



**WEST PERRINE
COMMUNITY REDEVELOPMENT AGENCY (CRA)
REGULAR MEETING OF THE BOARD
SOUTH DADE GOVERNMENT CENTER
10710 SW 211TH - Conference Room 104 - Cutler Bay, FL 33189
www.westperrinecra.com**

Wednesday, October 16, 2024, 6:00 PM

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| I. | Meeting Call to Order, Roll Call | Chairman Gilliard |
| II. | Reasonable Opportunity for the Public to be Heard | Chairman Gilliard |
| III. | Approval of October Agenda | Chairman Gilliard |
| IV. | Approval of Minutes | Chairman Gilliard |
| | a. August 28, 2024, Regular Board Meeting | |
| V. | Action Items: | Chairman Gilliard/E.D. Krystal Patterson, MPA, FRA-RA |
| | 1. SECOND AMENDMENT TO THE AGREEMENT WITH H.E.R.S. CONSULTING PROVIDING FOR CONTRACTUAL EXECUTIVE DIRECTOR SERVICE AND SUPPORT STAFF. CRA BOARD ACTION TO BE TAKEN. | |
| | a. See Exhibit A Attached | |
| | 2. MOTION TO APPROVE AMENDMENT TO FINDING OF NECESSITY PROVIDING FOR ADDITIONAL EXPANSION TO THE REDEVELOPMENT AREA. | |
| | a. See Exhibit B Attached | |
| | 3. MOTION TO APPROVE COMMERCIAL REHABILITATION PROGRAM AWARD NOT TO EXCEED \$150,000. – HENRY’S DRY CLEANERS | |
| VI. | Discussion/Updates: | Chairman Gilliard |
| VII. | Next Meeting Dates & Adjournment | Chairman Gilliard |
| | a. TBD | |



Regular Board Meeting Minutes – August 28, 2024 – 6:00 P.M.
South Dade Government Center
10710 SW 211th ST – Conference Room 104 – Cutler Bay, FL 33189

Meeting Call to Order, Roll Call

Chairman Gilliard called the meeting to order at 6:06 P.M. Roll Call was as follows:

- Present: Chairman Leviticus L. Gilliard, Rhonda Richardson-Comer, Willie Carpenter, and Veronica Thompkins
- Absent: Vice-Chair Tyreke Spann, Lieutenant Kevin Richardson and Taj Echoles
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Jason E. Rodriguez, Business Analyst Manager, and Nicole Jordan, Business Analyst, Office of Management and Budget (OMB) Terrence Smith, Assistant County Attorney, County Attorney's Office (CAO)
- Krystal Patterson, Executive Director of the West Perrine CRA

Open Forum for Public Comments

Chairman Gilliard opened the forum for the public to have a reasonable opportunity to be heard.

Mr. Alphonso Brutton had a question about the residential grant program.

Approval of Agenda

Chairman Gilliard amended the agenda to include the Scrivener's error correction and addition of funding procedures. Ms. Comer moved to approve the meeting agenda as amended. The motion was seconded by Mr. Carpenter. Motion passed unanimously.

Approval of Minutes

Ms. Thompkins moved to approve the June 12th, 2024, Regular Board meeting minutes. The motion was seconded by Ms. Comer. Motion passed unanimously.

Presentations

A. Rebuilding Together Miami-Dade

Ms. Samantha Pryde from Rebuilding Together conducted a presentation on Rebuilding Together. Ms. Pryde stated that her organization gives homeowners critical home repairs such as roofs, impact windows/doors, bathrooms, accessibility modifications, electrical work and mold remediation. Ms. Pryde stated that currently in the West Perrine CRA, there are 10 homes on their list however, they have not been accepting applications unless they have funding that can actively serve people. After a question from the Chairman regarding the 10 homes in the West Perrine CRA, Ms. Pryde stated that the group would look up the homeowner's address to see if they have funding for that area. All applications will open January 1, 2025. Additionally, Ms. Pryde stated that they have a mix of public and private funding, with the public funding coming from CDBG, HUD, and the County and the private funding coming from various banks, Home Depot, and Lowes.

B. WPCRA Website Reveal and Program Demonstration

Ms. Patterson unveiled the new West Perrine CRA website and encouraged attendees to go through the website. Ms. Patterson highlighted the "Programs" tab which includes the four programs currently within the CRA: Residential Rehabilitation, Commercial Rehabilitation, Business Expansion and Attraction, and the Special Projects Grants. Ms. Patterson gave an example using the residential rehabilitation program; and gave a tutorial on the application process. After a question from the Chairman regarding completion of applications, Ms. Patterson clarified only complete applications packages with all required information will move forward with the funding. Ms. Patterson stated only complete applications will be reviewed.

After a question from an audience member regarding the application portal system, Ms. Patterson stated that applications should not be submitted until all documents gathered and ready to submit. Ms. Patterson stated that they system will not recognize incomplete applications and all items on the checklist must be submitted at the same time.

Action Items

A. Resolution To Approve FY 24/25 West Perrine Community Redevelopment Agency Budget

Ms. Thompkins moved to approve the FY 24-25 budget. The motion was seconded by Ms. Comer. Motion passed unanimously.

B. Funding Procedure

Chairman Gilliard stated that now since the budget has been approved, the Board of County Commissioners will need to approve it, which will likely be in November or December. Chairman Gilliard asked to not hold up funding, and he would like to add language for a funding procedure for grants, administrative items, and contracts funding. Chairman Gilliard asked for a motion to be moved so that items that do not exceed \$35,000, can be processed with the approval of the Executive Director and Chairman. Ms. Thompkins moved to approve the motion. The motion was

seconded by Mr. Carpenter. Motion passed unanimously. The Chairman clarified that this is for items that have been budgeted for as to not hold up the processes for funding.

Discussion & Updates

Chairman Gilliard stated at the next meeting there will be more updates on the various projects and applications.

Next Meeting Date & Adjournment

Chairman Gilliard stated the next meeting is scheduled for October 16th, 2024, starting at 6:00 P.M. The meeting was adjourned at 6:39 P.M.