

City of Opa-locka

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



COMMUNITY REDEVELOPMENT AGENCY Agenda

**Tuesday, February 10, 2026
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 B. Santaigo, Board Member

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

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
February 10, 2026
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:**

Approval of Minutes - 12/09/25

7. **PUBLIC COMMENTS:**

8. **RESOLUTIONS:**

1. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("OCRA"), AUTHORIZING THE EXECUTION OF LICENSE AGREEMENTS WITH PROPERTY OWNERS FOR THE CREATION, OPERATION, AND MAINTENANCE OF COMMUNITY GARDENS ON PROPERTIES LOCATED WITHIN THE OCRA COMMUNITY REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.**

2. **A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), AMENDING, APPROVING, AND ADOPTING AN AMENDMENT TO THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, TO REALLOCATE FUNDS FROM DEVELOPMENT ASSISTANCE, PARK AMENITIES, AND POLICE AGREEMENT TO FUND BALANCE CARRYOVER, AS SET FORTH IN EXHIBIT "A"; DIRECTING THE INTERIM EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID AMENDED BUDGET TO THE STATE OF**

FLORIDA OVERSIGHT BOARD; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

9. DISCUSSION ITEMS:

1. Opa-locka Downtown Development Update
2. Triangle Development Update
3. New Generations Historic Bank Building - 920 Caliph St
4. CRA - Water Bill

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 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.

**CITY OF OPA-LOCKA
COMMUNITY REDEVELOPMENT AGENCY (CRA)
REGULAR BOARD MEETING MINUTES**

Date: December 9, 2025

Time: 6:00 PM

Location: City of Opa-locka Chambers

1. CALL TO ORDER AND INVOCATION

Chairwoman called the meeting to order at 6:00 PM and invited Board Member Bass to lead the invocation.

2. ROLL CALL

Conducted by CRA staff.

Members Present:

- Chairwoman Russell
- Board Member Bass
- Board Member Taylor
- Board Member Santiago

Members Absent:

- Board Member Irving
- Board Member Kelly
- Vice Chair Williams
-

Quorum: Present

3. PUBLIC COMMENTS

Speaker: Pastor Ranser Thomas, New Generation Missionary Baptist Church

- Thanked CRA for assistance with their historic building at 940 Sharazad Blvd.

- Shared vision for restoring the 1926 structure as a multipurpose performing arts and cultural center.
- Requested additional funding support for full renovation, citing estimated costs between \$1.5–\$2 million.
- Offered CRA Board a walkthrough of the property.

CRA Director Jason Walker Response:

- Explained history of \$100,000 commercial rehab grant.
- \$35,000 used for removal of storage materials; architectural assessment completed.
- Architect’s preliminary estimate for vanilla-shell restoration is \$1.5–\$2M.
- Only \$60,000 remains under current grant; additional support would require Board consideration and budget reallocation.
- Discussed future funding, CRA’s potential stake in building, and options for phased investment.

Board Discussion Highlights:

- Board supports project conceptually but emphasized need for detailed cost breakdowns.
- Concerns raised about lack of ownership/stake if CRA invests large sums.
- CRA to return with options:
 - Cost to stabilize the exterior (roof, windows, doors)
 - Cost to build out full vanilla shell
- Chair requested formal documentation on how the community will benefit from use of the space.

4. RESOLUTIONS & ACTION ITEMS

Resolution #1

Subject: Agreement with Greater Miami Service Corps for Neighborhood Beautification Program

Summary: Authorizes CRA to hire young adults to clean sidewalks, parks, and right-of-

ways in CRA district.

Motion: Board Member Taylor

Second: Board Member Santiago

Vote: Unanimous approval

Resolution #2

Subject: Grant Agreement with Waltower Enterprises – 2120 Ali Baba Avenue

Summary: Approval of \$35,000 micro-grant for fire-damaged property rehabilitation

Motion: Board Member Taylor

Second: Board Member Bass

Vote: Unanimous approval

Resolution #3

Subject: RFP for Restaurant Operation – 14401 NW 27th Avenue (former Chinese Restaurant)

Summary: CRA to issue RFP to lease, build out, and operate a restaurant

Discussion:

- Board emphasized community engagement and promotion
- Pitch presentations will be made to selection committee

Motion: Board Member Taylor

Second: Board Member Santiago

Vote: Unanimous approval

Resolution #4

Subject: Property Purchases – 2110–2115 Washington Ave, 2100 Lincoln Ave, 14441 NW 27th Ave

Summary: Authorization for CRA Director to proceed with purchases for redevelopment purposes

Motion: Board Member Taylor

Second: Board Member Santiago

Vote: Unanimous approval

Resolution #5

Subject: FY2024 Budget Amendment – Home Improvement Program

Summary: Reallocation of \$35,000 from green projects to cover additional rehab project costs

Motion: Board Member Bass

Second: Board Member Taylor

Vote: Unanimous approval

Resolution #6

Subject: FY2025 Budget Amendment – Use of Carryover Funds

Summary: Reallocation of \$1.1 million in carryover funds to support property acquisitions

Motion: Board Member Taylor

Second: Board Member Santiago

Vote: Unanimous approval

5. ADDITIONAL UPDATES

CRA Director's Report:

- Two tenants have vacated thrift market property; full transition expected by end of December
- CRA has initiated discussions to purchase adjacent health clinic building for expanded redevelopment footprint

Board Comments:

- Strong praise for CRA's food truck initiative and activation of public spaces
 - Emphasis on transparency, public engagement, and maximizing community benefit
-

6. APPROVAL OF MINUTES

Meeting Minutes Approved: September CRA Board Meeting

Motion: Board Member Taylor

Second: Board Member Bass

Vote: Unanimous approval

7. ADJOURNMENT

Motion to Adjourn: Board Member Taylor

Second: Board Member Santiago

Time: 7:35 PM (approx.)

RESOLUTION NO. 26-_____

A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (“OCRA”), AUTHORIZING THE EXECUTION OF LICENSE AGREEMENTS WITH PROPERTY OWNERS FOR THE CREATION, OPERATION, AND MAINTENANCE OF COMMUNITY GARDENS ON PROPERTIES LOCATED WITHIN THE OCRA COMMUNITY REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Opa-locka Community Redevelopment Agency (“OCRA”) is committed to fostering a vibrant, healthy, and sustainable community through targeted environmental and beautification efforts; and

WHEREAS, the Community Garden Program is designed to enhance the aesthetic appeal and ecological health of the OCRA community redevelopment area, offering extensive benefits in community wellness and environmental sustainability; and

WHEREAS, this program includes the creation of community gardens, food forests, and educational initiatives, all aimed at improving quality of life and promoting sustainable living practices among residents; and

WHEREAS, the program seeks to engage community members actively in the transformation and revitalization of their environment, thereby strengthening community bonds and fostering a shared sense of pride and stewardship; and

WHEREAS, the successful implementation of this program requires careful planning, adequate funding, and ongoing community involvement to ensure its objectives are met and sustained over time; and

WHEREAS, the OCRA recognizes the importance of green spaces in urban areas for their role in improving air quality, reducing urban heat island effects, and providing necessary recreational and educational opportunities for residents of all ages; and

WHEREAS, by entering into license agreements with property owners within the Community Redevelopment Area, the OCRA will be able to utilize properties for the creation, maintenance, and operation of community gardens for the benefit of the residents and businesses located within the OCRA; and

WHEREAS, the utilization of property for community gardens, serves both a municipal and public purpose, and is consistent with the OCRA Community Redevelopment Plan.

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

Section 1. The recitals and findings contained in the Preamble of the Resolution are adopted by reference and incorporated as fully set forth in this Section.

Section 2. Authorization of the Program: The Board hereby authorizes the Executive Director to execute license agreements, in a form substantially similar to the License Agreement attached hereto as Exhibit "A," in order to effectuate the Community Garden Program on property located within the OCRA Community Redevelopment Area.

Section 3. Implementation Oversight: The OCRA is tasked with the program's implementation, including the coordination of activities, oversight of budget expenditures, and regular reporting on program progress to the Board.

BE IT FURTHER RESOLVED that the Board directs the CRA to pursue additional funding opportunities, including grants and partnerships, to further support and potentially expand the Community Garden Program.

Section 6. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

Jannie Russell, OCRA Chair

Attest to:

Approved as to form and legal sufficiency:

Jason Walker
Executive Director

Weiss Serota Helfman Cole & Bierman, P.L.

Moved by:

Seconded by:

VOTE:

Board Member Bass (Yes) _____ (No) _____

Board Member Ervin	(Yes) _____	(No) _____
Board Member Kelley	(Yes) _____	(No) _____
Board Member Taylor	(Yes) _____	(No) _____
Board Member Williams	(Yes) _____	(No) _____
Board Member Williams	(Yes) _____	(No) _____
Chairperson Russell	(Yes) _____	(No) _____

LICENSE AGREEMENT BETWEEN _____
AND
THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
FOR THE
COMMUNITY GARDEN PROGRAM

This License Agreement (hereinafter “Agreement”) is made the ___ day of _____, 2026 (“Effective Date”), between _____ (hereinafter “PROPERTY OWNER”) and the OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, a public agency created pursuant to Charter 163, Part III, of the Florida Statutes (hereafter “OCRA”).

W I T N E S S E T H:

WHEREAS, Property Owner owns and controls real property that is located at _____, Opa-Locka, Florida, which is within the OCRA’s Community Redevelopment Area (the “Licensed Property”); and

WHEREAS, the Property Owner desires to enter into this Agreement in order grant the OCRA a license to have the OCRA and the OCRA’s authorized contractors and consultants to enter into the Licensed Property for the purpose of creating, constructing, maintaining, and operating a community garden, as specifically detailed in Exhibit “A,” which is attached hereto and incorporated herein by reference (the “Community Garden”); and

WHEREAS, the Property Owner approves the proposed Community Garden as detailed in Exhibit “A,” and specifically authorizes the OCRA and its authorized contractors and consultants to enter into the Licensed Property; and

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

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the mutual covenants, promises, agreements herein contained, and other valuable consideration the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct at the time of the execution of this Agreement and are incorporated herein.
2. Pursuant to the terms and conditions of this Agreement, the PROPERTY OWNER grants the OCRA a license to enter onto the Licensed Property for the purposes of creating, constructing, maintaining, and operating a Community Garden on the Licensed Property, as more fully depicted in Exhibit “A,” which is attached hereto and incorporated herein by reference.
3. Through the execution of this Agreement, the Property Owner unconditionally, and freely grants the OCRA the license, and authorizes the OCRA, its contractors and consultants to

enter onto the property to perform the creating, construction, operation, and maintenance of the Community Garden on the Licensed Property.

4. The Licensed Property, subject to this Agreement, consists of all the property identified in Exhibit "A," which is attached hereto and incorporated herein by reference.

5. The OCRA's contractors' and consultants' use of any portion of the Licensed Property shall take place only between the hours of 7:00 am to 6:00 pm, Monday through Friday, and is subject to the following:

5.1 It shall be the OCRA's responsibility and obligation to ensure that the Licensed Property is stabilized so as to be able to accept the materials, debris, equipment, and machinery to be used by the OCRA on the Licensed Property, so that such materials, debris, equipment, and machinery can be installed safely and as intended.

5.2 All personnel of OCRA and any contractors which at any time use the Licensed Property shall be suitably trained in safety and precautionary techniques and procedures. All use of the Licensed Property shall be conducted in a safe manner. Appropriate supervisory personnel and contractors shall be on the Licensed Property at any time that any debris, equipment, or machinery is moving thereon, and active supervision shall take place during such periods.

5.3 DOES OCRA HAVE TO PAY FOR ALL UTILITIES ASSOCIATED WITH THE COMMUNITY GARDEN?

5.4 PROPERTY OWNER agrees, to the extent permitted by law, and subject to the limitations of Section 768.28, Fla.Stat., to defend, indemnify, and hold the OCRA harmless for any claims, damages, costs, or liabilities, with respect to any activity on the Licensed Property pursuant to this Agreement.

5.5 Any contractor utilizing the Licensed Property shall indemnify, and hold the PROPERTY OWNER and the OCRA harmless for any claims, damages, costs or liabilities, including court costs and reasonable attorney's fees and paralegal expenses at both the trial and appellate levels resulting from utilization of the Licensed Property. Any contractor utilizing the Licensed Property shall provide appropriate insurance acceptable to the OCRA naming the OCRA and the Property Owner as additional insureds.

5.6 The PROPERTY OWNER and any contractor utilizing the CRA property in conjunction with the of the Licensed Property agrees not to cause or permit any Hazardous Materials to be disposed of, on, in, under or about the Licensed Property, and the OCRA shall insure that no re-fueling of any gasoline or diesel products, as well as the storage or placement of any Hazardous Materials will take place on the Licensed Property. The OCRA and its contractors utilizing the Licensed Property shall not discharge Hazardous Materials or wastes into or through any sanitary sewer or trash facilities serving the Licensed Property.

6. The license under the terms of this Agreement shall terminate no later than _____, 2026, unless sooner terminated as provided herein. The PROPERTY OWNER or the CRA may terminate this Agreement or any specific license for convenience upon fourteen (14) days prior written notice to the other party. Upon the termination of the license, PROPERTY OWNER shall be responsible for the improvements on the Licensed Property, unless otherwise agreed to by the parties.

7. Termination/Default. If the PROPERTY OWNER fails to perform or observe any of the material terms and conditions of this Agreement for a period of seven (7) calendar days following receipt of written notice, the OCRA may terminate this Agreement and remove any stored property or remediate any property conditions. Failure of any party to exercise its right in the event of any breach by the other party shall not constitute a waiver of such rights. No party shall be deemed to have waived any failure to perform by the other party unless such waiver is in writing and signed by the other party. Such waiver shall be limited to the terms specifically contained therein. This section shall be without prejudice to the rights of any party to seek a legal remedy for any breach of the other party as may be available to it in law or equity.

8. Governing Law. Venue. This Agreement shall be governed by and in accordance with the Laws of Florida. The venue for any action arising from this Agreement shall be in Miami-Dade County, Florida. **BY ENTERING INTO THIS AGREEMENT, PROPERTY OWNER AND CRA HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**

9. Nothing herein is intended to serve as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability existing under Section 768.28, Florida Statutes. This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such time as any proceeding brought on account of this Agreement is barred by any applicable statute of limitations. Any contractor utilizing the Licensed Property shall indemnify, and hold the OCRA harmless for any claims, damages, costs or liabilities, including court costs and reasonable attorney's fees and paralegal expenses at both the trial and appellate levels resulting from utilization of the Licensed Property.

10. Whenever either party desires to give notice to the other, such notice must be in writing and sent by United States mail, return receipt requested, courier, evidenced by a delivery receipt, or by overnight express delivery service, evidenced by a delivery receipt, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice.

PROPERTY OWNER:

Telephone No. () _____

OPA-LOCKA CRA:

Jason Walker, Executive Director
Opa-Locka CRA
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054
Telephone No. (561) 493-2550

Copy to:

Marlon Hill, General Counsel
2800 Ponce de Leon Blvd., 12th Floor
Coral Gables, FL 33134
Telephone No. (305) 854-0800
Facsimile No. (305) 854-3323

11. Neither the PROPERTY OWNER nor the CRA shall assign or transfer any rights or interest in this Agreement.

12. This Agreement contains the entire understanding of the parties relating to the subject matter hereof superseding all prior communications between the parties whether oral or written, and this Agreement may not be altered, amended, modified, or otherwise changed nor may any of the terms hereof be waived, except by a written instrument executed by both parties. The failure of a party to seek redress for violation of or to insist on strict performance of any of the covenants of this Agreement shall not be construed as a waiver or relinquishment for the future of any covenant, term, condition, or election but the same shall continue and remain in full force and effect.

13. Should any part, term or provision of this Agreement be by the courts decided to be illegal or in conflict with any law of the State, the validity of the remaining portions or provisions shall not be affected thereby.

14. Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

15. This Agreement may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the PROPERTY OWNER and the OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY have caused these presents to be executed in their respective names by the proper officials the day and year first above written.

PROPERTY OWNER

By: _____

Print Name: _____

Date: _____

**OPA-LOCKA COMMUNITY
REDEVELOPMENT AGENCY**

BY: _____
Jason Walker, Executive Director

ATTEST:

Print Name: _____

I HEREBY APPROVE THIS AGREEMENT
AS TO FORM:

General Counsel

EXHIBIT "A"

**DETAILS OF COMMUNITY GARDEN TO BE PLACED ON LICENSED
PROPERTY**

(Attach plans, drawings, specifications)

INCLUDE ADDRESS OF PROPERTY

CRA

ACCT	Account Title	Adopted Budget	Budget Amend #1	Amended Bgt Thru BA #1	Budget Amend #2	Amended Bgt Thru BA #2	Comments
180	REVENUES						
311110	City Tax Increment Revenue	1,774,382		1,774,382		1,774,382	
371,009	Rent Revenue	70,000		70,000		70,000	
311120	County Tax Increment Revenue	1,064,152		1,064,152		1,064,152	
	Total Tax Increment Revenue	2,908,534	-	2,908,534	-	2,908,534	
383010	Fund Balance Carryover - Prior Year	415,034	1,146,981	1,562,015	(909,265)	652,750	Carryover Correction
361100	Interest Earnings	130,000		130,000		130,000	
369900	Misc. Revenue	-		-		-	
	(A) REVENUE TOTAL	3,453,568	1,146,981	4,600,549	(909,265)	3,691,284	
	Administrative Expenditures:						
515320	Accounting & Audits	50,000		50,000		50,000	
515492	Advertising & Notices	6,000		6,000		6,000	
515401	Local Travel	2,000		2,000		2,000	
515341	County Admin Fee 1.5%	15,962		15,962		15,962	
515391	Administrative Fees (City)	5,000		5,000		5,000	
515448	Occupancy (City)	1,000		1,000		1,000	
515442	Insurance (City)	10,000		10,000		10,000	
515493	General Expense	2,000		2,000	25,000	27,000	Property Expenses
515510	Office Supplies	3,000		3,000		3,000	
515420	Postage/FedEx/Courier	2,000		2,000		2,000	
515342	Minutes Processing	500		500		500	
515540	Membership Dues	3,000		3,000		3,000	
515343	State Admin Fee	225		225		225	
515411	Telephone	2,500		2,500		2,500	
515413	Internet	2,500		2,500		2,500	
515430	Utilities	10,000		10,000	20,735	30,735	Property Utilities
	(B) Subtotal Adm. Exp	115,687	-	115,687	45,735	161,422	
	Operating Expenditures:						
513470	Printing & Binding	5,000		5,000		5,000	
515480	Marketing/Promotional Events/Positioning			-		-	
515400	Out of Town Travel	20,000		20,000		20,000	
515547	Conferences & Meetings	6,000		6,000		6,000	
515541	Education	5,000		5,000		5,000	
514370	Legal Services/Court Costs	85,000		85,000	35,000	120,000	Legal fees for bldg purchase
515312	Professional Services	392,700		392,700		392,700	
515548	Home Improvement Assist	135,000		135,000		135,000	
515544	Commercial Grants	150,000		150,000		150,000	
515549	Micro Business Grants	100,000		100,000		100,000	
515545	Home Ownership / Rental Assistance (Affordable Housing 10%)	350,000		350,000		350,000	
515464	Police Agreement	120,000		120,000	(120,000)		Carryover correction
515464	Code Enforcement Employee	50,000		50,000		50,000	
515646	Computer Equipment	11,000		11,000		11,000	
515340	Other Contracted Services	279,200		279,200		279,200	
	Total Operating Expenditures	1,708,900	-	1,708,900	(85,000)	1,623,900	
	CAPITAL PROJECTS - Grants & Other						
515601	Streetscapes	150,000		150,000		150,000	
515605	Green Projects	100,000		100,000		100,000	
5776001	Development Assistance	620,000		620,000	(620,000)	-	Carryover correction
5776007	Park Amenities	250,000		250,000	(250,000)	-	Carryover correction
519621	Building Purchase	450,000	1,146,981	1,596,981		1,596,981	
		-		-		-	
	Total Cap Projects - Grants & Other	1,570,000	1,146,981	2,716,981	(870,000)	1,846,981	
	CAPITAL PROJECTS - Infrastructure						
541461	Capital Maintenance	2,000		2,000		2,000	
	Total Cap Projects - Infrastructure	2,000	-	2,000	-	2,000	
	(C) Total Operating. Expense + Capital	3,396,587	1,146,981	4,543,568	(909,265)	3,634,303	
581950	(D) Reserve/Contingency	50,000		50,000	6,981	56,981	
	EXPENDITURE TOTAL (B+C+D)	3,446,587	1,146,981	4,593,568	(902,284)	3,691,284	
	YEAR-END CARRY-OVER	6,981	-	6,981	(6,981)	-	

RESOLUTION NO. 26-

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), AMENDING, APPROVING, AND ADOPTING AN AMENDMENT TO THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, TO REALLOCATE FUNDS FROM DEVELOPMENT ASSISTANCE, PARK AMENITIES, AND POLICE AGREEMENT TO FUND BALANCE CARRYOVER, AS SET FORTH IN EXHIBIT "A"; DIRECTING THE INTERIM EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID AMENDED BUDGET TO THE STATE OF FLORIDA OVERSIGHT BOARD; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Opa-locka Community Redevelopment Agency ("OCRA") is responsible for carrying out community redevelopment activities and projects within its Redevelopment Area in accordance with the Opa-locka Redevelopment Plan ("Plan"); and

WHEREAS, as a prerequisite to carrying out redevelopment activities for the fiscal year commencing October 1, 2025 and ending September 30, 2026 ("FY 2025-2026"), it is required that the Opa-locka CRA's Board approve and adopt the annual General Operating and Tax Increment Fund Budget ("Budget"), attached and incorporated as Exhibit "A"; and

WHEREAS, pursuant to Interlocal Agreements a copy of the Opa-locka CRA's budget is required to be transmitted to Miami-Dade County; and

WHEREAS, all the expenses included in the Budget are in accordance with state law, the Interlocal Agreement, and the Agency's Redevelopment Plan;

WHEREAS, the Opa-Locka CRA Board wishes to reallocate of certain funds from development assistance, park amenities, and police agreement to fund balance carryover in the Budget attached in Exhibit "A"; and

WHEREAS, the Opa-locka CRA Board wishes to approve and adopt the amended Opa-locka CRA's Budget for FY2025-2026 as set forth in Exhibit "A".

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

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

SECTION 2. AUTHORIZATION

The Board of the Opa-locka Community Redevelopment Agency hereby approves, amends, and adopts the amended Opa-locka Community Redevelopment Agency's General Operating and Tax Increment Fund Budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026, to allocate of certain funds for the purchase of property, and to reallocate funds from Fund Balance Carryover to Building Purchases, as set forth in Exhibit "A".

SECTION 3. INSTRUCTIONS TO EXECUTIVE DIRECTOR.

The Interim Executive Director is directed to transmit a copy of said budget, as amended, to the City of Opa-locka and State of Florida oversight board.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5. CONFLICT.

All sections or parts of sections of the applicable City of Opa-locka resolution currently in place in conflict herewith are intended to be rescinded and repealed to the extent of such conflict.

SECTION 6. SCRIVENER'S ERRORS

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the Opa-locka Community Redevelopment Agency Interim Executive Director, or designee, without need of public hearing, by filing a corrected copy of same with the Opa-locka Community Redevelopment Agency Secretary.

SECTION 7. EFFECTIVE DATE

This Resolution shall take effect upon the adoption and is subject to the approval of the Governor or Governor's Designee.

PASSED AND ADOPTED

Jannie Russell
OCRA Chair

ATTEST:

Jerome Senior
Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

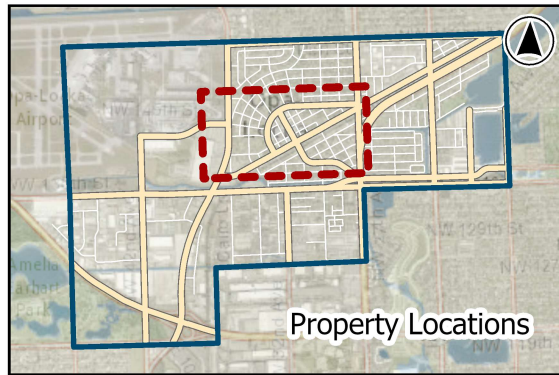
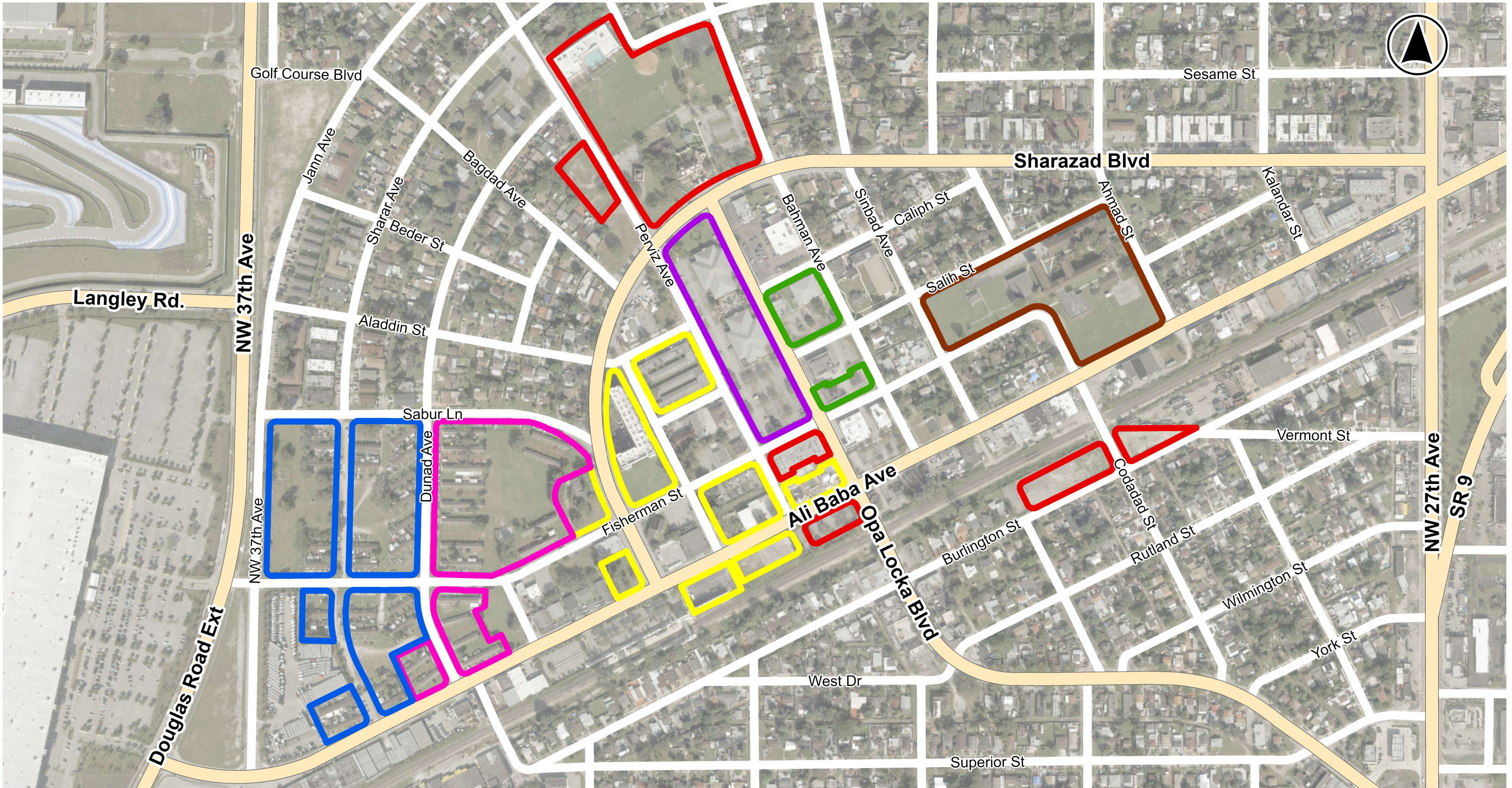
OCRA Attorney

Moved by: _____

Seconded by: _____

VOTE:

Board Member Bass	(Yes) _____	(No) _____
Board Member Ervin	(Yes) _____	(No) _____
Board Member Kelley	(Yes) _____	(No) _____
Board Member Taylor	(Yes) _____	(No) _____
Board Member Santiago	(Yes) _____	(No) _____
Vice Chairwoman N. Williams	(Yes) _____	(No) _____
Chairwoman Russell	(Yes) _____	(No) _____

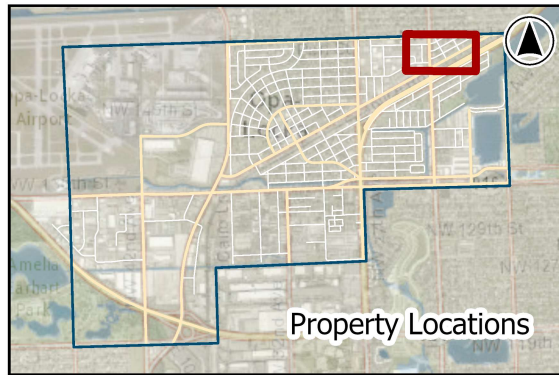
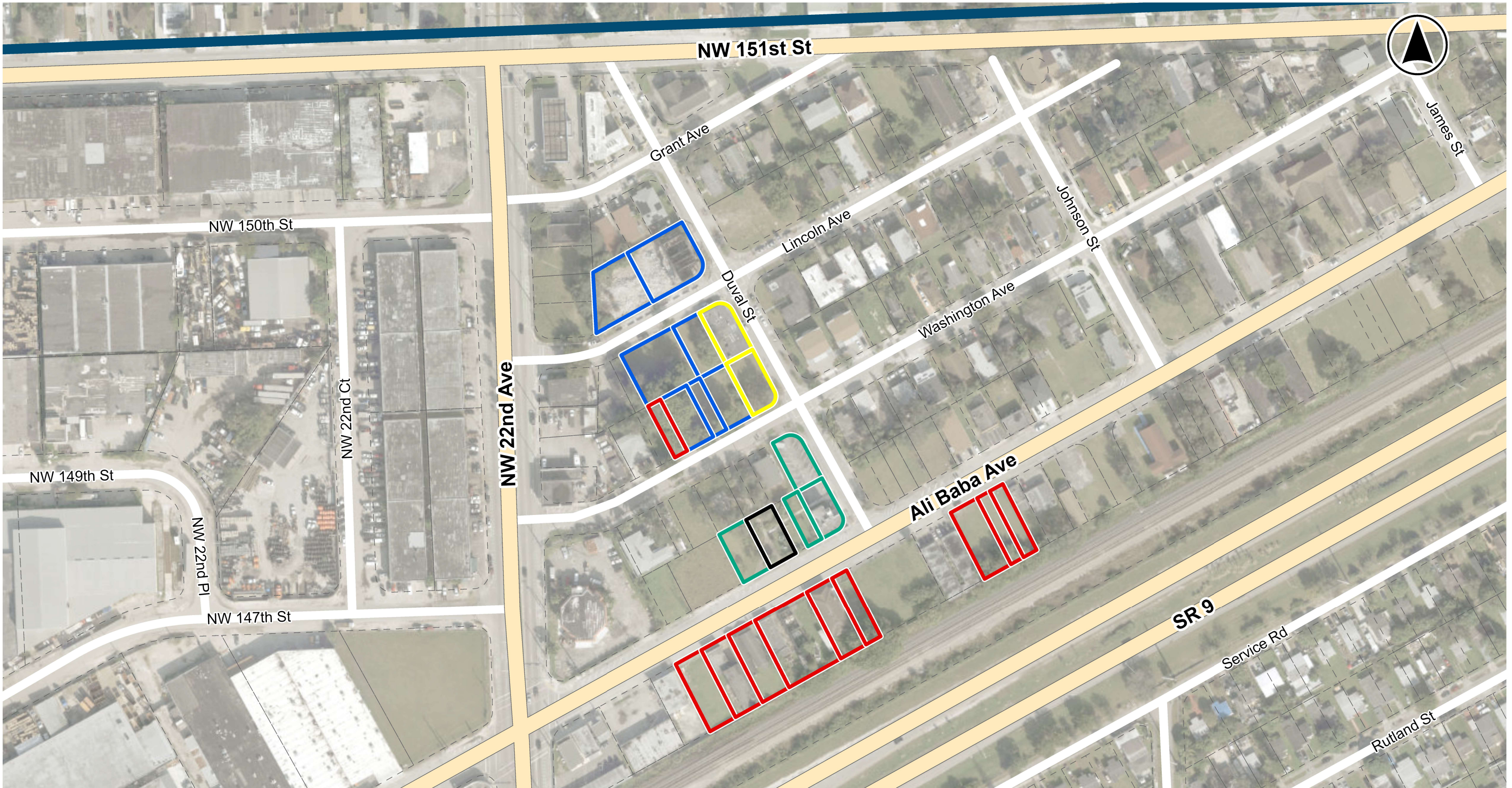


Planning and Community Development Dept.



- City of Opa-locka
- Miami Dade Schools
- Opa-locka CRA
- State of Florida
- City Limits
- CPM - OPA Property Management
- RA - Right Angle Investors / Michelle LVR, LLC
- Ten North Group

Downtown Map Of Municipal Owned Properties



Planning and Community Development Dept.



- City of Opa-locka
- Miami Dade
- Opa-locka CRA
- Private
- Ten North Group
- City Limits

MAGNOLIA NORTH

Map Of Municipal Owned Properties

December 11, 2025

Dear Ms. Dorsainville, Mr. Walker and Mr. Senior:

I would like to take this opportunity to thank you for allowing **Design2Form, (D2F)** to provide Architectural and Engineering services for the **Historic Preservation and Adaptive-Reuse of the New Generations Historic Egyptian Revival Bank Building**. Please find below our Proposal for Additional Services to the existing executed Architect / Owner Agreement for your review and approval. Upon your review and approval, please sign, date and return a copy to **D2F**.

Schematic Design Phase:

- Develop a preliminary design scheme and concept for the proposed scope described above. One (1) design scheme shall be developed with a maximum of two (2) minor revisions. (one (1) meeting).
- D2F shall review preliminary requirements of Florida building codes and local zoning ordinances.

Design Development Phase:

- Formalize and further develop the approved schematic design, deciding on final dimensions, layout / circulation, materials / finishes, heights, etc.
- D2F shall review requirements of the building codes and zoning ordinances. The proposed plans shall be reviewed to verify compliance based on our interpretation of the code requirements. Code review shall include:
 - Florida Building Code, 2023 version
 - Handicap Accessibility Requirements – Florida Building Code, 2014 version
 - Florida Fire Prevention Code
 - Applicable Zoning Ordinance
- One (1) meeting is included in this phase.

Construction Documents (Permit Drawings) Phase:

- Provide and develop architectural, life safety, mechanical, electrical, plumbing, fire alarm, structural, kitchen consultant, civil, landscaping and irrigation drawings for the project described above. Note, fire sprinkler nor structural pile drawings shall not be a part of the proposed scope of work.
- Drawings shall entail customary plans, elevations, sections, calculations, construction details and illustrations to seek a permit and provide a standard description for construction.
- A 50% and a 100% construction document submittal shall be provided (two (2) meetings).
- Two (2) meetings are included in this phase.

Application of Appropriateness Phase:

- Design2Form shall prepare a site plan (including landscaping), floor plans, elevations, samples of typical building and landscape materials,
- The Owner and Design2Form shall collaborate to prepare the project proposal, including but not limited to:
 - Aforementioned drawings
 - Development team
 - Neighborhood Analysis
 - Response to site selection
 - Response to site planning and design
 - Response to building design
- Attend and participate in the Pre-application / Preliminary Review Meeting.
- Attend and present at Formal Application of Appropriateness Review Meeting.

Standard Permit Processing:

- Standard Plans Processing Phase - Submission of construction drawings to building department (i.e. Building, Zoning, Fire, Mechanical, Electrical, Plumbing, Environmental, W.A.S.A. and Impact Fees).

Construction Administration Phase:

- Provide bi-weekly construction site visits/meetings ~~and construction observation reports~~ for 10 months.
- Architect and Engineer shall review shop drawing submittals and respond to RFIs.
- Architect shall perform a substantial completion inspection, develop a punchlist and perform a final completion inspection.

ADDITIONAL SERVICES PROPOSAL – Compensation for professional services as described below:

Pre-Design	Previous contract
Conceptual Design	Previous contract
Schematic Design	\$ 7,500.00
Design Development	\$ 7,500.00
3D Renderings	\$ 3,400.00
Architectural - Construction Documents	\$ 25,000.00
Mechanical - Construction Documents	\$ 8,500.00
Electrical - Construction Documents	\$ 8,500.00
Plumbing - Construction Documents	\$ 8,500.00
Structural – Construction Documents	\$ 18,000.00
Civil – Construction Documents	\$ 13,000.00
Landscaping – Construction Documents	\$ 3,800.00
Irrigation – Construction Documents	\$ 3,800.00

Board of Appropriateness	\$ 8,500.00
Permit Processing (Opa-Locka & Miami Dade County)	\$ 5,000.00
Construction Administration (allowance)	\$ 85,000.00 (billed hourly)
Septic Tank	Not Included
Additional Project Meetings	\$ 4,000.00
Total additional services	\$210,000.00

Other Professional Services (Not Included)

Asbestos Test	By Owner
Geotechnical Testing	By Owner
Arborist Report	By Owner
Site Survey	By Owner
Audio/Visual Consultant	By Owner
Special Inspector	By Owner

APPROVED BY:

Signature: _____

Print Name: _____

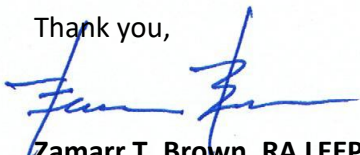
Date: _____

Mailing Address: _____

Contact Number: _____

If you have any questions or require any additional information, please do not hesitate to contact me at 954-885-7885.

Thank you,



Zamarr T. Brown, RA LEEP AP

Owner / Principal Architect

Therefore whosoever heareth these sayings of mine, and doeth them, I will liken him unto a wise man, which built his house upon a rock. —St. Matthew 7:2



Miami-Dade Water and Sewer Department
Billing and collecting on behalf of the City of Opa-locka
P O Box 026055
Miami, FL 33102-6055

Name: NEW FELLOWSHIP CHRISTIAN CENTER INC
 Account Number: 0654628478
 Billing Date: 07/23/2025
 Past Due Date: 08/13/2025

Billing Inquiries (hours 8:00 AM - 7:00 PM) 786-268-6900
 Report any hazardous conditions to 305-274-9272
 Water Conservation Program Information- Call 311

Messages

Go green by enrolling in Paperless Billing and/or Auto Pay. Pay your bill and view your account on-line at www.miamidade.gov/water. To pay by phone using your bank account, call 1-800-565-1800. To use a credit card call 1-800-510-0880.

Failure to address higher than normal bills within 30 days of their issue date may disqualify requests for possible bill credits.

Account Summary

Previous Balance	\$ 762.55
Payment Received	-762.55
Current Charges	699.77
Payment Plan	267.69
Total Account Balance	\$ 967.46

21100603

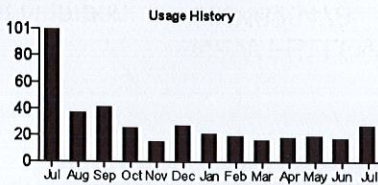
000541

Service From	Service To	Meter Number	Days of Service	Prior Reading	Current Reading	Consumption in GAL
06/09/25	07/16/25	61302319	37	567	595	28

Service Address: 240 BAHMAN AVE



Water Charges



Water Charges
 Water Charges Subtotal

282.34
 \$ 282.34

Water Charges

For more information see back of bill
 Return this portion with Payment
Miami-Dade Water and Sewer Department
 P O Box 026055
 Miami, Fl. 33102-6055

Account Number	Past Due Date	Amount Due (US \$)	Amount Enclosed
0654628478	08/13/2025	\$ 967.46	Thank you for your prompt payment

- Payment in US funds must be received by the past due date to avoid discontinuance of service. A 10% late charge will be assessed if payment is not received by the past due date
- Check box for address change. Please print changes on reverse side.
- Pay by phone or Online:
 1-800-565-1800 checking/savings
 1-800-510-0880 credit card www.miamidade.gov/water

NEW FELLOWSHIP CHRISTIAN CENTER INC
 240 BAHMAN AVE
 OPA LOCKA FL 33054-3373



BIOPL