

City of Opa-locka

*City of Opa-locka Municipal Complex
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054*



COMMUNITY REDEVELOPMENT AGENCY Agenda

**Tuesday, December 10, 2024
6:00 PM**

Opa-Locka CRA Board

Jannie Russell, Chair

Nikisha Williams, Vice Chair

Dr. Sherelean Bass, Board Member

Natasha L. Ervin, Board Member

Joseph L. Kelley, Board Member

John H. Taylor, Jr., Board Member

Veronica J. Williams, Board Member

CITY OF OPA-LOCKA
"The city of bright opportunities"

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
December 10, 2024
6:00 PM

1. **CALL TO ORDER:**

2. **ROLL CALL:**

3. **MOMENT OF SILENCE:**

4. **PLEDGE OF ALLEGIANCE:**

5. **ADD-ON ITEM(S)**

6. **APPROVAL OF MINUTES:**

OCRA REGULAR MEETING- NOVEMBER 12, 2024

7. **PUBLIC COMMENTS:**

8. **RESOLUTIONS:**

1. **A RESOLUTION OF THE BOARD OF THE OPA-LOCKA REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE "COMMERCIAL REHABILITATION PROGRAM" FOR PROPERTY LOCATED AT 490 ALI BABA AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**

9. **DISCUSSION ITEMS:**

1. **RENTAL ASSISTANCE
HOME REHABILITATION PROGRAM**

10. **BOARD COMMENTS:**

11. ADJOURNMENT:

All interested persons are invited to attend this meeting, For additional information, please contact the Opa-locka Community Redevelopment Agency Board Clerk Tiffany Dallas at 305.953.2868 ext. 1251

In accordance with the Americans with Disabilities Act of 1990, person needing special accommodations to participate in the proceedings should contact the Office of the City Clerk at (305) 953-2800 for assistance no later than seven (72) hours prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877 955-8707 (Creole).

Pursuant to FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal may be based.



DRAFT
MEETING MINUTES
CITY OF OPA-LOCKA
COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 12, 6:00 P.M.

1. CALL TO ORDER:

Chair Russell called the City of Opa-locka Community Redevelopment Agency (CRA) Board of Directors meeting to order at 6:00 p.m. on Tuesday, November 12, 2024.

2. ROLL CALL:

The following members of the Opa-locka Community Redevelopment Agency Board of Directors were present: Chair Jannie Russell, Vice Chair Nikisha Williams, Board Member Natasha L. Ervin, and Board Member John Taylor. Also present were CRA Executive Director Jason Walker, Board Attorney Marlon Hill, and Board Clerk Peggy Joseph.

Absent Board Members: Board Member Dr. Sherelean Bass, Board Member Joseph L. Kelley, and Board Member Veronica Williams.

3. MOMENT OF SILENCE:

Board Member Taylor gave the Invocation.

4. PLEDGE OF ALLEGIANCE:

All present recited the Pledge of Allegiance.

5. ADD-ON ITEMS:

None.

6. APPROVAL OF MINUTES:

- **9/26 Minutes**

Motion made by Board Member Taylor, seconded by Board Member Ervin, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

7. PUBLIC COMMENTS:

At this time Chair Russell opened public comment, which she closed upon receiving no input.

8. RESOLUTIONS:

Mr. Walker stated that the Board may make a single motion to approve Items 1 through 6 if the Resolutions are read into the record individually. The Board agreed to this procedure by consent.

- 1. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE “COMMERCIAL REHABILITATION PROGRAM” FOR PROPERTY LOCATED AT 1710 NW 151 STREET, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**
- 2. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE “COMMERCIAL REHABILITATION PROGRAM” FOR PROPERTY LOCATED AT 14905 NW 22ND AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**
- 3. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE “COMMERCIAL REHABILITATION PROGRAM” FOR PROPERTY LOCATED AT 14975 NW 22ND AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**
- 4. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), AUTHORIZING THE EXECUTIVE**

DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE “COMMERCIAL REHABILITATION PROGRAM” FOR PROPERTY LOCATED AT 14500 NW 27TH AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

- 5. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE “COMMERCIAL REHABILITATION PROGRAM” FOR PROPERTY LOCATED AT 14561 NW 27TH AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**
- 6. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“CRA”), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE “COMMERCIAL REHABILITATION PROGRAM” FOR PROPERTY LOCATED AT 854 ALI BABA AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE**

Motion made by Board Member Taylor, seconded by Board Member Ervin, to approve.

Mr. Walker recalled that the CRA Board created the Commercial Rehabilitation Program, and the buildings cited above have been identified as in need of various types of rehabilitation, such as paint, roofing, signage, parking area, or others. The license agreements between the CRA and the property owners allow the CRA to do work on those properties.

Mr. Walker also clarified that the Resolutions for each individual property are brought before the Board for approval as an additional level of transparency. The properties’ applications to the Commercial Rehabilitation Program, and information on the work to be done on each property, are included in the Board members’ Agenda packets. A total of \$1 million is set aside for this program. If necessary, the Board may vote to move funds from another program into the Commercial Rehabilitation Program as needed. He estimated that there are currently 17 locations participating in the program, although some remain in the permitting stages until funds are available.

Chair Russell requested clarification of the name of the business located at 14500 NW 27th Avenue. Mr. Walker explained that there are multiple business bays at that

address. Work on that property includes installation of impact windows, painting, updated signage, and parking lot improvements. The Applicant will take bids on the work, which will be overseen by one of the consultant project managers hired by the CRA.

Board Member Kelley requested a list of the individual businesses being assisted by the Commercial Rehabilitation Program, as well as a list of the work being done on those properties.

In a roll call vote, the **motion** passed unanimously (4-0).

7. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE "COMMERCIAL REHABILITATION PROGRAM" FOR PROPERTY LOCATED AT 490 ALI BABA AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

Vice Chair Williams advised that she would recuse herself from voting on this Item. It was noted that this means the Board does not have a quorum and may not vote on the Item at this time. Mr. Walker explained, however, that approval before the Board is an additional step for the sake of transparency, and the Item can be approved administratively to allow work to begin. The Board may vote to approve the Item at a later meeting.

Item 7 was deferred until the December 2024 CRA Board meeting, with the understanding that the CRA will proceed with paying any invoices necessary for the work.

The following Item was taken out of order on the Agenda.

11. DISCUSSION ITEMS:

Mr. Walker reported that one of the properties the Board has considered purchasing is still in the contract phase, as the seller had some concerns with Phase 2 environmental work. It has not yet been determined that the seller will allow this phase to proceed, as any issues identified must be addressed.

Mr. Walker continued that the CRA also plans to make an offer to purchase property located at 240 Bahman Avenue. The offer will be \$3 million. The property has already been appraised and he will provide a further update next month.

Mr. Walker also addressed the Home Rehabilitation Program, stating that there are two consultants who are assisting with project management. One of the consultants will also provide assistance with information technology (IT), including the CRA's website. The Home Rehabilitation Program is expected to attract several potential applicants. The second consultant will assist the CRA with the rollout of this program.

Mr. Walker continued that while he had looked into the option of setting up a bank account for the CRA, this option had been difficult. He is now considering an option that would allow contractors to be paid in up to three days rather than a matter of weeks. He estimated that there is sufficient funding for the Home Rehabilitation Program to assist 10 to 15 homes. If the program needs more money in the future, the CRA can move funds from another program into the Home Rehabilitation Program if necessary.

Mr. Walker also recalled there was previous discussion regarding park improvements. He wished to speak with the individual Board members about this possibility and bring more information back to the next meeting. He has requested a meeting with the Interim City Manager and hopes to further discuss the City's parks plan and how the CRA can help by funding capital improvements.

9. BOARD COMMENTS:

Board Member Taylor requested that in the CRA Manager's individual meetings with the Board members, he would like more information on how the Home Rehabilitation Program will be rolled out, including criteria for participation.

Chair Russell noted that several residents have contacted her regarding the Home Rehabilitation Program; however, most of these residents do not live within the CRA. She has referred those individuals to a similar program by the City, and wished to ensure that CRA Staff does the same.

Board Member Ervin asked if the CRA has a Facebook page. Jerome Senior, CRA Program Coordinator, advised that although the City Manager's Office provided CRA Staff with the credentials to access social media, they were unable to do so. He asked if the Board would like the CRA to create a new social media page.

Because the email account attached to the social media outlets was that of a former City employee, it was determined that Mr. Senior would reach out to the former CRA Director to request assistance. If this outreach is unsuccessful, Staff can create new social media accounts.

Mr. Walker stated that after the new year, the CRA will hire a video team to document their work. This team will reach out to the individual Board members for comments.

Chair Russell suggested that in the future, the business owners participating in the Commercial Rehabilitation Program could be invited to meet the members of the CRA Board. Mr. Walker proposed that the grant recipients could be invited to the Board's December meeting, where refreshments could be provided.

10. ADJOURNMENT:

The meeting was adjourned at 6:26 p.m.

RESOLUTION NO. 24-

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT UNDER THE "COMMERCIAL REHABILITATION PROGRAM" FOR PROPERTY LOCATED AT 490 ALI BABA AVENUE, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Opa-Locka Community Redevelopment Agency ("CRA") is committed to the revitalization and sustainable development of the Opa-Locka community;

WHEREAS, certain property owners own and control real property located at 490 Ali Baba Avenue in the City of Opa-Locka, Florida, within the OCRA's Community Redevelopment Area (collectively, the "Licensed Property"); and

WHEREAS, the City shall seek a license from the Licensed Property owners to grant authority to the OCRA and the OCRA's authorized contractors and consultants to enter into the Licensed Property for the purpose of conducting certain commercial property improvements (the "Commercial Property Improvements"); and

WHEREAS, this Program shall serve both a municipal and public purpose consistent with and furthers the CRA's Redevelopment Plan, and consistent with the requirements of Chapter 163, Florida Statutes.

BE IT FURTHER RESOLVED, that the Executive Director of the Opa-Locka CRA is authorized to take all necessary steps to implement this program, including the allocation of resources, staffing, and the development of detailed program guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OPA LOCKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. Licensed Property Improvements: The City shall seek a license from the Licensed Property to permit the CRA to conduct certain commercial property improvements for the renovation of the Licensed Property of up to a total of \$100,000.00.

Section 3. Contractors: The CRA shall seek engagement of qualified contractors to deliver services for the Commercial Property Improvements.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of November, 2024.

Jannie Russell, OCRA Chair

Attest to:

Approved as to form and legal sufficiency:

Peggy Joseph
OCRA Clerk

Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: _____

Seconded by: _____

VOTE:

Board Member Bass	_____
Board Member Ervin	_____
Board Member Kelley	_____
Board Member Taylor	_____
Board Member Williams	_____
Board Member Williams	_____
Chairperson Russell	_____

Ten North Group Proposal
to the Opa-locka Community Redevelopment Agency (CRA) Board
2024-2025

Campus Improvements and Public Plaza Project

About Ten North Group

Spanning over 40 years of mission-driven vision and investments, the Ten North Group, formerly the Opa-locka Community Development Corporation (OLCDC), has made a lasting impact on Opa-locka and surrounding communities with its variety of resources, programming and affordable housing solutions.

Comprised of six subsidiaries that include family services, a CDFI / community fund, arts foundation, and others, Ten North Group has made it a priority to offer communities the opportunity to achieve equitable opportunities and wealth building. Of note, Ten North additionally offers technical assistance (coaching and development support) and lending to community small businesses.

The organization is committed to scaling its operations with the vision of a future that includes a transformative mixed-income housing development in Opa-locka called City Terrace. This project will be a major redevelopment for the historic downtown core and will include hundreds of senior, workforce and market multi-family apartments and thousands of square feet of commercial/retail, office, entertainment and arts & culture space.

Ten North Group offers year-round arts and culture programming to the public, the most significant showcase is the annual Art of Transformation, a multi-day art festival that welcomes hundreds into Opa-locka to enjoy art exhibitions, workshops, performances, culinary pop-ups and more. For the past two years, the event has garnered the attention of the world-renowned Art Basel Miami and has the status of being an official satellite site of the larger December attraction. Additionally, a key focus on programming and education is for children and youth.

Statement

Ten North Group is undergoing a reimagining of the Ali Baba Avenue corridor that is between Opa-locka and Sharazad Boulevards, hereon referred to as “The Campus.”

The Campus consists of five Ten North Group-owned parcels, three of which have existing structures on them; two of the buildings are designated historic landmarks both on the local and national registries. Two other parcels are open lots which are regularly activated for outdoor art installations, garden designs, immersive VR experiences, and pop-up events.

The largest open lot, adjacent to the Tri-Rail train tracks on the south side of Ali Baba Avenue, has been useful as an outdoor entertainment and multi-purpose area. For Art of Transformation, Ten North erects a permitted event tent with accompanying infrastructure to host performances, discussions, and exhibition space. Throughout the year, the lot also hosts food giveaways by our partners at Health in the Hood, and art demonstrations. Ten North Group has intentions of further activating this space similar to the NoMi Village and Wynwood Walls concepts. Preliminary and recent discussions have been held with a local creative team to propose a more solidified and intentional short-term use of this space.

The two historic properties, the Seaboard Opa-locka Train Station and the Hurt Building, are being repurposed for more public accessibility. The train station is currently used for special events, meetings, parties, art exhibitions, and frequently hosts events produced by Opa-lockans. Soon, Ten North Group intends to enhance regular public accessibility by welcoming a commercial/retail presence in one half of the building, the strongest proposal of which being a coffee shop and cafe. As part of this repurposed use, we are seeking funds to help with the creation of Legacy Plaza, a redevelopment of the existing train station parking lot into a public plaza that can be enjoyed and used by the community year-round.

Ten North's other historic structure, the Hurt Building, currently serves as the headquarters for Ten North Group, and is also home to Jesse Trice Community Health Center. Seasonally, the upper-level offices are transformed into art gallery space as part of our arts foundation programs. Both the train station and the Hurt Building welcome the community's requests to use the spaces for leisure and business purposes at no or little cost.

FY2024 Immediate Business Enhancement Requests

To continue to maintain, preserve, and protect our valuable historic train station structures, Ten North Group requests financial assistance with capital improvements to the building.

The historic Opa-locka train station has long been the preferred choice for countless special events and showcases. From markets to exhibitions, workshops to themed dining experiences, there has been no shortage of exciting programs taking place in this beloved structure. Ten North Group is eager to proceed with immediate structural needs to help enhance its appearance and use, as well as address a situation of unhoused occupants making home of the area under the station platform, presenting a potential liability for both the occupants and the building.

As we continue work on plans to redesign the train station parking lot into a public plaza, Ten North anticipates making immediate interior improvements and exterior repairs/changes to ensure the building remains open, is accessible and will be safe for all.

Train Station Improvements and Repairs

Item	Cost
Train Station - Secure lower level to deter activity/occupancy, security lighting, light pole restoration and electrical - Ten North to cover \$1,000.00	\$14,000
Pavilion Lot - Slab (100' x 80' - approx. \$15 / sq.ft. - \$80K) Ten North to Match	\$40,000
Pavilion Lot - Electricity hookup (200' of line)	\$5,000
Train Station - Immediate roof repair	\$2,500
Train Station - Landscaping improvements on Ali Baba Avenue	\$8,000
Campus security cameras to secure structures (Train, Hurt, ARC)	\$12,000
Train Station (interior) - remove laminate floor and resurface concrete – Ten North to	\$10,000
Train Station - Install industrial fans (2) for covered platform for outdoor event use.	\$5,000
Train Station (interior) - commercial bathroom upgrades	\$3,500
	\$100,000

FY2025 Project Proposal

Legacy Plaza – A Centennial Public Investment

Ten North Group has commissioned an urban planning and design firm, Plusurbia, to proceed with preliminary designs and cost estimating for the transformation of the front of the historic train station, taking an existing parking lot and transforming it into a beautifully designed public plaza. This plaza, inspired by the upcoming 100th anniversary of Opa-locka's incorporation date, is being tentatively named “**Legacy Plaza.**”

The plaza would be a critical investment in the beautification of Ali Baba Avenue and will also serve as a major catalyst in redevelopment and revitalizing economic and pedestrian activity in the downtown core. Supportive of both the City of Opa-locka and Ten North Group master plans, which also considers the density and activities of the City Terrace housing development, the plaza will serve as a critical anchor for civic gathering featuring a beautifully landscaped design.

The design will include improved building access and a reconfigured ADA ramp onto the station's covered platform, which will serve as a gathering space for primary use by a future commercial/retail tenant. This area will open to a large, paved plaza that will have a central water feature, ample seating, and lush landscaping, boasting Moorish design elements. Legacy Plaza will be a natural extension of a pedestrian-friendly thoroughway with the vision that would lead directly into Opa-locka Tri-Rail station, a conversation Ten North is currently pursuing with executives at Tri-Rail.

This reimagined space will activate Ali Baba Avenue in a such a way that compliments the city's intention of creating pedestrian connections and beatifying the roadway, offering Opa-lockans and visitors a new and exciting public green space to leisurely enjoy.

The total estimated cost for Legacy Plaza is estimated not to exceed \$750,000 (\$500,000 conservatively) which includes both hard and soft costs, everything from drawings and permits to materials and landscaping. It is estimated that approximately \$150,000 of this will be for greenspace, a figure Ten North intends to seek assistance with from Miami-Dade County.

(PLAZA RENDERINGS, SPECS AND DETAIL TO BE PROVIDED UPON COMPLETION)

Large-Scale Event Tent

For additional discussion and consideration, with the City, Ten North Group and other entities playing hosts to numerous events, continuing to attract more attendees to the community, it is strongly recommended that a large-scale event tent for community use is purchased. An investment in this type of infrastructure would greatly reduce costs and provide availability. It would be a welcomed addition to the existing inventory of tents and other equipment much needed by city commissioners, local companies, Opa-lockans, and others hosting events in the area.

Memorandum



To: Opa-Locka Community Redevelopment Agency Board Members

From: Opa-Locka Community Redevelopment Agency

Date: 11/07/2024

Subject: Resolution: Authorization to Enter into a License Agreement for Property at 490 Ali Baba Avenue

Introduction

This memorandum serves to provide an overview and justification for the proposed Resolution which authorizes the Executive Director to enter into a license agreement under the "Commercial Rehabilitation Program" for the property located at 490 Ali Baba Avenue. The resolution is essential for advancing our community redevelopment efforts and achieving the objectives set forth in the CRA's Redevelopment Plan.

Background

The Opa-Locka Community Redevelopment Agency (CRA) is dedicated to the revitalization and sustainable development of the Opa-Locka community. In line with this commitment, we have identified the property at 490 Ali Baba Avenue as a key site for commercial rehabilitation under our "Commercial Rehabilitation Program."

Key Points of the Resolution

- **Property Location and Purpose:** The resolution pertains to the property located at 490 Ali Baba Avenue, Opa-Locka, Florida. The purpose of the license agreement is to authorize the CRA and its designated contractors to conduct commercial property improvements on the said property.
- **License Agreement:** The resolution authorizes the Executive Director to seek a license from the property owners granting the CRA access to the property for improvement activities. This agreement is crucial for implementing the planned rehabilitation projects.
- **Commercial Property Improvements:** The improvements will be carried out to enhance the commercial viability and aesthetic appeal of the property, contributing to the overall redevelopment goals of the CRA.
- **Consistency with Redevelopment Plan:** The proposed improvements are consistent with the CRA's Redevelopment Plan and the requirements of Chapter

Memorandum



163 of the Florida Statutes. The program supports both municipal and public purposes by fostering economic development and community revitalization.

- **Contractor Engagement:** The resolution also mandates the engagement of qualified contractors to ensure the successful execution of the rehabilitation work.

Financial Implications

The resolution includes a provision for allocating necessary resources for the implementation of the program. The funding for this program will come from budget line item 515544 - Commercial Grants.

Conclusion

The adoption of the Resolution is a critical step in our ongoing efforts to revitalize the Opa-Locka community. The authorization to enter into a license agreement for the property at 14500 NW 27th Ave will facilitate significant commercial property improvements, thereby contributing to the economic and aesthetic development of the area.

Recommendation

I recommend that the Board of Directors approve the Resolution authorizing the Executive Director to enter into a license agreement for the property at 490 Ali Baba Avenue and take all necessary steps to implement the commercial rehabilitation program.