

City of Miami

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



Meeting Agenda

Thursday, November 20, 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

SEOPW CRA OFFICE ADDRESS:
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CALL TO ORDER**CRA PUBLIC COMMENTS****MINUTES APPROVAL**

1. Thursday, September 11, 2025
2. Thursday, September 25, 2025

CRA RESOLUTION**1. CRA RESOLUTION****18527**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), RESCINDING RESOLUTION NO. CRA-R-25-0061, ADOPTED ON OCTOBER 23, 2025, IN ITS ENTIRETY AND ENACTING A NEW RESOLUTION, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A REVOCABLE LICENSE AGREEMENT, IN A FORM ACCEPTABLE TO COUNSEL, WITH THE CITY OF MIAMI BLACK POLICE PRECINCT AND COURTHOUSE MUSEUM, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("LICENSEE"), FOR THE USE OF SEOPW CRA PROPERTY, LOCATED AT 480 NORTHWEST 11TH STREET, MIAMI, FLORIDA 33136 (FOLIO NO. 01-3136-081-0010) ("PROPERTY"), FOR THE PURPOSE OF CONTINUING REDEVELOPMENT ACTIVITIES IN ACCORDANCE WITH THE SEOPW CRA'S REDEVELOPMENT PLAN, FOR AN INITIAL ONE (1) YEAR TERM, WITH THE OPTION TO RENEW FOR FOUR (4) SUCCESSIVE ONE (1) YEAR PERIODS, FOR A TOTAL AMOUNT OF ONE DOLLAR AND ZERO CENTS (\$1.00), WITH TERMS AND CONDITIONS AS MORE SPECIFICALLY SET FORTH IN SAID AGREEMENT ("PURPOSE"); FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS, INCLUDING AMENDMENTS AND MODIFICATIONS TO SAID AGREEMENT, ALL IN FORMS ACCEPTABLE TO COUNSEL, FOR THE PURPOSE STATED HEREIN; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18527 - Backup_Sunbiz

File # 18527 - Backup_2022 Grant Agreement

2. CRA RESOLUTION**18528**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), ESTABLISHING THE SEOPW CRA EMERGENCY RENTAL ASSISTANCE PROGRAM ("PROGRAM"), AUTHORIZING THE ALLOCATION OF AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$500,000.00) ("FUNDS"), FROM ACCOUNT NO. 10050.920101.883000.0000.00000 – "OTHER GRANTS AND AIDS," TO THE PROGRAM FOR FISCAL YEAR ("FY") 2025-2026 FOR THE PROVISION OF RENT RELIEF TO RESIDENTS THROUGHOUT THE SEOPW CRA REDEVELOPMENT AREA DUE TO INCREASING HOUSING COSTS, AS AN IMPROVED RENDITION OF THE FORMER PROGRAM ESTABLISHED IN FY 2022-2024 ("PURPOSE"); AUTHORIZING THE EXECUTIVE DIRECTOR TO DISBURSE FUNDS AS A GRANT TO QUALIFYING APPLICANTS, AT HIS DISCRETION, ON A REIMBURSEMENT BASIS OR DIRECTLY TO VENDORS, UPON PRESENTATION OF INVOICES AND SATISFACTORY DOCUMENTATION, SUBJECT TO THE AVAILABILITY OF FUNDING; FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO ADMINISTER THE PROGRAM AND TO NEGOTIATE AND EXECUTE ANY AND ALL AGREEMENTS AND DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO COUNSEL, FOR SAID PURPOSE; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18528 - Backup_ERAP 2026 Tenant Emergency Assistance Application

File # 18528 - Backup_ERAP 2026 Property Owner Affidavit

3. CRA RESOLUTION**18529**

A RESOLUTION OF THE BOARD OF COMMISSIONERS ("BOARD") OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("SEOPW CRA"), ACCEPTING THE AUDITOR SELECTION COMMITTEE'S RECOMMENDATION TO SELECT _____, A FLORIDA _____, AS THE TOP RANKED PROPOSER TO A REQUEST FOR PROPOSALS ("RFP NO. 25-07") TO PERFORM EXTERNAL AUDIT SERVICES FOR THE SEOPW CRA, PURSUANT TO SECTION 218.39, FLORIDA STATUTES ("PURPOSE"); AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ANY DOCUMENTS NECESSARY, INCLUDING AMENDMENTS AND EXTENSIONS, ALL IN FORMS ACCEPTABLE TO COUNSEL, FOR THE PURPOSE STATED HEREIN; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18529 - (Backup) Audit Services _ All In One Backup

4. CRA RESOLUTION**18530**

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 SECTION(S) 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 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, IN AN AMOUNT NOT TO EXCEED TWO HUNDRED THIRTY SIX THOUSAND SIX HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$236,650.00) ("FUNDS"), TO F.S.H. HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY ("GRANTEE"), FOR CRITICAL PROPERTY IMPROVEMENTS AT 1127 NORTHWEST 1ST PLACE, MIAMI, FLORIDA 33136 ("PURPOSE"); 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 # 18530 - Notice to the Public

File # 18530 - Exhibit A

File # 18530 - Backup_Sunbiz (1)

File # 18530 - Backup_Proposal

File # 18530 - Backup_Property Lookup

5. CRA RESOLUTION**18532**

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 SECTION(S) 18-85 AND 18-86 OF THE CODE OF THE CITY OF MIAMI, FLORIDA ("CITY"), AS AMENDED, AS ADOPTED BY THE SEOPW CRA, AND WAIVING SAID PROCEDURES, AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A DEVELOPMENT ECONOMIC INCENTIVE AGREEMENT ("AGREEMENT"), IN SUBSTANTIALLY THE FORM ATTACHED AS EXHIBIT "B," PROVIDING FOR AN INCENTIVE PAYMENT, PURSUANT TO CITY RESOLUTION R-24-0109, A GRANT OF AN AMOUNT NOT TO EXCEED \$10,000,000.00 ("FUNDS") FOR PROJECT COSTS, AND AN ANNUAL AFFORDABLE HOUSING OPERATING SUBSIDY OF AN AMOUNT NOT TO EXCEED \$750,000.00 TO BLOCK 45, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), FOR THE MIXED-USE TRANSIT-ORIENTED DEVELOPMENT PROJECT AT 152 NORTHWEST 8TH STREET, MIAMI, FLORIDA 33136 (FOLIO NO. 01-0104-050-1010) ("PROPERTY") ("PURPOSE"); FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR TO ALLOCATE THE FUNDS FROM ACCOUNT NO. 300000.920101.883000.0000.00000 - "SEOPW CAPITAL PROJECTS GRANT AND AIDS," SUBJECT TO ALL FEDERAL, STATE AND LOCAL LAWS THAT REGULATE THE USE OF SUCH FUNDS FOR SAID PURPOSE; 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, AND DIRECTING THE EXECUTIVE DIRECTOR TO PRESENT ANY AMENDMENTS TO THE BOARD FOR ITS CONSIDERATION AND, IF SATISFACTORY, APPROVAL; PROVIDING FOR THE INCORPORATION OF RECITALS AND AN EFFECTIVE DATE.

File # 18532 - Exhibit A _ 4_5ths Notice Block 45_SIGNED
File # 18532 - Exhibit B _ Block 45 Development Agreement
File # 18532 - Backup_Sunbiz Block 45
File # 18532 - Notice to the Public

ADJOURNMENT