



NW 79th Street Corridor Community Redevelopment Agency

Board Meeting Agenda

Wednesday, September 23, 2026 – 6:00 PM

Arcola Lakes Branch Library – Conference Room

8240 NW 7th Avenue, Miami, FL 33150

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

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

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

A. Approval of Minutes – June 30, 2026

B. **Resolution No. CRA-21-2026** - Reimbursement to Vantage Solutions, LLC for CRA Board Retreat Expenses – August 2026

- VI. Action Items:
- VII. **Resolution No. CRA-22-2026** - Resolution Approving the Fiscal Year 2026 - 2027 Budget for the N.W. 7th Avenue Corridor Community Redevelopment Agency.
- 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.”

CONSENT AGENDA

APPROVAL OF MINUTES



NW 79th Street Corridor Community Redevelopment Agency

PUBLIC MEETING OFFICIAL MINUTES – June 30, 2026

- I. Call to Order — CRA Board Chair Rhenie Dalger called the meeting to order at 6:10 p.m.
- II. Roll Call and Introductions —

Rhenie Dalger, Chair	Present
Dr. Gilbert Saint Jean, Jr., Vice Chairman	Present
Board Member Tanisha 'Wakumi' Douglas, Sec'y	Absent
Board Member Sandy Lila (Treasurer)	Present
Board Member Nadege Silsaint	Present

Consultant Team/Attorney: Melissa Lege, Mathew Lege, MCP COLAB Leroy Jones, Victoria Goss, NANA Steven Melkowitz.

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

- III. Public Comment/Reasonable Opportunity to be Heard — There were no speakers.
- . Approval of Agenda — Ms. Lila moved approval of the agenda with a second from Ms. Nadege Silsaint. *Motion passed.*
- . Approval of Consent Agenda —
 - A. March 31, 2026 Minutes – Approved with a correction to the date noted on the agenda
 - B. Faade Improvement Grant – Mincey's Tire Special, Inc. (\$50,000) : Approved for exterior improvements at 6500 NW 22nd Avenue, including impact doors/windows, parking lot repair, and landscaping.

A Motion to approve the Consent Agenda was offered by Vice Chairman Saint Jean, with a second from Ms. Silsaint. Motion passed.

- I. Action Items —
 - A. **Resolution No. CRA16/2026** – Resolution of the NW 79th Street Community Redevelopment Agency Approving Business Interruption Relief Grant Program Guidelines

Director Oupelle presented guidelines for a new, temporary program designed to provide targeted relief to businesses negatively impacted by ongoing roadway construction on NW 22nd Avenue. The program offers direct grants of up to **\$20,000** per eligible business for rent and inventory costs. Unlike other CRA grants, these are not reimbursement-based to provide faster relief.

A Motion to Approve was made by Ms. Lila, with a Second from Ms. Silsaint. Motion Passed.
 - B. **Resolution No. CRA17/2026** – Resolution of the NW 79th Street Community Redevelopment Agency approving a Business Interruption Relief Grant: Famous Car Wash LLC (\$20,000)

The Board approved a \$20,000 grant for Famous Car Wash LLC, located at 8255 NW 22nd Avenue, to cover six months of rent and supplies, citing reduced customer traffic due to construction.

A Motion to Approve was made by Ms. Lila, with a Second from Ms. Silsaint. Motion Passed.

- C. **Resolution No. CRA12026** Resolution of the NW 79th Street Community Redevelopment Agency approving a Business Interruption Relief Grant: Johnson Johnson Learning Center LLC (\$20,000)

The Board approved a \$20,000 grant for Johnson Johnson Learning Center LLC, located at 8031 NW 22nd Avenue, to assist with monthly rent and essential inventory. Staff noted that construction-related road closures were a particular concern for a childcare facility requiring reliable drop-off/pick-up access for children.

A Motion to Approve was made by Ms. Lila, with a Second from Ms. Silsaint. Motion Passed.

- D. **Resolution No. CRA192026** - Resolution of the NW 79th Street Community Redevelopment Agency Approving a Revitalization Rehabilitation Grant to The Capitalist Group Corp.

The Board awarded \$100,000 for interior/exterior rehabilitation of a former office building to be converted into a daycare center at 6430 NW 22nd Avenue. The Board discussed the applicant's financial hardship and total project cost of \$485,300, leading to a proposal to increase funding to \$200,000. Attorney Melkowitz advised that a \$200,000 threshold requires a community benefit agreement.

The Board approved the original \$100,000 grant and directed staff to negotiate additional community benefits and potential further funding for consideration at a future meeting.

A Motion to Approve was made by Ms. Lila, with a Second from Mr. Saint Sean. Motion Passed.

- E. **Resolution No. CRA202026** - Resolution of the NW 79th Street Community Redevelopment Agency Approving a Recess of Board Meetings Through August 31, 2026 and Limited delegation of Authority to the Executive Director

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

A Motion to Approve was made by Ms. Lila, with a Second from Ms. Silsaint. Motion Passed.

II. Executive Director's Report

Executive Director Oupelle thanked the Board for their activity and noted that staff would reach out individually to discuss priorities for the upcoming fiscal year budget.

- III. Adjournment — There being no further business, the meeting was adjourned at 6:40 p.m.

RESOLUTION NO. CRA-21-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING A REIMBURSEMENT IN THE AMOUNT OF \$8,601.81 TO VANTAGE SOLUTIONS, LLC FOR EXPENSES INCURRED ON BEHALF OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY IN CONNECTION WITH THE AUGUST 2026 BOARD RETREAT AND TAMPA CRA TOUR; AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE TO PROCESS PAYMENT AND SUBMIT ALL REQUIRED DOCUMENTATION TO THE CRA'S FINANCIAL SUPPORT TEAM FOR RECORDKEEPING AND AUDIT COMPLIANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Vantage Solutions, LLC advanced Eight Thousand Six Hundred One and 81/100 Dollars (\$8,601.81) for expenses incurred on behalf of the Northwest 79th Street Corridor Community Redevelopment Agency ("CRA") in connection with the August 2026 Board Retreat and Tampa CRA tour; and

WHEREAS, the Board of Commissioners of the CRA desires to (a) approve a reimbursement in the amount of Eight Thousand Six Hundred One and 81/100 Dollars (\$8,601.81) to Vantage Solutions, LLC for expenses incurred on behalf of the CRA in connection with the August 2026 Board Retreat and Tampa CRA tour and (b) authorize the Executive Director or Executive Director's designee to process payment and submit all required documentation to the CRA's financial support team for recordkeeping and audit compliance.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 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 Reimbursement. The reimbursement in the amount of Eight Thousand Six Hundred One and 81/100 Dollars (\$8,601.81) for eligible expenses paid on behalf of the CRA in connection with the August 2026 Board Retreat and Tampa CRA tour is hereby approved.

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

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

PASSED and ADOPTED this 23RD day of September, 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
Vice Chair Gilbert St. Jean, Phd
Board Member Tanisha “Wakumi” Douglas, MSW
Board Member Sandy Lila, MPA
Board Member Nadege Vilsaint, RCSWI, MSW

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

BOARD RETREAT REIMBURSEMENT



NW 79th Street Corridor Community Redevelopment Agency

Date: September 23, 2026
To: Board Members of NW 79th Street Community Redevelopment Agency
From: Casneve Oupelle, Executive Director 
Subject: Reimbursement to Vantage Solutions, LLC for August 2026 CRA Board Retreat

Recommendation

It is recommended that the Board of Commissioners approve reimbursement to Vantage Solutions, LLC in the amount of \$8,601.81 for eligible expenses paid on behalf of the NW 7th Avenue CRA in connection with the August 2026 Board Retreat and Tampa CRA tour.

Fiscal Impact

The total reimbursement requested is \$8,601.81. Funding is available within the CRA's approved budget for Board travel, training, meetings, and related operational expenses.

Delegation of Authority

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

Background

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

The reimbursement request includes the NW 7th Avenue CRA's allocated share of lodging, meeting room and food and beverage expenses, audiovisual services, transportation for the Tampa CRA tour, group meals, airfare, vehicle rental, fuel and mileage, and individual travel-related expenses. Applicable hotel and banquet taxes were adjusted from the reimbursement calculation. The resulting amount attributable to the NW 7th Avenue CRA is \$8,601.81

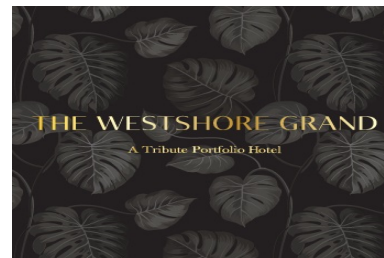
Attachment

- August Board Retreat Expense Report and Supporting Documentation

August Board Retreat Expense Report

Category	Total Amount	NW 79th Street CRA
Lodging - Rhenie Dalger	\$ 405.21	\$ 405.21
Lodging - Gilbert St Jean	\$ 405.21	\$ 405.21
Lodging -Nadege Vilsaint	\$ 405.21	\$ 405.21
Lodging - Casneve Oupelle	\$ 405.21	\$ 202.60
Lodging - Anthony Bonamy	\$ 405.21	\$ 202.60
Lodging - Raja Salahuddin	\$ 405.21	\$ 202.60
Encore A/V equipment	\$ 1,253.46	\$ 626.73
Meeting room/F&B	\$ 7,821.92	\$ 3,910.96
3% credit-card fee	\$ 379.44	\$ 189.72
State-tax adjustment	\$ (303.54)	\$ (151.77)
Occupancy/tourism-tax adjustment	\$ (242.84)	\$ (121.42)
Banquet tax adjustment—F&B	\$ (545.75)	\$ (272.88)
Banquet tax adjustment—A/V	\$ (87.46)	\$ (43.73)
CharterUp - Tampa CRA Tour Shuttle Rental	\$ 817.13	\$ 408.57
Columbia Restaurant - Tour Lunch	\$ 816.00	\$ 408.00
Maggianos Restaurant - Board Retreat Closing Dinner	\$ 1,800.00	\$ 900.00
Car Rental - Enterprise (\$801.13/2)	\$ 801.37	\$ 400.69
Reimbursement - Anthony Bonamy (50%)	\$ 435.50	\$ 217.75
Fuel Reimbursement - Casneve Oupelle (\$143.08/2)	\$ 143.08	\$ 71.54
Vicechair Dr Saint Jean Travel Arrangement Reimbursement	\$ 234.22	\$ 234.22
Total Reimbursement	\$ 15,753.79	\$ 8,601.81

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



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

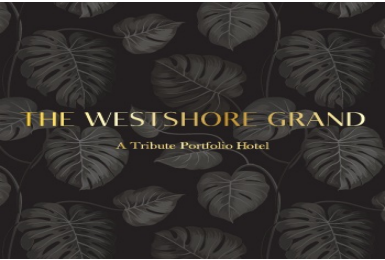
Page Number : 1
 Guest Number : 686153
 Folio ID : A
 Arrive Date : 24-AUG-26
 Depart Date : 02-SEP-26
 No. Of Guest :
 Room Number :
 Marriott Bonvoy Number :

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

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

Continued on the next page

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



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

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

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

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



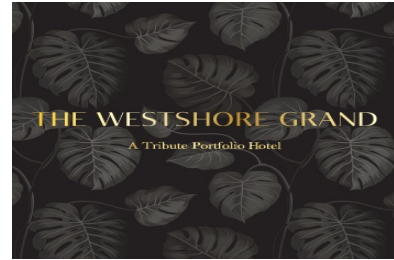
Gilbert SaintJean
 NW5517 - NW Community Redevelopment Age

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

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

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

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



Nadege Vilsaint
 NW5517 - NW Community Redevelopment Age

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

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

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

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



Raja Salahuddin
 NW5517 - NW Community Redevelopment Age

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

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

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

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



Rhenie Dalger
 NW5517 - NW Community Redevelopment Age

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

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

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

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



Casneve Oupelle
 NW5517 - NW Community Redevelopment Age

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

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

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

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



Anthony Bonamy
 NW5517 - NW Community Redevelopment Age

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

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

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

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

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

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

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

Contact: Raja Salahuddin
Sunday, August 30, 2026

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

Signature: _____

GUEST COPY

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

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

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

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

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

Contact: Raja Salahuddin
Friday, August 28, 2026

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

Signature: _____

GUEST COPY

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



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

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

NW 79th Street Community Redevelopment Agency

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

NW Community Redevelopment Agency

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

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

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

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

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

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

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

Customer:

Name: _____

Title: _____

Date: _____

Signature as Acceptance of the Proposal and Terms



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

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

NW 79th Street Community Redevelopment Agency

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

NW Community Redevelopment Agency

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

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

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

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

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

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

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

Customer:

Name: _____

Title: _____

Date: _____

Signature as Acceptance of the Proposal and Terms

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

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

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

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

Contact: Raja Salahuddin
Saturday, August 29, 2026

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

Signature: _____

GUEST COPY

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

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

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

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

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

Contact: Raja Salahuddin
Friday, August 28, 2026

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

Signature: _____

GUEST COPY

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

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

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

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

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

Contact: Raja Salahuddin
Saturday, August 29, 2026

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

Signature: _____

GUEST COPY

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

The Westshore Grand, Tampa, a Tribute Portfolio Hotel

(813) 286-4400

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

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

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

Contact: Raja Salahuddin
Saturday, August 29, 2026

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

Signature: _____

GUEST COPY

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

Receipt from Charter Up, LLC

Merchant ID: MUdxZBNv5XChtFpMn1z2TjgM

6595 Roswell Road Suite G291
Atlanta, GA 30328
+18559202287

Payment on August 27, 2026

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

Billing Details

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

Receipt from Charter Up, LLC

Merchant ID: MUdxZBNv5XChtFpMn1z2TjgM

6595 Roswell Road Suite G291
Atlanta, GA 30328
+18559202287

Payment on August 7, 2026

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

Billing Details

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

Receipt from Charter Up, LLC

Merchant ID: MUdxZBNv5XChtFpMn1z2TjgM

6595 Roswell Road Suite G291
Atlanta, GA 30328
+18559202287

Payment on August 21, 2026

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

Billing Details

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

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

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

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

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

	Sub Total:	816.00
14:31	Total:	816.00

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

Grat: GRATUITY 20 Applied 163.20
TAX EXEMPT

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

Terminal: FUTURE 1
Cashier: EMMALYNN GOODFIELD

Event ID: 60253159



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

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

**Saturday,
August 29, 2026**

INVOICE

ACCOUNT: NW Community Redevelopment Agency

CONTACT: Casneve Oupelle

ADDRESS:

EMAIL: casneve.oupelle@nw79streetcra.gov

PHONE:

SALES MANAGER: Steven Wilson

EMAIL: tampa.banquet@maggianos.com

PHONE: 813-288-9000

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

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

BILLING REQUIREMENT

Final Payment is due at the conclusion of the event.

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

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

TAX EXEMPT

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

Electronic Signature



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

Renter Information

Renter Name
CASNEVE OUPELLE

Renter Address
CORAL SPRINGS, FL 33162
USA

Rate & Billing Information

Billing Cycle
24-Hour

Vehicle Information

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

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

Vehicle Class Charged
Premium SUV 5 door/Automatic/Air

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

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

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

We appreciate your business!

Trip Information

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

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

Renter Charges

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

Total **\$766.50**

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

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

Amount Due **\$0.00**

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

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

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



ACCOUNT ENDING - 01004
Business Platinum Card®

CARD MEMBER
CASNEVE OUPELLE

Card Activity from Aug 11 to Sep 10
Transactions

2 Transactions

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



Printed from Chase for Business

Transaction details

Sapphire Preferred (...2229)

\$75.00

Sale



Aug 30, 2026
Transaction date



7-Eleven

Sep 01, 2026
Posted date

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

Rewards earned with this transaction

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

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



Printed from Chase for Business

Transaction details

Sapphire Preferred (...2229)

\$68.08

Sale



Aug 30, 2026
Transaction date



Shell

Sep 01, 2026
Posted date

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

Rewards earned with this transaction

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

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



TRAVEL REIMBURSEMENT ACKNOWLEDGMENT AND RECEIPT

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

REIMBURSEMENT SUMMARY

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

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

PRIVATE AUTO RECORD

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

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

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

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

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

PAYMENT INFORMATION

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

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

CERTIFICATION

I certify that:

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



TRAVELER

Name: Anthony Bonamy

Signature: 

Date: 09/14/2026

VANTAGE SOLUTIONS LLC AUTHORIZED REPRESENTATIVE

Name: Casneve Oupelle

Signature: 

Date: 09/14/2026



Standard mileage rates

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

2026 mileage rates (July 1 – Dec. 31)

The standard mileage rates for 2026 are:

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

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

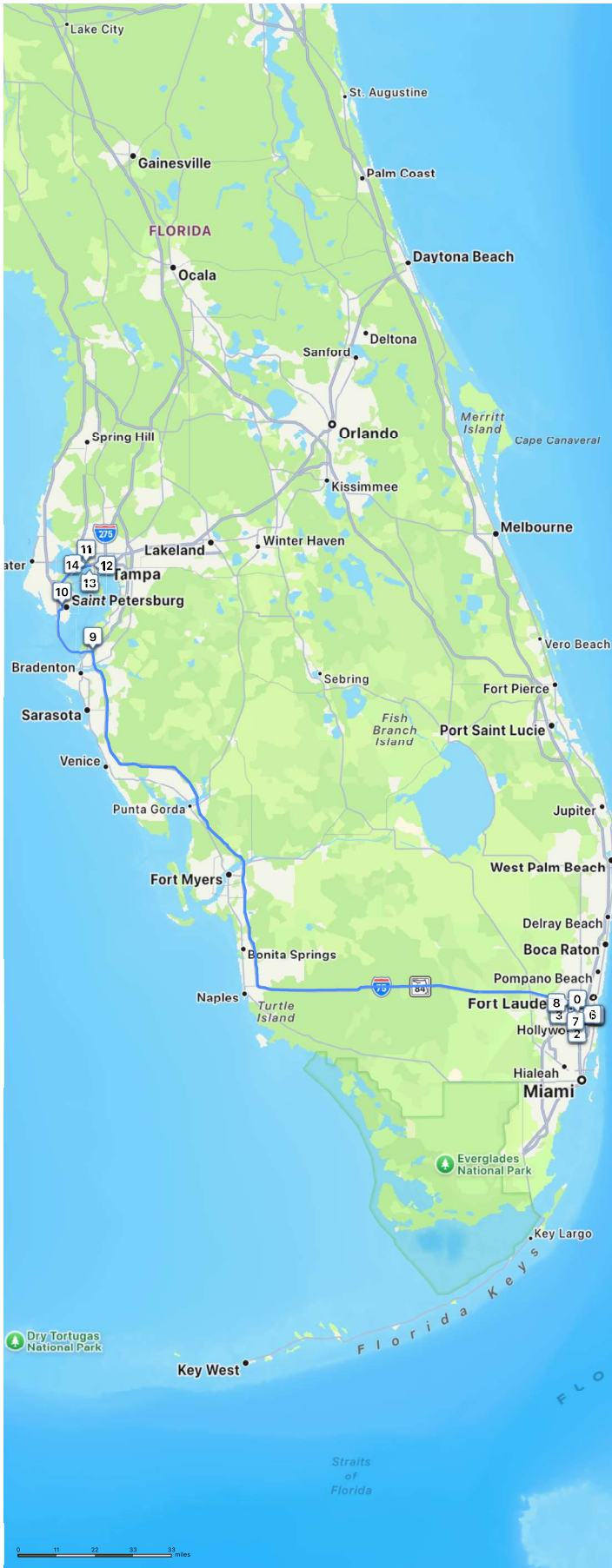
Mileage rates for all years (cents/mile)

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

Tax professionals topics

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

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



6447 Pershing St, Hollywood

4860 W Kennedy Blvd, Tampa



1



In 450 ft,
Turn right onto N 65th Ave

2



In 800 ft (1 min),
Turn left onto Allen St

3



In 250 ft (1 min),
Turn right onto N 66th Ave

4



In 0.3 mi (1 min),
Turn left onto Stirling Rd

5



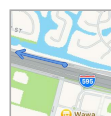
In 0.6 mi (2 min),
Turn right onto Davie Rd

6



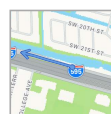
In 3.4 mi (2 min),
Turn left onto SR-84 W

7



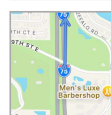
In 0.3 mi (10 min),
Keep left to merge onto I-595 West toward I-75, SR-869 Toll

8



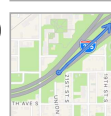
In 217 mi (1 min),
Take exit 228 to merge onto I-275 N toward St Petersburg

9



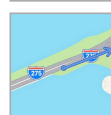
In 21 mi (3 hr 9 min),
Keep left on I-275 N toward Tampa

10



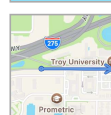
In 17 mi (19 min),
Take exit 39 onto Kennedy Blvd, West Shore Blvd toward SR-60

11



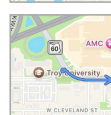
In 0.8 mi (15 min),
Continue onto W Kennedy Blvd

12

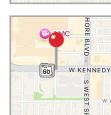


In 0.3 mi (1 min),
Turn right onto W Kennedy Blvd

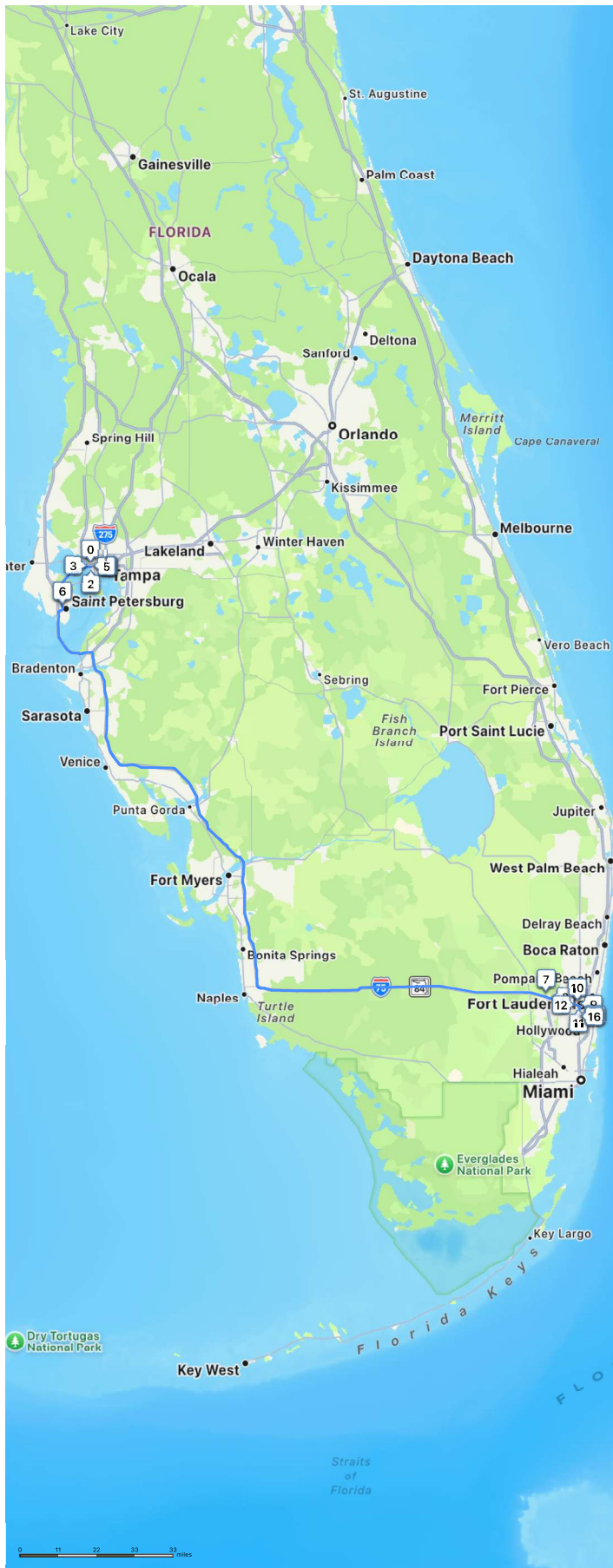
13



In 0.3 mi (2 min),
Turn right

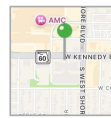


In 100 ft (1 min),
Arrive at the destination

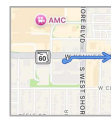


4860 W Kennedy Blvd, Tampa

6447 Pershing St, Hollywood

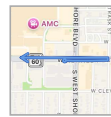


1



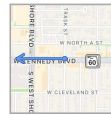
In 200 ft,
Turn right onto W Kennedy Blvd

2



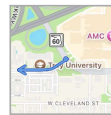
In 900 ft (1 min),
Make a U-turn at N Trask St

3



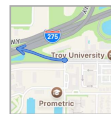
In 0.5 mi (2 min),
Turn left onto W Kennedy Blvd toward St Petersburg

4



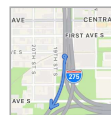
In 0.3 mi (3 min),
Merge onto I-275 South

5



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

6



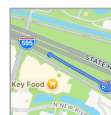
In 231 mi (17 min),
Take exit 19 to merge onto I-595 E toward Ft Lauderdale,
Coral Spgs

7



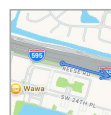
In 0.4 mi (3 hr 11 min),
Take exit 19 on the right to merge onto I-595 E toward Ft
Lauderdale

8



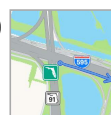
In 8.6 mi (1 min),
Take exit 9A-B onto US-441, Florida's Turnpike

9



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

10



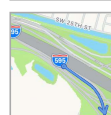
In 0.3 mi (1 min),
Keep left onto US-441 South

11



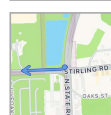
In 0.2 mi (1 min),
Keep right onto US-441 South

12



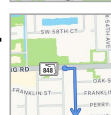
In 2.9 mi (1 min),
Turn right onto Stirling Rd

13

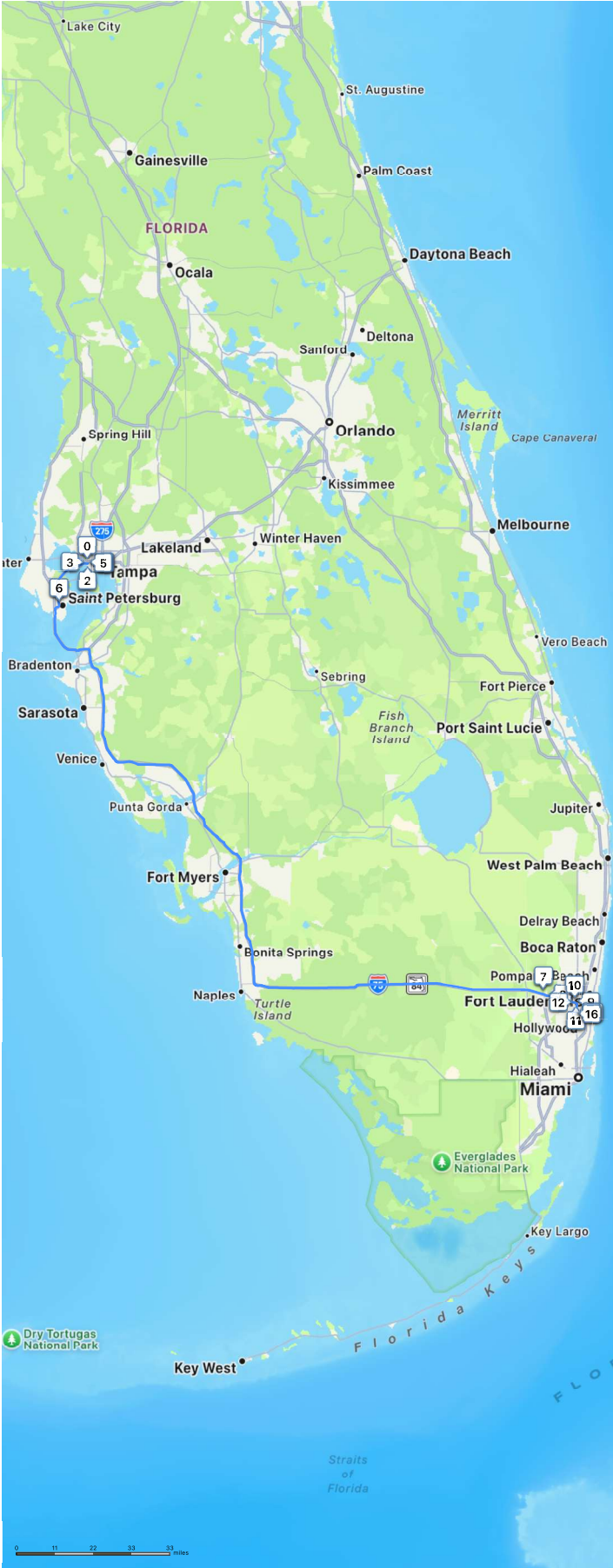


In 0.8 mi (10 min),
Make a U-turn at N 66th Ave

14



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



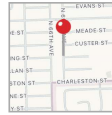
4860 W Kennedy Blvd, Tampa

6447 Pershing St, Hollywood

15



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



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

ACTION ITEMS

FISCAL YEAR 26 - 27 PROPOSED BUDGET

RESOLUTION NO. CRA-22-2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NORTHWEST 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2026-2027 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2026-2027 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2026-2027 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement (the “Agreement”) between the Northwest 79th Street Corridor Community Redevelopment Agency (the “CRA”) and Miami-Dade County (the “County”) requires, among other things, the CRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners (the “Board”); and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NORTHWEST 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 Budget. The CRA Fiscal Year 2026-2027 Budget attached hereto as Exhibit A is hereby approved. All revenues and interest carried forward from the CRA Fiscal Year 2025-2026 Budget shall be appropriated as set forth in CRA Fiscal Year 2026-2027 Budget and according to established guidelines and in accordance with applicable law.

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

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

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

PASSED and ADOPTED this 23RD day of September, 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
Vice Chair Gilbert St. Jean, Phd
Board Member Tanisha “Wakumi” Douglas, MSW
Board Member Sandy Lila, MPA
Board Member Nadege Vilsaint, RCSWI, MSW

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



NW 79th Street Corridor Community Redevelopment Agency

Date: September 23, 2026

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

From: Casneve Oupelle, Executive Director 

Subject: FY 2026–2027 Proposed Budget Presentation

Recommendation

It is recommended that the Board of Commissioners adopt the Fiscal Year 2026–2027 Proposed Budget totaling **\$22,791,026**. The budget supports the implementation of strategic redevelopment priorities in housing, commercial development, infrastructure, corridor maintenance, mobility, workforce development, public safety, placemaking, land acquisition, and catalytic investment.

Fiscal Impact

The proposed budget is fully funded through tax increment revenues, prior-year carryover, and projected interest earnings. All expenditures will be executed in accordance with the CRA Redevelopment Plan, adopted policies, applicable agreements, procurement requirements, and audit standards.

Delegation of Authority

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

Background

The Agency's FY 2026–2027 proposed budget totals \$22,791,026. Revenues include \$5,451,204 in tax increment financing, \$3,846,029 from Countywide and \$1,605,175 from UMSA, along with \$400,000 in projected interest earnings and \$16,939,822 in prior-year carryover funds.

The budget allocates \$940,635 to administrative expenditures, including the County administrative charge, to support staffing, executive administration, financial management, procurement, technology, office operations, and regulatory compliance. The remaining \$21,850,392 supports redevelopment and operational initiatives, including residential rehabilitation, commercial incentives, workforce training, the Innovation Center, corridor maintenance, community shuttle service, public safety, code enforcement, public art, architecture and engineering services, land acquisition, development incentives, and major capital projects.

The proposed budget advances the Board's direction to concentrate investment within priority nodes and corridors and implement a block-by-block approach that coordinates residential, commercial, infrastructure, streetscape, cleaning, safety, and code-enforcement investments. Major redevelopment projects include the Underpass Transformation Project, Homeownership Development Initiative, NW 18th Avenue improvements, streetscape and wayfinding improvements, and The Launchpad business accelerator and incubator.

Attachment

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

NW 79TH STREET
COMMUNITY REDEVELOPMENT AGENCY



Proposed Budget Narrative

FISCAL YEAR 2026-2027

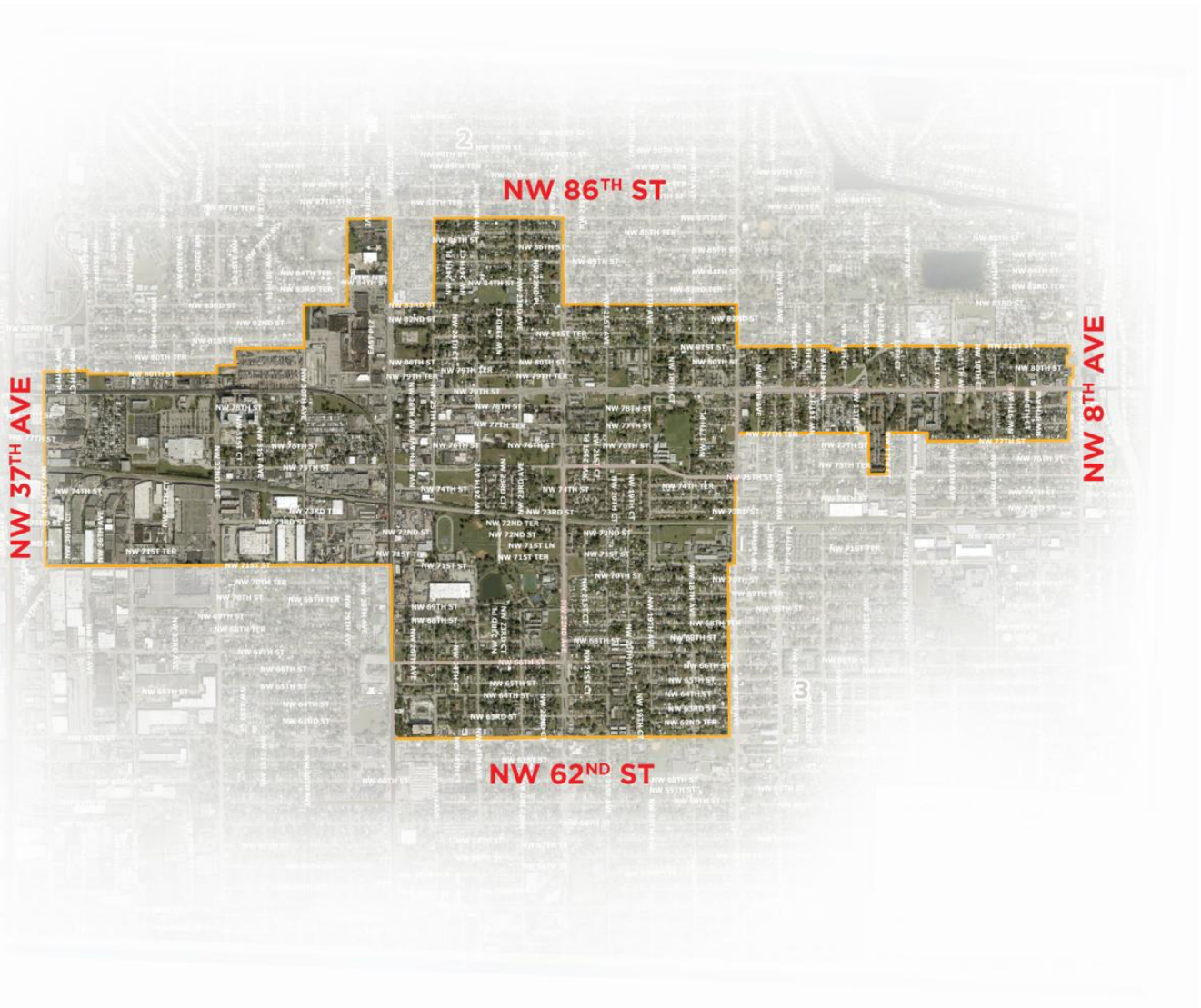
Budget year beginning
October 1, 2026



Mission Statement

The mission of the NW 79th Street CRA is to protect and preserve the community for existing residents by improving quality of life, supporting housing affordability, creating safer and more walkable neighborhoods, and investing in parks and cultural initiatives. Through community engagement, business development, and sustainable growth within the corridor’s commercial and industrial areas, the CRA seeks to build a thriving community that benefits current and future generations.

CRA Boundary



Board of Commissioners

Chairwoman	Rhenie Dalger, MS, MBA, FRA-RA
Vice Chairman	Gilbert St. Jean, PHD
Board Secretary	Tanisha “Wakumi” Douglas, MSW
Board Treasurer	Sandy Lila, MPA, FRA-RA
Board Member	Nadege Vilsaint, RCSWI, MSW

Overview

The Fiscal Year 2026–2027 proposed budget totals **\$22,791,026** and is balanced. It moves the CRA from program development and organizational preparation toward visible implementation through targeted investments in housing, commercial revitalization, infrastructure, corridor maintenance, mobility, public safety, workforce development, and catalytic redevelopment.

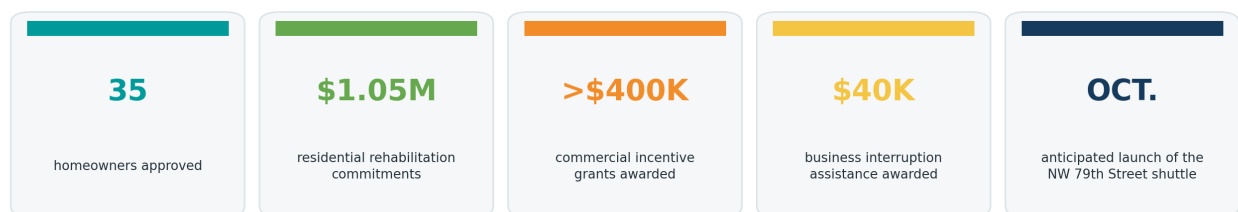
The budget is supported by \$5,451,204 in projected tax increment revenue, \$16,939,822 in prior-year carryover, and \$400,000 in anticipated interest earnings. Administrative expenditures, including the County administrative charge, total \$940,635, or approximately 4.1 percent of total revenues. The remaining \$21,850,391 supports operating programs and redevelopment initiatives.

FY 2025–2026 Accomplishments

During FY 2025–2026, the CRA launched programs, advanced priority projects, strengthened community engagement, and built the operational infrastructure needed to function more independently. Much of this work established the pipeline for construction and visible improvements during FY 2026–2027.

FY 2025–26 Accomplishments

Building the program, project and operational foundation for visible implementation



Additional progress

Underpass concept advanced • Priority corridors identified • CRA office and Innovation Center buildout underway

Housing and Neighborhood Investment

- Launched the Neighborhood Improvement Program and approved 35 homeowner applications.
- Committed \$1.05 million to the approved homeowner projects, which are underway and expected to continue into FY 2026–2027.
- Began developing a broader homeownership strategy focused on attainable ownership opportunities for long-time residents and expansion of the CRA's taxable-value base.

Business Assistance and Commercial Investment

- Awarded more than \$400,000 in commercial incentive grants for eligible business and property improvements.
- Launched the Business Interruption Assistance Program and awarded \$40,000 to businesses affected by road construction.
- Created and redesigned commercial programs supporting rehabilitation, facade improvements, business attraction and expansion, small businesses, and septic-to-sewer connections.

Transportation Infrastructure and Redevelopment

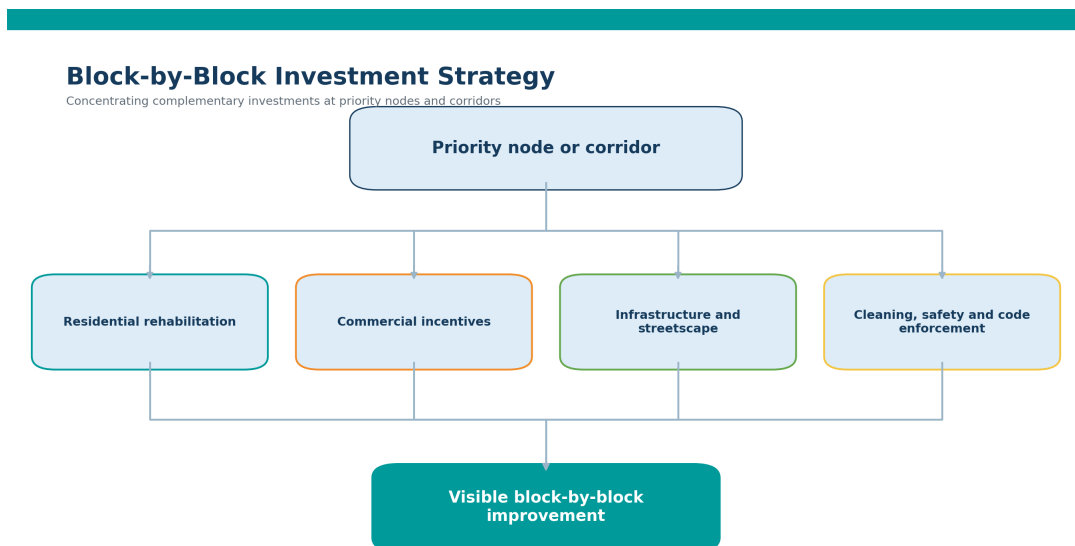
- Approved a free community shuttle for the NW 79th Street corridor, with service anticipated to begin in October.
- Completed the initial concept design for the Underpass Transformation Project and began preparing for the feasibility phase.
- Identified NW 18th Avenue, NW 27th Avenue, and NW 79th Street as priority corridors for infrastructure, beautification, mobility, and public-realm investment.
- Developed preliminary priorities for streetscape improvements, landscaping, gateways, wayfinding, lighting, pedestrian safety, and public art.

Community Engagement and Organizational Capacity

- Redesigned the CRA's brand and expanded outreach through business meetings, community workshops, and direct stakeholder engagement.
- Secured a permanent location for the CRA office and Innovation Center. Buildout is in progress, with completion anticipated during the first quarter of FY 2026–2027.
- Established the vendor portal, accounts-payable workflow, and CRA bank and trust-fund accounts, and began implementing financial, payroll, procurement, grant-management, project-management, and Board-management systems.
- Developed the fiscal policies, internal controls, staffing plan, and organizational structure needed for greater operational independence.

FY 2026–2027 budget priorities

The proposed budget builds on the prior year's foundation by concentrating resources on project completion, visible corridor change, stronger program delivery, and long-term redevelopment capacity.



Concentrated investment and block-by-block implementation. Focus residential, commercial, infrastructure, and public-realm investments on selected nodes and priority corridors. Coordinate incentives, property improvements, landscaping, lighting, public art, maintenance, and enforcement to create recognizable clusters of reinvestments rather than isolated projects.

Housing stability and homeownership. Complete 35 Neighborhood Improvement Program projects, fund a new residential rehabilitation cycle, and advance a \$2.5 million homeownership development initiative for attainable ownership opportunities.

Commercial revitalization and business growth. Move approved grants into construction, continue business assistance, support workforce development, and use the Innovation Center and The Launchpad to help entrepreneurs and personal-services businesses grow.

Visible corridor improvement. Launch the expanded Clean Team, strengthen code enforcement and public safety, and implement streetscape, wayfinding, public art, and improvements along NW 18th Avenue and other priority corridors.

Infrastructure and catalytic redevelopment. Advance the Underpass Transformation Project, maintain \$6 million for strategic land acquisition and development incentives, and fund project-specific architecture, engineering, and technical services.

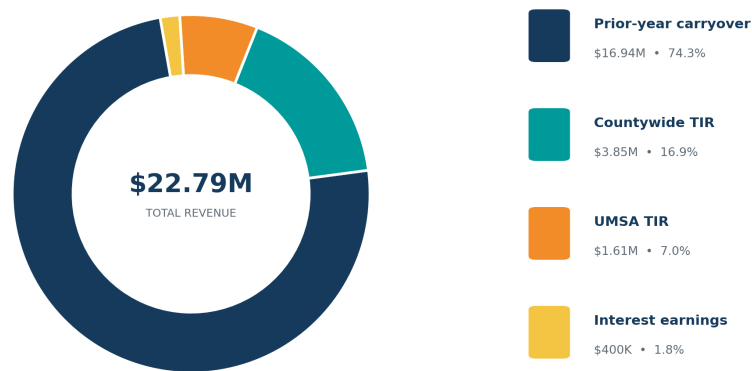
Operational independence. Complete the staffing, financial, procurement, payroll, grant-management, project-management, and reporting systems needed to deliver and monitor a larger program and capital portfolio.

Revenues

CRA revenues are generated primarily through tax increment financing, which captures growth in ad valorem property tax revenue above the district's base-year value. Carryover represents unspent funds from prior fiscal years that remain available for approved redevelopment purposes, including active grants, capital improvements, and other multi-year initiatives.

FY 2026-27 Revenue Composition

Total available resources: \$22,791,026



Carryover reflects previously accumulated resources available for implementation of approved redevelopment priorities.

UMSA Tax Increment Revenue — \$1,605,175. Represents the Unincorporated Municipal Service Area portion of tax increment revenue generated within the CRA boundary.

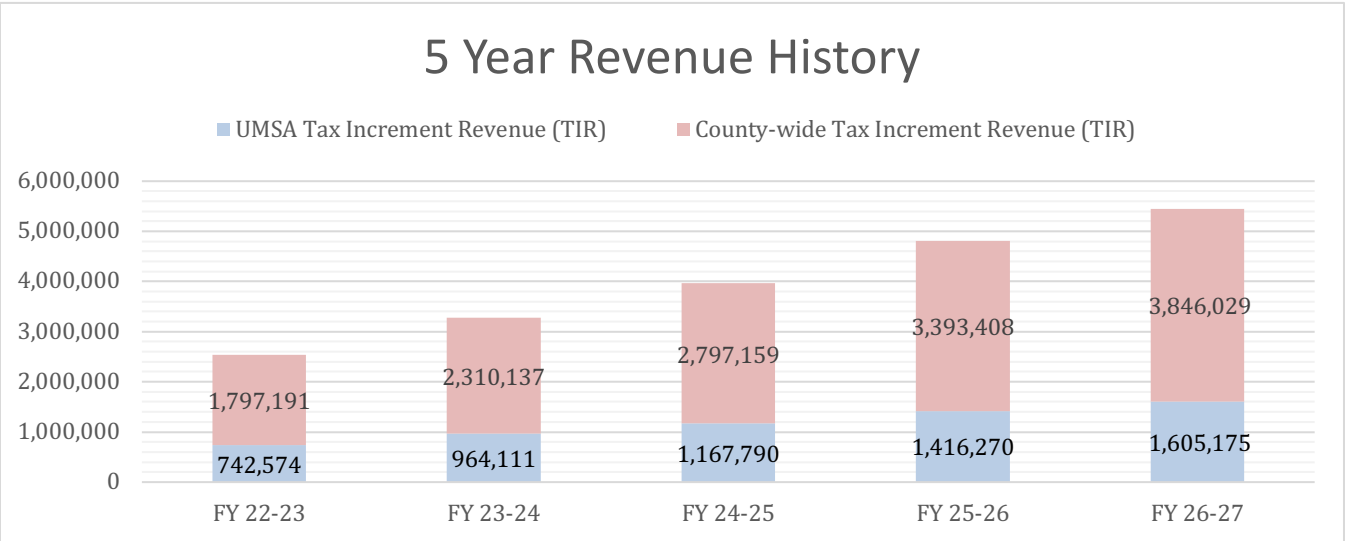
Countywide Tax Increment Revenue — \$3,846,029. Represents the Countywide portion of tax increment revenue generated within the CRA boundary.

Carryover from Prior Year — \$16,939,822. Supports continuing grant obligations, land acquisition, capital projects, development incentives, and other multi-year redevelopment initiatives.

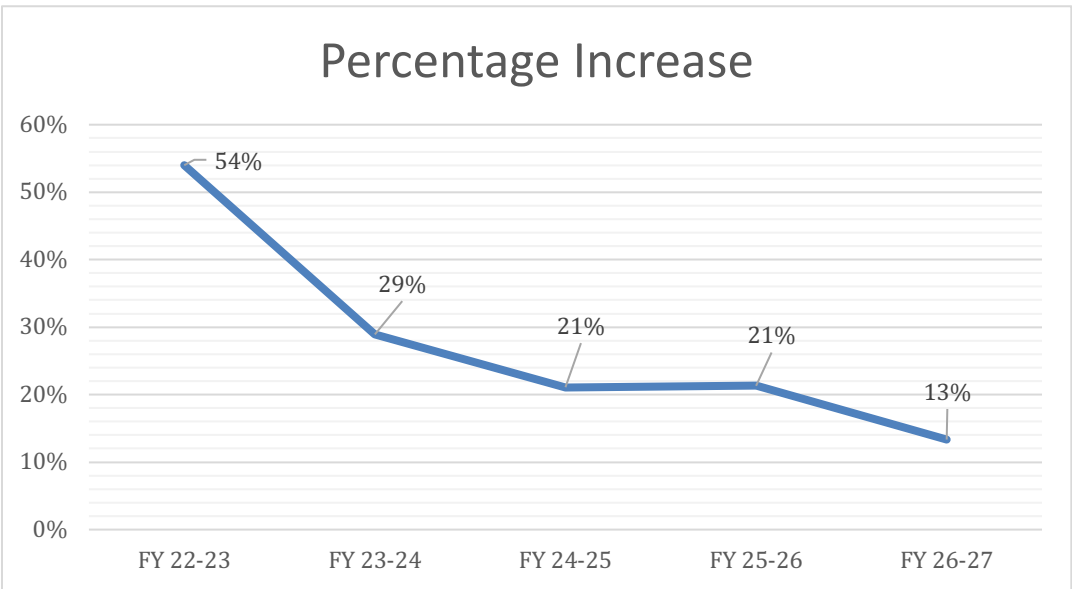
Interest Earnings — \$400,000. Reflects anticipated earnings on CRA-held balances during the fiscal year.

Five-Year Tax Increment Revenue History

Combined UMSA and Countywide tax increment revenue increased from approximately **\$2.54 million in FY 2022–23 to \$5.45 million in FY 2026–27**, representing an increase of approximately **115%** over the five-year period. Countywide tax increment revenue remains the Agency’s largest recurring revenue source, while both revenue components have experienced consistent annual growth. The increase strengthens the CRA’s capacity to support redevelopment initiatives; however, major capital investments will continue to depend on accumulated carryover and the timing of project implementation.



Tax increment revenue has increased substantially over the past five fiscal years, although the annual rate of growth is beginning to moderate. Growth declined from approximately 54% in FY 2022–23 to 13% in FY 2026–27. The current growth rate remains positive and provides additional recurring revenue, but the downward trend supports using conservative assumptions when planning future programs and recurring obligations.



Administrative Expenditures

Administrative expenditures support governance, compliance, financial management, staffing, office operations, technology, and public accountability. The proposed administrative budget is \$858,867 before the County administrative charge. Including the \$81,768 County charge, total administrative expenditures are \$940,635, approximately 4.1 percent of total revenues and below the applicable administrative cap.

Employee Salaries and Fringe Benefits — \$207,563. Funds the administrative share of five positions: Office Administrator, Project Coordinator, Front Desk and Community Services Coordinator, Program Manager, and Design and Development Manager. Fringe benefits are estimated at 35 percent.

Administrative Contractual Services — \$190,200. Includes the administrative allocation for the Executive Director and Aclarian financial management, ERP, annual platform, and procurement administration services.

Executive Director—Administrative Duties	\$75,000
ERP Annual Subscription	\$15,800
Financial Management and ERP Services	\$70,000
Procurement Administration	\$29,400

Insurance — \$24,000. Supports organizational coverage such as general liability, property, cyber, and public-official or related agency insurance.

Audits and Studies — \$20,000. Funds the required annual independent financial audit and related compliance work.

Printing and Publishing — \$12,000. Supports publication of the budget, annual reports, meeting materials, and other administrative documents.

Advertising and Notices — \$5,000. Covers legally required public notices and procurement advertisements.

Travel and Educational Seminars — \$10,000. Supports authorized administrative travel and professional education consistent with CRA policy.

Rent and Lease Costs — \$133,000. Funds the CRA office and Innovation Center lease obligation for the fiscal year.

Office Equipment and Furniture — \$73,955. Provides workstations, reception and meeting-room furniture, storage, delivery, assembly, and related office setup costs.

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

Other Administrative Expenses — \$153,149. Includes grants-management software, copier costs, software and licensing, administrative technology equipment, janitorial and security services, memberships, banking and postage, supplies, website maintenance, utilities, and meeting costs.

County Administrative Charge — \$81,768. Reflects the County charge calculated at 1.5 percent of combined UMSA and Countywide tax increment revenue.

Staffing plan

Position	Salary	Fringe	Total
Office Administrator	\$85,000	\$29,750	\$114,750
Project Coordinator	\$75,000	\$26,250	\$101,250
Front Desk and Community Services Coordinator	\$52,000	\$18,200	\$70,200
Program Manager	\$85,000	\$29,750	\$114,750
Design and Development Manager	\$120,000	\$42,000	\$162,000
Total	\$417,000	\$145,950	\$562,950

Salary and fringe costs are allocated between administrative and operational duties based on expected responsibilities. The budget allocates \$207,563 to administration and \$355,388 to operations.

Operating and Redevelopment Expenditures

The operating and redevelopment budget totals \$21,850,392 and funds program delivery, corridor services, public safety, community engagement, grants, land strategies, and multi-year capital initiatives.

Employee Salaries and Fringe Benefits — \$355,388. Funds the operational share of the CRA's five planned positions.

Operational Contractual Services — \$291,875. Includes the operational allocation for the Executive Director, contracted grants program coordination, and redevelopment management. The current Executive Director contract remains subject to its approved terms, and any renewal adjustment requires appropriate authorization.

Executive Director operational allocation	\$110,000
Grants Program Coordinator	\$91,875
Redevelopment Manager	\$90,000

Conferences and Training — \$30,000. Supports relevant redevelopment, finance, governance, and professional-development training for authorized staff and Board members.

Legal Services — \$150,000. Provides counsel for Board matters, contracts, procurement, grants, real estate, redevelopment transactions, and statutory compliance.

Printing and Publishing — \$40,000. Funds program guidelines, outreach collateral, signage, public information, and redevelopment publications.

Agency Vehicle Lease and Operating Costs — \$50,000. Provides for acquisition or lease and related operating costs of an agency vehicle used for inspections, outreach, project monitoring, and CRA operations.

Business Services and Outreach — \$60,000. Supports business engagement, workshops, corridor activations, program promotion, venue expenses, outreach materials, and contractual promotional partnerships that directly advance CRA Plan objectives.

Professional Services — \$555,000. Provides specialized consulting support for the CRA Plan update, commercial rehabilitation inspections, real estate and development advisory services, economic development and catalytic-project feasibility, communications, information technology and cybersecurity, and homeownership development.

CRA Plan Update Consultant	\$90,000
Commercial Rehabilitation Inspector	\$60,000
Real Estate and Development Advisory	\$50,000
Economic Development Market Analysis and Catalytic Project Feasibility	\$150,000

Communications and Public Engagement	\$90,000
Information Technology and Cybersecurity	\$65,000
Homeownership and Housing Development Advisory	\$50,000

Architecture Engineering and Technical Services — \$500,000. Funds project-specific engineering, surveying, geotechnical, environmental, permitting, cost estimating, and specialized technical services supporting capital and infrastructure projects.

Other Operating Expenses — \$55,000. Supports community meetings, workshops, groundbreaking events, ribbon cuttings, and related direct program-delivery costs.

Workforce Training — \$500,000. Supports job readiness, credentialing, trades training, employer partnerships, and workforce initiatives benefiting CRA-area residents.

Innovative Community Policing — \$262,700. Funds community-oriented public-safety strategies, visibility, coordination, and place-based activities supporting safer commercial and residential areas.

Code Enforcement — \$200,000. Provides enhanced capacity to address property maintenance, zoning, nuisance, and slum or blight conditions within the redevelopment area.

Residential Rehabilitation Grant Program — \$1,500,000. Funds a new cycle of homeowner rehabilitation, health and safety repairs, resiliency improvements, and neighborhood stabilization activities.

Neighborhood Improvement Program Carryover — \$1,050,000. Carries forward \$30,000 for each of the 35 homeowner projects approved during FY 2025–2026 that remain underway at the beginning of the new fiscal year.

Commercial Incentive Programs — \$2,350,000. Funds adopted programs supporting rehabilitation, facade improvements, business attraction and expansion, small-business assistance, septic-to-sewer connections, and other eligible improvements.

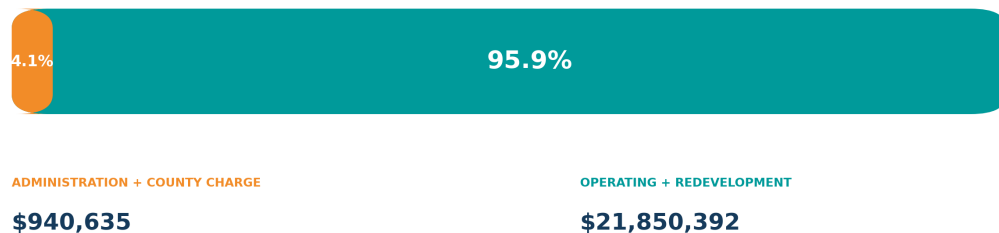
Carryover Commercial Projects — \$570,429. Preserves the remaining balances of previously approved commercial projects continuing into FY 2026–2027.

Innovation Center Startup Equipment Operations and Programming — \$300,000. Provides flexible funding to open and operate the Innovation Center, including technology, furniture, security, program delivery, technical assistance, supplies, and startup costs. The CRA will pursue sponsorships and in-kind contributions to offset CRA expenditures.

Clean Team Litter Abatement and Corridor Maintenance — \$600,000. Supports corridor cleaning, litter and illegal-dumping response, pressure washing, graffiti removal, landscape or public-realm upkeep, and measurable opportunities for local hiring.

Community Shuttle Services — \$330,000. Supports free local transportation connecting residents with businesses, employment, services, and community destinations.

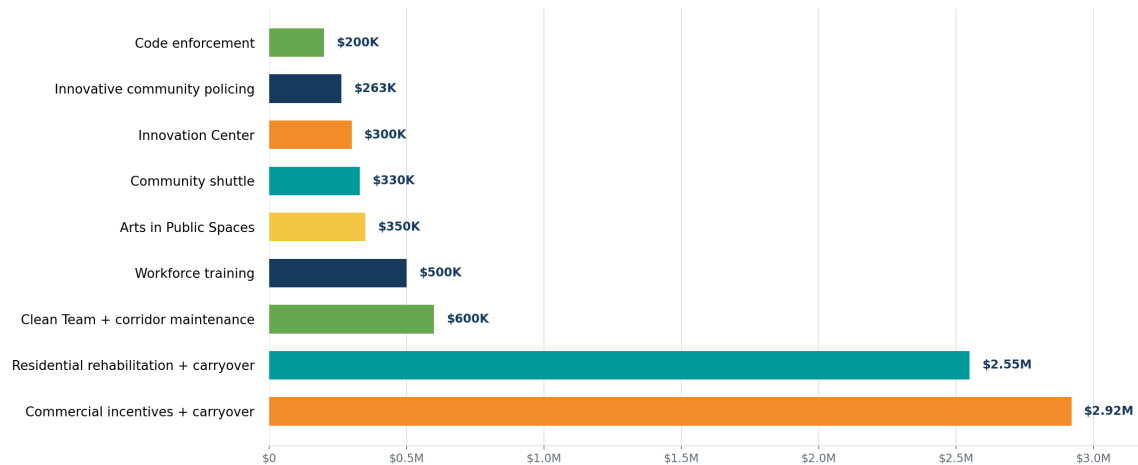
Arts in Public Spaces — \$350,000. Funds eligible public art and placemaking activities that improve the public realm and reinforce corridor identity.



Approximately 96 cents of every budget dollar supports operating and redevelopment priorities.

Major Program and Redevelopment Investment

The FY 2026–27 budget supports a coordinated set of programs serving residents, businesses, and the broader community. Funding prioritizes residential and commercial assistance, workforce development, transportation, corridor maintenance, public safety, arts, and Innovation Center activities, with an emphasis on measurable service delivery and visible community benefit.



Coordinated investment across housing, business support, cleanliness, mobility, public safety and community programming.

Capital and Catalytic Redevelopment

The budget directs substantial resources toward projects that can improve the physical environment, support homeownership, stimulate private investment, and expand the taxable-value base. Project allocations include reasonable allowances for design development, permitting, cost escalation, site conditions, and implementation requirements within each approved purpose.

Underpass Transformation Project — \$1,200,000. Advances feasibility, design, engineering, coordination, permitting, partnerships, and implementation for an underpass improvement project addressing blight, safety, connectivity, and community identity.

Homeownership Development Initiative — \$2,500,000. Supports site planning, predevelopment, infrastructure, development partnerships, construction, buyer preparation, and other eligible costs associated with attainable ownership opportunities.

NW 18th Avenue Improvements — \$1,000,000. Funds planning, design, infrastructure, beautification, pedestrian safety, and related improvements along this priority corridor.

Streetscape Landscaping and Wayfinding — \$550,000. Supports gateways, branded wayfinding, landscaping, lighting, pedestrian improvements, and other visible public-realm investments within priority nodes and corridors.

The Launchpad — \$500,000. Establishes a personal-services business accelerator and incubator for entrepreneurs such as barbers, hair stylists, braiders, beauty professionals, and similar operators who need shared facilities, equipment, training, and a path toward independent commercial space.

Land Acquisition and Development Incentives — \$6,000,000. Provides capacity to acquire strategic property, assemble sites, address predevelopment needs, and structure lawful incentives for catalytic private or public-private redevelopment consistent with the CRA Plan.

Three-Year Financial Forecast

The three-year forecast provides a conservative financial outlook for FY 2027–28 through FY 2029–30. It is intended as a planning tool and does not constitute an appropriation or commitment of future CRA funds.

The forecast assumes approximately 5% annual growth in UMSA and Countywide tax increment revenues. Future carryover is not projected because the amount available will depend on the timing of grant payments, property acquisition, construction, and other multi-year redevelopment expenditures.

Future expenditures are aligned with projected recurring revenues and include reasonable growth assumptions for personnel, contractual services, insurance, rent, technology, legal services, and other ongoing obligations. The forecast also preserves funding capacity for housing rehabilitation, commercial incentives, workforce development, public safety, code enforcement, the Innovation Center, corridor maintenance, community shuttle service, public art, and other redevelopment activities.

Because the forecast does not rely on an assumed level of future carryover, capital projects and discretionary program allocations are shown at levels supportable by recurring revenues. Actual allocations will be reviewed annually and may be adjusted based on available carryover, property-value growth, project readiness, operating costs, Board priorities, and economic conditions. Each forecast year is balanced, with projected expenditures equal to projected revenues.

Forecasted Revenue	FY 2027–28	FY 2028–29	FY 2029–30
<i>UMSA Tax Increment Revenue</i>	\$ 1,685,434.00	\$ 1,769,706.00	\$ 1,858,191.00
<i>Countywide Tax Increment Revenue</i>	\$ 4,038,330.00	\$ 4,240,247.00	\$ 4,452,259.00
<i>Interest Earnings</i>	\$ 220,000.00	\$ 291,000.00	\$ 363,050.00
Total Forecasted Revenue	\$ 5,943,764.00	\$ 6,300,953.00	\$ 6,673,500.00

Forecasted Expenditures	FY 2027–28	FY 2028–29	FY 2029–30
<i>Administrative Expenditures</i>	\$ 884,561.00	\$ 919,221.00	\$ 955,466.00
<i>Operating Expenditures</i>	\$ 5,059,203.00	\$ 5,381,732.00	\$ 5,718,034.00
Total Forecasted Expenditures	\$ 5,943,764.00	\$ 6,300,953.00	\$ 6,673,500.00

NW 79 Street Community Redevelopment Agency
Community Redevelopment Agency
FY 2026 - 2027 Proposed Budget
(FY 2026-27 begins October 1, 2026)

REVENUES

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

FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Proposed	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
1,416,270	1,416,270	-	1,605,175	1,685,434	1,769,706	1,858,191
3,393,408	3,393,408	-	3,846,029	4,038,330	4,240,247	4,452,259
13,292,182	13,292,182	(0)	16,939,822			
	300,000	(300,000)		-	-	-
400,000	342,751	57,249	400,000	220,000	291,000	363,050
18,501,860	18,744,611	(242,751)	22,791,026	5,943,764	6,300,953	6,673,500

EXPENDITURES

Administrative Expenditures:

Employee salary and fringes Benefits
Contractual services
Insurance
Audits and studies
Printing and publishing
Marketing
Advertising and notices
Travel (includes Educational Seminars)
Rent/lease costs
Office equipment and furniture
Administrative Expenses - Direct County Support
Other Administrative Expenses
Procurement/Sourcing Support
(A) Subtotal Admin Expenditures
County Administrative Charge at 1.5%
(B) Subtotal Admin Expenditures & County Charge

-	-	-	207,563	215,866	228,818	242,547
150,000	150,000	-	190,200	195,906	201,783	207,836
-	-	-	24,000	25,200	25,956	26,735
20,000	16,500	3,500	20,000	20,000	20,600	21,218
-	-	-	12,000	12,000	12,290	12,659
-	-	-	-	-	-	-
5,000	-	5,000	5,000	5,000	5,150	5,305
-	-	-	10,000	10,000	10,300	10,609
75,000	29,512	45,488	133,000	136,990	141,100	145,333
45,500	-	45,500	73,955	20,000	20,600	21,218
125,000	125,000	-	30,000		-	-
50,000	30,804	19,196	153,149	157,743	162,475	167,349
30,000		30,000			-	-
500,500	351,816	148,684	858,867	798,705	829,072	860,809
72,145	72,145	-	81,768	85,856	90,149	94,657
572,645	423,961	148,684	940,635	884,561	919,221	955,466

Operating Expenditures:

Employee Salary and Fringes Benefits
Contractual Services
Conferences & Training
Memberships & State Fees
Legal Services
Printing & Publishing
Agency Vehicle Lease and Operating Costs
Business Services & Outreach
Professional Services
Workforce Training
Innovative Community Policing
Code Enforcement
Residential Rehabilitation Grant Program
Neighborhood Improvement Program Grant Carryover
Commercial Incentive Programs
Carryover Commercial Budgeted Projects
Innovation Center
18th Avenue Improvements
Streetscape Improvements (Landscaping + Wayfinding)
Clean Team, Litter Abatement and Corridor Maintenance
Architecture, Engineering and Technical Services
Community Shuttle Services (Transportation)
Building Construction and Improvement
Land Acquisition & Development Incentives
Other Operating Expenses (attach list)
Arts in Public Spaces
Redevelopment Projects List (See Below)
(C) Subtotal Operating Expenditures
(D) Reserve
Expenditure Total (B+C+D)

250,000	35,000	215,000	355,388	369,604	391,780	415,287
		-	291,875	298,449	307,402	316,624
18,000	18,000	-	30,000	30,000	30,900	31,827
7,677	2,870	4,807	-	-	-	-
150,000	65,000	85,000	150,000	154,500	155,000	159,650
22,000	16,092	5,908	40,000	25,000	25,000	25,868
		-	50,000	35,000	36,050	37,132
50,000	6,729	43,271	60,000	40,000	41,000	43,800
616,542	567,222	49,320	555,000	450,000	463,500	477,405
500,000		500,000	500,000	325,000	334,750	350,000
100,000		100,000	262,700	150,000	150,000	158,500
50,000		50,000	200,000	100,000	103,000	106,090
1,784,996	-	1,784,996	1,500,000	775,000	850,000	1,000,000
		-	1,050,000		-	-
2,100,000	167,821	1,932,179	2,350,000	900,000	1,000,000	1,050,000
323,250	-	323,250	570,429		-	-
350,000	200,000	150,000	300,000	300,000	310,000	319,300
1,000,000	2,094	997,906		-	-	-
1,000,000	-	1,000,000		-	-	-
306,750	-	306,750	600,000	500,000	515,000	530,450
		-	500,000		-	-
300,000	-	300,000	330,000	400,000	410,000	430,000
	300,000	(300,000)		-	-	-
9,000,000	-	9,000,000	6,000,000		-	-
-	-	-	55,000	56,650	58,350	60,101
		-	350,000	150,000	200,000	206,000
		-	5,750,000		-	-
17,929,215	1,380,828	16,548,387	21,850,392	5,059,203	5,381,732	5,718,034
-	-	-	-			
18,501,860	1,804,789	16,697,071	22,791,026	5,943,764	6,300,953	6,673,500

Cash Position (Rev-Exp)

0	16,939,822	(16,939,822)	-	-	-	-
----------	-------------------	---------------------	----------	----------	----------	----------

Redevelopment Projects List

Projects:

The Underpass Transformation Project
Homeownership Development Initiative
18th Avenue Improvement
Streetscape Improvements (Landscaping + Wayfinding)
The Launchpad – Personal Services Business Accelerator and Incubator
Total Projects

FY 2025-26 Budget Adopted	FY 2025-26 Actual	FY 2025-26 Variance	FY 2026-27 Budget Proposed	FY 2027-28 Budget Forecasted	FY 2028-29 Budget Forecasted	FY 2029-30 Budget Forecasted
			1,200,000			
			2,500,000			
			1,000,000			
			550,000			
			500,000			
-	-	-	5,750,000	-	-	-