activity. Supporting documents, approvals, comments, attachments, forms, and audit trails shall be retained within ERP Financial Suite where possible.

The CRA shall maintain financial records consistent with applicable public records retention requirements, audit standards, CRA Board policy, and legal requirements. Electronic records shall be organized by fiscal year, entity, vendor/payee, project/grant, and transaction type when applicable.

Records supporting financial transactions should include enough detail for an independent reviewer to determine what was purchased, why it was authorized, who approved it, what account/project/grant it was charged to, and how payment was made.

- Required supporting documentation may include invoices, purchase requisitions, purchase orders, contracts, grant agreements, approval memos, W-9s, insurance certificates, quotes, CRA Board approvals, funding source details, reimbursement documentation, and bank/payment confirmations.
- Draft, voided, superseded, or corrected records should not be deleted without appropriate authorization; obsolete or superseded documents should be clearly marked or archived in accordance with retention policy.

6. Fiscal Year, Budget Development, and Budget Control

The fiscal year for the NW 79th Street Corridor CRA is October 1 through September 30.

The CRA will prepare and adopt an annual balanced budget that aligns anticipated revenues with redevelopment priorities, administrative requirements, project commitments, grant/program obligations, and operational needs.

Budget development should include review of recurring administrative costs, operating/program costs, approved grants and reimbursements, open commitments, prior-year carryover balances, and planned redevelopment initiatives.

Budget control will be maintained through the contracted financial services provider budget-to-actual reporting, account coding, approval workflows, and periodic review. Budget amendments or transfers should be approved in accordance with CRA Board policy, statutory requirements, County requirements, and any delegated authority levels adopted by the CRA.

The CRA budget structure will distinguish Administrative and Operating activity to support County reporting requirements, administrative cap monitoring, and clearer financial reporting.

- Budget approvals should be documented by CRA Board action and retained with the fiscal year budget file.
- Budget amendments should include a clear business purpose, affected accounts, source and use of funds, and required approval documentation.
- Budget availability should be reviewed before requisitions, purchase orders, check requests, or P-card purchases are approved.

7. Chart of Accounts, Departments, and Project/Grant Tracking

The CRA will use a structured chart of accounts in the contracted financial services provider to support reporting, budgeting, project tracking, and financial control. The current implementation structure uses Fund, Department, and Account components, with additional project/grant tracking where appropriate.

The primary fund for this entity is expected to be 193 unless changed by formal configuration review. Department codes will be used to separate Administrative and Operating activity. Project/Grant records and tasks will be used to track specific programs, awards, reimbursement obligations, carryover amounts, and redevelopment projects.

The CRA should avoid unnecessary account proliferation. Where year-to-year categories or grant programs change, Project/Grant tracking may be more appropriate than creating new GL accounts for every program variation.

- Administrative and Operating department assignments should be determined before budget upload and payment processing where possible.
- Employee salary and fringe allocations should be assigned by department percentage at the beginning of the fiscal year or at employee setup, then kept consistent unless a formal change is approved.
- Account coding should reflect the financial nature of the transaction, while project/grant coding should reflect the program, award, funding source, recipient, or initiative being tracked.

8. CRA Trust Fund, Revenue, Treasury, and Cash Management

The CRA will maintain its financial activity in accordance with the requirements applicable to community redevelopment trust funds, adopted budgets, redevelopment plans, and applicable interlocal or County requirements.

Primary revenues may include tax increment financing, interest earnings, grant funding, reimbursements, and other revenues authorized by law, CRA Board action or agreement.

The CRA shall maintain its own bank accounts, treasury services, accounting records, and payment controls. Authorized users and signatories shall be established in accordance with the CRA Bylaws, adopted CRA Board resolutions, and banking agreements.

Cash management should prioritize safety, liquidity, compliance, and alignment with expected obligations. Idle funds, if invested, should be handled in accordance with CRA Board-approved investment policy and applicable law.

- Cash balances should be reviewed regularly against upcoming payroll, vendor, grant, project, and operating obligations.
- Transfers between accounts shall require appropriate authorization and documentation.
- Bank access shall be limited to authorized users and shall follow dual control or other bank-required security controls when available.

9. Purchasing, Procurement, and Commitments

Purchasing and procurement activity shall follow the CRA's adopted procurement requirements, CRA Board approvals, applicable County requirements, grant requirements, and any procurement support arrangement formally authorized by the CRA.

Under Section 4.3 of the CRA Bylaws, the Executive Director is authorized to approve purchases, contracts, expenditures, and other financial commitments up to $50,000, provided the expenditure is within the CRA Board-approved budget and complies with applicable procurement requirements. Purchases exceeding $50,000 require CRA Board approval unless otherwise authorized by the CRA Board action or applicable law.

A Purchase Order (PO) shall be required for purchases exceeding $5,000 prior to the commitment of CRA funds, except for expenditures specifically exempted from the PO process under adopted policy or approved administrative procedures. Purchases of $5,000 or less may be processed through the appropriate payment or purchasing workflow without a PO, subject to required documentation, budget availability, and approval. A purchase shall not be divided or split to avoid a PO, procurement requirement, spending limit, or approval threshold.

For purchases requiring quotes, bids, RFPs, RFQs, insurance, CRA Board approval, contract review, or grant documentation, the required supporting documents must be attached before final approval.

- Procurement method and supporting documentation requirements shall be selected in the workflow based on dollar amount, category, funding source, grant/program requirements, and applicable legal requirements and policies. The $5,000 PO threshold is a financial-control requirement and does not establish or replace competitive procurement thresholds or requirements.
- A purchase order shall be issued before committing CRA funds for any purchase exceeding $5,000. Purchases shall not be divided to avoid a purchase order, procurement requirement, spending limit, or approval threshold.
- Purchase-order exceptions are limited to payroll and related statutory remittances, recurring regulated utility charges, payments required by a duly approved executed legal settlement or court order, and documented emergency purchases permissible under controlling procurement requirements. Each exception shall identify its basis, business purpose, budget coding, supporting documentation, and independent approval. Emergency exceptions shall document why advance issuance was impracticable and complete the purchase-order record promptly afterward when required. An exception does not waive CRA Board approval, procurement law, or disbursement controls. Any additional exception category requires CRA Board approval.
- RFP/RFQ/ITB support and broader procurement services shall be coordinated with the contracted financial services provider and assigned procurement support resources only to the extent authorized under the CRA's executed agreement. Procurement support does not confer purchasing, contract-execution, payment-approval, or bank-disbursement authority.

10. Vendor Registration and Vendor Portal

The CRA will use a dedicated vendor portal for vendor, contractor, grantee, property owner, and payee registration. The proposed production vendor portal URL is https://nw79streetcra-vendor.aclarian.com/.

Vendor registration should capture profile, tax, payment, ACH, contact, remittance, classification, certification, and supporting documentation needed for payment processing and compliance review.

The portal should support vendor invoice submission, invoice history, purchase history, vendor information change requests, signup/login, and new vendor registration. The NAICS/vendor category dropdown should be finalized before public launch to improve consistency and reporting.

- Vendor and payee records shall be complete, verified, and approved before payment.
- The contracted financial services provider may perform first-pass review of vendor/payee registration completeness, but the CRA retains final approval responsibility unless otherwise delegated by formal agreement.
- Sensitive bank account changes should be reviewed carefully and verified before payment routing changes are accepted.

11. Invoices, Check Requests, and Payment Processing

Invoices and payment requests must be supported by adequate documentation and routed through the appropriate approval workflow before payment is issued. Payments should not be processed solely from informal email direction unless the email is attached to a formal payment workflow and all policy requirements are met.

For PO-based invoices, the invoice should be matched to the corresponding purchase order, contract, project/grant, and available budget. For non-PO payments, the check request or payment form should identify the business purpose, payee, account coding, project/grant coding if applicable, effective date, and required approvals.

Payment forms should require invoice/supporting documentation before submission. Returned or rejected items should include comments identifying what must be corrected.

- The contracted financial services provider processing support may review for completeness, coding, documentation, and workflow alignment before CRA final approval.

- CRA staff/leadership shall retain final approval for payment authorization unless otherwise approved by formal delegation by the CRA Board.
- Payments should typically be submitted for workflow approval, completed and processed as invoices are received. However, payment batches may be processed on a planned schedule, if needed, subject to operational or liquidity need and CRA Board/management direction.

12. ACH, Positive Pay, Check Payment Services, Wires, and Checks

The CRA's payment readiness model includes ACH, check Positive Pay, ACH Positive Pay, SmartPayables/AutoPay, wires, and limited manual/local check handling as needed.

Payment formats, transmission methods, specifications, credentials, testing, and training shall be maintained in banking procedures. Production payment access shall require documented authorization and completed security testing.

Access and signatory permissions shall apply solely to this CRA's accounts and shall reflect executed CRA Board authorizations.

Authorized bank users shall review and resolve check and ACH exceptions by the bank's daily deadline. Decisions and independent approvals shall be documented.

The approved check payment service may be used for standard check payments when ACH is not available or not used. Urgent one-off payments may require a manual/local check process or check batch handling depending on setup and authorization.

- Payment services shall not be activated until required agreements, due diligence, access controls, testing, and bank approvals are complete.
- Voids, stop payments, reissues, and exception decisions must be documented in the system and/or bank platform as applicable.
- Wire transfers should require separate authorization, documentation, and bank security controls due to higher risk.

13. P-Card, Corporate Card, Travel, and Reimbursements

The CRA may establish a P-Card or corporate card program for authorized Agency purchases. Prior to implementation, cardholder eligibility, transaction and monthly spending limits, prohibited uses, merchant category restrictions, documentation requirements, reconciliation procedures, and independent review controls shall be established through CRA Board-approved policy or administrative procedures consistent with this Fiscal Policy. Until a formal card program is implemented, CRA purchases and reimbursements shall be processed through the approved purchasing and payment workflows established by the CRA.

Upon implementation of an approved P-Card or corporate card program, card-related expenses, receipts, approvals, reconciliation, and GL coding shall be maintained through the applicable CRA and the contracted financial services provider workflows.

Travel and training reimbursements should require prior approval where applicable, receipts, travel/business purpose, account coding, and post-travel reconciliation. Reimbursement requests should be submitted promptly after travel or purchase completion.

- Card expenses shall be reviewed and reconciled monthly when a formal card program is established.
- Receipts and supporting documentation shall be attached before approval.
- Monthly spend limits and one-time purchase limits shall be established for each P-Card user, and adequate restrictions shall be placed on categories of items allowed for purchase.
- Personal reimbursements should be minimized where possible once CRA banking/card/payment options are operational.

14. Bank Reconciliation and Treasury Review

Bank reconciliations shall be prepared monthly for each CRA account and reviewed by an appropriate supervisory or treasury role. The reconciliation process should compare the bank statement, the contracted financial services provider cash activity, outstanding checks, deposits, transfers, ACH activity, fees, interest, and any adjustments.

Reconciliations should be completed by the 20th day of the following month when feasible, or according to another approved schedule. Differences should be investigated promptly and documented.

The Treasurer or designee shall review completed reconciliations, cash position, outstanding items, unusual transactions, and any corrective actions. Reconciliations and supporting documentation shall be retained for audit support.

- Positive Pay exceptions and ACH Positive Pay exception activity should be reviewed as part of recurring treasury oversight.
- Manual checks, voided checks, returned ACH items, and bank adjustments shall be reconciled promptly.
- Bank access shall be reviewed periodically to confirm only authorized users retain access.

15. Financial Reporting and CRA Board Oversight

Routine financial reporting will be provided to support management review, CRA Board oversight, public accountability, and audit readiness. Reports should be generated from the contracted financial services provider where possible once data is validated.

Reports may include budget-to-actual statements, cash position summaries, project/grant expenditure reports, AP aging or payment status, open purchase orders/encumbrances, revenues received, administrative vs operating cost reports, and year-end/carryover summaries.

The Treasurer shall oversee required financial reporting and budget assistance under the CRA Bylaws. Monthly financial reports shall be reviewed internally and provided to the Treasurer; reports shall be presented to the CRA Board at its regular meetings, with material variances, unusual activity, budget concerns, and corrective actions explained. Statutory reporting, audit, and publication deadlines remain independently applicable.

16. Projects, Grants, Carryover, and Program Awards

The CRA will track redevelopment projects, grant programs, reimbursement awards, carryover balances, and related program obligations through tagging GL transactions to Project/Grant records, tasks, funding sources, and vendor/payee records.

For grant/reimbursement programs, required tracking fields should include project/grant name, grantee or payee, approved amount, reimbursements paid to date, carryover/remaining balance, fiscal year approved, related budget line item, start date, end date if known, responsible department, and supporting documentation.

Where a CRA-funded activity does not result in CRA ownership of a capital asset, the expenditure should generally be treated as a program/project expense rather than a capital asset.

For existing approved grants or programs carrying into the new fiscal year, the CRA should provide the best available data so the contracted financial services provider can establish beginning project/grant balances and related POs or commitments as appropriate.

- Contract IDs, personnel cost tracking, or other non-applicable fields may be omitted if they are not used by the CRA and are not required for import.
- Placeholder dates may be used only if approved and later updated when accurate dates are available.
- Project/grant setup should be reviewed and approved for each new project or grant entered into by the CRA.

17. Fiscal Year-End, Invoice Cutover, and Audit Support

The CRA shall maintain documented fiscal year-end closing procedures covering cutoff, accruals, open commitments, carryover, reconciliations, and audit support. System conversions and transition tasks shall be addressed in a separate implementation plan.

- Audit support should include trial balances, transaction detail, bank reconciliations, invoices, purchase orders, payment approvals, and supporting documentation.

18. Internal Controls and Segregation of Duties

The CRA's internal control framework shall ensure that no single person controls all stages of a financial transaction. Controls shall be practical for the CRA's staffing level while still protecting public funds and maintaining auditability.

Control Framework

Control Stage	Expected Control
Initiation	Requestor or CRA staff initiates requisition, invoice, check request, reimbursement, vendor registration, or project/grant update.
Review	The contracted financial services provider support and/or CRA reviewer checks documentation, coding, budget availability, vendor status, and workflow completeness.
Approval	CRA approver provides final approval within delegated authority or sends to CRA Board/Executive Director as required.
Processing	The contracted financial services provider or designated processor completes payment/batch/system processing only after approval.
Bank/Treasury Control	Authorized bank users manage Positive Pay/ACH exceptions, bank releases, wires, and account controls according to bank rules. A processor shall not independently approve and release the same payment. Required additional signatures apply to electronic disbursements as implemented by the bank.
Reconciliation	A separate reviewer reconciles bank activity and reports discrepancies for review.
Oversight	Treasurer/CRA Board receives reports and reviews material issues, budget status, and exceptions.

19. Policy Review and Continuous Improvement

This Policy shall be reviewed at least annually and following any material change in applicable law, the Interlocal Agreement, Community Redevelopment Plan, CRA Bylaws, CRA Board resolutions, banking authority, financial systems, or CRA operations.

Adjustments should be documented and approved according to the CRA's governance process. Workflow refinements learned during implementation, go-live support, and stabilization should be incorporated into future updates.

Detailed SOPs prepared by the CRA should align with this fiscal policy and should be reviewed periodically to ensure they reflect actual practice.

20. Administrative Procedures and Implementation

Administrative procedures and implementation plans shall be maintained separately from this Policy. Procedures may identify current vendors, systems, banking platforms, security configurations, testing, check stock, implementation dates, and transition tasks.

The Executive Director shall maintain procedures consistent with this Policy and coordinate their implementation with the Treasurer, Legal Counsel, and authorized service providers. Procedure changes shall not expand delegated authority or alter CRA Board-approved controls.

Material implementation issues shall be documented, assigned a responsible official and completion date, and reported to the Treasurer and CRA Board when they affect financial reporting, payment security, or compliance.

Appendix A. Approval and Workflow Summary

Workflow Summary

Workflow	High-Level Procedure
Vendor registration	Vendor/payee submits portal registration; the contracted financial services provider reviews for completeness; CRA approves or rejects; payment setup verified before use.
Purchase requisition / PO	CRA initiates or requests purchase; documentation and procurement method attached; budget/coding reviewed; purchases over $5,000 require a PO; purchases up to $50,000 may be approved by the Executive Director within delegated authority; purchases over $50,000 require CRA Board approval unless otherwise authorized; PO issued after required approvals.
Invoice with PO	Vendor submits invoice; invoice matched to PO/contract/project; documentation reviewed; approval workflow completed; payment processed.
Check request / non-PO payment	Requestor enters payment request with invoice/support; coding and business purpose reviewed; CRA approval completed; payment processed.
Grant/reimbursement payment	Approved award and reimbursement documentation attached; remaining balance confirmed; project/grant coded; payment approved and processed.
ACH payment	ACH vendor/payment details verified; payment approved in CRA's financial system; NACHA file transmitted or uploaded according to bank setup; confirmation retained.
Check payment	Payment approved in CRA's financial system; SmartPayables or check batch used; Positive Pay file sent; exceptions reviewed in bank platform.
Bank reconciliation	Monthly cash activity reconciled; exceptions and outstanding items reviewed; Treasurer/designee review completed.

Appendix B. Source and Assumption Notes

Before CRA Board consideration, Legal Counsel shall verify the final statutory citations and consistency with the executed resolutions, CRA Bylaws, and Interlocal Agreement. The following references shall be completed: executed delegated-authority resolution number and date; CRA Bylaws adoption reference; Interlocal Agreement and amendments; incorporated County procurement requirements; cumulative-limit measurement period; and payment-signature and delegation requirements.

- The CRA fiscal year is October 1 through September 30.
- The chart of accounts will use separate Administrative and Operating departments.
- Aclarian ERP Financial Suite will support future-state workflow, approvals, vendor portal, GL, projects/grants, budgeting, payments, and reporting.
- This document is a policy draft and should be reviewed by the CRA, Treasurer, CRA Board, Executive Director and Legal Counsel before adoption.

RESOLUTION NO. CRA-27-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND HIP ROCK STAR LLC TO EXTEND THE TERM FOR SEPTEMBER 2026 AND FOR FISCAL YEAR 2026-2027 AND FOR A MONTHLY FEE OF $6,250 AND NOT TO EXCEED FEE OF $75,000 FOR FISCAL YEAR 2026-2027; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HIP ROCK STAR LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HIP ROCK STAR LLC; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") and Hip Rock Star LLC previously entered into that certain Professional Services Agreement, as amended, to provide communication management services; and

WHEREAS, the Board of Commissioners of the CRA desires to amend the Professional Services Agreement with Hip Rock Star LLC to extend the term for September 2026 and Fiscal Year 2026-2027 for a monthly fee of Six Thousand Two Hundred Fifty Dollars ($6,250) and not to exceed fee of Seventy-Five Thousand Dollars ($75,000) for Fiscal Year 2026-2027.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 79TH STREET 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 Second Amendment to Professional Services Agreement. The Second Amendment to Professional Services Agreement with Hip Rock Star LLC to extend the term for September 2026 and Fiscal Year 2026-2027 for a monthly fee of Six Thousand Two Hundred Fifty Dollars ($6,250) and not to exceed fee of Seventy-Five Thousand Dollars ($75,000) for Fiscal Year 2026-2027.

Section 3. Execution of Second Amendment to Professional Services Agreement. The Executive Director is hereby authorized to execute and deliver the Second Amendment to Professional Services Agreement with Hip Rock Star LLC.

Section 4. Implementation of Second Amendment to Professional Services Agreement. The Executive Director or the Executive Director's designee is hereby authorized to take all action necessary to implement the terms of the Second Amendment to Professional Services Agreement with Hip Rock Star LLC, and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

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

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

_____
Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

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

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: Approval of Second Amendment to Professional Services Agreement with Hip Rock Star, LLC for Marketing and Communications Services

Recommendation
It is recommended that the Board of Commissioners approve the Second Amendment to the Professional Services Agreement with Hip Rock Star, LLC, extending its engagement through September 30, 2027, at a monthly rate of $6,250, for an annual amount not to exceed $75,000.

Fiscal Impact
The proposed monthly consulting fee of $6,250 represents an annual commitment not to exceed $75,000 for FY 2026-2027. Funding will be provided through the applicable professional services allocation in the CRA's adopted FY 2026-2027 budget.

Delegation of Authority
Upon Board approval, the Executive Director or designee is authorized to execute the Second Amendment to the Professional Services Agreement with Hip Rock Star, LLC, incorporating the revised term, compensation, and scope of services, and to take all necessary administrative actions to implement and administer the agreement.

Background
Hip Rock Star, LLC has served as the CRA's marketing and communications consultant since January 2026, supporting public outreach initiatives, promotional materials, and communications strategies. Its work has included brand development, marketing collateral, website development, community engagement, and promotional support for CRA programs and activities.

As the CRA advances implementation of its redevelopment priorities, a coordinated marketing and communications strategy remains essential to increasing awareness of available programs, attracting businesses and investment, and strengthening engagement with residents, property owners, and community stakeholders.

The proposed Second Amendment will continue and expand these services to include implementation of the CRA's brand identity, integrated marketing campaigns, website and social media management, public relations, community outreach, promotional materials, special event coordination, and targeted communications supporting business attraction and corridor revitalization. The consultant will also provide regular performance reporting to evaluate outreach effectiveness and support continuous improvement.

Attachments
- Hip Rock Star Marketing and Branding Proposal – October 2026
- Existing Professional Services Agreement and First Amendment

hiprockstar®

NW 79th Street CRA

MARKETING + BRANDING PROPOSAL

YOUR GATEWAY TO *Culture*



Hip Rock Star Agency Overview

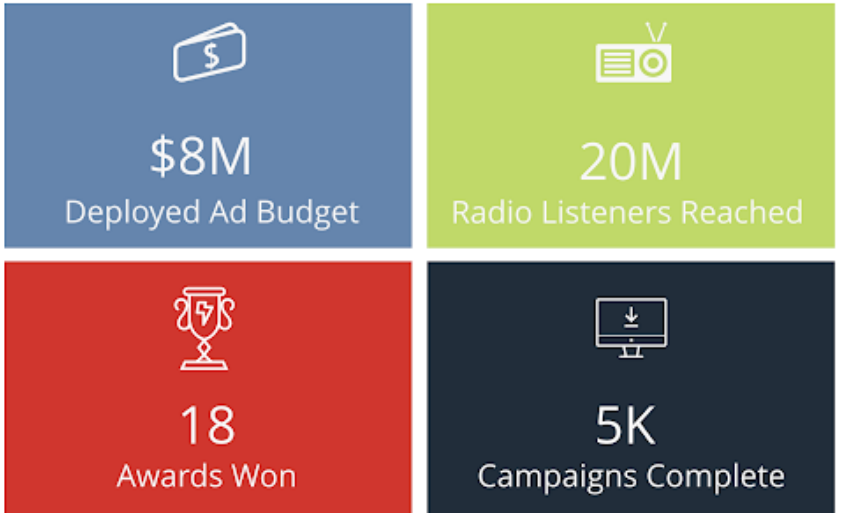
Hip Rock Star Media is noted as being the "Gateway to Culture." For more than 30 years, we have been a resource for brands seeking to have enriching engagements with their consumer. As a result, we were honored with the 2024 Small Business of the Year Award by the Miami-Dade Chamber of Commerce and listed twice by the South Florida Business Journal—as a Top Black-Owned Business and as a Leading Advertising Agency in Miami-Dade, Monroe, and Broward Counties.

We have received the key to the city of Miami and have been able to work with some of the world's most notable brands including the NFL, McDonald's, CNN, Superbowl LIV, and Formula 1. We've also been recognized by the industry, receiving two 2023 Telly Awards; named to Inc Magazine's list of Fastest Growing Companies in the South East; and named suggested business to work with in Miami by Roc Nation (owned/ founded by Sean Carter, aka Jay Z).

hiprockstar®

Our Reach

- Headquarters in Miami
- Full-Service Agency
- Advertisement
- Marketing
- Communications
- Media



hiprockstar®

Government Clients

























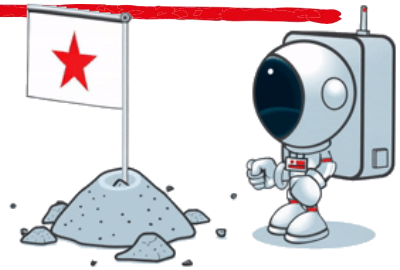




4

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Services



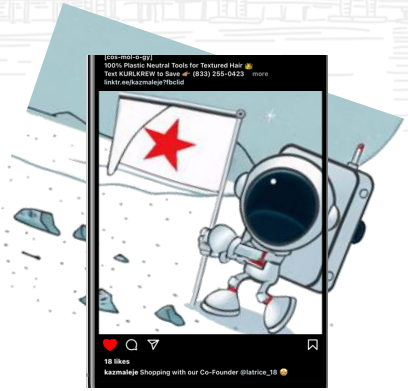
Marketing

Marketing Strategies and Plan
Strategy Development
Branding Development
Colleterial Material Development
Brand Positioning
Website Development
Social Media Strategy Development
Social Media Management
Event Planning, Management and Logistics
Project Management
Community Outreach



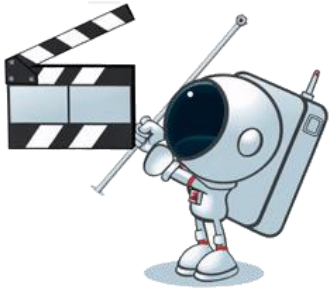
Comms

Communications Plans
Press Release Development
+ Pitch +Servicing
Interview Scheduling
Speech Writing
Talking Points Development
Content Development



Ads

Ad Development
TV Commercial Development
Radio Commercial Development
Graphic Design
Script Writing
Storyboard Development
Media Buys – Print, TV, Radio,
OOH, and Social Media
Media Sales – Print, Podcast
Digital and Social Media



Media

Long & Short Form Content
Reel Creation
Directing
Production
Editing
Content Production for Broadcast

Scope of Services



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Scope of Services

Scope of Responsibilities for Hip Rock Star:

As the marketing and communications partner for the 79th Street Community Redevelopment Agency (CRA), Hip Rock Star will develop a cohesive and modern brand identity that reflects the unique character, culture, and aspirations of the NW 79th Street CRA. Enhance the visual appeal and community spirit of Unincorporated Dade and North Miami through the design of campaigns. Design informative and visually engaging brochures that effectively communicate the area's business offerings, grants, enhancement opportunities for commercial buildings/ residences.

Communications:

- Conduct discovery sessions with stakeholders to assess goals, audiences, and current communication efforts
- Identify KPIs for communication success
- Provide guidance on community engagement and press outreach
- Draft up to press releases on announcements and opportunities
- Develop a comprehensive communication outreach plan including:
  - Key messaging framework
  - Platform/channel strategy (digital, print, community, etc.)
  - Outreach calendar with key deliverables and milestones
- Develop an integrated marketing and communications plan to promote CRA's key initiatives, including business attraction, corridor branding, and community outreach.
- Advise on brand identity development, ensuring the messaging is cohesive and aligns with the CRA's vision and goals.

Scope of Services (Cont.)

Advertising & Media Campaigns:

- Design and implement multi-channel advertising campaigns (print, digital, social media, and OOH) to target businesses, developers, and residents.
- Manage the placement of ads in local and regional outlets to maximize exposure.
- Track the effectiveness of campaigns and provide regular reports on campaign performance.

Public Relations & Media Outreach:

- Develop a public relations strategy to generate media coverage for CRA events, milestones, and community projects.
- Draft and distribute press releases to local and regional media outlets.
- Facilitate media outreach and maintain strong relationships with media partners to secure interviews, articles, and features.

Community Outreach & Stakeholder Engagement:

- Plan and execute community engagement initiatives, including public forums, town hall meetings, and workshops, to gather input from stakeholders and keep them informed about CRA developments.
- Create communication materials (newsletters, emails, brochures) to keep residents and businesses up-to-date on incentive programs, streetscape improvements, and safety initiatives.

Special Event Coordination & Promotion:

- Develop and execute special events that align with the CRA's branding and goals, including grand openings, community festivals, and business networking events.
- Promote special events through digital media, press releases, and advertising to increase attendance and community participation.
- Ensure seamless coordination with vendors, partners, and stakeholders for successful event execution.

Scope of Services (Cont.)

Digital Marketing & Social Media Management:

- Manage CRA's social media presence by creating content, monitoring engagement, and responding to feedback.
- Develop digital campaigns, including email marketing and online advertising, to target specific demographics and promote CRA's initiatives.
- Maintain and update the CRA website with the latest news, event information, and community resources.

Collateral Development & Asset Creation:

- Design marketing collateral (flyers, brochures, banners) that supports CRA's branding and initiatives.
- Develop promotional videos, photography, and digital content to highlight CRA's projects, events, and community impact.
- Ensure all materials are professionally produced and aligned with the brand's aesthetic.

Logo Development:

- Conduct brand exploration to define identity elements (mission, vision, tone, aesthetics) for NW 79th Street CRA.
- Present 2–3 initial logo concepts
- Refine selected logo with up to 3 rounds of revisions
- Deliver final logo files in multiple formats (vector, PNG, JPG)
- Provide horizontal, vertical, icon-only, and monochrome variations
- Include branding guidelines and usage recommendations (e.g., size, background, color applications)

Branding Guidelines:

- Logo usage
- Typography and font pairings
- Color palette (primary, secondary, accent colors)
- Photography and visual style direction
- Brand tone, voice, and language recommendations
- Final deliverable: PDF brand guidelines document

Scope of Services (Cont.)

Reporting & Analytics:

- Provide monthly reports that track the effectiveness of marketing campaigns, including engagement metrics, advertising reach, and ROI.
- Analyze community feedback and market data to inform future campaign strategies and make data-driven adjustments.
- Present campaign performance results and recommendations to CRA leadership.

Stakeholder Communication & Support:

- Serve as the point of contact for all marketing and communications needs, ensuring CRA's stakeholders are well-supported and informed.
- Manage timelines, deliverables, and project coordination to ensure on-time completion of all tasks and initiatives.
- Provide regular updates to CRA leadership on the progress of marketing efforts and strategic initiatives.

Contractor Management for Still Photography & Video Production:

- Oversee and manage external contractors responsible for still photography and video production to support CRA's social media content and promotional campaigns.
- Ensure that all visual content aligns with CRA's brand guidelines and strategic messaging.
- Coordinate shoots, timelines, and deliverables with the contractor, ensuring high-quality content is produced on schedule.
- Review and approve all photography and video materials before they are published or distributed across social media platforms and other marketing channels.
- Collaborate with the contractor to capture key events, business developments, and community projects for promotional use.

Marketing + Branding Proposal (cont.)

This scope of services outlines our comprehensive approach to revitalizing the CRA's brand identity, enhancing its visual presence, and effectively communicating its value to the business community and beyond.

Fee Estimate - $6,250 Monthly | October 2026 - September 2027

WORK SAMPLES



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Work Samples + Case Studies (Cont)

B2B and Consumer Marketing Experience

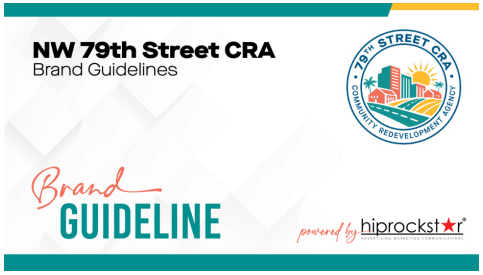
NW79th Street CRA

North West 79th Street CRA engaged Hip Rock Star as its communications and marketing partner to elevate its visibility, strengthen community engagement, and drive awareness of its redevelopment initiatives along the 79th Street Corridor. Tasked with translating complex programs into clear, compelling messaging, Hip Rock Star developed and executed a comprehensive strategy that included developing the communications & marketing plan, branding, website development, community outreach, and public relations. The team established a cohesive identity for the CRA, built a user-friendly digital presence to centralize information, and led targeted campaigns to promote key initiatives such as the Meet the CRA program. Hip Rock Star successfully increased public awareness, drove participation in town halls and workshops, and positioned the CRA as a trusted resource for residents and businesses.

As a result of this partnership, Hip Rock Star's efforts not only amplified the CRA's mission but also contributed to tangible community impact, including the preservation and revitalization of legacy businesses and improved access to grant-funded resources for homeowners and entrepreneurs. By aligning messaging with community needs and delivering consistent, high-quality communications, Hip Rock Star helped position the 79th Street Corridor for sustained growth, long-term investment, and a renewed sense of pride among its stakeholders..









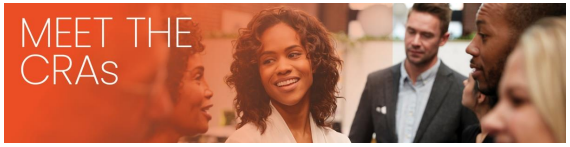
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Work Samples + Case Studies

B2B and Consumer Marketing Experience

NW79th Street CRA (Cont.)



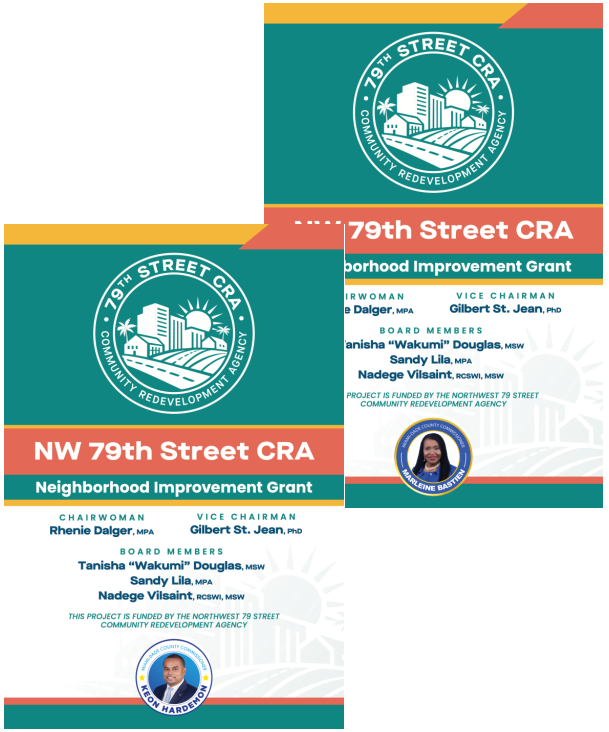












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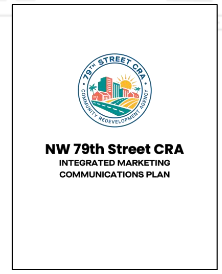
Work Samples + Case Studies

B2B and Consumer Marketing Experience

NW79th Street CRA (Cont.)









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NW79th Street CRA (Cont.)









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RESOLUTION NO. CRA-28-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, ESTABLISHING THE BLOCK BEAUTIFUL - RESIDENTIAL BLOCK BEAUTIFICATION PILOT PROGRAM; APPROVING THE BLOCK BEAUTIFUL - RESIDENTIAL BLOCK BEAUTIFICATION PILOT PROGRAM GUIDELINES; AUTHORIZING THE EXECUTIVE DIRECTOR TO IMPLEMENT THE BLOCK BEAUTIFUL - RESIDENTIAL BLOCK BEAUTIFICATION PILOT PROGRAM CONSISTENT WITH THE BLOCK BEAUTIFUL - RESIDENTIAL BLOCK BEAUTIFICATION PILOT PROGRAM GUIDELINES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, in response, CRA staff has developed the Block Beautiful - Residential Block Beautification Pilot Program to be administered through the Block Beautiful - Residential Block Beautification Pilot Program Guidelines attached hereto as Exhibit "A to establish a neighborhood improvement initiative focused on enhancing residential properties, addressing visible deterioration, and encouraging community participation within the CRA Community Redevelopment Area; and

WHEREAS, the Board of Commissioners of the CRA desires to establish the Block Beautiful - Residential Block Beautification Pilot Program and approve the Block Beautiful - Residential Block Beautification Pilot Program Guidelines in the form attached hereto as Exhibit "A".

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

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

Section 2. Establishment of Block Beautiful - Residential Block Beautification Pilot Program. The Block Beautiful - Residential Block Beautification Pilot Program is hereby established.

Section 3. Approval of Block Beautiful - Residential Block Beautification Pilot Program. The Block Beautiful - Residential Block Beautification Pilot Program Guidelines in the form attached hereto as Exhibit "A" are hereby approved.

Section 4. Implementation of Block Beautiful - Residential Block Beautification Pilot Program. The Executive Director or Executive Director's designee is hereby authorized to implement the Block Beautiful - Residential Block Beautification Pilot Program consistent with the Block Beautiful - Residential Block Beautification Pilot Program Guidelines.

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

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

_____
Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

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

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: Approval of Block Beautiful – Residential Block Beautification Pilot Program Guidelines

Recommendation
It is recommended that the Board of Commissioners approve and adopt the Block Beautiful – Residential Block Beautification Pilot Program Guidelines to establish a neighborhood improvement initiative focused on enhancing residential properties, addressing visible deterioration, and encouraging community participation within the NW 79th Street CRA redevelopment area.

Fiscal Impact
Implementation of the program will be subject to funding appropriated and authorized by the Board. The proposed guidelines establish a maximum CRA contribution of $15,000 per participating residential parcel, with actual expenditures determined by property conditions, approved improvements, and available funding.
The program may also leverage private sponsorships, donated materials, and in-kind contributions to supplement CRA funding, subject to applicable approval requirements.

Delegation of Authority
Upon Board approval, the Executive Director or designee is authorized to administer the Block Beautiful Program in accordance with the adopted guidelines, establish necessary administrative procedures, coordinate outreach and selection activities, and oversee implementation within the Agency's approved budget and delegated authority.

Background
The NW 79th Street CRA continues to advance neighborhood revitalization initiatives aimed at improving residential conditions, strengthening community pride, and enhancing the overall appearance of the redevelopment area.

The proposed Block Beautiful Program introduces a coordinated approach to residential beautification by targeting entire neighborhood blocks rather than individual properties. Through a community-driven nomination and selection process, the CRA will identify eligible residential blocks and coordinate exterior improvements to participating properties on both sides of the selected street.

Eligible improvements may include exterior painting, pressure washing, landscaping, fencing, minor driveway and walkway repairs, exterior lighting, and other visible property enhancements. Improvements will be coordinated and paid for directly by the CRA through authorized service providers, rather than through individual homeowner reimbursements.

The program emphasizes resident participation, equitable block selection, and long-term maintenance of completed improvements. Eligible blocks must demonstrate sufficient community support and property owner participation before proceeding with implementation. The proposed

NW 79th Street Corridor Community Redevelopment Agency

guidelines also establish property eligibility requirements, assistance limits, and accountability measures.

Approval of the program guidelines will establish the policy framework for launching the pilot initiative, with specific funding allocations, block selection, and implementation activities proceeding in accordance with Board authorization and available resources.

Attachment

- Block Beautiful – Residential Block Beautification Pilot Program Guidelines

Block Beautiful - Residential Block Beautification Pilot Program

Proposed Program Guidelines

Northwest 79th Street Corridor Community Redevelopment Agency

Draft for Board consideration | October 2026
Effective only upon CRA Board adoption. Adoption date and resolution number to be entered after approval.

1. Purpose and Program Approach

The Block Beautiful Program provides coordinated exterior improvements to residential properties within selected blocks of the NW 79th Street Corridor Community Redevelopment Agency redevelopment area.

The program seeks to address visible deterioration, improve neighborhood appearance, encourage resident participation, and advance the objectives of the CRA's adopted Redevelopment Plan.

The CRA will coordinate improvements to eligible, consenting properties on both sides of a selected residential block. Assistance will be provided through CRA-authorized services and direct payments to service providers. Property owners will not receive cash awards or reimbursement for independently arranged work.

2. Program Funding and Assistance Limits

Program implementation is subject to funding appropriated and authorized by the CRA Board. The CRA Board shall establish the total funding available for each program cycle through its budget or a separate funding authorization.

CRA-funded assistance shall not exceed **$15,000 per participating residential parcel**, including related property-specific costs. A parcel shall be counted once using its property identification number.

The $15,000 assistance limit is a maximum, not an entitlement. Individual scopes and expenditures may vary based on property conditions, anticipated impact, reasonable costs, and available funding.

Private Sponsorships and Contributions

The CRA may accept private financial contributions, donated materials, and in-kind services to supplement program funding, subject to applicable approval procedures.

The $15,000 per-property limit applies to CRA-funded assistance. Approved improvements may exceed that amount when the additional value is supported by documented sponsorships or contributions. All improvements remain subject to CRA approval and program requirements.

Contributions shall not influence property eligibility, block selection, or contractor selection and shall not obligate the CRA to provide additional funding. Program commitments shall not depend on unconfirmed contributions.

3. Eligible Blocks and Properties

An eligible block consists of both sides of one street segment between intersecting streets and must be located entirely within the CRA Community Redevelopment Area.

Blocks must be predominantly residential, contain a minimum of eight and a mximum of 24 residential parcels, and include at least eight eligible parcels. Eligible property types include single-family homes, duplexes, and individually owned townhome parcels. A duplex located on one parcel is subject to one assistance cap of

$15,000. Apartment complexes, vacant lots, nonresidential properties, and condominium common elements are excluded from individual property assistance under this pilot.

Owner-occupied and rental residential properties may participate. Owners must establish ownership and authority to consent, authorize the proposed work, and execute the required participation agreement. Rental residential properties establish tenancy and authority to consent from the owner, authorize the proposed work, and both the owner and teant must execute the required participation agreement.

Property eligibility is subject to review of ownership, property tax status, recorded liens, code enforcement matters, and conditions affecting the proposed improvements. Eligibility shall be determined by the CRA. A mortgage does not itself disqualify a property. Delinquent taxes and unresolved governmental or judgment liens must be resolved or addressed through an acceptable documented arrangement before final eligibility clearance. Program funding cannot be used to pay taxes, governmental or judgment liens including code enforcement liens.

The Executive Director shall establish uniform screening requirements, subject to CRA counsel review and approval, consistent with these guidelines. Staff may not waive material eligibility requirements for individual applicants.

4. Eligible Improvements and Exclusions

Each property's scope shall reflect documented conditions, visible impact, safety, available funding, and coordination with surrounding properties. Improvements shall primarily address street-facing exterior areas.

Eligible improvements may include:

- Exterior cleaning, pressure washing, painting, and limited surface preparation or repair.
- Landscaping, sod, plants, mulch, and limited irrigation improvements.
- Fence repair or replacement.
- Minor driveway and walkway repairs, sealing, or resurfacing.
- Screens and limited repair or replacement of exterior doors and windows.
- Replacement lighting fixtures at existing connections.
- Mailboxes, house numbers, and related property identification.

Irrigation improvements require an appropriate water source and the owner's commitment to operation, maintenance, and associated utility costs.

Excluded work includes roof replacement, structural repairs, interior renovations, additions, major electrical or plumbing work, HVAC improvements, major drainage or paving reconstruction, personal furnishings, and work performed before written CRA authorization.

The CRA may limit, defer, or decline improvements where unsafe conditions, hazardous materials, permitting needs, or underlying deficiencies prevent completion within the approved program scope and funding. No particular improvement is guaranteed.

5. Nomination and Owner Participation

Residents and property owners age 18 or older may nominate their block, subject to the conflict restrictions in these guidelines. Duplicate nominations shall be consolidated and shall not provide a scoring advantage.

A nomination must demonstrate preliminary support from at least **60% of all residential parcels on the block**, counting each parcel once. Preliminary support may be provided by an adult resident or owner and does not authorize construction.

Before finalist certification and CRA Board confirmation, owners of at least **75% of eligible parcels** must provide written commitments to participate. Those commitments must also represent at least **60% of all residential parcels on the block**. Percentage requirements shall be rounded up to the next whole parcel.

Participation is voluntary. Tenant support does not substitute for owner consent. Properties whose owners decline participation shall be excluded from construction.

A loss of participation below the required thresholds after Board confirmation shall be reported to the Board for direction before new work commitments proceed.

6. Evaluation and Block Selection

Selection shall incorporate eligibility screening, preliminary feasibility assessments, staff evaluation, and public voting among qualified finalists.

Blocks must demonstrate sufficient owner participation and a feasible improvement program within the authorized funding before advancing to public voting.

A disinterested CRA staff panel shall evaluate qualified blocks using the following criteria:

Evaluation criterion	**Maximum points**
Documented exterior need and anticipated visual improvement	40
Owner participation and continuity of improvements	25
Feasibility within available funding and the implementation schedule	20
Visibility and potential benefit to surrounding properties	10
Resident commitment to maintenance and block stewardship	5
Total	**100**

Application presentation quality, paid promotional materials, sponsorship commitments, and political endorsements shall not receive scoring credit.

The three highest-scoring qualified blocks shall advance to public voting. If fewer than three qualify, the remaining qualified blocks may advance. A sole qualified block may proceed directly to Board consideration.

The final ranking shall combine **50% staff evaluation and 50% public voting**. Public voting shall permit one verified vote per person during the voting period and shall be open to individuals age 18 or older, including those outside the CRA boundary.

Staff shall publish the selection and voting procedures before nominations open and apply them consistently throughout the program cycle. Administrative procedures shall address score calculations, verification, accessibility, ties, irregularities, and factual reconsideration requests.

7. Board Confirmation

CRA Staff shall present the selection results, eligibility findings, participation commitments, anticipated improvements, estimated costs, and implementation schedule to the CRA Board.

The CRA Board shall confirm the selected block based on the published selection process and documented program feasibility. New selection criteria shall not be introduced after public voting. Confirmation of the

selected block by the CRA Board shall be final and non-appealable with participation in the process deemed a waiver of any right of appeal.

If the highest-ranked block cannot proceed, staff shall document the reason and present the next-ranked qualified and feasible block for Board confirmation.

8. Owner Agreements and Maintenance

Before work begins, each participating owner and tenant, as applicable, shall execute a CRA-approved agreement addressing the authorized scope, access, owner responsibilities, maintenance, applicable tenant protections, and remedies for noncompliance.

Owners shall maintain funded improvements in a good, workmanlike and serviceable condition for **three years following completion**. Responsibilities include routine upkeep, landscaping care, irrigation operation, and associated utility costs.

Agreements shall provide notice of deficiencies and a reasonable opportunity to correct them. Any lien, repayment obligation, or recorded covenant requires CRA Board approval of its terms before inclusion in owner agreements.

Program participation shall not require an owner or tenant to provide a personal interview or promotional testimonial. The CRA may document property conditions and funded improvements for program administration and reporting.

9. Rental Property Protections

Rental properties require the legal owner's written consent and agreement to applicable tenant participation. The owner shall also be reuierd to execute the CRA-approved agreement.

For **12 months following completion**, participating landlords shall not increase a tenant's base rent or impose additional fees to recover the cost of CRA-funded improvements. Landlords shall not displace tenants, terminate tenancies, or decline renewals to obtain higher rents attributable to the improvements during that period.

Owner agreements shall address tenant notice, monitoring, permitted exceptions, and remedies, subject to CRA counsel review. Documented matters unrelated to the improvements shall be addressed under the agreement and applicable requirements.

10. Conflicts and Fair Treatment

CRA Board members, CRA staff, participating consultants, selected contractors, and their immediate families may not nominate or receive property assistance under this pilot. Immediate family includes a spouse or domestic partner, parent, child, sibling, or household member.

An otherwise eligible block shall not be automatically excluded because it contains an ineligible property.

Individuals involved in evaluation or administration shall disclose relevant interests and relationships and recuse themselves where impartiality may be affected. Consultants and vendors may support program administration but shall not score nominations.

The CRA shall provide accessible participation opportunities and program information in English, Haitian Creole, and Spanish.

11. Program Administration and Implementation

The Executive Director shall administer the program within these guidelines, Board-authorized funding, and existing delegated authority.

CRA Staff responsibilities include outreach, eligibility verification, selection administration, owner coordination, approval of individual property scopes, procurement coordination, contract administration, and monitoring.

Consultant and contractor engagements remain subject to applicable procurement requirements and approval authority. Adoption of these guidelines does not independently award a contract or establish a commitment by a prospective partner.

Appropriately qualified personnel shall oversee technical scopes, permitting, inspections, change orders, and acceptance of completed work. Payments shall be made directly to authorized providers following verification of the required services or improvements.

Owners may not authorize additional work at the CRA's expense. Changes must remain within the approved scope, assistance limits, funding authorization, and delegated authority.

12. Accountability and Board Authority

CRA Staff shall maintain records supporting eligibility, selection, owner participation, expenditures, and completed improvements.

The Executive Director shall provide periodic CRA Board updates and a completion report identifying properties improved, participation levels, expenditures, sponsorship contributions, outcomes, and recommendations for future program cycles.

The Executive Director may establish and revise operating procedures consistent with these guidelines, including forms, documentation requirements, schedules, voting administration, assessment methods, and reporting formats.

Material changes to eligibility, participation thresholds, assistance limits, selection criteria or weighting, Board confirmation requirements, maintenance obligations, rental protections, or total authorized funding require Board approval.

Adopted: _____
Resolution Number: _____

RESOLUTION NO. CRA-29-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING A REVITALIZATION AND REHABILITATION GRANT IN THE AMOUNT OF $200,000 INCLUSIVE OF AN ADDITIONAL $100,000 IN FUNDING, SUBJECT TO NEGOTIATED COMMUNITY BENEFIT COMMITMENTS INVOLVING PUBLIC ART AND LOCAL JOB CREATION TO THE CAPITALIST GROUP, CORP. FOR THE REHABILITATION OF THE PROPERTY LOCATED AT 6430 N.W. 22ND AVENUE, MIAMI, FLORIDA; AUTHORIZNG THE EXECUTIVE DIRECTOR AND CRA ATTORNEY TO NEGOTIATE AND FINALIZE A REVITALIZATION AND REHABILITATION GRANT AGREEMENT WITH THE CAPITALIST GROUP, CORP.; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE REVITALIZATION AND REHABILITATION GRANT AGREEMENT WITH THE CAPITALIST GROUP, CORP.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE REVITALIZATION AND REHABILITATION GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the mission of the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation; and

WHEREAS, the promotion of the Community Redevelopment Area and the use of tax increment funds therefore falls within the purposes of the Community Redevelopment Act set forth in Part III, Chapter 163, Florida Statues; and

WHEREAS, The Capitalist Group, Corp. is owned by Enrique Villarreal and Mairim Lopez-Villarreal (50% interest each) and is the owner of the property at 6430 N.W. 22nd Avenue and has not previously received a CRA grant; and

WHEREAS, The Capitalist Group, Corp. is converting an existing office building into a daycare center and has retained a contractor who has been performing work on the project; the project has not been completed due to financial hardship, and the applicant is requesting grant assistance to help complete it with proposed improvements including a new roof, parking lot resurfacing, landscaping, interior and exterior painting, HVAC upgrades, drywall, plumbing, flooring, and electrical work including a new fire alarm system; and

WHEREAS, The Capitalist Group, Corp. submitted one contractor bid in the amount of Four Hundred Eighty-Five Thousand Three Hundred and 00/100 Dollars ($485,300.00), rather than the three bids ordinarily required under program guidelines and CRA staff is recommending

this requirement be waived given the existing contractor relationship and the project's current state of partial completion; and

WHEREAS, the Board of Commissioners of the CRA desires to (a) award a Revitalization and Rehabilitation Grant in the amount of Two Hundred Thousand and 00/100 Dollars ($200,000.00) inclusive of an additional One Hundred Thousand and 00/100 Dollars ($100,000.00) in funding, subject to negotiated community benefit commitments involving public art and local job creation to The Capitalist Group, Corp.; (b) waive the program guidelines requirement to obtain three bids; (c) authorize the negotiation, finalization and execution of a Revitalization and Rehabilitation Grant Agreement with The Capitalist Group, Corp. in the amount of Two Hundred Thousand and 00/100 Dollars ($200,000.00) inclusive of an additional One Hundred Thousand and 00/100 Dollars ($100,000.00) in funding, subject to negotiated community benefit commitments involving public art and local job creation, which Revitalization and Rehabilitation Grant Agreement shall be in a form and substance as negotiated by the Executive Director and approved as to legal form and sufficiency by the CRA Attorney; and (d) authorize the Executive Director to take all action necessary to implement the terms of the Revitalization and Rehabilitation Grant Agreement with The Capitalist Group, Corp.

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

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

Section 2. Award of Revitalization and Rehabilitation Grant. The Revitalization and Rehabilitation Grant in the amount of Two Hundred Thousand and 00/100 Dollars ($200,000.00) inclusive of an additional One Hundred Thousand and 00/100 Dollars ($100,000.00) in funding, subject to negotiated community benefit commitments involving public art and local job creation to The Capitalist Group, Corp. is hereby approved.

Section 3. Waiver of Three Bid Requirement. The program guidelines requirement that the grantee obtain three bids is hereby waived.

Section 4. Negotiation and Finalization of Revitalization and Rehabilitation Grant Agreement. The Executive Director and CRA Attorney are hereby authorized to negotiate and finalize a Revitalization and Rehabilitation Grant Agreement in the amount of Two Hundred Thousand and 00/100 Dollars ($200,000.00) inclusive of an additional One Hundred Thousand and 00/100 Dollars ($100,000.00) in funding, subject to negotiated community benefit commitments involving public art and local job creation to The Capitalist Group, Corp., which Revitalization and Rehabilitation Grant Agreement shall be in a form and substance as negotiated by the Executive Director and approved as to legal form and sufficiency by the CRA Attorney.

Section 5. Execution of Revitalization and Rehabilitation Grant Agreement. The Executive Director is hereby authorized to execute and deliver the Revitalization and Rehabilitation Grant Agreement with The Capitalist Group, Corp.

Section 6. Implementation of Revitalization and Rehabilitation Grant Agreement. The Executive Director or the Executive Director's designee is hereby authorized to take all action necessary to implement the terms of the Revitalization and Rehabilitation Grant Agreement with The Capitalist Group, Corp., and to exercise all provisions contained therein, including cancellation, termination and amendment provisions.

Section 7. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED and ADOPTED this 29th day of October, 2026.

_____
Rhenie Dalger
Chair

ATTEST:

_____
Tanisha "Wakumi" Douglas, MSW
Secretary

APPROVED AS TO LEGAL SUFFICIENCY

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

SPONSORED BY: ADMINISTRATION

Moved by:_____

Seconded by:_____

Vote:

Chair Rhenie Dalger	_____ (Yes)_____(No)
Vice Chair Gilbert St. Jean, Phd	_____ (Yes)_____(No)
Board Member Tanisha "Wakumi" Douglas, MSW	_____ (Yes)_____(No)
Board Member Sandy Lila, MPA	_____ (Yes)_____(No)
Board Member Nadege Vilsaint, RCSWI, MSW	_____ (Yes)_____(No)

NW 79th Street Corridor Community Redevelopment Agency

Date: October 29, 2026

To: Board Members of 79th Street Community Redevelopment Agency

From: Casneve Oupelle, Executive Director

Subject: Approval of Revitalization and Rehabilitation Grant to The Capitalist Group Corp. for 6430 NW 22nd Avenue

Recommendation
It is recommended that the Board of Commissioners approve a Revitalization and Rehabilitation Grant to The Capitalist Group Corp. in an amount not to exceed $200,000 for the rehabilitation of the property located at 6430 NW 22nd Avenue, inclusive of an additional $100,000 in funding, subject to negotiated community benefit commitments involving public art and local job creation.

Fiscal Impact
The proposed grant award of $200,000 will be funded through the Commercial Revitalization Grant Program allocation in the CRA's adopted FY 2026–2027 budget.
The total estimated project cost is $485,300, of which the CRA will contribute up to $200,000, with the applicant responsible for the remaining $285,300. Grant funds will be disbursed on a reimbursement basis in accordance with the approved grant agreement.

Delegation of Authority
Upon Board approval, the Executive Director or designee is authorized to execute the grant agreement with The Capitalist Group Corp., incorporating the approved funding amount, scope of work, and community benefit commitments, and to take all necessary administrative actions to implement and administer the award.

Background
The Capitalist Group Corp., owned by Enrique R. Villarreal, proposes to rehabilitate the existing property at 6430 NW 22nd Avenue for conversion into a daycare facility. The proposed improvements include roof replacement, electrical and fire alarm upgrades, plumbing, sewer and HVAC improvements, parking lot resurfacing, landscaping, signage, and interior and exterior painting. The renovations will also support the building's 40-year recertification requirements and create a childcare facility serving the surrounding community.

At its June 30, 2026, meeting, the Board considered the applicant's funding request and directed the Executive Director to negotiate an additional $100,000 above the program's standard $100,000 funding level, contingent upon securing additional community benefits.

Following the Board's direction, staff identified two community benefit commitments to be incorporated into the grant agreement:

1. **Public Art:** Installation of a community-themed mural on the northern exterior wall of the property. The proposed design shall be submitted for review and approval through the CRA's designated public art review process before installation. The mural must be completed before final grant reimbursement.
2. **Local Job Creation:** The applicant shall commit to creating employment opportunities associated with the daycare facility, with an emphasis on recruitment and hiring of qualified

NW 79th Street Corridor Community Redevelopment Agency

residents from the CRA redevelopment area. Specific employment commitments, reporting requirements, and verification procedures shall be established in the grant agreement.

These commitments are intended to provide additional public benefits beyond the physical rehabilitation of the property by enhancing the corridor's visual character, supporting local employment, and expanding access to childcare services.

Approval of this item will advance the rehabilitation of an existing commercial property while leveraging the CRA's investment to secure measurable community benefits consistent with the Agency's redevelopment objectives.

Attachments

- Commercial Revitalization Grant Application – The Capitalist Group Corp.

CRA Application Checklist

Applicant Info

First Name: **ENRIQUE** Last Name: **VILLARREAL** Contact No: **305-781-6170**

Business Name: **THE CAPITALIST GROUP CORP.** Email: **MAYEN@BELLSOUTH.NET**

Project Address: **6430 NW 22ND AVE, MIAMI, FL 33147**

1. Is the address within CRA Boundaries: [**X**] Yes [ ] No
2. Type of grant program: **REVITALIZATION & REHABILITATION**
3. All required documentation:

	Yes	No	N/A
a. *Completed Application*	X		
b. *Grant Request Letter (with narrative)*	X		
c. *Property Owner authorization (if applicable)*			X
d. *Business Information (Local Business Tax & Certificate of Use for applicant and property owner)*			X
e. *Business Plan for new business (if applicable)*	X		
f. *Grant application Review form*	X		
g. *Printed Property Appraiser for Property*	X		
h. *Printed Sunbiz for applying business*	X		
i. *Printed Property Tax*	X		
j. *Total Project Cost*	X		
k. *Property owner agreement (if applicable)*			X
l. *Current Pictures of the property*	X		
m. *Verification that property is free of liens and violations*	X		

4. Contractors & Bids

	Bid 1	*Bid 2*	*Bid 3*
Sunbiz	**TADEO ENGINEERING LLC**		
DBPR	**CGC1523427**		
Bid Amount	**$485,300.00**		

Comments

THE APPLICANT HAS ALREADY BEGUN A FEW RENOVATIONS, SUCH AS THE INSTALLATION OF NEW IMPACT WINDOWS AND EXTERIOR DOORS.

Recommendation: Approval | Denial

Reviewed by: Victoria Goss **Approved by:** _____

THE CAPITALIST GROUP CORP.
6430 NW 22 AVE
MIAMI, FL 33147

Summary

Name	Count	Area(ft²)	Length(ft)
Brownfield	1	N/A	N/A
Census Tract 2010	1	N/A	N/A
Community Development District	0	N/A	N/A
Community Redevelopment Area	1	N/A	N/A
Community Development Block Group	1	N/A	N/A
County Commission District	1	N/A	N/A
Empowerment Zone / Targeted Urban Area	0	N/A	N/A
Qualified Opportunity Zones	1	N/A	N/A
Enterprise Zone	1	N/A	N/A
Current Land Use	1	N/A	N/A
Municipality	1	N/A	N/A
Neighborhood Revitalization Area	1	N/A	N/A
Target Urban Area (TUA)	1	N/A	N/A
Target Urban Area Corridor	0	N/A	N/A
Municipal Zoning	1	N/A	N/A
Zoning	1	N/A	N/A
Urban Development Boundary	1	N/A	N/A

Brownfield

#	NAME	Area(ft²)
1	MODEL CITY/BROWNSVILLE	N/A

Census Tract 2010

#	NAME	Area(ft²)
1	Census Tract 15.02	N/A

Community Redevelopment Area

#	LOCATION	Area(ft²)
1	NW 79th Street	N/A

Community Development Block Group

#	GT51PCNT	Area(ft²)
1	69.80	N/A

County Commission District

A. COMPLETED APPLICATION

Docusign Envelope ID: 491A140E-3479-8D3E-81FF-2C87473BFA82

COMMERCIAL REVITALIZATION GRANT PROGRAM

Applicant Instructions

To be considered for funding under the CRA Commercial Grant Program, applicants must submit a complete application package, including all required forms and supporting documentation. Incomplete applications will not be reviewed.

To receive grant funds from the CRA, applicants must be registered as a Miami-Dade County vendor prior to payment.

Applicants or an authorized representative are required to attend the CRA Board meeting at which the application is scheduled to be considered.

Application Submission & Review Process

Grant applications will be accepted and reviewed on a rolling basis and prioritized based on alignment with CRA goals, program eligibility, completeness of the application, and availability of funding. Submission date alone does not guarantee funding. All awards are subject to CRA approval.

Completed applications must be submitted to the Agency Grants Administrator via in-person delivery, email, U.S. Mail, or scan.

APPLICATION SUBMISSION DETAILS

Agency Grants Administrator
Neighbors and Neighbors Association, Inc. (NANA)
Grants Coordinator – NW 79th StreetCommunity Redevelopment Agency
5120 N.W. 24th Avenue
Miami, FL 33142

Email: 79stcorridor@nanafl.org
Phone: (305) 756-0605
Fax: (305) 756-6008
CRA Copy (Required):
Grants@nw79Streetcra.gov
Subject Line: CRA Grant Application – [Business Name]

Application Submission Checklist (All items must be submitted for the application to be considered complete)

General Application Requirements (All Applicants)

- [x] Completed and signed CRA Commercial Grant Application
- [x] Copy of valid government-issued photo ID (authorized applicant)
- [x] Proof of active business registration (Sunbiz printout or equivalent)
- [ ] Copy of Local Business Tax Receipt (current)
- [ ] Copy of Certificate of Use (if applicable)
- [x] Current Pictures of property

Property Owner Requirements (If applicant is not the property owner)

- [ ] Notarized Property Owner Consent Form
- [x] Proof of property ownership (deed, tax bill, or property appraiser record)
- [x] Proof of paid property taxes (current)

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COMMERCIAL REVITALIZATION GRANT PROGRAM

Grant-Specific Requirements

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grants

- [x] Completed Scope of Work section
- [x] Detailed description of exterior improvements (if applicable)
- [x] Total Project Cost
- [ ] Minimum of three (3) contractor bids
- [x] Contractor licenses and insurance documentation
- [ ] Proof of matching funds (required by program guidelines)

Additional Information (If Applicable)

- [ ] Documentation addressing code violations or liens
- [x] Documentation related to 40-year recertification, including evaluations and cost estimates
- [x] Any additional documentation required by the CRA

Section I - Contact & Business Information

Instructions: Complete this section with the legal and operational information for the business applying for funding. All information must match official records, including Sunbiz registration, Local Business Tax Receipt, and Certificate of Use, if applicable.

Legal Business Name: **THE CAPITALIST GROUP CORP.**

Fictitious Name, Trade Name, d/b/a (if any): **N/A**

Business Address: **6430 NW 22 AVE** City: **MIAMI** Zip Code: **33147**

Is the property located within the CRA boundaries? [x] Yes [ ] No

Federal Tax ID Number (EIN): **65-0939966** **OR,** if Sole Proprietorship, enter your SSN: **N/A**

Business Start Date: **8/5/1999** [x] Active with State of Florida

Sunbiz Registered Name (if different): **N/A**

Local Business Tax Receipt? [ ] Yes [x] No Expiration Date: **N/A**

Certificate of Use [ ] Yes [x] No Expiration Date: **N/A**

Section II - Applicant Contact Information

Instructions: Provide contact information for the individual authorized to act on behalf of the business and receive all CRA correspondence related to this application.

Name: **ENRIQUE R. VILLARREAL** Title: **OWNER**

Address: **9008 NW 152 LANE** City: **MIAMI LAKES** Zip Code: **33018**

Phone Number: **305-781-6170** Email Address: **MAYEN@BELLSOUTH.NET**

Section III - Property Owner Information

Instructions: Complete this section if the applicant is not the property owner. Written consent from the property owner is required for all proposed improvements to leased or non-owned property.

Property Owner Name: **ENRIQUE R. VILLARREAL**

Is the Applicant also the Property Owner? [x] Yes [ ] No If no, attach executed Owner Consent Form.

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COMMERCIAL REVITALIZATION GRANT PROGRAM

Section III - Property Owner Information (Contd...)

Property Owner Address: **9008 NW 152 LANE**

Property Owner Phone: **305-781-6170** Property Owner Email: **MAYEN@BELLSOUTH.NET**

Does this building have any City, County or State Code Violations? ☑ Yes ☐ No

If yes, please attach detailed information to this Application.

Does this building have any local, State of Federal Liens? ☐ Yes ☑ No

If yes, please attach detailed information to this Application.

Is this building subject to 40-year recertification or has received its 40-year recertification? ☑ Yes ☐ No

If yes, please attach detailed information to this Application. If funding is being requested to assist in recertification please provide all documentation including building evaluation, code violations and applicable quotes for scope of work. Proof of matching funds may be required.

Section IV - Business Profile

Instructions: Provide general information about the business, including ownership structure, employment levels, revenue, and a brief description of business operations.

Type of Business: **REAL ESTATE INVESTOR**

Number of Employees: **0** Full-Time: _____ Part-Time: _____

Business Organization Structure: ☐ Sole Proprietor ☐ LLC ☑ Corporation ☐ Partnership ☐ Non-Profit

Business Ownership Interest of all parties (Attach additional sheet, if needed):

Name: **Enrique Villarreal** Interest: **50** % Name: **Mairim Lopez-Villarreal** Interest: **50** %

Gross Annual Revenue: $ **100,000**

Describe your Company's Business operations including products sold and or services provided etc.:

AS PROPERTY OWNERS AND REAL ESTATE INVESTORS, WE ACQUIRE, OWN, MANAGE, LEASE, AND IMPROVE RESIDENTIAL AND COMMERCIAL PROPERTIES. MY BUSINESS GENERATES INCOME THROUGH RENTAL OPERATION AND REAL ESTATE INVESTMENTS WHILE MAINTAINING AND ENHANCING PROPERTY VALUE.

Have you ever received a CRA grant? ☐ Yes ☑ No

If yes, provide details: _____

Were all prior grants fully completed and compliant? ☐ Yes ☐ No

Community Benefit Statement (Required)

Clearly describe how the proposed project will benefit the business, the surrounding CRA corridor, and the general public. This section is a key factor in the CRA's evaluation of the application.

Please explain how the proposed improvements will benefit (check all that apply)

☑ Improves building appearance

☐ Enhances public safety or security

☑ Improves pedestrian experience

☑ Retains or creates jobs (Number: **TBD**)

☑ Activates vacant or underutilized space

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COMMERCIAL REVITALIZATION GRANT PROGRAM

Section V - Grant Information

Select only one grant type. Applicants are responsible for reviewing the Program Guidelines to ensure eligibility and compliance with matching fund requirements.

☐ **Business Attraction & Expansion Grant**
Provides up to $150,000 for eligible, pre-approved costs related to the relocation, attraction, or expansion of businesses within the CRA Redevelopment Area. This program is intended for businesses new to the CRA or existing businesses expanding their footprint and requires a 50% matching contribution.

☑ **Revitalization & Rehabilitation Grant**
Provides up to $100,000 in matching funds for interior and exterior improvements to support existing businesses and property owners. The CRA may fund up to 75% of eligible project costs, with a minimum 25% match required.

☐ **Façade Improvement Grant**
Provides financial assistance of up to $50,000, with no matching requirement, for exterior building improvements that enhance the appearance of properties along the CRA corridor. Eligible improvements may include façade restoration, signage, lighting, and related exterior enhancements.

Describe how the grant funds will be used.
Please refer to the Program Guidelines and provide detail regarding planned business improvements.

GRANT FUNDS WILL BE USED TO RENOVATE AN EXISTING BUILDING AND CONVERT IT INTO A DAYCARE CENTER. IMPROVEMENTS WILL INCLUDE NEW ROOF, PARKING LOT RESURFACING AND STRIPING, LANDSCAPING, INTERIOR & EXTERIOR PAINTING, HVAC UPGRADES, DRYWALL, PLUMBING (BATHROOMS & SEWER), FLOORING, AND ELECTRICAL WORK (TO INCLUDE NEW FIRE SYSTEM). IMPROVEMENTS WILL HELP SATISFY THE PROPERTY'S 40-YEAR RECERTIFICATION REQUIREMENTS, ENHANCE THE SAFETY AND FUNCTIONALITY OF THE BUILDING, AND BEAUTIFY THE COMMUNITY. UPON COMPLETION, THE PROJECT WILL PROVIDE A MUCH-NEEDED CHILDCARE SERVICE FOR LOCAL RESIDENTS WHILE CONTRIBUTING TO THE AREA'S OVERALL ECONOMIC AND COMMUNITY DEVELOPMENT.

Total Project Cost: $ 485,300 Grant Amount Requested: $ 363,975

Business Attraction & Expansion / Revitalization & Rehabilitation / Façade Improvement Grant

Complete this section only if applying for one of the construction-related grants listed above. Competitive bids, contractor licensing, and insurance documentation are required.

(Construction & Physical Improvements)

☑ Photos of existing conditions (interior and/or exterior, as applicable)
☑ One (1) of the following visual concepts (as applicable to the project):
  ☑ Conceptual rendering
  ☐ Annotated photographs (markups showing proposed changes)
  ☐ Vision board / mood board
☑ Description of proposed improvements and scope of work
☑ Completed Scope of Work checklist
☑ Contractor bids (minimum required by program guidelines)
☑ Contractor license and insurance documentation
☐ Conditional (if applicable and prior to reimbursement):
  ☐ Final permitted plans
  ☐ Certificate of Use or zoning approval

Permit-ready or stamped construction drawings are not required at the application stage unless specifically requested by the CRA.

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COMMERCIAL REVITALIZATION GRANT PROGRAM

Scope of Work Indicate all improvements proposed:

Improvements	Interior	Exterior	Improvements	Interior	Exterior
Painting	☑	☑	Awnings	☐	☑
Flooring	☑	☑	Security	☑	☑
Lighting	☑	☑	Landscaping	☐	☑
Windows	☑	☑	Remodel / Build-Out	☑	☑
Signage	☑	☑			

Detailed Exterior Improvements

Exterior improvements visible from the public right-of-way are prioritized.

METAL PICKET FENCE (ELECTRIC)
RESURFACE PARKING LOT
EXTERIOR LIGHTING
EXTERIOR SIGNAGE
EXTERIOR PAINTING
LANDSCAPE

NEW WINDOWS AND DOORS HAVE ALREADY BEEN INSTALLED OVER THE COURSE OF THE PROJECT

All bids must be attached to the application at the time of submission. Contractors must be properly licensed, insured, and in good standing.

Incomplete applications submitted without the required bids may delay review or be deemed incomplete.

Bid #	Company Name	Bid Amount ($)	Contractor License #	Contact Name	Phone	Email
1	TTADEO ENGINEERING	$ 485,300.00	CGC1523427	Luis De La Hoz	305-903-8816	LUIS@TADEOENGINEERING.CO
2		$				
3		$				

Section VI - Applicant Certifications

Review each certification carefully. By signing, the applicant affirms compliance with all program requirements and acknowledges the reimbursement-based nature of the grant.

By signing below, I certify that:

- ☑ All information provided is true and accurate
- ☑ I have read and understand the CRA Grant Program Guidelines
- ☑ No work has commenced prior to CRA approval unless authorized in writing
- ☑ I understand this is a reimbursement-based grant and cash payments are not permitted
- ☑ I understand the CRA will issue no more than four (4) reimbursement payments
- ☑ I understand matching fund requirements must be met prior to reimbursement
- ☑ I understand additional funding requests are not permitted until this grant is closed

X Signed by: ENRIQUE R. VILLARREAL 262032219E014C4...

Signature | ENRIQUE R. VILLARREAL (Applicant Name) | 6/19/2026 (Date)

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COMMERCIAL REVITALIZATION GRANT PROGRAM

Public Records Disclosure & Acknowledgment

This section explains the applicant's rights and obligations under Florida's Public Records Law. Review carefully before signing.

Information provided in this application is subject to Chapter 119, Florida Statutes (Public Records Law) and may be disclosed upon request unless otherwise exempt by law. This applies regardless of whether the applicant is approved for funding.

By signing below, the applicant acknowledges and agrees that:

- The Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") is not required to withhold, defend, or assert any exemption for information submitted in connection with this application.
- The CRA is not required to provide notice that a public records request has been made.
- The applicant agrees to release, indemnify, and hold harmless the CRA, its Board members, officers, employees, agents, successors, and assigns from any liability arising from compliance with public records laws or from participation in the CRA grant program.

Notice Regarding Collection of Social Security Number

Pursuant to Section 119.071(5), Florida Statutes, a Social Security Number may be collected only if required for program eligibility, including verification for applicants applying as a sole proprietor. Any Social Security Number collected will be used solely for authorized governmental purposes.

X Signed by: ENRIQUE R. VILLARREAL 262032219E014C4...

Signature

ENRIQUE R. VILLARREAL

Applicant Name

6/19/2026

Date

B. GRANT REQUEST LETTER

(WITH NARRATIVE)

The Capitalist Group Corp.

6430 NW 22 Ave. Miami, FL. 33147
Mailing Address: 3101 NW 32 Ave. Miami, FL. 33142
Tel: 305-781-6170 Email: mayen@bellsouth.net

6/22/2026

Re: 79th Street Corridor Community Redevelopment Agency Grant Request Letter– Commercial Revitalization Grant Program

To Whom It May Concern,

On behalf of The Capitalist Group Corp., I am writing to formally request funding assistance through the Commercial Revitalization Grant Program – Façade Improvement for the property located at **6430 NW 22 Ave. Miami, FL. 33147**.

The purpose of this request is to enhance the exterior appearance and functionality of our property, contributing to the overall revitalization of the corridor. The proposed improvements include a complete remodeling of the existing structure:

New Electrical and Fire Alarm Service throughout the building
Plumbing for new bathrooms
Sewer and drainage systems
New roofing systems
Air conditioning
Partitions and drywall
Floor Tiles
Parking Paving with drainage
Exterior Signage
Painting and Plastering

These enhancements will not only benefit our business but also support the Community Redevelopment Agency's broader goals by promoting economic development, attracting customers, and strengthening the area's visual character.

Enclosed are the required supporting documents for your review and consideration.

Thank you for your time and consideration. Should you require any additional information, please do not hesitate to contact me at 305-781-6170.

Sincerely,

Enrique Villarreal

President, The Capitalist Group Corp.

C. PROPERTY OWNER AUTHORIZATION

(IF APPLICABLE)

D. BUSINESS INFORMATION

(LOCAL BUSINESS TAX & CERTIFICATE OF USE FOR APPLICANT AND PROPERTY OWNER)

CFN 2012R0717817
OR Bk 28305 Pgs 1985 - 1986; (2pgs)
RECORDED 10/10/2012 07:24:56
DEED DOC TAX 1,440.00
SURTAX 1,080.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Team Title USA, LLC
10100 W. Sample Road, Suite 201
Coral Springs, FL 33065
Property Appraisers Parcel Identification (Folio) Numbers:
30 31150180770

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **21st** day of **September, 2012** by **DARRYL MINCEY, a married man, and EARLENE MINCEY, a single woman,** whose post office address is **112 SW 164 Terrace, Pembroke Pines, FL 33027,** herein called the Grantors, to **THE CAPITALIST GROUP, CORP., a Florida corporation,** whose post office address is **9008 NW 152 Lane, Miami, FL 33018,** hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MIAMI-DADE County, State of Florida, to wit:

Lots 9, 10 and 11, in Block 6 of 22ND AVENUE HEIGHTS, according to the Plat thereof, as recorded in Plat Book 45, Page 3, of the Public Records of Miami-Dade County, Florida

Subject to easements, restrictions and reservations of record and to taxes for the year 2012 and thereafter.

This property is not the homestead property for the grantor(s) as defined by the Constitution of the State of Florida. DARRYL MINCEY resides at 112 SW 164 Terrace, Pembroke Pines, FL 33027.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

D.M.
E.M.

File No: **1208002**

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Angie Fajardo
Witness #2 Printed Name

DARRYL MINCEY

EARLENE MINCEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of September, 2012 by DARRYL MINCEY and EARLENE MINCEY, who are personally known to me or have produced _____ as identification.

SEAL

Notary Public

Printed Notary Name

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Gina Salcedo
Commission # DD944454
Expires: DEC. 06, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

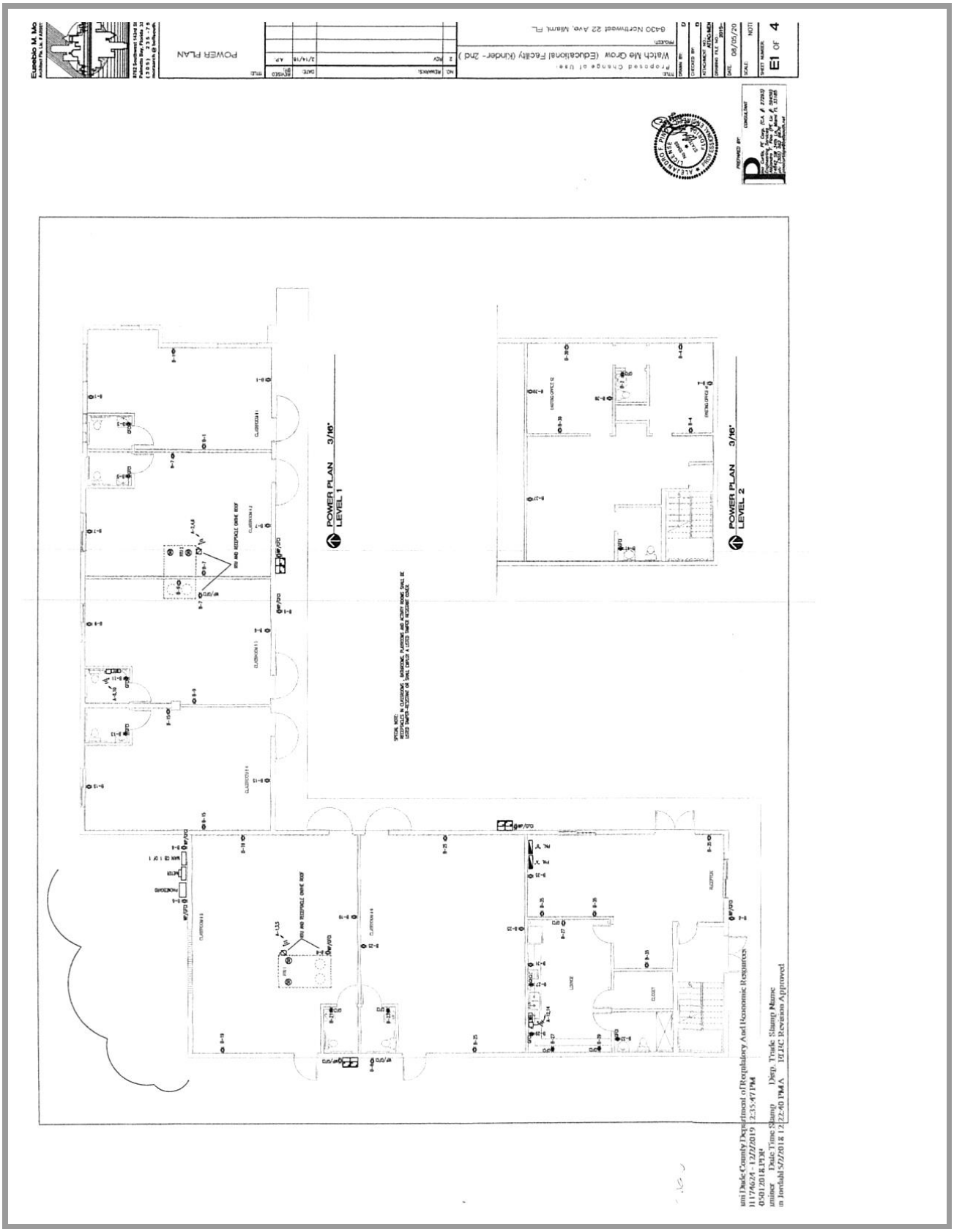
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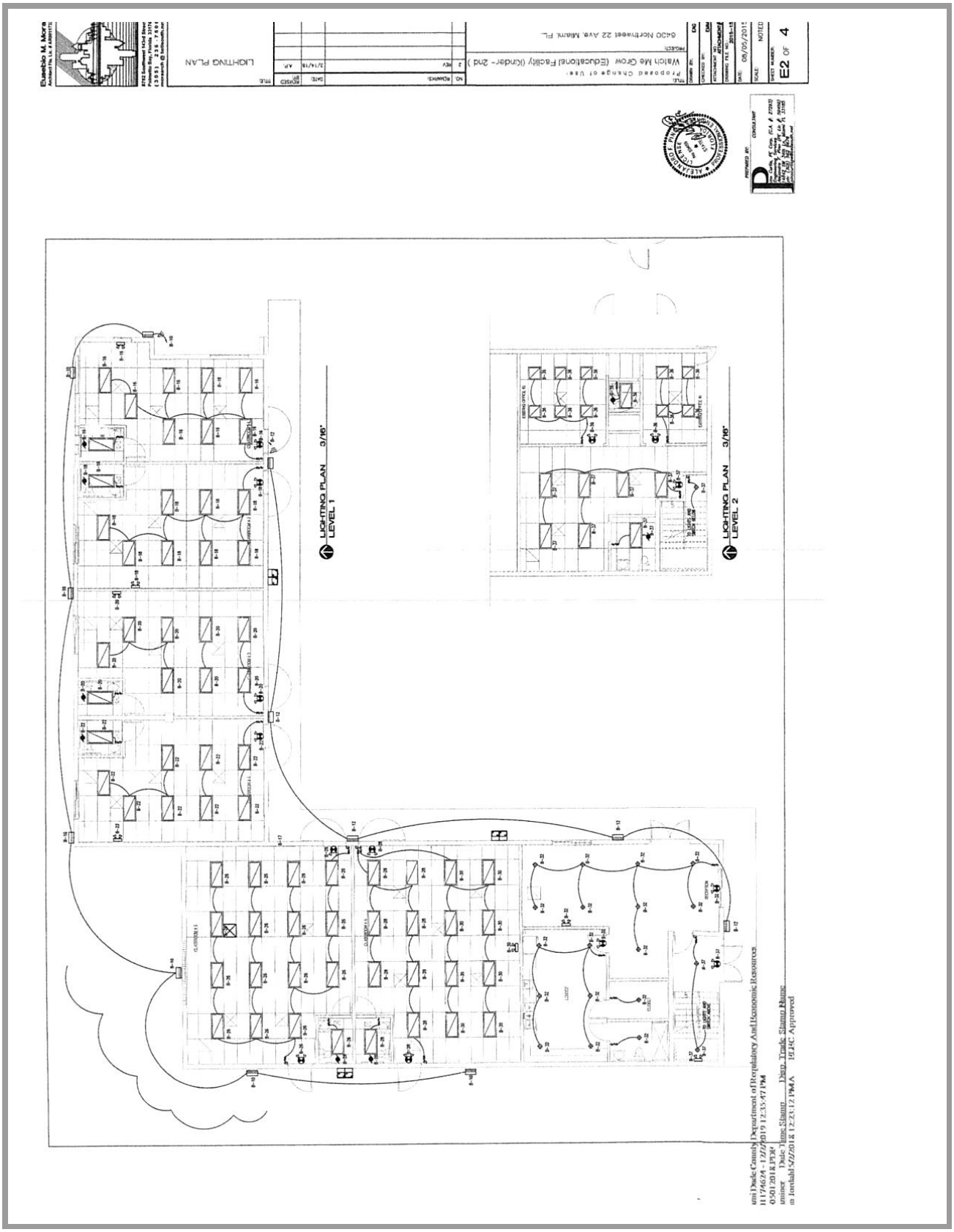
OFFICIAL RECORDS - PUBLIC ACCESS - NOT OFFICIAL RECORD

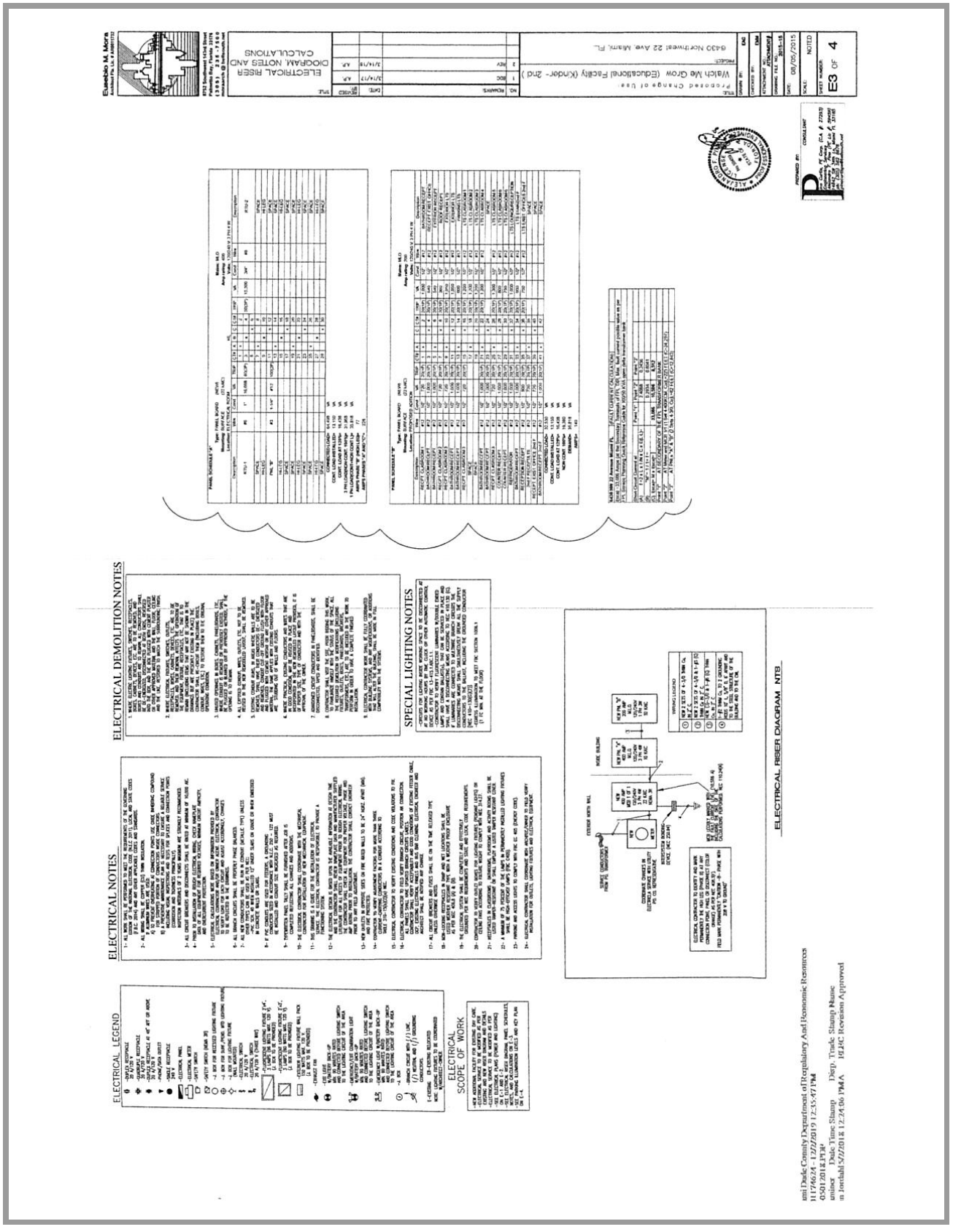
E. BUSINESS PLAN FOR NEW BUSINESS

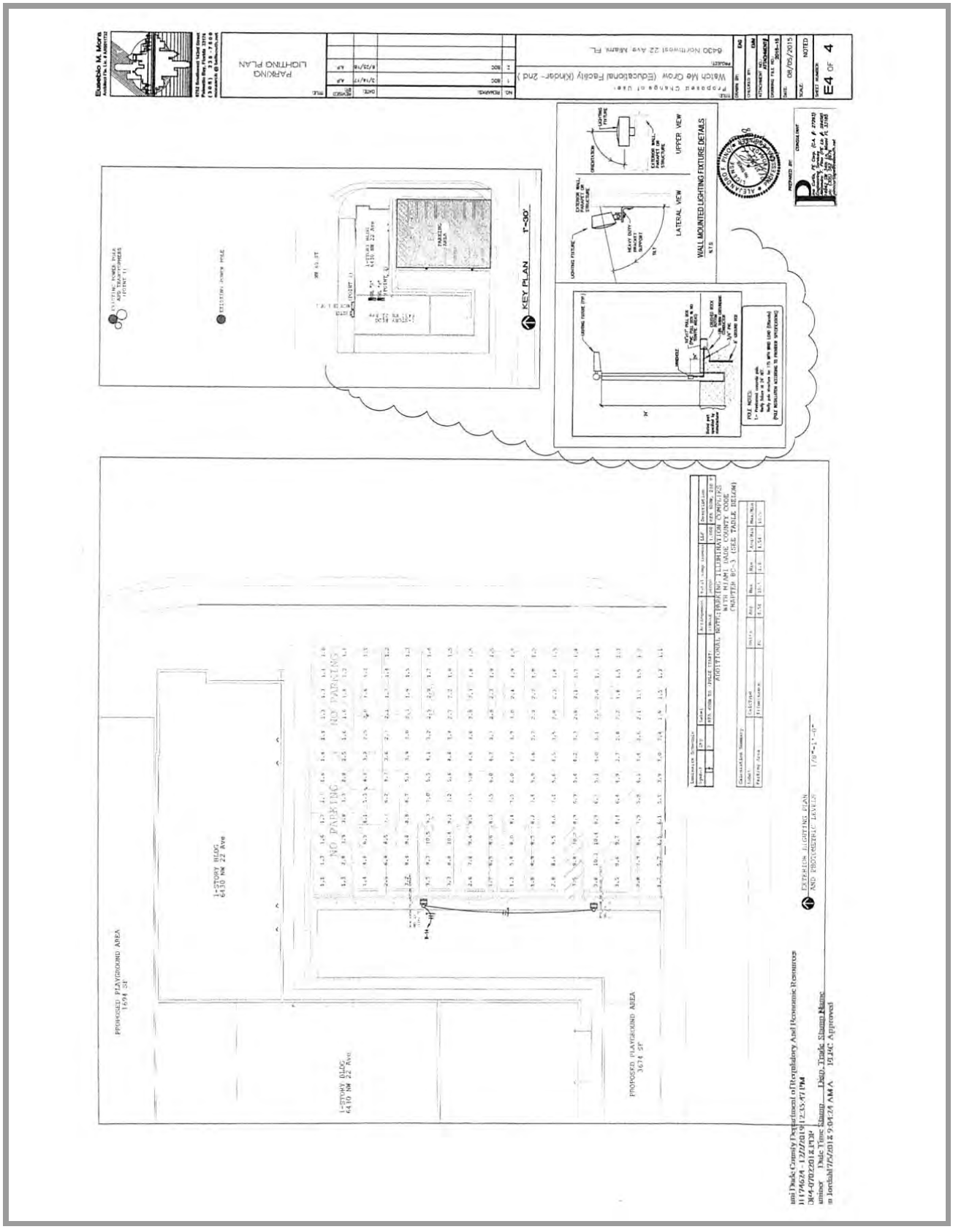
(IF APPLICABLE)

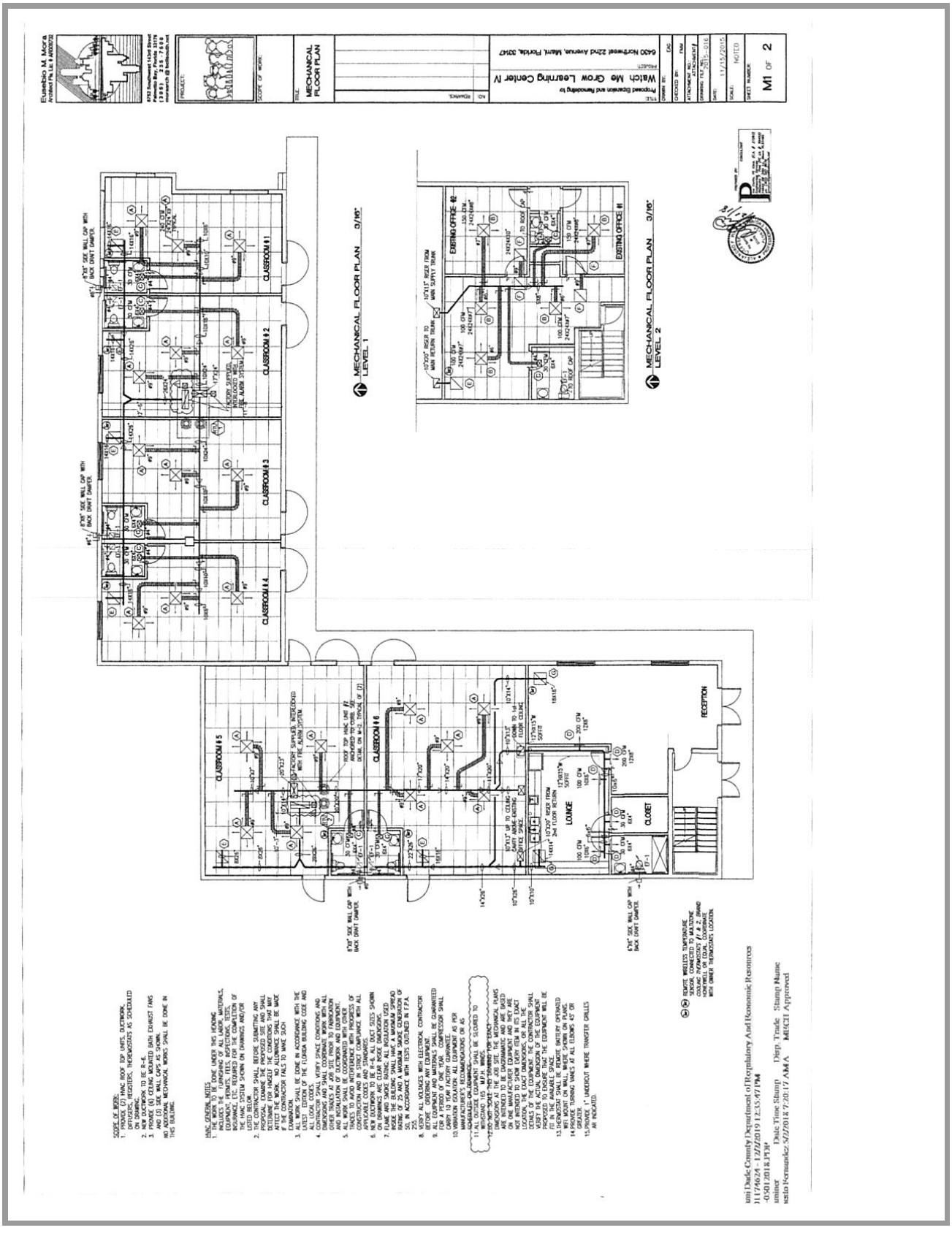
Eusebio M. Mora
FIRE ALARM PLAN
Proposed Change of Use
Watch Me Grow (Educational Facility (Under - 2nd)
6430 Northwest 22 Ave. Miami, FL
08/09/2015
NOTED
FA1 OF 2
FIRE ALARM PLAN - VP
LEVEL 1
FIRE ALARM PLAN - VP
LEVEL 2
Dade County Department of Regulatory And Economic Resources
Date Time Stamp
Dept. Trade Stamp Name
Approved
Reference Only


POWER PLAN
LEVEL 1
3/16"
POWER PLAN
LEVEL 2
3/16"
E1 OF 4
Proposed Change of Use:
Watch Me Grow (Educational Facility (Under- 2nd)
6430 Northwest 22 Ave, Miami, FL
POWER PLAN
08/05/20
2/14/18
Dade County Department of Regulatory And Economic Resources
Dept. Trade Stamp Name
HVAC Revisions Approved


LIGHTING PLAN 3/16"
LEVEL 1
LIGHTING PLAN 3/16"
LEVEL 2
LIGHTING PLAN
Watch Me Grow (Educational Facility (Under- 2nd)
6430 Northwest 22 Ave, Miami, FL
E2 OF 4
Eusebio M. Mora
Architect
uni Dade County Department of Regulatory And Economic Resources
Dep. Trade Stamp Name
HEAC Approved


ELECTRICAL LEGEND
ELECTRICAL NOTES
ELECTRICAL DEMOLITION NOTES
SPECIAL LIGHTING NOTES
ELECTRICAL SCOPE OF WORK
ELECTRICAL RISER DIAGRAM - NTS
ELECTRICAL RISER DIAGRAM
PANEL SCHEDULE "A"
PANEL SCHEDULE "B"
ELECTRICAL RISER DIAGRAM, NOTES AND CALCULATIONS
Proposed Change of Use:
Which We Grow (Education) Facility (Kindergarten - 2nd)
6430 Northwest 22 Ave, Miami, FL
Eduardo M. Marra
E3 OF 4
NOTED
08/05/2015
3/14/19
3/14/17
12/2/2019 12:35:47 PM
Dept. Time Stamp
Miami-Dade County Department of Regulatory And Economic Resources
11746.24 - 12/2/2019 12:35:47 PM
05/01/2018 PM
unless Date Time Stamp
is Initials 5/2/2018 12:24:06 PM
HVAC Revisions Approved


Proposed Change of Use:
Watch Me Grow (Educational Facility (Under- 2nd)
6430 Northwest 22 Ave, Miami FL
E4 OF 4
PARKING LIGHTING PLAN
WALL MOUNTED LIGHTING FIXTURE DETAILS
UPPER VIEW
LATERAL VIEW
KEY PLAN 1"=30'
EXTERIOR LIGHTING PLAN
AND PHOTOMETRIC LEVELS 1/8"=1'-0"
1-STORY BLDG
6430 NW 22 Ave
NO PARKING
PROPOSED PLAYGROUND AREA
1691 SF
PROPOSED PLAYGROUND AREA
3674 SF
1-STORY BLDG
6430 NW 22 Ave
Miami-Dade County Department of Regulatory And Economic Resources
Date Time Stamp
Date Time Stamp
Approved


Eusebio M. Mora
Architect PA Lic # AR0012
Proposed Expansion and Remodeling to
Watch Me Grow Learning Center IV
6430 Northwest 22nd Avenue, Miami, Florida, 33147
MECHANICAL FLOOR PLAN
M1 OF 2
MECHANICAL FLOOR PLAN 3/16"
LEVEL 1
MECHANICAL FLOOR PLAN 3/16"
LEVEL 2
CLASSROOM # 5
CLASSROOM # 6
CLASSROOM # 1
CLASSROOM # 2
CLASSROOM # 3
CLASSROOM # 4
LOUNGE
CLOSET
RECEPTION
EXISTING OFFICE #2
EXISTING OFFICE #1
SCOPE OF WORK:
1. PROVIDE (7) HVAC ROOF TOP UNITS, DUCTWORK, DIFFUSERS, REGISTERS, THERMOSTATS AS SCHEDULED ON DUCTWORK TO BE R-6.
2. PROVIDE (6) CEILING MOUNTED BATH EXHAUST FANS AND (3) SIDE WALL CAPS AS SHOWN.
NO STRUCTURAL MECHANICAL WORKS SHALL BE DONE IN THIS BUILDING.
HVAC GENERAL NOTES
1. THE WORK TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE PROPER ISSUANCE, ETC. REQUIRED FOR THE COMPLETION OF THE HVAC SYSTEM SHOWN ON DRAWINGS AND/OR SPECIFIED HEREIN.
2. THE CONTRACTOR SHALL BEFORE SUBMITTING ANY PROPOSAL EXAMINE THE PROPOSED SITE AND SHALL ESTIMATE THE WORK ACCORDINGLY. THEY MAY NOT AT A LATER TIME BE ENTITLED TO ANY ADDITIONAL PAYMENT IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ALL LOCAL CODES.
4. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AS REQUIRED TO AVOID INTERFERENCE AND INSURE PROPER INSTALLATION OF DUCTWORK AND EQUIPMENT.
5. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE AND PROPER SEQUENCE OF INSTALLATION AND SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
6. NEW DUCTWORK TO BE R-6. ALL DUCTWORK SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
7. FLAME AND SMOKE RATING ALL INSULATION USED INSIDE THE BUILDING SHALL HAVE A MAXIMUM SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPED RATING OF 50, IN ACCORDANCE WITH TESTS OUTLINED IN F.P.A. 255.
8. SUPPLY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
9. ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE SHALL CARRY 10 YEAR FACTORY GUARANTEE.
10. VIBRATION ISOLATION ALL EQUIPMENT AS PER SCHEDULE OR DRAWINGS.
11. ALL OUTSIDE EQUIPMENT SHALL BE SECURED TO CONCRETE SLAB WITH ANCHOR BOLTS.
12. DO NOT SCALE THIS DRAWING FOR SPACE DIMENSIONING AT THE JOB SITE. THE MECHANICAL PLANS ARE DIAGRAMMATIC AND SHOW ONLY THE EQUIPMENT AS NOTED ON ONE MANUFACTURER EQUIPMENT AND THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION. THE CONTRACTOR SHALL OBTAIN ALL DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSION OF THE EQUIPMENT TO FIT IN THE AVAILABLE SPACE.
13. THERMOSTAT SHALL BE REMOTE BATTERY OPERATED WIRELESS TYPE WITH RECEIVER MOUNTED IN HVAC.
14. PROVIDE TURNING VANES AT ALL ELBOWS 45° OR GREATER.
15. PROVIDE 1" UNDERCUT WHERE TRANSFER GRILLES ARE INDICATED.
REMOTE WIRELESS TEMPERATURE SENSOR, CONNECTED TO MAXIMUM SYSTEM, SIMILAR AND EQUAL TO HONEYWELL OR EQUAL COORDINATE WITH OWNER THERMOSTATS LOCATION.
mi Dade County Department of Regulatory And Economic Resources
111746/24 - 12/2/2019 12:35:47 PM
-05-01-2018 PM
aminer Date Time Stamp Dep. Trade Stamp Name
sela Hernandez 5/2/2018 7:20:17 AM A MECH Approved

EQUIPMENT SCHEDULE			
UNIT	DESIGNATION	ROOF TOP UNIT #1	ROOF TOP UNIT #2
	MANUFACTURER	DAIKIN	DAIKIN
	MODEL NO.	DCC090D103/KDEA	DCC120D13/KDEA
	ELECTRIC SERVICE	208-230V/3ø/60	208-230V/3ø/60
	MIN. CIRCUIT AMPS/MAX.FUSE	37 / 50	46.3 / 60
	OPERATING WEIGHT (lbs)	1010	1125
	DIMENSIONS (H-W-D)	54"x62"x100"	58"x62"x100"
	EER	11.5	11.5
EVAP. SECTION	TOTAL CAPACITY BTUH	86000	116000
	SENSIBLE CAPACITY BTUH	64500	84700
	ENTERING AIR TEMP. DB/WB °F	75/67	75/67
	LEAVING AIR TEMP. DB/WB °F	58.7/48	58.7/48
	SUPPLY AIR CFM	3100	3500
	OUTSIDE AIR CFM	753	776
	EXTERNAL STATIC PRESS. IN. W.G.	0.7	0.7
	FAN MOTOR HP / FLA	1.5 / 5	3 / 9.4
	FILTER TYPE/ THICKNESS	(1)22x16x20"	(4)20x20x25
COND. SECTION	NUMBER OF COMPRESSORS	2	2
	TOTAL UNIT AMPS	34	59
	FAN MOTOR HP	1/4	1/3
	AMBIENT AIR TEMP. °F	92	92
HEAT	HEATING CAPACITY KW	10	10
	NUMBER OF STAGES	1	1
ACCES	MOTORIZED FRESH AIR DAMPER (1-25%)	D25AFD90150 (21lbs)	D25AFD90150 (21lbs)
	CURB	14CURB90150(143 lbs)	14CURB90150(143 lbs)
	ECONOMIZER & POWER EXHAUST FANS	DDNEDU901150B DPE901502 (65 lbs)	DDNEDU901150B DPE901502 (65 lbs)
	BAROMETRIC RELIEF DAMPER	DBRD3672 (30 lbs)	DBRD3672 (30 lbs)
	SMOKE DETECTORS (SUPPLY & RETURN)	FIELD INSTALLED	FACTORY INSTALLED

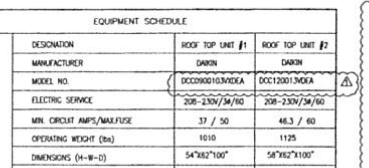
AIR BALANCE CLASSROOMS 1 THRU 4 (AS PER F.B.C.)							
SPACE	BREATHING FLOOR ZONE	OCCUPANCY PER 1000 SQFT	MAXIMUM PROJECTED NUMBER OF OCCUPANTS	MINIMUM VENTILATION RATES	CFM EXHAUSTED	OUTSIDE AIR PROVIDED	UNIT SERVING AREA
CLASSROOMS 1 THRU 4 NET AREA	2028	25	53	(10x53)+0.12*2028=773 CFM	---	773 CFM	ROOF TOP UNIT #1
BATHROOMS (4)	144	---	---	50 CFM PER WC	200 CFM	---	EF-1

AIR BALANCE CLASSROOMS 5, 6 & OFFICES (AS PER F.B.C.)							
SPACE	BREATHING FLOOR ZONE	OCCUPANCY PER 1000 SQFT	MAXIMUM PROJECTED NUMBER OF OCCUPANTS	MINIMUM VENTILATION RATES	CFM EXHAUSTED	OUTSIDE AIR PROVIDED	UNIT SERVING AREA
CLASSROOMS #5 & 6 NET AREA	1682	25	42	(10x42)+0.12*1682=622 CFM	---	622 CFM	ROOF TOP UNIT #2
OFFICES	1634	5	9	(5X9) +0.06*1634=154 CFM	---	154 CFM	ROOF TOP UNIT #2
BATHROOMS (5)	231	---	---	50 CFM PER WC	250 CFM	---	EF-1
TOTALS	---	---	60	---	250 CFM	776 CFM	ROOF TOP UNIT #2

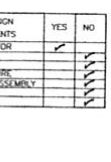
VENTILATION EQUIPMENT SCHEDULE	
MARK	EF-1
BRAND	GREENHECK
MODEL	SP-450
SYSTEM TYPE	EXHAUST
EXHAUST VOLUME	50
E.S.P.	0.1
FAN SPEED	700 RPM
MOTOR POWER	18.3 W
AMPS	0.31
WATTS-ø-Hz	115-ø1-60
DRIVE	DIRECT
AREA SERVED	SINGLE TOILET BATH
WEIGHT (lbs)	12
BACK DRAFT DAMPER	INCLUDED
ACCESSORIES	---

HVAC DESIGN REQUIREMENTS	YES	NO
DUCT SMOKE DETECTOR	✓	
FIRE DAMPER(S)		✓
SMOKE DAMPER(S)		✓
FIRE RATED ENCLOSURE		✓
F.RATED R/CEILING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓

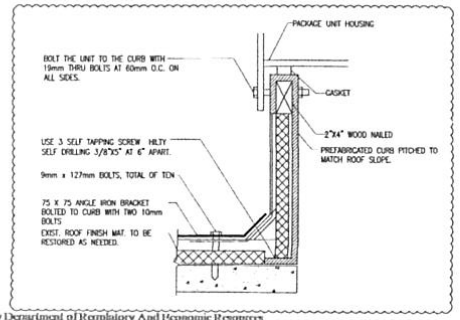
AIR DISTRIBUTION SCHEDULE					
SYMB.	USE	TYPE	SIZE	MFR & MODEL NO	ACCESSORIES
A	SUPPLY	ROUND NECK	24"X24"X9"	ARGUIDE AVP-T	-----
B	SUPPLY	ROUND NECK	24"X24"	ARGUIDE AVP-T	SEE DRAWING FOR NECK SIZES
C	SUPPLY	ROUND NECK	6"X6"X4"	ARGUIDE H	-----
D	SUPPLY	ROUND NECK	SEE DWG. FOR SIZES	ARGUIDE T-H	SIDEWALL SINGLE HORIZONTAL DEFLECTION SUPPLY REGISTERS
E	RETURN	SQUARE NECK	24"X24"	ARGUIDE RAME-AG-T	SEE DRAWING FOR NECK SIZES
F	RETURN	ROUND NECK	24"X24"	ARGUIDE RAME-AG-T	SEE DRAWING FOR NECK SIZES
G	RETURN	SQUARE NECK	------	ARGUIDE RA-AG	SEE DRAWING FOR SIZES



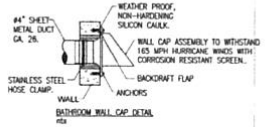
TYPICAL FLEXIBLE DUCT HANGERS



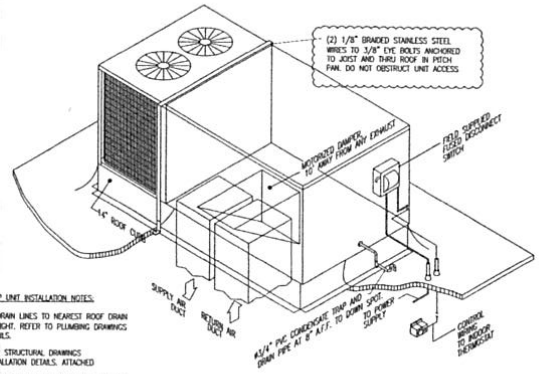
STRAP DUCT HANGERS



CURB INSTALLATION DETAIL (TYPICAL)
nts



BATHROOM WALL CAP DETAIL
nts



TYPICAL ROOFTOP PACKAGED HVAC UNIT INSTALLATION DETAIL
n.t.s.

ROOF TOP UNIT INSTALLATION NOTES:

EXTEND DRAIN LINES TO NEAREST ROOF DRAIN AT 8" HEIGHT. REFER TO PLUMBING DRAWINGS FOR DETAILS.

REFER TO STRUCTURAL DRAWINGS FOR INSTALLATION DETAILS. ATTACHED

PROVIDE A LEVEL DETECTION SWITCH INSTALLED INSIDE THE EQUIPMENT SUPPLIED PRIMARY DRAIN PAN, TO STOP THE HVAC SYSTEM UPON DETECTION OF HIGH DRAIN LEVEL.

PROVIDE MOTORIZED DAMPERS AT ALL OUTSIDE AIR INTAKE LOUVERS.

ROOF CURB SHALL CLEAR DECK BY MIN. 14"

Eusebio M. Mora
Architect Fla. Lic. # AR0008732

8762 Southwest 143rd Street
Palmetto Bay, Florida 33176
(305) 236-7800
morasarch@bellsouth.net

PROJECT:

SCOPE OF WORK:

TITLE: SCHEDULES AND INSTALLATION DETAILS

NO. REMARKS:

PROJECT: Proposed Expansion and Remodeling for Watch Me Grow Learning Center IV
6430 Northwest 22nd Avenue, Miami, Florida, 33147

DRAWN BY: EAG
CHECKED BY: EMM
ATTACHMENT NO.: ATTACHMENT 7
DRAWING FILE NO.: 2015-016
DATE: 11/15/2015
SCALE: NOTED
SHEET NUMBER: M2 OF 2

miami Dade County Department of Regulatory And Economic Resources
H 174624 - 12/22/2015 12:35:47 PM
-0501201 8.PDF
aminer Dade Time Stamp Disp. Trade Stamp Name
sela Fernandez 5/2/2018 7:20:25 AM A MECH Approved

F. GRANT APPLICATION REVIEW FORM

G. PRINTED PROPERTY APPRAISER FOR PROPERTY

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/09/2026

PROPERTY INFORMATION

Folio	30-3115-018-0770
Property Address	6430 NW 22 AVE MIAMI, FL 33147-0000
Owner	THE CAPITALIST GROUP CORP
Mailing Address	9008 NW 152 LN MIAMI, FL 33018
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	4837 WAREHOUSE TERMINAL OR STG : WAREHOUSE OR STORAGE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	6,540 Sq.Ft
Living Area	6,540 Sq.Ft
Adjusted Area	6,324 Sq.Ft
Lot Size	19,856 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	$893,520	$595,680	$595,680
Building Value	$34,174	$171,857	$161,115
Extra Feature Value	$9,806	$9,806	$9,806
Market Value	$937,500	$777,343	$766,601
Assessed Value	$487,177	$442,889	$402,627

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	$450,323	$334,454	$363,974

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

SHORT LEGAL DESCRIPTION

22ND AVE HTS PB 45-3
LOTS 9 TO 11 INC BLK 6
LESS E15FT OF LOTS 10 & 11 FOR ST
PR ADD 6430 NW 22 ST
LOT SIZE IRREGULAR

TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$487,177	$442,889	$402,627
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$937,500	$777,343	$766,601
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$487,177	$442,889	$402,627

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
09/21/2012	$240,000	28305-1985	Qual by exam of deed
11/01/2004	$0	22847-2452	Sales which are disqualified as a result of examination of the deed
12/01/1983	$210,000	12016-1192	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at https://www.miamidadepa.gov/pa/disclaimer.page

H. PRINTED SUNBIZ FOR APPLYING BUSINESS

DIVISION OF CORPORATIONS

Sunbiz.org

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
THE CAPITALIST GROUP, CORP.

Filing Information

Document Number	P99000069785
FEI/EIN Number	65-0939966
Date Filed	08/05/1999
State	FL
Status	ACTIVE

Principal Address

3101 NW 32 AVE
MIAMI, FL 33142

Changed: 03/15/2017

Mailing Address

3101 NW 32 AVE
MIAMI, FL 33142

Changed: 03/15/2017

Registered Agent Name & Address

VILLARREAL, ENRIQUE
3101 NW 32 AVE
MIAMI, FL 33142

Address Changed: 03/15/2017

Officer/Director Detail

Name & Address

Title PTD

VILLARREAL, ENRIQUE R
3101 NW 32 AVE
MIAMI, FL 33142

Title VD

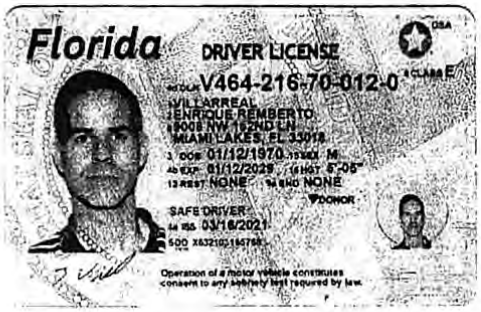
Lopez-Villarreal, Mairim M
3101 NW 32 AVE
MIAMI, FL 33142

Annual Reports

Report Year	Filed Date
2024	03/25/2024
2025	03/12/2025
2026	03/26/2026

Document Images

03/26/2026 -- ANNUAL REPORT	View image in PDF format
03/12/2025 -- ANNUAL REPORT	View image in PDF format
03/25/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
03/15/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
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04/16/2005 -- ANNUAL REPORT	View image in PDF format
04/16/2004 -- ANNUAL REPORT	View image in PDF format
04/16/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
05/03/2001 -- ANNUAL REPORT	View image in PDF format
03/06/2000 -- ANNUAL REPORT	View image in PDF format
08/05/1999 -- Domestic Profit	View image in PDF format


Florida
DRIVER LICENSE
V464-216-70-012-0
VILLARREAL
ENRIQUE REMBERTO
MIAMI LAKES, FL 33018
01/12/1970
01/12/2029
NONE
NONE
SAFE DRIVER
03/18/2021
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

I. PRINTED PROPERTY TAX

2025

QUARTERLY COMBINED TAX NOTICE

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Corrected

4

Paid By The Capitalist Group Corp

Receipt # PTBTE-26-281440

04/30/2026 $3,241.13

Paid

FOLIO NUMBER	MUNICIPALITY	MILL CODE
30-3115-018-0770	UNINCORPORATED DADE COUNTY	3000

MAILING ADDRESS:
THE CAPITALIST GROUP CORP
9008 NW 152 LN
MIAMI, FL 33018

PROPERTY ADDRESS:
6430 NW 22 AVE,
Unincorporated County,
33147-0000

EXEMPTIONS:

AD VALOREM TAXES

Taxes now due are the current owner's responsibility.

4TH Installment

1st and 2nd installment bills are based on 2024 combined gross taxes and assessments.

3rd and 4th installment bills are based on 2025 combined gross taxes and assessments.

Amount Due If Paid By:
Apr 30, 2026
$0.00

1st Installment due by June 30th: One quarter of the total estimated taxes discounted 6% based on taxes from the previous year. Late payment on the 1st installment will be accepted through July 31st, without discount. If your payment is not received by July 31st, you will be removed from the plan.

2nd Installment due by September 30th: One quarter of the total estimated taxes discounted 4½% based on taxes from the previous year.

3rd Installment due by December 31st: One quarter of the total estimated taxes plus one-half of any adjustment pursuant to a determination of actual tax liability for the current tax year discounted 3%.

4th Installment due by March 31st: One quarter of the total estimated taxes plus one-half of any adjustment pursuant to a determination of actual tax liability for the current tax year, No discount.

Discounts do not apply to late payments. If you elect to discontinue participation, you will not be entitled to receive the discounts provided by law.

AMOUNT DUE IS SUBJECT TO CHANGE WITHOUT NOTICE

2025 QUARTERLY COMBINED TAX NOTICE

FOLIO NUMBER
30-3115-018-0770

PROPERTY ADDRESS
6430 NW 22 AVE

LEGAL DESCRIPTION
22ND AVE HTS PB 45-3 LOTS 9 TO 11 INC BLK 6 LESS E15FT OF LOTS 10 & 11 FOR S

↓ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ↓

4+30311501807702025

Mail your payment, in U.S. Funds from a U.S. bank, and payable to:
DARIEL FERNANDEZ
TAX COLLECTOR, MIAMI-DADE COUNTY
200 NW 2nd Avenue, Miami, FL 33128

Corrected

Amount Due If Paid By:
Apr 30, 2026
$0.00

THE CAPITALIST GROUP CORP
9008 NW 152 LN
MIAMI, FL 33018

SCAN TO PAY

4

4000000000000000003031150180770202500000000000000000000009

J. TOTAL PROJECT COST

REVITALIZATION AND REHABILITATION GRANT PROGRAM

Business Name: THE CAPITALIST GROUP, CORP.

Title President: Enrique R Villarreal

Project Address: 6430 NW 22 AVE
MIAMI, FL 33147

Folio Number: 30-3115-018-0770



PROJECT SCOPE

Based on our onsite visit, the following improvements were identified as areas that could help enhance the property's exterior. These items will help guide the contractor proposals:

1. Roof Repair
Roof repair services including inspection, fixing leaks, replacing damaged shingles or materials, and ensuring structural integrity to improve safety and extend the roof's lifespan.

2. Parking Re-Pavement
Prepare and regrade existing surfaces to achieve a smooth, uniform finish. Resurface with new asphalt to enhance safety, drainage, and functionality, and repaint wheel stops for a clean, cohesive appearance.

3. Landscaping
Replacement of existing landscaping with new, sustainable plantings and materials to improve site drainage, appearance, and environmental performance.

4. Exterior Painting
Clean and prep exterior surfaces (pressure washing and minor repairs), then prime and paint all designated areas in the approved color scheme for a uniform finish.

5. HVAC
Provide heating, ventilation, and air conditioning (HVAC) services, including installation, maintenance, repair, and replacement of residential and commercial climate control systems. Services are performed in compliance with applicable building codes, safety standards, and regulatory requirements.

6. Drywall
Provide drywall installation, repair, finishing, and replacement services for residential and commercial properties. Work includes hanging, taping, mudding, sanding, and surface preparation in compliance with applicable building and safety codes.

7. Flooring

Provide flooring installation, repair, replacement, and finishing services for residential and commercial properties. Work includes tile, laminate, vinyl, hardwood, and related flooring systems in compliance with applicable building and safety codes.

8. Signage
Provide design, fabrication, installation, repair, and maintenance of interior and exterior signs for residential, commercial, and institutional properties. Services are performed in compliance with applicable zoning, permitting, building, and safety requirements.

9. Electrical Work
Provide electrical installation, maintenance, repair, and upgrade services for residential and commercial properties. Work includes wiring, lighting, electrical panels, and related systems in compliance with applicable electrical codes and safety regulations.

*All proposed improvements should comply with applicable building codes and permitting requirements.

CONTRACTOR QUOTES

To help us move forward with preparing the project package for review, we will need to obtain three (3) quotes from licensed general contractors. These quotes allow us to present a complete package for consideration.

CONCEPTUAL DESIGN

As part of the package submitted for review, we will also include a conceptual design to show a visual representation of the property before and after the proposed improvements.

6/22/26, 12:56 PM
artist rendering of 6430 nw 22 ave.png
https://mail.google.com/mail/u/2/#search/mayen%40bellsouth.net/FMfcgzQgLPNcvNwbbsfnGqbXxpHVtdGd?projector=1&messagePartId=0.1
1/1

TADEOS ENGINEERING

Tadeos Engineering LLC
14030 NW 82nd Ave., Miami Lakes, FL 33016
Email: luis@tadeosengineering.com
Phone: 305 903-8816

June 6, 2026

Attention to: The Capitalist Group Corp.
9008 NW 152 Ln. Miami Lakes, FL. 33018

Re: 6430 NW 22nd Ave., Miami, FL 33147

Enclosed is a detailed breakdown of the construction cost to complete the new Daycare at the referenced property.

Estimate to finish New School	
Roof	75,000.00
Electrical, inside & outside	65,000.00
Fire Alarm system	25,000.00
Air Conditioning	50,000.00
Picket Fence	15,000.00
Sewer connection, Drainage & Paving	55,000.00
Plumbing	22,000.00
Sheet Rock for walls, and partitions	25,000.00
Interior doors and finishing	15,000.00
Acoustic Ceiling & insulation	35,000.00
Floor tiles & installation and finishing	30,000.00
Landscaping	10,000.00
Sub Total	**422,000.00**
Contractors Commission 15%	**63,300.00**
Total	**485,300.00**

If you have any questions or need additional information regarding the statement above, please do not hesitate to contact us.

Respectfully,

Luis Oscar de la Hoz Olivera, CGC

Division of Corporations

Detail by Entity Name

Florida Limited Liability Company
TADEOS ENGINEERING LLC

Filing Information

Document Number	L15000020350
FEI/EIN Number	47-3077227
Date Filed	02/03/2015
Effective Date	02/02/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	04/23/2015
Event Effective Date	NONE

Principal Address

14030 NW 82nd Ave
Miami Lakes, FL 33016

Changed: 04/13/2019

Mailing Address

14030 NW 82nd Ave
Miami Lakes, FL 33016

Changed: 04/13/2019

Registered Agent Name & Address

DE LA HOZ OLIVERA, LUIS O
14030 NW 82nd Ave
Miami Lakes, FL 33016

Address Changed: 04/09/2021

Authorized Person(s) Detail

Name & Address

Title President

DE LA HOZ OLIVERA, LUIS O

14030 NW 82nd Ave
Miami Lakes, FL 33016

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	04/28/2025
2026	04/28/2026

Document Images

04/28/2026 -- ANNUAL REPORT	View image in PDF format
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04/07/2023 -- ANNUAL REPORT	View image in PDF format
04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/19/2020 -- ANNUAL REPORT	View image in PDF format
04/13/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
01/28/2017 -- ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- LC Amendment	View image in PDF format
02/03/2015 -- Florida Limited Liability	View image in PDF format

Local Business Tax Receipt

Miami-Dade County Office of The TaxCollector

-THIS IS NOT A BILL - DO NOT PAY

7190474

RECEIPT NO.
RENEWAL
7471979

BUSINESS NAME/LOCATION
TADEOS ENGINEERING LLC
14030 NW 82ND AVE
MIAMI LAKES, FL 33016-1547

DARIEL FERNANDEZ
MIAMI-DADE COUNTY
IN GOD WE TRUST
TAX COLLECTOR

EXPIRES
SEPTEMBER 30, 2026

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

OWNER
TADEOS ENGINEERING LLC
C/O LUIS O DE LA HOZ OLIVERA
MGR TADEOS ENGINEERING LLC
Worker(s) 1

SEC. TYPE OF BUSINESS
196 GENERAL BUILDING CONTRACTOR
CGC1523427

PAYMENT RECEIVED BY TAX COLLECTOR
45.00 09/07/2025
PTBTC-25-151812

LBT

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles – Miami-Dade Code Sec 8a-276.

For more information, visit mdctaxcollector.gov

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

ONLINE SERVICES

Apply for a License
Verify a Licensee
View Food & Lodging Inspections
File a Complaint
Continuing Education Course Search
View Application Status
Find Exam Information
Unlicensed Activity Search
AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS

10:55:39 AM 5/18/2026

Licensee Information

Name:	**DE LA HOZ OLIVERA, LUIS OSCAR (Primary Name)**
	TADEOS ENGINEERING LLC (DBA Name)
Main Address:	**14030 NW 82ND AVE. MIAMI LAKES Florida 33016**
County:	**DADE**

License Information

License Type:	**Certified General Contractor**
Rank:	**Cert General**
License Number:	**CGC1523427**
Status:	**Current,Active**
Licensure Date:	**07/16/2015**
Expires:	**08/31/2026**

Special Qualifications	**Qualification Effective**
Construction Business	**07/16/2015**

Alternate Names

View Related License Information
View License Complaint

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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K. PROPERTY OWNER AGREEMENT

(IF APPLICABLE)

L. CURRENT PICTURES OF PROPERTY

6/22/26, 12:45 PM
IMG_0042.jpeg
1/1
https://mail.google.com/mail/u/0/?tab=rm&ogbl#inbox/FMfcgzQgMVkWrRlcTdLcgLVKSDgGhcpg?projector=1

6/22/26, 12:45 PM
IMG_0038.jpeg
https://mail.google.com/mail/u/0/?tab=rm&ogbl#inbox/FMfcgzQgMVkWrRlcTdLcgLVKSDgGhcpg?projector=1
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M. VERIFICATION THAT PROPERTY IS FREE OF LIENS AND VIOLATIONS

Miami-Dade County Department of Regulatory and Economic Resources
Billing & Collection Unit
11805 S.W. 26th Street (Coral Way), Room 149
MIAMI, FLORIDA 33175-2474
T 786 315-2374 F 786 315-2952

miamidade.gov

NOTICE OF REQUIRED RECERTIFICATION OF 40 YEAR OLD BUILDING(S)

June 29, 2020

THE CAPITALIST GROUP CORP

9008 NW 152 LN
MIAMI FL 33018-0000

Re:		
	Folio No.	30-3115-018-0770
	Case No.	F2020007879
	Property Address:	6430 NW 22 AVE, Bldg. No.: 1, Sq. Ft.: 6318

Dear Property Owner:

The Miami-Dade County Department of Regulatory and Economic Resources has received notification from the Property Appraiser's Office that the building on the property located at 6430 NW 22 AVE, Bldg. No.: 1 is forty (40) years old or older.

Under Section 8-11(f) of the Miami-Dade County Code, the owner of a building which has been in existence for forty (40) years or longer is required to have the building inspected for the purpose of determining the general structural condition of the building and the general condition of its electrical systems. In accordance with Section 8-11(f), you must submit a written Recertification Report to the Building Official, prepared by a Florida registered professional engineer or architect*, certifying each building or structure is structurally and electrically safe for the specified use for continued occupancy. Each page of the electrical and structural report must be signed and sealed by the engineer or architect. In addition, if there is more than one building on the property, please submit a site plan or copy of a survey showing the location of each building. The building which is the subject of the 40-Year Recertification report must be clearly identified on the site plan or survey submitted.

Enclosed is a copy of Section 8-11(f) of the Miami-Dade County Code. The Recommended Minimum Inspection Procedural Guidelines for Building Recertification to be utilized by your architect or engineer are available online at the following links: ***http://www.miamidade.gov/permits/library/structural-recertification.pdf*** and ***http://www.miamidade.gov/permits/library/electrical-recertification.pdf***. The forms which are in PDF(Portable Document Format) can be filled out by your architect or engineer and then printed. If you prefer, you can obtain a hard copy of the forms by contacting our office at (786) 315-2374.

You are required to submit the completed Recertification Report within ninety (90) days from the date of this notice. Please mail the report with the required total fee of $403.12(required fee of $375.00 plus 7.5% surcharge of $28.12) in a check made payable to Miami-Dade County, to:

Miami-Dade County Building Official
Miami-Dade County Department of Regulatory and Economic Resources
Attention: Billing & Collection Unit Supervisor
11805 S.W. 26th Street, Room 149
Miami, Florida 33175-2474

Case Information

As of Monday, June 22, 2026

Case Number	**Case Type**	**Open Date**
F2020007879	Unsafe Structures	03/25/2021
Property Address	**Folio Number**	**Legal Description**
6430 NW 22 AVE 1	30-3115-018-0770	22ND AVE HTS PB 45-3' LOTS 9 TO 11 INC BLK 6' LESS E15FT OF LOTS 10 & 11 FOR ST' PR ADD 6430 NW 22 ST' LOT SIZE IRREGULAR' OR 12016-1192 1283 1' COC 22847-2452 11 2004 4'
Date Closed	**Permit Number**	**Inspector**
		John Diez
Violator	**Owner Name**	**Owner Address**
THE CAPITALIST GROUP CORP	THE CAPITALIST GROUP CORP	9008 NW 152ND LN , MIAMI FL 33018
Building Code Building Code	**Alleged Violation**	**Comments**
Florida Building Code		3/29/2021 40-YR PHYSICAL FILES RECEIVED FROM FINANCE SECTION (SC) Converted to US Case from 40/50-Yr Recertification System

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Case Information

As of Monday, June 22, 2026

Case Number	**Case Type**	**Open Date**
A2025003746	Expired Permits	09/11/2025
Property Address	**Folio Number**	**Legal Description**
6430 NW 22 AVE	30-3115-018-0770	22ND AVE HTS PB 45-3' LOTS 9 TO 11 INC BLK 6' LESS E15FT OF LOTS 10 & 11 FOR ST' PR ADD 6430 NW 22 ST' LOT SIZE IRREGULAR' OR 12016-1192 1283 1' COC 22847-2452 11 2004 4'
Date Closed	**Permit Number**	**Inspector**
11/19/2025	2021072936	Ricardo Roig
Violator	**Owner Name**	**Owner Address**
TADEOS ENGINEERING LLC	THE CAPITALIST GROUP CORP	9008 NW 152ND LN , MIAMI FL 33018
Building Code	**Alleged Violation**	**Comments**
Florida Building Code	8-1 FAILURE TO OBTAIN REQUIRED INSPECTION FLORIDA BUILDING CODE SECTION 105.6	

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