

City of Opa-locka

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



COMMUNITY REDEVELOPMENT AGENCY Agenda

**Tuesday, May 26, 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
May 26, 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:**

Meeting Minutes 04/21/2026

7. **PUBLIC COMMENTS:**

8. **RESOLUTIONS:**

1.

A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH CHIN DIESEL, INC.. FOR THE DEMOLITION OF 879 FISHERMAN ST., 391 OPA-LOCKA BLVD., 14441 NW 27TH AVE., 2100 LINCOLN AVE., ALL WITHIN THE OCRA COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR INCORPORATION OF RECITALS; 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 BUIDLING PURCHASE, RESERVE, AND HOME OWNERSHIP TO COMMERCIAL GRANTS AND MICRO GRANTS, 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. 240 Bahman Ave - Rental Opportunities

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.

Opa-locka Community Redevelopment Agency (CRA) Meeting Minutes

1. Call to Order

The meeting was called to order by the Vice Chair.

2. Roll Call

* Board Member Irving – Present

* Board Member Bass – Present

* Vice Chair Williams – Present

* Other members acknowledged

Quorum: Confirmed

3. Opening Formalities

* Moment of silence observed

* Pledge of Allegiance recited

4. Public Comments

* No public comments (in-person or online)

* Public comment period closed

5. Approval of Agenda Additions

* No add-on items

6. Resolutions

Resolution 1: Support for Opa-locka City Place Redevelopment (P3 Project)

Summary:

* Proposal for a **\$500 million mixed-use development** in downtown Opa-locka

* Includes:

* ~900 residential units

* Retail and office space

* Structured as a **public-private partnership (P3)**

* CRA properties (including flea market and church/daycare site) may be included

Key Points Discussed:

* Initial application submitted Feb 19; reviewed within required 30 days

* Developer required to submit **\$20,000 fee** for next phase

* City to conduct **60–90 day detailed review**

* Public notice will be issued (Miami Herald) to allow competing proposals

* Consideration of:

* Ground lease vs. outright sale

* Inclusion of **reverter clause** (property returns if project not executed within ~2 years)

* Concerns raised:

* Development process complexity

* Need for flexibility to attract developers

Outcome:

Motion passed unanimously

Resolution 2: Budget Amendment (FY 2025–2026)

Summary:

* Reallocation of ****\$125,000****:

* From:

* Building purchases

* Streetscape projects

* Green initiatives

* To:

* Commercial grant program

****Purpose:****

* Complete ongoing commercial projects (e.g., façade improvements)

****Outcome:****

Motion passed unanimously

**Resolution 3: Consulting Services (Eel Waters & Company, LLC)**

****Purpose:****

* Update CRA redevelopment plan

- * Extend CRA sunset date (target: **2047**)
- * Adjust redevelopment area boundaries

****Key Points:****

- * Current CRA expiration: ~2033
- * Extension needed to support large-scale projects (e.g., P3 development)
- * Process estimated to take **9–10 months**
- * Competitive bidding waived due to urgency

****Outcome:****

- Motion passed unanimously

**Resolution 4: قبول Audited Financial Statements (FY 2023 & 2024)**

****Summary:****

- * Formal acceptance of previously completed and submitted audits
- * Required for compliance and recordkeeping

****Discussion:****

- * Audits already submitted to the State
- * Resolution ensures official CRA acknowledgment

****Outcome:****

Motion passed unanimously

****Resolution 5: PATH Housing Solutions Program****

****Purpose:****

- * Provide ****education and coaching services**** to residents
- * Focus on transitioning participants to ****homeownership****

****Program Highlights:****

- * 9-month program (in phases)
- * Initial cohort: ~50 participants
- * Curriculum includes:
 - * Financial literacy
 - * Career development
 - * Personal development
 - * Health & wellness
 - * Homeownership readiness
- * Includes down payment assistance guidance

****Key Concerns Raised:****

*** Need for:**

- * More detailed program information
- * Clear measurable outcomes
- * Assurance of local housing inventory availability

*** Clarification:**

- * Funds (~\$123,000) tied to milestones—not lump sum
- * CRA retains right to terminate agreement if ineffective

****Status:****

- Motion passed unanimously

**7. Additional Notes**

- * Emphasis on accountability and milestone-based funding
- * Strategic focus areas identified:

- * Homeownership initiatives
- * Large-scale redevelopment
- * CRA longevity and expansion

**8. Adjournment**



**City of Opa-locka
Agenda Cover Memo**

Department Director: _____ Date: _____	
Sha'mecca Lawson, Assistant City Manager	
City Manager:	
Department: Community Redevelopment Agency	Sponsor Name:
Meeting Date: May 26, 2026	Item Type: Resolution
Strategic Plan Related: No	Strategic Plan Priority Area: Enhanced Organizational Business and economic development Public Safety Quality of Education Quality of Life and City Image Communication
Strategic Plan Objective/Strategy:	

Short Title:

Staff Summary:

Fiscal Impact: No

Funding Source: <i>(Account Number)</i>	Advertising Requirement: No
Contract/P.O. Required: No	RFP/RFQ/Bid#:

Proposed Action:

Attachment(s):

1. RESOLUTION - Chin and Demolition 2026
2. Opa Locka CRA Demolition Agreement With Chin
3. 391 Opa locka 879 Fisherman
4. 2100 Lincoln
5. 14441 NW 27th Ave



**City of Opa-locka
Agenda Cover Memo**

RESOLUTION NO. 26-_____

A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH CHIN DIESEL, INC.. FOR THE DEMOLITION OF 879 FISHERMAN ST., 391 OPA-LOCKA BLVD., 14441 NW 27TH AVE., 2100 LINCOLN AVE., ALL WITHIN THE OCRA COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Opa-Locka CRA ("OCRA") is a public agency formed under Florida Statutes Chapter 163, Part III, and is responsible for carrying out community redevelopment activities and projects within the Opa-Locka CRA Redevelopment Area; and

WHEREAS, the purpose of the OCRA is to eliminate blight, encourage economic development, and enhance the quality of life for residents and businesses in the redevelopment area; and

WHEREAS, the OCRA Board finds that it is beneficial to demolish the structures located on OCRA owned properties located at 879 Fisherman Street, 391 Opa-Locka Boulevard, 14441 NW 27TH Avenue, and 2100 Lincoln Avenue which are all located within the OCRA's Community Redevelopment Area; and

WHEREAS, the Village of Biscayne Park, Florida ("Biscayne Park") issued Request for Qualifications No. 2025-002 for demolition services (the "RFQ"), conducted a competitive evaluation of the responses received thereto, and thereafter established a pre-qualified pool of contractors to provide demolition services on an as-needed basis (the "Pre-Qualified Contractor Pool"); and

WHEREAS, the OCRA Executive Director has reviewed the RFQ and the qualifications of the firms comprising the Pre-Qualified Contractor Pool, has confirmed that the RFQ was competitively procured by Biscayne Park, and has recommended that the OCRA Board find that piggybacking on the Pre-Qualified Contractor Pool will allow the OCRA to obtain demolition services from qualified contractors at competitive rates without the cost and delay attendant to conducting a separate competitive solicitation; and

WHEREAS, Chin Diesel, Inc., a member of the Pre-Qualified Contractor Pool, was selected by the OCRA based on its qualifications, availability, pricing, and proposed terms to provide demolition services; and

WHEREAS, the OCRA desires to enter into the Agreement attached hereto as Exhibit "A" with CHIN DIESEL, INC. for the performance of the Scope of Services set forth therein; and

WHEREAS, the OCRA Board finds that this Resolution and the attached Agreement are consistent with the provisions of Chapter 163, the OCRA Redevelopment Plan, and serve both a municipal and public purpose.

NOW THEREFORE BE IT RESOLVED BY THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. RECITALS

The recitals to the preamble herein are incorporated by reference.

Section 2. AUTHORIZATION

The Board of the Opa-locka Community Redevelopment Agency hereby authorizes the Executive Director to enter into the Agreement with Chin Diesel, Inc. which is attached hereto as Exhibit "A," and incorporated herein by reference, for demolition services.

Section 3. 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:

Jerome Senior, MPA
OCRA Clerk

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 Santiago	(Yes) _____	(No) _____
Vice Chairwoman N. Williams	(Yes) _____	(No) _____
Chairwoman Russell	(Yes) _____	(No) _____

**AGREEMENT BETWEEN THE OPA-LOCKA COMMUNITY REDEVELOPMENT
AGENCY AND CHIN DIESEL, INC.**

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between:

THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, a public agency created pursuant to Section 163.356, Florida Statutes, located in Miami-Dade County (hereinafter referred to as "**OCRA**"); and

CHIN DIESEL, INC., a Florida corporation, whose mailing address is 1820 NE 144th Street North Miami, Florida 33024, (hereinafter referred to as "**CONTRACTOR**"); hereinafter referred to collectively as the "parties."

W I T N E S S E T H:

WHEREAS, the OCRA desires to enter into this agreement with CONTRACTOR in order to have CONTRACTOR provide demolition services for four (4) properties owned by the OCRA located at 879 Fisherman St., 391 Opa-Locka Blvd., 14441 NW 27th Ave., and 2100 Lincoln Ave., all located in Opa-Locka, Florida; (each, a "**PROPERTY**" and collectively, the "**PROPERTIES**") and

WHEREAS the OCRA finds that entering into this Agreement with the CONTRACTOR is in the best interest of the residents and businesses located within the OCRA's boundaries, and is consistent with the OCRA Redevelopment Plan, and constitutes a municipal and public purpose.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein expressed and of the faithful performance of all such covenants and conditions, OCRA and CONTRACTOR do mutually agree as follows:

ARTICLE I

THE AGREEMENT DOCUMENTS

The Agreement Documents consist of all the following: Scope of Services and the Certificate of Insurance, which are made part of this AGREEMENT, or any additional documents which are required to be submitted under the AGREEMENT, and all amendments, modifications and supplements issued on or after the effective date of the AGREEMENT.

ARTICLE 2

SCOPE OF THE WORK

2.1 CONTRACTOR shall furnish all the labor, supervision, materials, equipment,

transportation, supplies, and services necessary to perform all the work required by the AGREEMENT for the demolition of the following properties:

- 879 Fisherman St., Opa-Locka, Florida,
- 391 Opa-Locka Blvd., Opa-Locka, Florida,
- 14441 NW 27th Ave., Opa-Locka, Florida,
- 2100 Lincoln Ave., Opa-Locka, Florida

- 2.2 Upon receipt of a Notice to Proceed from the OCRA, CONTRACTOR hereby agrees to perform and be responsible for all items necessary or incidental to the performance of the complete demolition at each of the PROPERTIES. The enumeration of specific tasks in Section 2.3 to Section 2.9 is intended to describe the principal elements of the Work and shall not be construed to limit the Contractor's obligation to perform all work, labor, and services reasonably inferable from the Agreement as necessary to achieve the complete and lawful demolition of the structures and to leave each PROPERTY in the condition required by this Agreement.
- 2.3 CONTRACTOR hereby agrees to perform all preparatory work necessary for the commencement of demolition at each PROPERTY, including (i) obtaining and paying for all permits, licenses, approvals, certifications, and regulatory clearances required for the Work; (ii) preparing and submitting all applications, plans, notifications, and submittals to the building department, the Miami-Dade County Department of Environmental Resources Management ("**DERM**"), the Florida Department of Health in Miami-Dade County ("**DOH-Miami-Dade**"), and any other agency having jurisdiction; (iii) procuring and delivering the bonds and certificates of insurance required under this Agreement; and (iv) Mobilization and De-Mobilization to and off each Property.
- 2.4. CONTRACTOR hereby agrees to perform an environmental site survey at each PROPERTY prior to the commencement of any demolition activity thereon, identifying conditions reasonably likely to affect the manner of demolition or the disposition of debris. CONTRACTOR also agrees to ensure the performance of a pre-demolition asbestos survey at each PROPERTY by a Florida-licensed asbestos consultant in form and substance sufficient for submission to DERM. Prior to the commencement of demolition at each PROPERTY a joint meeting between the CONTRACTOR and OCRA representatives shall be conducted to review the scope of work and ensure all necessary preparatory work, surveys, and approvals have been completed and secured.
- 2.5 CONTRACTOR hereby agrees to the lawful abatement, removal, transportation, and disposal of all debris resulting from the demolition related to this Agreement. Should the CONTRACTOR encounter material which they identify as having the potential of being hazardous waste, they shall cease work immediately and notify an OCRA representative. CONTRACTOR also agrees to the implementation and continuous maintenance of erosion, sediment, dust, and stormwater pollution prevention measures sufficient to comply with all applicable federal, state, and local requirements. Occupational Safety and Health Administration rules and regulations shall be observed at all times.
- 2.6 CONTRACTOR hereby agrees, where applicable, to the pump-out, removal or in- place

abandonment and proper closure of all septic tanks and related on-site sewage treatment and disposal system components serving any PROPERTY.

- 2.7 CONTRACTOR hereby agrees to the installation and continuous maintenance throughout the period of performance at each property, of temporary construction fencing with construction screens to protect the public and prevent unauthorized access during the performance of the Work. The OCRA assumes no responsibility directly or implied for the vandalizing or theft of equipment on site or operated on site during the course of the demolition. All equipment, supplies, and other items owned by the CONTRACTOR shall be removed immediately upon completion of the Work.
- 2.8 CONTRACTOR hereby agrees to the complete demolition and removal of all existing buildings, structures, and improvements located on each PROPERTY. This includes the complete demolition and removal of all concrete foundations at each Property to a depth of not less than four inches (4”) below adjacent finished grade and the complete demolition and removal of all miscellaneous concrete slabs located on each PROPERTY, including without limitation slabs located in front of, behind, alongside, or otherwise associated with the structures at each PROPERTY. Depressions caused by the CONTRACTOR’s activity shall be backfilled and compacted with clean backfill material provided by CONTRACTOR. Water and electrical power required for the completion of the Agreement shall be supplied by the CONTRACTOR.
- 2.9 CONTRACTOR hereby agrees to delivery to OCRA of all close-out documentation reasonably required to evidence the lawful and complete performance of the Work at each Property. The close-out materials will serve as official notice by the CONTRACTOR for the completion of work.
- 2.10 CONTRACTOR hereby represents to OCRA, with full knowledge that OCRA is relying upon these representations when entering into this Agreement with CONTRACTOR, that CONTRACTOR has the professional expertise, experience, and manpower to perform the services to be provided by CONTRACTOR, pursuant to the terms of this Agreement.
- 2.11 CONTRACTOR hereby represents to OCRA that CONTRACTOR is properly licensed by the applicable federal, state, and local agencies to provide the services under this Agreement. Furthermore, CONTRACTOR agrees to maintain such licenses during the term of this Agreement. If CONTRACTOR’s license is revoked, suspended, or terminated for any reason by any governmental agency, CONTRACTOR shall notify the OCRA immediately.
- 2.12 CONTRACTOR hereby agrees to conduct all Services under this Agreement in accordance with all the applicable federal, state, and local laws or regulations. A violation of any federal, state, and local laws or regulation may be cause for breach, allowing the OCRA to terminate this Agreement.

ARTICLE 3

AGREEMENT TIME

- 3.1 TIME IS OF THE ESSENCE OF THIS AGREEMENT. The work to be performed under

this AGREEMENT shall be commenced upon the Date of Commencement specified in the Notice to Proceed issued by the OCRA to the CONTRACTOR for each Property.

- 3.2 CONTRACTOR agrees that time is of the essence and shall complete the Services within the time period specified in the Notice to Proceed issued by the OCRA with respect to each Property, unless extended by the CRA Executive Director in writing.
- 3.2 This Agreement may be terminated by the either party for cause, or by the OCRA for convenience, upon fourteen (14) days written notice by the OCRA to CONTRACTOR in which event CONTRACTOR shall be paid its compensation for services performed to termination date.
- 3.3 In the event that CONTRACTOR abandons this Agreement or causes it to be terminated, CONTRACTOR shall indemnify the OCRA against any loss, including consequential loss, pertaining to this termination, not to exceed the maximum Agreement amount.
- 3.4 This Agreement shall be for a term of one (1) year from the date of execution of the Agreement by the OCRA, and may be extended for additional time pursuant to a written amendment to this Agreement executed by both the OCRA and CONTRACTOR.

ARTICLE 4

CONTRACTOR FEES

- 4.1 OCRA shall pay CONTRACTOR an amount not to exceed for the Scope of Services, as provided herein.

You can combine both into a single provision as follows:

4.1.1 For the demolition of the properties located at 879 Fisherman Street, Opa-Locka, Florida, and 391 Opa-Locka Boulevard, Opa-Locka, Florida, the total amount not to exceed is Ninety-Six Thousand Five Hundred Eight Dollars and 60/100 Cents (\$96,508.60) for the Scope of Services to be performed pursuant to this Agreement.

4.1.2 For the demolition of 14441 NW 27th Ave., Opa-Locka, Florida, the amount not to exceed is Thirty-Three Thousand Eighty-One Dollars and 50/100 Cents (\$33,081.50) for the Scope of Services to be performed pursuant to this Agreement.

4.1.3 For the demolition of 2100 Lincoln Ave., Opa-Locka, Florida, the amount not to exceed is Twenty-Five Thousand Three Hundred Nineteen Dollars and 70/100 Cents (\$25,319.70) for the Scope of Services to be performed pursuant to this Agreement.

Based on the foregoing, as full and complete consideration paid to CONTRACTOR for the

performance of the Scope of Services at all PROPERTIES and all other obligations of the Contractor under this Agreement, OCRA shall pay to CONTRACTOR a total amount not to exceed One Hundred Fifty-Four Thousand Nine Hundred Nine Dollars and 80/100 Cents (\$154,909.80).

4.2. The OCRA shall pay the CONTRACTOR for the services provided as follows:

4.2.1 The CONTRACTOR shall submit invoices for payment after completion of each PROPERTY.

4.2.2 All funding provided by the OCRA is to be used solely within the boundaries of the OCRA area and in furtherance of the OCRA Plan.

4.3. Payments shall be made to CONTRACTOR only pursuant to the terms of this AGREEMENT, and only for work completed. This contract price shall be full compensation for all costs associated with completion of all the work in full conformity with the requirements as stated or shown, or both in the AGREEMENT Documents.

ARTICLE 5

PAYMENT

5.1. The CONTRACTOR shall requisition payment for work completed. Payments shall be based upon the services provided and price quoted in the Scope of Services and Contractor Fees. Payment shall be made after receipt of all close out documentation and under the OCRA's determination that the invoiced portions of the work have been successfully completed.

5.2. Payment shall be made as above upon full completion of the job as determined by OCRA unless otherwise specified herein. OCRA shall make payment to CONTRACTOR within thirty (30) calendar days after its approval.

5.4. OCRA may withhold in whole or in part, payment to such extent as may be necessary to protect itself from loss on account of:

- a. Defective work not remedied.
- b. Claims filed or unreasonable evidence indicating the probable filing of claims by other parties against the CONTRACTOR.
- c. Failure of the CONTRACTOR to make payment to subcontractors or suppliers for materials or labor.
- d. Damage to the OCRA or another CONTRACTOR not remedied.
- e. Reasonable evidence that the work will not be completed within the time frame as provided in this AGREEMENT.

- f. Persistent failure to conduct the work in accordance with the AGREEMENT Documents.

When the above grounds are removed or resolved, or the CONTRACTOR provides a surety bond or consent of surety satisfactory to the OCRA, which will provide surety to the OCRA equal to the amount withheld, payment may be made in whole or in part to the CONTRACTOR.

ARTICLE 6
PROTECTION OF PROPERTY

6.1 At all times during the performance of this Contract, the CONTRACTOR shall protect the OCRA's property on account of the work being carried on pursuant to this Agreement.

6.2 Without limiting any of the other obligations or liabilities of the CONTRACTOR, the CONTRACTOR shall, at his own expense, provide and maintain in force, until all of its services to be performed under this Agreement have been completed and accepted by the OCRA (or for such duration as it otherwise specified herein), the following insurance coverage's:

A. Worker's Compensation Insurance to apply to all of the CONTRACTOR'S employees in compliance with the "Worker's Compensation Law" of the State of Florida and all applicable Federal Laws.

Employer's Liability with limits of \$100,000 per person, \$500,000 per occurrence and \$100,000 per each disease.

B. Comprehensive General Liability with minimum limits of one million dollars (\$1,000,000.00) per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability policy, without restrictive endorsements other than ISO Endorsement GL 21 06 (Engineers, Architects, or Surveyors Professional Liability exclusion), as Filed by the Insurance Services Office and must include:

1. Premises and/or Operations
2. Independent Contractors
3. Products and Completed Operations - CONTRACTOR shall maintain in force until at least three years after completion of all services required under this Agreement, coverage for Products and Completed Operations, including Broad Form Property Damage.
4. Broad Form Property Damage
5. Contractual Coverage applicable to this specific AGREEMENT
6. Personal Injury Coverage with minimum limits of coverage equal to those required for Bodily Injury Liability.

C. Business Automobile Liability with minimum limits of three hundred thousand dollars (\$300,000.00) per occurrence combined single limit for Bodily Injury Liability and

Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office and must include:

1. Owned Vehicles
2. Hired and Non-Owned Vehicles
3. Employers' Non-Ownership

D. Professional Liability Insurance with minimum limits per occurrence applicable to CRA projects as follows:

Contract Cost Range	Limit
1. 0 - 99,000	\$ 250,000
2. 100,000 - 299,000	500,000
3. 300,000 - 499,000	750,000
4. 500,000 – Above	1,000,000

Coverage shall be afforded on a form acceptable to the OCRA. CONTRACTOR shall maintain such professional liability insurance until at least one year after a Certificate of Occupancy is issued. CONTRACTOR shall insure that subcontractors used for any portion of the project maintain adequate levels of Professional Liability Insurance.

E. Prior to commencement of services, the CONTRACTOR shall provide to the OCRA Certificates of Insurance evidence of the insurance coverage specified in the foregoing Paragraphs 6.2A, 6.2B, 6.2C, and 6.2D. All policies covered within subparagraphs 6.2A, 6.2B, 6.2C, and 6.2D, shall be endorsed to provide the OCRA with thirty (30) days' notice of cancellation and/or restriction. The OCRA shall be named as an additional insured as to CONTRACTOR's liability on policies referenced in this Section. The required Certificates of Insurance shall not only name the types of policies provided but also shall refer specifically to this Agreement and section and to the above paragraphs in accordance with which insurance is being furnished and shall state that such insurance is as required by such paragraphs of this Agreement. The CONTRACTOR shall also make available to the OCRA a certified copy of the professional liability insurance policy required by paragraph 6.2D above for the OCRA's review. Upon request, the CONTRACTOR shall provide copies of all other insurance policies.

F. If the initial insurance policies required this Agreement expire prior to the completion of the services, renewal Certificates of Insurance of policies shall be furnished thirty (30) days prior to the date of their expiration. For Notice of Cancellation and/or Restriction, the policies must be endorsed to provide the OCRA with thirty (30) days' notice of cancellation and/or restriction.

G. The CONTRACTOR'S insurance shall apply on a primary basis.

6.3 The CONTRACTOR agrees to protect, defend, indemnify, and hold harmless the OCRA, its officers, employees, and agents from and against any and all lawsuits, penalties, damages,

settlements, judgments, decrees, costs, charges, and other expenses or liabilities of every kind, including court costs, reasonable attorney's fees, and paralegal expenses, at both the trial and appellate levels in connection with or arising directly out of the work agreed to be performed herein, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of CONTRACTOR, its employees, servants, agents, and subcontractors. Without limiting the foregoing, any and all such claims, suits, etc., relating to personal injury, death, damage to property, defects in materials or workmanship, actual or alleged infringement of any patent, trademark, copyright or of any other tangible or intangible personal or property right, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court, is included in the indemnity. CONTRACTOR further agrees to investigate, handle, respond to, provide defense for, and defend any such claims, etc., at his sole expense and agrees to bear all other costs and expenses related thereto, even if the claim(s) is groundless, false, or fraudulent. In case of injury to persons, animals, or property, real or personal, by reason of failure to erect or maintain proper and necessary barricades, safeguards, and signals or by reason of any negligence of any CONTRACTOR, or any of the CONTRACTOR'S agents, servants, or employees during the performance of the work pursuant to this Agreement, the OCRA may, through its officials, withhold such payments as long as it may deem necessary for the indemnity of the CRA as Owner, provided that the failure to pay the same shall not be construed or considered as a waiver of the indemnity as hereinabove set forth.

ARTICLE 7

MISCELLANEOUS PROVISIONS

- 7.1. Terms used in this AGREEMENT which are defined in the Special and General Conditions of the AGREEMENT shall have the meanings designated in those Conditions.
- 7.2. Default of Agreement. Should CONTRACTOR abandon, or delay unnecessarily in the performance of, or in any manner refuse, or fail to comply with any of the terms of this Agreement or neglect or refuse to comply with the instructions of the OCRA or its designee, the OCRA or its designee shall notify CONTRACTOR, in writing, of such abandonment, delay, refusal, failure, or neglect is not cured within five (5) days of when notice was sent by OCRA, the OCRA may declare a default of the Agreement and notify CONTRACTOR of such declaration of default. Upon receipt by CONTRACTOR of such declaration of default, CONTRACTOR agrees that it will discontinue the Services.
- 7.3. Notwithstanding the other provisions in this Article, the OCRA reserves the right to terminate this Agreement at any time whenever the service provided by CONTRACTOR fails to meet reasonable standards of the trade, after the OCRA or its designee gives written notice to CONTRACTOR of the deficiencies as set forth in the written notice and if the deficiencies are not cured so as to meet the reasonable standards of the trade within ten (10) days of the receipt of said notice by CONTRACTOR.
- 7.4. This AGREEMENT shall have been deemed to have been executed within the State of Florida. The validity, construction, and effect of this AGREEMENT shall be governed by the laws of the State of Florida. Any claim, objection or dispute arising out of this AGREEMENT shall be litigated in the State of Florida Circuit Court in and for Miami-

Dade County, Florida.

- 7.5 Attorney's Fees: In the event it becomes necessary for either party herein to seek legal means to enforce the terms of the AGREEMENT, the prevailing party shall be entitled to its reasonable attorney fees and court costs and paralegal fees at both the trial and appellate levels, to the extent permitted by law.
- 7.6 Law Governing: This Agreement shall be governed by and construed in accordance with the Laws of the State of Florida.
- 7.7 Should any part, term or provision of this AGREEMENT be by the courts decided to be invalid, illegal or in conflict with any law of the State, the validity of the remaining portion or provision shall not be affected thereby.
- 7.8 CONTRACTOR shall not assign or transfer the AGREEMENT or its rights, title, or interests therein without OCRA's prior written approval. The obligations undertaken by CONTRACTOR pursuant to the AGREEMENT shall not be delegated or assigned to any other person or firm unless OCRA shall first consent in writing to the assignment. Violation of the terms of this Paragraph shall constitute a breach of AGREEMENT by CONTRACTOR and the OCRA may, at its discretion, cancel the AGREEMENT and all rights, title and interest of CONTRACTOR shall thereupon cease and terminate.
- 7.9 This AGREEMENT, and attachments, represents the entire understanding of the parties as to the matters contained herein. No prior oral or written understanding shall be of any force and effect with respect to those matters covered hereunder. This AGREEMENT may only be modified by amendment in writing signed by each party.
- 7.10 **OCRA AND CONTRACTOR HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY ACTION, PROCEEDING, LAWSUIT OR COUNTERCLAIM BASED UPON THE AGREEMENT, ARISING OUT OF, UNDER, OR IN CONNECTION WITH THE WORK, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR THE ACTIONS OR INACTIONS OF ANY PARTY.**
- 7.11 DISPUTES: NOT WITHSTANDING ANY OTHER PROVISIONS PROVIDED IN THIS AGREEMENT, ANY DISPUTE ARISING UNDER THIS AGREEMENT WHICH IS NOT DISPOSED OF BY AGREEMENT SHALL BE DECIDED BY THE EXECUTIVE DIRECTOR OF THE OPA-LOCKA COMMUNITY REDEVOPMENT AGENCY, WHO SHALL REDUCE HIS DECISION IN WRITING AND FURNISH A COPY THEREOF TO THE CONTRACTOR. THE DECISION OF THE EXECUTIVE DIRECTOR OF THE OPA-LOCKA COMMUNITY REDEVOPMENT AGENCY AND THOSE PERSONS TO WHOM HE DELEGATES AUTHORITY TO DECIDE DISPUTES, SHALL BE FINAL AND CONCLUSIVE UNLESS DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE FRAUDULENT, CAPRICIOUS, ARBITRARILY, OR GROSSLY ERRONEOUS AS TO NECESSARILY IMPLY BAD FAITH, OR NOT SUPPORTED BY SUBSTANTIAL EVIDENCE.

7.12 SCRUTINIZED COMPANIES. CONTRACTOR certifies that it and any of its affiliates are not scrutinized companies as identified in Section 287.135, Florida Statutes. In addition, CONTRACTOR agrees to observe the requirements of Section 287.135, Florida Statutes, for applicable sub-agreements entered into for the performance of work under this agreement. Pursuant to Section 287.135, Florida Statutes, the OCRA may immediately terminate this agreement, for cause, if the CONTRACTOR, its affiliates, or its subcontractors are found to have submitted a false certification; or if the CONTRACTOR, its affiliates, or its subcontractors are placed on any applicable scrutinized companies list or engaged in prohibited contracting activity during the term of the agreement. As provided in Subsection 287.135(8), Florida Statutes, if federal law ceases to authorize these contracting prohibitions, then they shall become inoperative.

7.13. E-VERIFY

1) Definitions:

“Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

“Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

2) Effective January 1, 2021, public and private employers, contractors, and subcontractors will begin required registration with, and use of the E-Verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

a) All persons employed by Vendor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and

b) All persons (including subvendors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security’s E-Verify System during the term of the contract is a condition of the contract with the OCRA; and

c) By entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this

Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination and shall be liable for any additional costs incurred by the OCRA as a result of the termination.

7.14 Public Records. The OCRA is a public agency subject to Chapter 119, Florida Statutes. The CONTRACTOR shall comply with Florida's Public Records Law. Specifically, the CONTRACTOR shall

A. Keep and maintain public records required by the OCRA to perform under the Contract;

B. Upon request from the OCRA, provide the OCRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Fla. Stat., or as otherwise provided by law;

C. Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and, following completion of the Contract, CONTRACTOR shall destroy all copies of such confidential and exempt records remaining in its possession after CONTRACTOR transfers the records in its possession to the OCRA; and

D. Upon completion of the Contract, CONTRACTOR shall transfer to the OCRA, at no cost to the OCRA, all public records in CONTRACTOR's possession. All records stored electronically by CONTRACTOR must be provided to the OCRA, upon request from the OCRA's custodian of public records, in a format that is compatible with the information technology systems of the OCRA.

E. The failure of CONTRACTOR to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Contract and the OCRA shall enforce the Default in accordance with the provisions set forth herein.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK

**780 FISHERMAN STREET, OPA-LOCKA, FL 33054,
(305) 953-2868, OCRA@opalockafl.gov**

7.15 No Contingent Fees. CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONTRACTOR, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the OCRA shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

7.16 Notice. Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, or hand delivery, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, the CONTRACTOR and the OCRA designate the following as the respective places for giving of notice:

OCRA: Opa-locka Community Redevelopment Agency
Attention: Jason Walker, Executive Director
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

With a copy to: Marlon Hill, OCRA General Counsel
Weiss Serota Helfman Cole & Bierman, P.L.
2800 Ponce de Leon Blvd. Suite 1200
Coral Gables, FL 33134
Tel: (305) 854-0800

CONTRACTOR: Chin Diesel, Inc.
Attn: Michael A. Major
1820 NE 144th Street
North Miami, Florida 33024
Tel: (786) 229 -3336

7.17 Binding Authority. 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.

7.18 Exhibits. Each Exhibit referred to in this Agreement, including such exhibits attached to the Initial Agreement referenced herein, forms an essential part of this Agreement. The exhibits

if not physically attached shall be treated as part of this Agreement and are incorporated herein by this reference.

- 7.19 Headings. Headings herein are for convenience of reference only and shall not be considered on any interpretation of this Agreement.
- 7.20 Severability. If any provision of this Agreement or application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.
- 7.21 Extent of Agreement to Agreement. This Agreement represents the entire and integrated agreement between the OCRA and CONTRACTOR and supersedes all prior negotiations, representations, or agreements, either written or oral. The parties agree and acknowledge that any language, other than the Description of the Services as contained in CONTRACTOR's Memorandum of Understanding "MOU" is superseded by this Agreement and of no force or effect.
- 7.22 Waiver. Failure of the OCRA to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.
- 7.23 Equal Employment Opportunity. In the performance of this Agreement, CONTRACTOR shall not discriminate against any firm, employee or applicant for employment or any other firm/individual in providing services because of sex, age, race, color, religion, ancestry, or national origin. During the performance of the Agreement, CONTRACTOR shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, or national origin. CONTRACTOR will take affirmative action to ensure that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action must include, but not be limited to, the following: employment, upgrading; demotion or transfer; recruitment or recruitment advertising, layoff, or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONTRACTOR shall agree to post in conspicuous places available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this non-discrimination clause.
- 7.24 Audit Rights. OCRA reserves the right, pursuant to Chapter 119, Florida Statutes, to audit the records of CONTRACTOR, as they apply to OCRA pursuant to this Agreement, at any time during the performance and term of the Agreement and for a period of three (3) years after completion and acceptance by OCRA. If required by OCRA, CONTRACTOR agrees to submit to an audit by an independent certified public accountant selected by OCRA. CONTRACTOR shall allow OCRA to inspect, examine and review the records of CONTRACTOR made pursuant to this Agreement and/or the Emergency Project Plan, at any and all times during normal business hours during the term of the Agreement.

7.25 No Assignment. CONTRACTOR shall not assign, or transfer its rights, title, or interests in this Agreement; nor shall CONTRACTOR delegate any of the duties and obligations undertaken by CONTRACTOR without the OCRA'S prior public and written approval.

[Remainder of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

AGENCY:

WITNESSES:

OPA-LOCKA COMMUNITY REDEVELOPMENT

AGENCY, a body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163

[Witness print or type name]

By: _____
Jannie Russell, Chairwoman

By: _____
Jason Walker, Executive Director

ATTEST:

By: _____
Secretary

APPROVED AS TO FORM:

By: _____
Marlon Hill, General Counsel

CONTRACTOR:

Chin Diesel, Inc., a Florida corporation

ATTEST:

By: _____
Print Name: _____

By: _____

Print Name: _____

Title: _____

(CORPORATE SEAL)

Affidavit Attesting to Noncoercive Conduct for Labor or Services

Nongovernment Entity name:

_____ (“Vendor”)

Vendor FEIN: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone number: _____

Email Address: _____

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, **Vendor** is required to provide an affidavit under penalty of perjury attesting that **Vendor** does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes. As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of **Vendor**, I certify that **Vendor** does not use coercion for labor or services in accordance with Section 787.06.

Written Declaration

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

By: _____

Authorized Signature

Print Name and Title: _____

Date: _____

E-VERIFY AFFIDAVIT

In accordance with Section 448.095, Florida Statutes, the OCRA requires all CONTRACTORS doing business with the OCRA to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The OCRA will not enter into a contract unless each party to the contract registers with and uses the E-Verify system.

The contracting entity must provide of its proof of enrollment in E-Verify. For instructions on how to provide proof of the contracting entity’s participation/enrollment in E-Verify, please visit: <https://www.e-verify.gov/faq/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify>

By signing below, the contracting entity acknowledges that it has read Section 448.095, Florida Statutes and will comply with the E-Verify requirements imposed by it, including but not limited to obtaining E-Verify affidavits from subcontractors.

Check here to confirm proof of enrollment in E-Verify has been attached to this Affidavit.

In the presence of:

Signed, sealed, and delivered by:

Witness #1 Print Name: _____

Print Name: _____

Title: _____

Witness #2 Print Name: _____

Entity Name: _____

ACKNOWLEDGMENT

State of Florida

County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____, by _____ (name of person) as _____ (type of authority) for _____ (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

- _____ Personally known to me; or
- _____ Produced identification (Type of Identification: _____)
- _____ Did take an oath; or
- _____ Did not take an oath



1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ★ Fax: (305) 949-1328
www.chindiesel.com

PROPOSAL

DATE: May 4, 2026

Karla R. Alvarado
Office Manager / Administrative Assistant
Opa-Locka Community Redevelopment Agency
Email: kalvarado@opalockafl.gov
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

PROJECT: Retail Building Demolition Quote
391 Opa-Locka Blvd and 879 Fisherman Street Opa-Locka, FL 33054

In accordance with your request for bid that we received and based on site visit, **Chin Diesel, Inc.** is pleased to offer our professional services for demolition and removal services.

Chin Diesel, Inc. has adequate resources and industry connections to provide prompt, timely, consistent demolition services at reasonable and highly competitive prices. **Chin Diesel, Inc.** is a Miami Dade and Broward County, FL CDSBE/SBE Certified Firm, maintains current Miami –Dade, Broward County and City of Pembroke Pines Local Business Tax Receipts and is fully licensed and insured.

CHIN DIESEL, INC., will provide all necessary labor, equipment, materials and supervision to complete the following scopes of work.

SCOPES OF WORK:

Total Demolition and disposal:

- Complete demolition and removal of existing buildings.
- Complete demolition of all concrete foundations up to 4' deep.
- Complete demolition of miscellaneous slabs in front and behind structures.
- Complete demolition of existing asphalt pavements.
- Area to be left rough graded.
- Dust control, with Client provided on site water.
- Asbestos Survey for DERM Permitting
- Permit submittal, liaison and inspections to close permit.
- Permit fees to be reimbursed by client.
- Septic tank pump out and abandonment
- Septic tank permits



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Demolition Total: \$96,508.60

Alternate Prices:

Sodding (if needed) \$10,000.00
Perimeter Security Fence with Screen \$12,570.00
Installation of new asphalt pavement: \$126000.00

- 1) All items removed by Chin Diesel, Inc. including the proceeds, if any, shall become property of Chin Diesel, Inc. These items include, but are not limited to the following: aluminum, copper, electrical panels, A/C units, furniture, anything of value, etc. Any items needed to be salvaged by Owner or GC is to be removed prior to requesting a proposal for demolition or we must be informed of future plans of items to be removed. Chin Diesel, Inc. will not take responsibility for any damages that may occur to salvageable items once work has commenced.
- 2) Removal & disposal of tires, any rubber material, drums filled with liquids, hazardous material or any other pre-existing conditions that are not associated with the project building will NOT be Chin Diesel, Inc's responsibility.
- 3) Chin Diesel, Inc. will not be held responsible for any open fines, violations, or fees from existing owner or present owner of said property.
- 4) If Tree, Asbestos, LEAD or other survey needed, it will be a change order.
- 5) This agreement entitles Chin Diesel, Inc. to place a sign at the jobsite
- 6) PROPOSAL VALID FOR 30 DAYS. PAYMENT BY SCHEDULE NO RETAINAGE
- 7) Unless otherwise provided in the Agreement, Owner will pay for services and reimburse Chin Diesel, Inc. for previously approved expenses within thirty (30) days. Any invoice not paid within 30 days shall be deemed past due and subject to interest or late payment. If payment must be affected by engaging a third party, the costs resulting there from shall be charged to the Owner.
- 8) Owner/GC will be held responsible for repairing or replacing any damaged city sidewalks or curbs, due to preexisting conditions, or damage caused by weight of trucks while performing demolition. Please keep in mind that various cities will refrain from approving of final inspection if there is damage to the city sidewalks.



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- 9) In the event that city officials require installation of sod for final inspection after demolition is completed, it will be the responsibility of owner/ General Contractors to comply with city's requirements.
- 10) Does NOT Include roof or wall patching, or restoration of exposed wall from sawcuts.
- 11) Not Responsible for water damages or any removal of bees, or pests. Including any associated damages due to removal. Fees and removal will be responsibility of owner.
- 12) Temporary Fencing may be required to be installed in order to pass final building inspection within some cities. If it is required by the city, but excluded on our contract, owner/GC will be held responsible in acquiring all cost to install the temporary fence, and may or may NOT be required to be concrete set in drilled holes.
- 13) If any sums due are collected by suit or demand of any attorney or collection agency then the undersigned agrees to pay all costs: notice to owners, letters, calls, liens, etc. at an annual interest rate of 18% or 1.5% per month including reasonable attorney fees
- 14) Not Needed
- 15) After Demolition has been completed if there is any waterproofing (Stucco, painting reroofing) required to adjacent structures Chin Diesel, Inc. will not be responsible to do such work or any costs associated with water proofing. All of this required work to be done by the owner / agent of the company who has Contracted Chin Diesel, Inc. To conduct the demolition work. Owner / agent will be responsible to defend Chin Diesel, Inc. and pay all legal fees associated to this claim.
- 16) The client assumes all responsibility to secure the area and keep the general public away from all operations while work is in process and insure that all OSHA safeguards are employed. **Price based on one time mobilization, additional mobilizations charged at a rate of \$1000/session.**
- 17) **UNFORSEEN CONDITIONS:** If in the performance of CHIN DIESEL, INC. discovers latent, concealed, or subsurface physical conditions which differ materially from those indicated in the contract documents or unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist, and not generally recognized as inherent in the kind of work provided for in this Agreement, the contract amount and/ or the progress schedule shall be equitably adjusted by a change Order within a reasonable time after the conditions are observed There will be an additional cost for this unforeseen condition.



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- 18) In no event shall the contractor be liable for any loss, expense or claim relating to damage or injury to any person or property, which occurred prior to the contract start date or which results from an event which occurred or a condition or state of fact which existed prior to the start date of this contract (including but not limited to the presence of asbestos and lead based paints in the owners facility or the release thereof into the environment), if such event or condition is not caused or made substantially worse by the contractor.

Stand-by Time that is incurred due to contractor delay on site, due to any one or more of the following will be charged at a rate of \$65.00 per hour per man:

- Incomplete site preparation
- Underground debris
- Overhead obstacles (power lines, trees, etc.)
- Areas not ready for demolition

Thank You for the opportunity to submit this proposal. Should you require any additional information, or have any questions, please feel free to contact the undersigned at any time.

Michael A. Major
Senior Estimator

PAYMENT TERMS: 25% Deposit Balance upon permit issuance balance Due on completion

AGREED AND ACCEPTED BY:

Signed _____

Title: _____

Name: _____

Date: _____



1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ★ Fax: (305) 949-1328
www.chindiesel.com

PROPOSAL

DATE: April 30, 2026

Karla R. Alvarado
Office Manager / Administrative Assistant
Opa-Locka Community Redevelopment Agency
Email: kalvarado@opalockafl.gov
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

PROJECT: CJ Food Mart
2100 Lincoln Ave, Opa-Locka, FL 33054

In accordance with your request for bid that we received and based on site visit, **Chin Diesel, Inc.** is pleased to offer our professional services for demolition and removal services.

Chin Diesel, Inc. has adequate resources and industry connections to provide prompt, timely, consistent demolition services at reasonable and highly competitive prices. **Chin Diesel, Inc.** is a Miami Dade and Broward County, FL CDSBE/SBE Certified Firm, maintains current Miami –Dade, Broward County and City of Pembroke Pines Local Business Tax Receipts and is fully licensed and insured.

CHIN DIESEL, INC., will provide all necessary labor, equipment, materials and supervision to complete the following scopes of work.

SCOPES OF WORK:

Total Demolition and disposal:

- Complete demolition and removal of existing building.
- Complete demolition of all concrete foundation up to 4' deep.
- Complete demolition of miscellaneous slabs in front and behind structures.
- Area to be left rough graded.
- Dust control, with Client provided on site water.
- Asbestos Survey for DERM Permitting
- Permit submittal, liaison and inspections to close permit.
- Permit fees to be reimbursed by client.
- Septic tank pump out and abandonment
- Septic tank permits



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- Asphalt Parking lot removal

Demolition Total: \$25,319.70

Alternate Prices:

Sodding (if needed) \$2,500.00

Security Fence \$4500.00

- 1) All items removed by Chin Diesel, Inc. including the proceeds, if any, shall become property of Chin Diesel, Inc. These items include, but are not limited to the following: aluminum, copper, electrical panels, A/C units, furniture, anything of value, etc. Any items needed to be salvaged by Owner or GC is to be removed prior to requesting a proposal for demolition or we must be informed of future plans of items to be removed. Chin Diesel, Inc. will not take responsibility for any damages that may occur to salvageable items once work has commenced.
- 2) Removal & disposal of tires, any rubber material, drums filled with liquids, hazardous material or any other pre-existing conditions that are not associated with the project building will NOT be Chin Diesel, Inc.'s responsibility.
- 3) Chin Diesel, Inc. will not be held responsible for any open fines, violations, or fees from existing owner or present owner of said property.
- 4) If Tree, Asbestos, LEAD or other survey needed, it will be a change order.
- 5) This agreement entitles Chin Diesel, Inc. to place a sign at the jobsite
- 6) PROPOSAL VALID FOR 30 DAYS. PAYMENT BY SCHEDULE NO RETAINAGE
- 7) Unless otherwise provided in the Agreement, Owner will pay for services and reimburse Chin Diesel, Inc. for previously approved expenses within thirty (30) days. Any invoice not paid within 30 days shall be deemed past due and subject to interest or late payment. If payment must be affected by engaging a third party, the costs resulting there from shall be charged to the Owner.
- 8) Owner/GC will be held responsible for repairing or replacing any damaged city sidewalks or curbs, due to preexisting conditions, or damage caused by weight of trucks while performing demolition. Please keep in mind that various cities will refrain from approving of final inspection if there is damage to the city sidewalks.



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- 9) In the event that city officials require installation of sod for final inspection after demolition is completed, it will be the responsibility of owner/ General Contractors to comply with city's requirements.
- 10) Does NOT Include roof or wall patching, or restoration of exposed wall from sawcuts.
- 11) Not Responsible for water damages or any removal of bees, or pests. Including any associated damages due to removal. Fees and removal will be responsibility of owner.
- 12) Temporary Fencing may be required to be installed in order to pass final building inspection within some cities. If it is required by the city, but excluded on our contract, owner/GC will be held responsible in acquiring all cost to install the temporary fence, and may or may NOT be required to be concrete set in drilled holes.
- 13) If any sums due are collected by suit or demand of any attorney or collection agency then the undersigned agrees to pay all costs: notice to owners, letters, calls, liens, etc. at an annual interest rate of 18% or 1.5% per month including reasonable attorney fees
- 14) Not Needed
- 15) After Demolition has been completed if there is any waterproofing (Stucco, painting reroofing) required to adjacent structures Chin Diesel, Inc. will not be responsible to do such work or any costs associated with water proofing. All of this required work to be done by the owner / agent of the company who has Contracted Chin Diesel, Inc. To conduct the demolition work. Owner / agent will be responsible to defend Chin Diesel, Inc. and pay all legal fees associated to this claim.
- 16) The client assumes all responsibility to secure the area and keep the general public away from all operations while work is in process and insure that all OSHA safeguards are employed. **Price based on one time mobilization, additional mobilizations charged at a rate of \$1000/session.**
- 17) **UNFORSEEN CONDITIONS:** If in the performance of CHIN DIESEL, INC. discovers latent, concealed, or subsurface physical conditions which differ materially from those indicated in the contract documents or unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist, and not generally recognized as inherent in the kind of work provided for in this Agreement, the contract amount and/ or the progress schedule shall be equitably adjusted by a change Order within a reasonable time after the conditions are observed There will be an additional cost for this unforeseen condition.



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- 18) In no event shall the contractor be liable for any loss, expense or claim relating to damage or injury to any person or property, which occurred prior to the contract start date or which results from an event which occurred or a condition or state of fact which existed prior to the start date of this contract (including but not limited to the presence of asbestos and lead based paints in the owners facility or the release thereof into the environment), if such event or condition is not caused or made substantially worse by the contractor.

Stand-by Time that is incurred due to contractor delay on site, due to any one or more of the following will be charged at a rate of \$65.00 per hour per man:

- Incomplete site preparation
- Underground debris
- Overhead obstacles (power lines, trees, etc.)
- Areas not ready for demolition

Thank You for the opportunity to submit this proposal. Should you require any additional information, or have any questions, please feel free to contact the undersigned at any time.

Michael A. Major
Senior Estimator

PAYMENT TERMS: 25% Deposit Balance upon permit issuance balance Due on completion

AGREED AND ACCEPTED BY:

Signed _____

Title: _____

Name: _____

Date: _____



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PROPOSAL

DATE: April 30, 2026

Karla R. Alvarado
Office Manager / Administrative Assistant
Opa-Locka Community Redevelopment Agency
Email: kalvarado@opalockafl.gov
780 Fisherman Street, 4th Floor
Opa-Locka, FL 33054

PROJECT: Ball Appliances Demolition Quote
14441 NW 27th Ave Opa-Locka, FL 33054

In accordance with your request for bid that we received and based on site visit, **Chin Diesel, Inc.** is pleased to offer our professional services for demolition and removal services.

Chin Diesel, Inc. has adequate resources and industry connections to provide prompt, timely, consistent demolition services at reasonable and highly competitive prices. **Chin Diesel, Inc.** is a Miami Dade and Broward County, FL CDSBE/SBE Certified Firm, maintains current Miami –Dade, Broward County and City of Pembroke Pines Local Business Tax Receipts and is fully licensed and insured.

CHIN DIESEL, INC., will provide all necessary labor, equipment, materials and supervision to complete the following scopes of work.

SCOPES OF WORK:

Total Demolition and disposal:

- Complete demolition and removal of existing building.
- Complete demolition of all concrete foundation up to 4' deep.
- Complete demolition of miscellaneous slabs in front and behind structures.
- Area to be left rough graded.
- Dust control, with Client provided on site water.
- Asbestos Survey for DERM Permitting
- Permit submittal, liaison and inspections to close permit.
- Permit fees to be reimbursed by client.
- Septic tank pump out and abandonment
- Septic tank permits



1820 NE 144th Street
North Miami, Florida 33024
Phone: (786) 229-3336 ★ Fax: (305) 949-1328
www.chindiesel.com

Demolition Total: \$33,081.50

Alternate Prices:

Sodding (if needed) \$4200.00
Security Fence \$6570.00

- 1) All items removed by Chin Diesel, Inc. including the proceeds, if any, shall become property of Chin Diesel, Inc. These items include, but are not limited to the following: aluminum, copper, electrical panels, A/C units, furniture, anything of value, etc. Any items needed to be salvaged by Owner or GC is to be removed prior to requesting a proposal for demolition or we must be informed of future plans of items to be removed. Chin Diesel, Inc. will not take responsibility for any damages that may occur to salvageable items once work has commenced.
- 2) Removal & disposal of tires, any rubber material, drums filled with liquids, hazardous material or any other pre-existing conditions that are not associated with the project building will NOT be Chin Diesel, Inc's responsibility.
- 3) Chin Diesel, Inc. will not be held responsible for any open fines, violations, or fees from existing owner or present owner of said property.
- 4) If Tree, Asbestos, LEAD or other survey needed, it will be a change order.
- 5) This agreement entitles Chin Diesel, Inc. to place a sign at the jobsite
- 6) PROPOSAL VALID FOR 30 DAYS. PAYMENT BY SCHEDULE NO RETAINAGE
- 7) Unless otherwise provided in the Agreement, Owner will pay for services and reimburse Chin Diesel, Inc. for previously approved expenses within thirty (30) days. Any invoice not paid within 30 days shall be deemed past due and subject to interest or late payment. If payment must be affected by engaging a third party, the costs resulting there from shall be charged to the Owner.
- 8) Owner/GC will be held responsible for repairing or replacing any damaged city sidewalks or curbs, due to preexisting conditions, or damage caused by weight of trucks while performing demolition. Please keep in mind that various cities will refrain from approving of final inspection if there is damage to the city sidewalks.



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- 9) In the event that city officials require installation of sod for final inspection after demolition is completed, it will be the responsibility of owner/ General Contractors to comply with city's requirements.
- 10) Does NOT Include roof or wall patching, or restoration of exposed wall from sawcuts.
- 11) Not Responsible for water damages or any removal of bees, or pests. Including any associated damages due to removal. Fees and removal will be responsibility of owner.
- 12) Temporary Fencing may be required to be installed in order to pass final building inspection within some cities. If it is required by the city, but excluded on our contract, owner/GC will be held responsible in acquiring all cost to install the temporary fence, and may or may NOT be required to be concrete set in drilled holes.
- 13) If any sums due are collected by suit or demand of any attorney or collection agency then the undersigned agrees to pay all costs: notice to owners, letters, calls, liens, etc. at an annual interest rate of 18% or 1.5% per month including reasonable attorney fees
- 14) Not Needed
- 15) After Demolition has been completed if there is any waterproofing (Stucco, painting reroofing) required to adjacent structures Chin Diesel, Inc. will not be responsible to do such work or any costs associated with water proofing. All of this required work to be done by the owner / agent of the company who has Contracted Chin Diesel, Inc. To conduct the demolition work. Owner / agent will be responsible to defend Chin Diesel, Inc. and pay all legal fees associated to this claim.
- 16) The client assumes all responsibility to secure the area and keep the general public away from all operations while work is in process and insure that all OSHA safeguards are employed. **Price based on one time mobilization, additional mobilizations charged at a rate of \$1000/session.**
- 17) **UNFORSEEN CONDITIONS:** If in the performance of CHIN DIESEL, INC. discovers latent, concealed, or subsurface physical conditions which differ materially from those indicated in the contract documents or unknown physical conditions of an unusual nature, which differ materially from those ordinarily found to exist, and not generally recognized as inherent in the kind of work provided for in this Agreement, the contract amount and/ or the progress schedule shall be equitably adjusted by a change Order within a reasonable time after the conditions are observed There will be an additional cost for this unforeseen condition.



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- 18) In no event shall the contractor be liable for any loss, expense or claim relating to damage or injury to any person or property, which occurred prior to the contract start date or which results from an event which occurred or a condition or state of fact which existed prior to the start date of this contract (including but not limited to the presence of asbestos and lead based paints in the owners facility or the release thereof into the environment), if such event or condition is not caused or made substantially worse by the contractor.

Stand-by Time that is incurred due to contractor delay on site, due to any one or more of the following will be charged at a rate of \$65.00 per hour per man:

- Incomplete site preparation
- Underground debris
- Overhead obstacles (power lines, trees, etc.)
- Areas not ready for demolition

Thank You for the opportunity to submit this proposal. Should you require any additional information, or have any questions, please feel free to contact the undersigned at any time.

Michael A. Major
Senior Estimator

PAYMENT TERMS: 25% Deposit Balance upon permit issuance balance Due on completion

AGREED AND ACCEPTED BY:

Signed _____

Title: _____

Name: _____

Date: _____



**City of Opa-locka
Agenda Cover Memo**

Department Director: _____ Date: _____	
Sha'mecca Lawson, Assistant City Manager	
City Manager:	
Department: Community Redevelopment Agency	Sponsor Name:
Meeting Date: May 26, 2026	Item Type: Resolution
Strategic Plan Related: No	Strategic Plan Priority Area: Enhanced Organizational Business and economic development Public Safety Quality of Education Quality of Life and City Image Communication
Strategic Plan Objective/Strategy:	

Short Title:

Staff Summary:

Fiscal Impact: No

Funding Source: <i>(Account Number)</i>	Advertising Requirement: No
Contract/P.O. Required: No	RFP/RFQ/Bid#:

Proposed Action:

Attachment(s):

1. Resolution - 26 - AMENDED ANNUAL BUDGET FOR FISCAL YEAR 2026 BA4
2. FY 26 Budget Amendment 4

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 BUIDLING PURCHASE, RESERVE, AND HOME OWNERSHIP TO COMMERCIAL GRANTS AND MICRO GRANTS, 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 building purchase, streetscapes, and green projects to commercial grants 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 reallocate funds from building purchase, reserve, and home ownership to commercial grants and micro grants, 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) _____

CRA

ACCT	Account Title	Adopted Budget	Budget Amend #1	Amended Bgt Thru BA #1	Budget Amend #2	Amended Bgt Thru BA #2	Budget Amend #3	Amended Bgt Thru BA #3	Budget Amend #4	Amended Bgt Thru BA #4	Comments
180	REVENUES										
311110	City Tax Increment Revenue	1,774,382		1,774,382		1,774,382		1,774,382		1,774,382	
371,009	Rent Revenue	70,000		70,000		70,000		70,000		70,000	
311120	County Tax Increment Revenue	1,064,152		1,064,152		1,064,152		1,064,152		1,064,152	
	Total Tax Increment Revenue	2,908,534	-	2,908,534	-	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		652,750		652,750	
361100	Interest Earnings	130,000		130,000		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	-	3,691,284	-	3,691,284	
	Administrative Expenditures:										
515320	Accounting & Audits	50,000		50,000		50,000		50,000		50,000	
515492	Advertising & Notices	6,000		6,000		6,000		6,000		6,000	
515401	Local Travel	2,000		2,000		2,000		2,000	(2,000)	-	Moved to Micro Grants
515341	County Admin Fee 1.5%	15,962		15,962		15,962		15,962		15,962	
515391	Administrative Fees (City)	5,000		5,000		5,000		5,000		5,000	
515448	Occupancy (City)	1,000		1,000		1,000		1,000		1,000	
515442	Insurance (City)	10,000		10,000		10,000		10,000		10,000	
515493	General Expense	2,000		2,000	25,000	27,000		27,000	(6,000)	21,000	Moved to Development Assistance
515510	Office Supplies	3,000		3,000		3,000		3,000		3,000	
515420	Postage/FedEx/Courier	2,000		2,000		2,000		2,000		2,000	
515342	Minutes Processing	500		500		500		500		500	
515540	Membership Dues	3,000		3,000		3,000		3,000	(3,000)	-	Moved to Commercial Grants
515343	State Admin Fee	225		225		225		225		225	
515411	Telephone	2,500		2,500		2,500		2,500	(2,500)	-	Moved to Commercial Grants
515413	Internet	2,500		2,500		2,500		2,500	(2,500)	-	Moved to Commercial Grants
515430	Utilities	10,000		10,000	20,735	30,735		30,735	(5,000)	25,735	Moved to Commercial Grants
	(B) Subtotal Adm. Exp	115,687	-	115,687	45,735	161,422	-	161,422	(21,000)	140,422	
	Operating Expenditures:										
513470	Printing & Binding	5,000		5,000		5,000		5,000		5,000	
515480	Marketing/Promotional Events/Positioning			-		-		-		-	
515400	Out of Town Travel	20,000		20,000		20,000		20,000	(9,000)	11,000	Moved to Micro Grants
515547	Conferences & Meetings	6,000		6,000		6,000		6,000		6,000	
515541	Education	5,000		5,000		5,000		5,000	(2,000)	3,000	Moved to Micro Grants
514370	Legal Services/Court Costs	85,000		85,000	35,000	120,000		120,000		120,000	
515312	Professional Services	392,700		392,700		392,700		392,700		392,700	
515548	Home Improvement Assist	135,000		135,000		135,000		135,000		135,000	
515544	Commercial Grants	150,000		150,000		150,000	125,000	400,000	180,000	580,000	
515549	Micro Business Grants	100,000		100,000		100,000		100,000	95,000	195,000	
515545	Home Ownership / Rental Assistance (Affordable Housing 10%)	350,000		350,000		350,000		350,000	(32,500)	317,500	Moved to Micro Grants
515464	Admin Reimbursement General Fund	170,000		170,000	(120,000)	50,000		50,000		50,000	
515646	Computer Equipment	11,000		11,000		11,000		11,000		11,000	
515340	Other Contracted Services	279,200		279,200		279,200		279,200		279,200	
	Total Operating Expenditures	1,708,900	-	1,708,900	(85,000)	1,623,900	125,000	1,873,900	231,500	2,105,400	
	CAPITAL PROJECTS - Grants & Other										
515601	Streetscapes	150,000		150,000		150,000	(50,000)	50,000	-	50,000	
515605	Green Projects	100,000		100,000		100,000	(50,000)	-	-	-	
5776001	Development Assistance	620,000		620,000	(620,000)	-		-	7,500	7,500	Moved from Reserve
5776007	Park Amenities	250,000		250,000	(250,000)	-		-	-	-	
519621	Building Purchase	450,000	1,146,981	1,596,981		1,596,981	(25,000)	1,546,981	(160,000)	1,386,981	Moved to Commercial Grants
	Total Cap Projects - Grants & Other	1,570,000	1,146,981	2,716,981	(870,000)	1,846,981	(125,000)	1,596,981	(152,500)	1,444,481	
	CAPITAL PROJECTS - Infrastructure										
541461	Capital Maintenance	2,000		2,000		2,000		2,000	(2,000)	-	Moved to Commercial Grants
	Total Cap Projects - Infrastructure	2,000	-	2,000	-	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	-	3,634,303	56,000	3,690,303	
581950	(D) Reserve/Contingency	50,000		50,000	6,981	56,981		56,981	(56,000)	981	Moved to Micro Grant/Development Assistance
	EXPENDITURE TOTAL (B+C+D)	3,446,587	1,146,981	4,593,568	(902,284)	3,691,284	-	3,691,284	-	3,691,284	
	YEAR-END CARRY-OVER	6,981	-	6,981	(6,981)	-	-	-	-	-	



**City of Opa-locka
Agenda Cover Memo**

Department Director: _____		Date:
Sha'mecca Lawson, Assistant City Manager		
City Manager:		
Department: Community Redevelopment Agency	Sponsor Name:	
Meeting Date: May 26, 2026	Item Type: Discussion Item	
Strategic Plan Related: No	Strategic Plan Priority Area: Enhanced Organizational Business and economic development Public Safety Quality of Education Quality of Life and City Image Communication	
Strategic Plan Objective/Strategy:		

Short Title:

Staff Summary:

Fiscal Impact: No

Funding Source: <i>(Account Number)</i>	Advertising Requirement: No
Contract/P.O. Required: No	RFP/RFQ/Bid#:

Proposed Action:

Attachment(s):

None