

# City of Opa-locka

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



## **COMMUNITY REDEVELOPMENT AGENCY Agenda**

**Tuesday, June 10, 2025  
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**

**Luis Santiago, Board Member**

**CITY OF OPA-LOCKA**  
“The city of bright opportunities”

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**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**June 10, 2025**  
**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:**

05/13/2025 Meeting Minutes

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 2190 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. Planning and Zoning
  - Gregory Gay
2. Year to Date Budget Review

**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 Jerome Senior 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.**

## Meeting Minutes

City of Opa-locka CRA Board Meeting

Tuesday, May 13, 2025

Time: 5:40 PM

Location: Opa-locka Commission Chambers

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### 1. Call to Order & Roll Call

The meeting was called to order by **Chairperson Russell**.

#### Roll Call:

- **Board Member Bass** – Present
- **Board Member Irvin** – Present
- **Board Member Kelly** – Present
- **Board Member Taylor** – Present
- **Vice Chair Williams** – Present
- **Board Member Santiago** – Present
- **Board Chair Russell** – Present

Quorum established.

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### 2. Invocation & Pledge of Allegiance

- **Invocation** led by **Board Member Kelly**
  - **Pledge of Allegiance** followed by all in attendance
- 

### 3. Approval of Agenda

- **Add-On Item:** Property acquisition update (formerly to be presented by Greg Gay)
- **Motion to Approve Agenda with Add-On**
  - **Moved by:** Board Member Kelly
  - **Seconded by:** Vice Chair Williams

- **Vote:** Unanimously approved
- 

#### 4. Approval of Previous Meeting Minutes

- **Motion to Approve:**
    - **Moved by:** Board Member Bass
    - **Seconded by:** Vice Chair Williams
    - **Vote:** Unanimously approved
- 

#### 5. Public Comments

- No public comments were submitted.
- 

#### 6. Budget Amendment Resolution

##### **Purpose:**

Amend the FY 2024–2025 CRA budget to:

- Purchase of updated **computer equipment** for staff
- **Reallocate \$31,000** from the **Rose Tydus Prayer Garden project** (which came under budget) to **Other Contractual Services**

##### **Board Discussion Highlights:**

- **CRA completed major improvements** at the Rose Tydus Prayer Garden, including:
  - Landscaping, irrigation, lighting, benches, fountains, and installation of hundreds of flowers
- Remaining balance of **\$31,000** reallocated
- **Discussion on hosting a ribbon-cutting event**
  - Suggested allocating **\$500–\$5,000** for the event
  - The city will handle maintenance post-event; CRA to support for 60 days until transition

##### **Motion to Approve Budget Amendment:**

- **Moved by:** Board Member Bass
  - **Seconded by:** Board Member Taylor
  - **Vote:** Unanimously approved
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## 7. Discussion Items

### 7.1. Rose Tydus Prayer Garden – Maintenance Plan

- CRA will maintain the park for **60 days**
  - City staff will be trained by the planting contractor to maintain the butterfly garden
  - Training and oversight to be coordinated with the **city manager**
  - Board Members emphasized **importance of sustainable maintenance**
- 

### 7.2. Property Acquisitions – 391 Opa-locka Blvd & 879 Fisherman St

- CRA has **closed on both properties**
  - Discussion on:
    - **Short-term upkeep:** painting and light maintenance
    - **Hiring a property management company** (piggyback contract suggested)
    - **Tenant leases** are currently **month-to-month**; legal counsel to advise on formalization
    - Importance of **branding** and **external appearance** noted
  - **Director to meet one-on-one with board members** to gather input
  - Suggestions to **clean and regulate sidewalk displays** by current tenants
  - Director working on getting **insurance coverage** for all new properties
- 

### 7.3. Upcoming Property Closures

- **Church property acquisition** expected closing in two weeks
- CRA received interest from **an unsolicited housing developer**

- Workshop to be scheduled for future use planning
- 

#### 7.4. Developer Assistance Proposal – 1900 Ali Baba Ave

- Developer requested CRA assistance to rehabilitate a **16-unit apartment complex**
  - Estimated cost: **\$1.4 million**
  - CRA proposed a **\$750,000 match (\$45,000 per unit)** with deed restrictions
  - Major board concern: **insufficient parking** (10 spaces for 16 units)
  - Consensus:
    - **Project not ready for CRA consideration** due to zoning/code issues
    - No funding discussions until new budget cycle (FY 2025–2026)
    - Future proposals must be submitted during budget review period
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#### 7.5. CRA Communication & Public Awareness

- **CRA to hire a videographer** for promotional content and project updates
  - New CRA Facebook page launched
  - Recommendation: Post CRA content via the **City of Opa-locka’s main channels** for better reach
  - Use of **project management tool (JIRA)** to track all CRA projects and documentation
- 

#### 7.6. Project Updates

- CRA is working on multiple projects including:
    - **Liquor store renovation:** roof and AC completed; exterior painting and lot resurfacing pending
    - **Residential rehab (near liquor store):** visually improved; signage installed
  - Chair requested that updates be shared with **state representatives and senator** to demonstrate CRA accomplishments
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### 7.7. Tree Planting Grant

- CRA received **\$27,000 grant** to plant trees in CRA district
  - Grant requires a **three-year maintenance plan**
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### 8. Delayed/Upcoming Items

- **Budget Year-to-Date Report:** Postponed due to incorrect attachment
  - **Chinese Restaurant Redevelopment Proposal (Dr. Green):** To be discussed at upcoming workshop
- 

### 9. Code Officer Hiring Update

- CRA still seeking to fill **CRA Code Enforcement Officer** position
  - Previous applicants withdrew or declined; new interviews scheduled
- 

### 10. Adjournment

- **Motion to adjourn:** Approved by unanimous consent
  - **Meeting adjourned at approximately 7:45 PM**
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**Prepared by:** CRA Secretary

**Approved by:** Board Chair Russell

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### **Action Items Before Next Meeting:**

- Schedule workshop to discuss strategic property redevelopment plans
- Meet individually with board members regarding downtown development
- Hire property management firm (possibly via piggyback contract)
- Finalize ribbon-cutting ceremony plans for Rose Tydus Prayer Garden
- Coordinate city staff training on butterfly garden maintenance

- Complete social media/video content strategy
  - Ensure CRA signage and branding on newly acquired properties
  - Confirm placement and branding of CRA Code Officer truck
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**RESOLUTION NO. 25-**

**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 2190 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 2190 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 August, 2024.**

\_\_\_\_\_  
Jannie Russell, OCRA Chair

Attest to:

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Jerome Senior  
OCRA Clerk

\_\_\_\_\_  
Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

VOTE: 6-0

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

<b>PROJECT ID:</b> 25-0312	<b>TO:</b> AWARDS EXCELLENCE TRAINING INSTITUTE
<b>PROJECT ADDRESS:</b> 2190 Ali Baba Ave Opa Locka, FL 33325	<b>ATTN:</b>
	<b>SCOPE OF WORK:</b> Interior Build out / Alteration

We propose to supply labor, materials, and equipment necessary to complete the following items listed below.

**PERMITTING**

**INTERIOR BUILD OUT**

- Prepare, submit and track all permit documents in accordance with construction documents
- Close out permits and provide Certificate of completion/Occupancy

**CONSTRUCTION**

**DEMOLITION**

- Provide demolition of all areas as required for new construction

**DRYWALL, INSULATION AND FRAMING**

- Provide new 3 1/2 metal stud framing for new walls
- Provide new Batt insulation
- Provide new 5/8" fire rated gypsum board at all new walls
- Provide backing as required
- Provide level 4 finish to all new walls

**CEILINGS**

- Provide new acoustical ceiling grid at reception area, office and restrooms
- Provide new acoustical ceiling grid tiles

**ELECTRICAL**

- Replace the existing two Electrical panels. Install both panels on the other side of the wall.
- Provide and install (3) additional panel for testing equipment. Install the panels at the areas

where the testing is being done.

- Provide and install (6) quad receptacles and (3) 220-volt receptacles in each of the (3) work areas.
- Provide (2) outlets for TV's.
- Provide 2x4 lights in the office and the reception area.
- Provide power and lighting for the (3) bathrooms.
- Provide outlets in the office, reception and the storage area.
- Relocate the lighting in the main area. Install the row of lights in front of the TV's on a separate switch.
- Provide power to a Tankless water heater.
- Provide power to a water fountain.
- Install a 2 inch outside for the Data. Install stub-ups for data at (4) locations.

**PLUMBING**

- Provide new water and sewer line for 3 new toilet.
- Provide new water and sewer line for 3 new sinks.
- Provide new drainage and primer line for 3 floor drain.
- Provide new water and sewer line for high low water fountain.
- Installation of all appliances.
- Provide new water heater installation.
- Provide new cold water line from main line to bathrooms.

**HVAC**

- Provide new fiberglass trunk lines connecting to existing
- Provide new supply vents
- Provide new exhaust fans for restrooms
- Clean existing units evaporator coils
- Provide new outside air as required

**CONCRETE**

- Excavate and prep area for new concrete pad
- Provide rebar and steel mesh for concrete pad
- Provide new concrete pad

**CLARIFICATIONS & EXCLUSIONS:**

- **33% DEPOSIT AND MOBILIZATION REQUIRED**
- **Contract and project administration is as per AIA standards and requires a fully executed Standard Short Form of Agreement Between Owner and Contractor**
- Proposal is subject to change
- Proposal excludes permitting and engineering costs
- Scope of work is limited to items detailed above in accordance with the proposed erit set of plans when provided
- Any and all work not specified above will be considered as additional and will require an approved and signed change order
- Scope of work includes the posting of appropriate safety and construction signage and barriers where required
- All notices to homeowners of scheduled work is the responsibility of the property manager

- Scope of work will require designated area for storage of materials and equipment
- Scope of work will require designated area for placement of construction dumpster
- Scope of work will require designated area for placement of Porta Potty for use by construction personnel
- Scope of work will produce will dust and elevated noise levels for extended periods of time
- Scope of work will be completed as per approved schedule and in accordance with schedule of values
- Scope of work and proposal does not include costs for repairs to existing surroundings such as but not limited to lawn, shrubs and hedges

**BASE PROPOSAL AMOUNT:**

**\$169,500.00**

**ACCEPTED BY:**

\_\_\_\_\_  
Owner/Client

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# NEXABUILD

## PROJECT ESTIMATE

MARCH 10, 2025

### AWARDS EXCELLENCE TRAINING INSTITUTE

2190 Ali Baba Ave

Opa Locka, FL 33325

CONSTRUCTION DURATION 60 DAYS

12 WKS

3 MTHS

GROSS AREA 2500 SF

PHASE	WORK PACKAGE	LABOR	MAT'L	SUB	TOTAL	\$/SF	%
01-300	PROJECT STAFF	3,120	0	0	3,120	\$ 1.25	2.76%
01-400	GENERAL REQUIREMENTS	0	1,600	0	1,600	\$ 0.64	1.41%
02-100	DEMOLITION	-	-	0	0	\$ 0.00	0.00%
02-200	SITE PREPARATION	-	-	0	0	\$ 0.00	0.00%
02-300	EARTHWORK	-	-	0	0	\$ 0.00	0.00%
02-500	UNDERGROUND UTILITIES	-	-	0	0	\$ 0.00	0.00%
02-700	PAVING, CURBS & WALKS	1,895	1,200	0	3,095	\$ 1.24	2.74%
02-790	SITE AMENITIES	-	-	0	0	\$ 0.00	0.00%
02-900	LANDSCAPING & IRRIGATION	-	-	0	0	\$ 0.00	0.00%
03-100	CONCRETE SHELL	-	-	0	0	\$ 0.00	0.00%
03-400	PRECAST CONCRETE	-	-	0	0	\$ 0.00	0.00%
04-001	MASONRY	-	-	0	0	\$ 0.00	0.00%
05-120	STRUCTURAL STEEL	-	-	0	0	\$ 0.00	0.00%
05-500	MISCELLANEOUS METALS	-	-	0	0	\$ 0.00	0.00%
06-100	ROUGH CARPENTRY	-	-	0	0	\$ 0.00	0.00%
06-200	FINISH CARPENTRY	1,800	850	0	2,650	\$ 1.06	2.34%
07-100	CAULKING & WATERPROOFING	-	-	0	0	\$ 0.00	0.00%
07-500	ROOFING	-	-	0	0	\$ 0.00	0.00%
08-101	DOORS, WINDOWS, FRAMES & HARDWARE	-	-	1,950	1,950	\$ 0.78	1.72%
08-300	SPECIALTY DOORS	-	-	0	0	\$ 0.00	0.00%
08-800	ALUMINUM, GLASS & GLAZING	-	-	0	0	\$ 0.00	0.00%
09-220	STUCCO	-	-	0	0	\$ 0.00	0.00%
09-250	DRYWALL	-	-	16,250	16,250	\$ 6.50	14.36%
09-300	FLOORING	-	0	0	0	\$ 0.00	0.00%
09-310	HARD TILE	-	-	0	0	\$ 0.00	0.00%
09-510	CEILINGS	1,800	-	0	1,800	\$ 0.72	1.59%
09-900	PAINTING	0	0	0	0	\$ 0.00	0.00%
10-001	BUILDING SPECIALTIES	-	-	585	585	\$ 0.23	0.52%
10-536	AWNINGS & CANOPIES	-	-	3,250	3,250	\$ 1.30	2.87%
10-800	TOILET PARTITIONS & ACCESSORIES	-	-	1,895	1,895	\$ 0.76	1.67%
11-001	EQUIPMENT	-	-	0	0	\$ 0.00	0.00%
12-001	FURNISHINGS	-	-	0	0	\$ 0.00	0.00%
13-001	SPECIAL CONSTRUCTION	-	-	0	0	\$ 0.00	0.00%
14-200	ELEVATORS/ESCALATORS	-	-	0	0	\$ 0.00	0.00%
15-300	FIRE PROTECTION	-	-	18,500	18,500	\$ 7.40	16.35%
15-400	PLUMBING	-	-	13,500	13,500	\$ 5.40	11.93%
15-700	HVAC	-	-	4,600	4,600	\$ 1.84	4.07%
16-001	ELECTRICAL	-	-	22,325	22,325	\$ 8.93	19.73%
18-116	PROJECT DEVELOPMENT	0	-	0	0	\$ 0.00	0.00%
18-117	DESIGN & CONSTRUCTION ADMINISTRATION	-	-	7,500	7,500	\$ 3.00	6.63%
01-210	LABOR BURDEN	0	-	-	0	\$ 0.00	0.00%
<b>SUB TOTALS #1</b>		<b>\$ 8,615</b>	<b>\$3,650.00</b>	<b>\$ 90,355.00</b>	<b>\$ 102,620</b>	<b>\$ 41.05</b>	<b>90.69%</b>
OVERHEAD					2,566	\$ 1.03	2.27%
PROFIT					7,697	\$ 3.08	6.80%
<b>SUB TOTALS #2</b>					<b>\$ 112,882</b>	<b>\$ 45.15</b>	<b>99.76%</b>
OWNER CONTINGENCY				0.00%	0	\$ 0.00	0.00%
NXB CONTINGENCY				0.00%	0	\$ 0.00	0.00%
CONCURRENCY AND IMPACT FEES				0.00%	0	\$ 0.00	0.00%
PERMITTING & C.O. FEE ALLOWANCE				0.00%	0	\$ 0.00	0.00%
NXB PERFORMANCE AND PAYMENT BOND					0	\$ 0.00	0.00%
BUILDERS RISK PREMIUMS & DEDUCTIBLES					0	\$ 0.00	0.00%
GENERAL LIABILITY INSURANCE				0.24%	271	\$ 0.11	0.24%
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$ 113,153</b>	<b>\$ 45.26</b>	<b>100.00%</b>

# NEXABUILD

**AWARDS EXCELLENCE TRAINING INSTITUTE**

2190 Ali Baba Ave

Opa Locka, FL 33325

CONSTRUCTION DURATION 60 DAYS  
12 WKS  
3 MTHS  
 GROSS AREA 2500 SF

**GENERAL CONDITIONS**

PHASE/ ITEM	DESCRIPTION	MULTI FACTOR	QTY	U/M	LABOR UNIT	MAT'L UNIT	SUB UNIT	LABOR AMT	MAT'L AMT	SUB AMT	TOTAL AMT
01-300	PROJECT STAFF										
	PROJECT EXECUTIVE	0	480	HRS	65.00			0			0
	SENIOR PROJECT MANAGER	0	480	HRS	45.00			0			0
	PROJECT MANAGER	.10	480	HRS	65.00			3,120			3,120
	PROJECT ENGINEER	0	480	HRS	35.00			0			0
	SENIOR SUPERINTENDENT	0	480	HRS	55.00			0			0
	SUPERINTENDENT	0	480	HRS	50.00			0			0
	FOREMAN	0	480	HRS	30.00			0			0
	PROJECT ADMINISTRATION	0	480	HRS	25.00			0			0
	<b>SUB TOTALS</b>						<b>PROJECT STAFF</b>	<b>3120</b>	<b>0</b>	<b>0</b>	<b>3120</b>
01-400	GENERAL REQUIREMENTS										
	PLANS REPRODUCTION	1	1	LS		350	0	0	350	0	350
	AERIAL PHOTOGRAPHS	0	1	MO		0	0	0	0	0	0
	VEHICLE EXPENSE - PM	0	3	MO		0	0	0	0	0	0
	VEHICLE EXPENSE - SUPER	0	3	MO		0	0	0	0	0	0
	CELL PHONE ALLOCATION	0	3	MO		0	0	0	0	0	0
	OFFICE TRAILER - RENT	0	3	MO		0	0	0	0	0	0
	- SET UP	0	1	EA		0	0	0	0	0	0
	STORAGE CONTAINERS	0	3	MO		0	0	0	0	0	0
	JOBSITE ALLOCATIONS	0	3	MO		0	0	0	0	0	0
	OFFICE SUPPLIES	0	3	MO		0	0	0	0	0	0
	EXPRESS MAIL & COURIER SERVICES	0	3	MO		0	0	0	0	0	0
	ICE / CUPS / BOTTLED WATER	0	3	MO		0	0	0	0	0	0
	TEMP POWER - SETUP --- BY OWNER	0	0	LS		0	0	0	0	0	0
	- MONTHLY	0	3	MO		0	0	0	0	0	0
	- FINAL	0	3	MO		0	0	0	0	0	0
	TEMP WATER --- BY OWNER	0	0	MO		0	0	0	0	0	0
	TEMP TELEPHONE - SETUP	0	0	MO		0	0	0	0	0	0
	- MONTHLY	0	0	MO		0	0	0	0	0	0
	JOBSITE TELECOM EQUIPMENT ALLOCATION	0	3	MO		0	0	0	0	0	0
	ONSITE FAX/COPIER/PRINTER/POSTAGE	0	3	MO		0	0	0	0	0	0
	ONSITE OFFICE FURNITURE/MICRO/FRIDGE	0	3	MO		0	0	0	0	0	0
	SAFETY/SITE INSPECTION	0	3	MO		0	0	0	0	0	0
	EXPENDABLES & EQUIPMENT REPAIR	0	3	MO		0	0	0	0	0	0
	JOB SIGNAGE	0	1	LOT		0	0	0	0	0	0
	TEMP TOILETS	0	3	MO		0	0	0	0	0	0
	TRAILER HOLDING TANK	0	3	MO		0	0	0	0	0	0
	DAILY CLEANUP	0	480	HRS	20	0	0	0	0	0	0
	FINAL CLEANING	1	2500	SQFT		1	0	0	600	0	600
	DUMPSTER - 1 PER MONTH	1	2	MO		325	0	0	650	0	650
	- EXTRA LOADS, BASED PER WEEK	0	48	LD		0	0	0	0	0	0
	PUNCH LIST	0	40	HRS	35	0	0	0	0	0	0
	<b>SUB TOTALS</b>						<b>GENERAL REQUIREMENTS</b>	<b>0</b>	<b>1,600</b>	<b>0</b>	<b>1,600</b>
<b>TOTAL GENERAL CONDITIONS</b>			<b>393 PER WEEK</b>					<b>3120</b>	<b>1600</b>	<b>0</b>	<b>4,720</b>







SUPERION  
 DATE: 06/03/2025  
 TIME: 11:26:36

CITY OF OPA LOCKA  
 DETAIL EXPENDITURE STATUS REPORT

PAGE NUMBER: 1  
 EXPSTALL

SELECTION CRITERIA: orgn.fund='180'  
 ACCOUNTING PERIOD: 9/25

SORTED BY: FUND,FUNCTION,ACTIVITY  
 TOTALED ON: FUND,FUNCTION,ACTIVITY  
 PAGE BREAKS ON: FUND

FUND - 180 - CRA FUND

ORGANIZATION / ACCOUNT / TITLE	BUDGET	PERIOD EXPENDITURES	ENCUMBRANCES OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE
180-5500-515-150 515601 CRA STREETScape PROGRAM	2,000.00	.00	.00	.00	2,000.00
180-5500-515-150 515602 CRA PARK IMPROVEMENT CAPITAL	.00	.00	.00	.00	.00
180-5500-515-150 515603 CRA HISTORICAL CITY HALL	.00	.00	.00	.00	.00
180-5500-515-150 515604 CRA FACADES PROGRAM	.00	.00	.00	.00	.00
180-5500-515-150 581320 CRA TRANSFER OUT - SAFE NEIG	.00	.00	.00	.00	.00
180-5500-515-150 541838 CRA PARK FENCING PRJ	.00	.00	.00	.00	.00
180-5500-515-150 5776001 CRA DEVELOPMENT ASSISTANCE	.00	.00	.00	.00	.00
180-5500-515-150 5776003 CRA COMMUNITY POLICING	.00	.00	.00	.00	.00
180-5500-515-150 5776004 CRA ART IN PUBLIC PLACES	.00	.00	.00	.00	.00
180-5500-515-150 5776005 CRA HOUSING INITIATIVES	.00	.00	.00	.00	.00
180-5500-515-150 5776006 CRA HISTORIC BUILD RENOV	.00	.00	.00	.00	.00
180-5500-515-150 5776007 CRA PARK AMENITIES	.00	.00	.00	.00	.00
180-5500-515-150 5776008 CRA SIGNAGE MARQUEE	.00	.00	.00	.00	.00
180-5500-515-150 5776009 CRA CAPITAL/INFRASTR GRANTS	.00	.00	.00	.00	.00
180-5500-515-150 515547 CRA CONFERENCE & MEETINGS	5,000.00	.00	.00	4,500.09	499.91
180-5500-515-150 515401 CRA LOCAL TRAVEL	2,000.00	.00	.00	.00	2,000.00
180-5500-515-150 515342 CRA MINUTES PROCESSING	2,000.00	.00	.00	243.75	1,756.25
180-5500-515-150 515343 CRA STATE ADMIN FEE	225.00	.00	.00	.00	225.00
180-5500-515-150 515548 CRA RESIDENTIAL MAINT ASSIST	250,000.00	.00	74,050.00	63,650.00	112,300.00
180-5500-515-150 581951 CRA CONTRIBUTION TO OPALOCKA	.00	.00	.00	.00	.00
180-5500-515-150 515549 CRA MICRO BUSINESS GRANT	150,000.00	.00	32,307.00	26,531.08	91,161.92
180-5500-515-150 515605 CRA GREEN PROJECTS	150,000.00	.00	.00	450.00	149,550.00
180-5500-515-150 515606 CRA ROSE TITUS BUTTERFLY PAR	60,000.00	.00	3,460.00	32,911.87	23,628.13
180-5500-515-150 515411 CRA TELEPHONE	2,500.00	.00	58.52	351.12	2,090.36
180-5500-515-150 515413 CRA INTERNET	2,500.00	.00	.00	.00	2,500.00
180-5500-515-150 515430 CRA ELECTRICITY WATER GAS	5,000.00	.00	.00	141.82	4,858.18
180-5500-515-150 541461 CRA REPAIR & MAIN BUILDING	2,000.00	.00	.00	.00	2,000.00
180-5500-515-150 515110 CRA SALARIES - EXECUTIVE	.00	.00	.00	.00	.00
180-5500-515-150 515120 CRA SALARIES - REGULAR	.00	.00	.00	.00	.00
180-5500-515-150 515140 CRA SALARIES - OVERTIME	.00	.00	.00	.00	.00
180-5500-515-150 515210 CRA FICA	.00	.00	.00	.00	.00
180-5500-515-150 515220 CRA RETIREMENT	.00	.00	.00	.00	.00
180-5500-515-150 515230 CRA LIFE AND HEALTH	.00	.00	.00	.00	.00
180-5500-515-150 515312 CRA OTHER PROFESSIONAL SRVC	351,000.00	.00	101,500.00	213,500.00	36,000.00
180-5500-515-150 515340 CRA OTHER CONTRACTED SRVCS	234,000.00	.00	36,330.00	75,071.36	122,598.64
180-5500-515-150 515400 CRA TRAVEL & PER DIEM	15,000.00	.00	.00	5,196.10	9,803.90
180-5500-515-150 515420 CRA POSTAGE	2,000.00	.00	.00	.00	2,000.00
180-5500-515-150 515480 CRA PROMOTIONAL ACTIVITIES	.00	.00	.00	.00	.00
180-5500-515-150 515493 CRA GENERAL EXPENSES	2,000.00	.00	.00	.00	2,000.00
180-5500-515-150 515540 CRA PUB/SUBS/MEMBERSHIPS	3,000.00	.00	.00	.00	3,000.00
180-5500-515-150 515541 CRA EDUCATIONAL COSTS	5,000.00	.00	.00	.00	5,000.00
180-5500-515-150 515646 CRA COMPUTER EQUIPMENT	.00	.00	.00	.00	.00
180-5500-515-150 581921 CRA FUND BALANCE RESERVE	.00	.00	.00	.00	.00
180-5500-515-150 513470 CRA PRINTING & BINDING	5,000.00	.00	653.72	334.07	4,012.21
180-5500-515-150 515510 CRA OFFICE SUPPLIES AND EXPE	3,000.00	.00	.00	317.93	2,682.07
180-5500-515-150 515130 CRA SALARIES - PART TIME	.00	.00	.00	.00	.00

SUPERION  
 DATE: 06/03/2025  
 TIME: 11:26:36

CITY OF OPA LOCKA  
 DETAIL EXPENDITURE STATUS REPORT

PAGE NUMBER: 2  
 EXPSTAll

SELECTION CRITERIA: orgn.fund='180'  
 ACCOUNTING PERIOD: 9/25

SORTED BY: FUND,FUNCTION,ACTIVITY  
 TOTALED ON: FUND,FUNCTION,ACTIVITY  
 PAGE BREAKS ON: FUND

FUND - 180 - CRA FUND

ORGANIZATION / ACCOUNT / TITLE	BUDGET	PERIOD EXPENDITURES	ENCUMBRANCES OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE
180-5500-515-150 515320 CRA ACCOUNTING & AUDITING	50,000.00	.00	.00	22,577.00	27,423.00
180-5500-515-150 519621 CRA PURCHASE OF BUILDING	5,118,326.00	.00	1,625,574.39	1,750,922.25	1,741,829.36
180-5500-515-150 515492 CRA ADVERTISING	6,000.00	.00	.00	.00	6,000.00
180-5500-515-150 515448 CRA RENTAL EXPENSE - TCO	1,000.00	.00	.00	.00	1,000.00
180-5500-515-150 514370 CRA LEGAL COUNSEL COSTS	85,000.00	.00	60,594.43	24,405.57	.00
180-5500-515-150 581950 CRA CRA RESERVE	50,000.00	.00	.00	.00	50,000.00
180-5500-515-150 515391 CRA REIMBURSTMENT - ADM COST	5,000.00	.00	.00	.00	5,000.00
180-5500-515-150 515462 CRA REIMBURSTMENT - TOWN	.00	.00	.00	.00	.00
180-5500-515-150 515464 CRA ADMIN REIMB GENERAL FUND	.00	.00	.00	.00	.00
180-5500-515-150 515468 CRA ADMIN REIMB TOWN CENTER	.00	.00	.00	.00	.00
180-5500-515-150 515441 CRA INFORMATION TECH CHARGES	.00	.00	.00	.00	.00
180-5500-515-150 515341 CRA COUNTY ADMINISTRATIVE FE	13,474.00	.00	.00	13,474.00	.00
180-5500-515-150 515442 CRA INSURANCE CHARGES - RISK	10,000.00	.00	.00	.00	10,000.00
180-5500-515-150 515321 CRA REIMBURSEMENT - W & S	.00	.00	.00	.00	.00
180-5500-515-150 515543 CRA TRUST ACCOUNT	.00	.00	.00	.00	.00
180-5500-515-150 515542 CRA APPRENTICESHIP TRAINING	.00	.00	.00	.00	.00
180-5500-515-150 515544 CRA COMMERCIAL GRANTS	800,000.00	.00	49,339.26	318,784.48	431,876.26
180-5500-515-150 515545 CRA HOME OWNER/RENT ASSNT	.00	.00	.00	.00	.00
180-5500-515-150 5776002 CRA FARMER'S MARKET	.00	.00	.00	.00	.00
TOTAL ACTIVITY - COMPREHENSIVE PLANNING	7,392,025.00	.00	1,983,867.32	2,553,362.49	2,854,795.19
TOTAL FUNCTION - ECONOMIC ENVIRONMENT	7,392,025.00	.00	1,983,867.32	2,553,362.49	2,854,795.19
TOTAL FUND - CRA FUND	7,392,025.00	.00	1,983,867.32	2,553,362.49	2,854,795.19
TOTAL REPORT	7,392,025.00	.00	1,983,867.32	2,553,362.49	2,854,795.19