

City of Miami

819 NW 2nd Ave
3rd Floor
Miami, FL 33136
www.seopwcra.com



Meeting Agenda

Thursday, September 25, 2025

10:00 AM

City Hall
3500 Pan American Drive
Miami, FL 33133

SEOPW Community Redevelopment Agency

Christine King, Chair, District Five
Miguel Angel Gabela, Board Member, District One
Damian Pardo, Board Member, District Two
Joe Carollo, Board Member, District Three
Ralph "Rafael" Rosado, Board Member, District Four

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CALL TO ORDER**CRA PUBLIC COMMENTS****MINUTES APPROVAL****CRA RESOLUTION****1. CRA RESOLUTION**

- 18204** A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), APPOINTING JAMES D. MCQUEEN ("MCQUEEN") AS THE EXECUTIVE DIRECTOR.

2. CRA RESOLUTION

- 18205** A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), WITH ATTACHMENT(S), PURSUANT TO SECTION 18-82(A) OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), AS ADOPTED BY THE SEOPW CRA, CLASSIFYING TWO (2) PIECES OF MULTIMEDIA EQUIPMENT ("EQUIPMENT"), AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED AND INCORPORATED HEREIN, AS "CATEGORY A" SURPLUS STOCK, AND DONATING SAID EQUIPMENT TO URGENT, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, LOCATED AT 1000 NORTHWEST AVENUE, SUITE 100, MIAMI, FLORIDA 33136, IN SUPPORT OF ITS YOUTH COMMUNITY PROGRAMMING ("PURPOSE"); THIS DONATION BECOMING EFFECTIVE UPON THE EXECUTION OF THE APPROPRIATE RELEASE DOCUMENTS, ALL IN FORMS ACCEPTABLE TO COUNSEL; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18205 - Exhibit A

File # 18205 - Backup

File # 18205 - Backup - Sunbiz Urgent Inc.

3. CRA RESOLUTION**18206**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT A DONATION IN THE AMOUNT OF THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00) FROM KAUFMAN LYNN CONSTRUCTION, INC., A FLORIDA FOR-PROFIT CORPORATION ("KAUFMAN"), FOR THE USE OF NON-TAX INCREMENT FINANCING PURPOSES AND THE BENEFIT OF THE REDEVELOPMENT AREA ("PURPOSE"); FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO PLACE DONATION INTO ACCOUNT NO. 10050.920101.469000.0000.00000 - OTHER MISCELLANEOUS REVENUE; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ANY AND ALL AGREEMENTS AND DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO COUNSEL, FOR THE PURPOSE STATED HEREIN; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18206 - Backup

4. CRA RESOLUTION**18207**

A RESOLUTION OF THE BOARD OF COMMISSIONERS ("BOARD") OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), WITH ATTACHMENT(S), BY RESOLUTION CRA-R-24-0074, ADOPTED ON NOVEMBER 21, 2024, ACCEPTING THE NEGOTIATIONS BETWEEN THE SEOPW CRA AND CORAL ROCK ST. AGNES PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," TO REDEVELOP FOUR (4) CONTIGUOUS LAND PARCELS, LOCATED AT 1141 NORTHWEST 3RD AVENUE, 242 NORTHWEST 12TH STREET, 234 NORTHWEST 12TH STREET, AND 224 NORTHWEST 12TH STREET, MIAMI, FLORIDA 33136 ("PROPERTY") INTO A 0.68-ACRE ASSEMBLAGE FOR A MIXED-USE AFFORDABLE HOUSING DEVELOPMENT PROJECT, FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A DEVELOPMENT AGREEMENT ("AGREEMENT"), IN SUBSTANTIALLY THE FORM ATTACHED AS EXHIBIT "A," WITH DEVELOPER, AS THE TOP RANKED PROPOSER TO REQUEST FOR PROPOSALS ("RFP") NO. 24-01 ("PURPOSE"); AUTHORIZING THE DISPOSITION OF THE PROPERTY AT OR BELOW MARKET RATE TO DEVELOPER, SUBJECT TO A REVERTER; ALLOCATING AND APPROPRIATING A PORTION OF THE PROCEEDS FROM THE SERIES 2025 BOND ISSUANCE, IN AN AMOUNT NOT TO EXCEED FIFTEEN MILLION DOLLARS AND ZERO CENTS (\$15,000,000.00), FOR PROJECT COSTS, FROM ACCOUNT NO. 300000.920101.883000.0000.00000 - "SEOPW CAPITAL PROJECTS GRANT AND AIDS" FOR THE PURPOSE STATED HEREIN, SUBJECT TO ALL FEDERAL, STATE AND LOCAL LAWS THAT REGULATE THE USE OF SUCH FUNDS FOR SAID PURPOSE, AND SUBJECT TO AVAILABILITY OF FUNDING; FURTHER DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT ANY AMENDMENTS TO THE AGREEMENT TO THE SEOPW CRA BOARD FOR ITS CONSIDERATION AND, IF SATISFACTORY, APPROVAL; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ANY AND ALL DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO COUNSEL, INCLUDING, BUT NOT LIMITED TO, A RESTRICTIVE COVENANT TO BE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR SAID PURPOSE; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18207 - Exhibit A

File # 18207 - Backup

File # 18207 - Backup

5. CRA RESOLUTION**18209**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), WITH ATTACHMENT(S), BY A FOUR-FIFTHS (4/5THS) AFFIRMATIVE VOTE, AFTER AN ADVERTISED PUBLIC HEARING, RATIFYING, APPROVING, AND CONFIRMING THE EXECUTIVE DIRECTOR'S RECOMMENDATION AND FINDING, ATTACHED AND INCORPORATED HEREIN AS EXHIBIT "A," THAT COMPETITIVE NEGOTIATION METHODS AND PROCEDURES ARE NOT PRACTICABLE OR ADVANTAGEOUS, PURSUANT TO SECTIONS 18-85 AND 18-86 OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), AS ADOPTED BY THE SEOPW CRA, AND WAIVING SAID PROCEDURES, AUTHORIZING THE ISSUANCE OF A GRANT, IN AN AMOUNT NOT TO EXCEED THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$325,000.00) ("FUNDS"), TO BENDIXEN & AMANDI INTERNATIONAL, INC., A FLORIDA FOR-PROFIT CORPORATION ("BENDIXEN"), WITH A PRINCIPAL ADDRESS AT 3543 LOQUAT AVENUE, MIAMI, FLORIDA 33133, FOR AN ECONOMIC IMPACT AND FEASIBILITY ANALYSIS STUDY IN SUPPORT OF ESTABLISHING A BRANCH CAMPUS OF HOWARD UNIVERSITY, A HISTORICALLY BLACK UNIVERSITY, IN THE REDEVELOPMENT AREA ("PURPOSE"); AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION, SUBJECT TO THE AVAILABILITY OF FUNDING, FROM THE CORRESPONDING ACCOUNT NO. 10050.920101.883000.0000.00000 "OTHER GRANTS AND AIDS"; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT, INCLUDING ANY AND ALL DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO COUNSEL, FOR THE PURPOSE STATED HEREIN; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18209 - Notice to the Public

File # 18209 - Exhibit A

File # 18209 - Backup

6. CRA RESOLUTION**18210**

A RESOLUTION OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), PURSUANT TO SECTION 18-72(B)(16) OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("CITY CODE"), AS ADOPTED BY THE SEOPW CRA, AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE WILLIAM "BILL" BLOOM, ESQ. ("BLOOM"), FOR THE REPRESENTATION OF THE SEOPW CRA IN COMPLEX REAL ESTATE MATTERS ("PURPOSE"), AUTHORIZING THE EXPENDITURE OF ATTORNEYS' FEES AND COSTS ASSOCIATED WITH SAID ENGAGEMENT, WITH FUNDS ALLOCATED FROM ACCOUNT NO. 10050.920101.531010.0000.00000; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN ENGAGEMENT AGREEMENT BETWEEN THE SEOPW CRA AND BLOOM; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ANY AND ALL OTHER DOCUMENTS, INCLUDING ANY AMENDMENTS, RENEWALS, AND EXTENSIONS, SUBJECT TO ALL ALLOCATIONS, APPROPRIATIONS, PRIOR BUDGETARY APPROVALS, COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY CODE, INCLUDING THE CITY'S PROCUREMENT ORDINANCE, ANTI-DEFICIENCY ACT, AND FINANCIAL INTEGRITY PRINCIPLES, AS SET FORTH IN CHAPTER 18 OF THE CITY CODE, ALL IN FORMS ACCEPTABLE TO COUNSEL, AND IN COMPLIANCE WITH ALL APPLICABLE LAWS, AS MAY BE NECESSARY FOR THE PURPOSE STATED HEREIN; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

ADJOURNMENT