



City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

**COMMUNITY REDEVELOPMENT AGENCY AGENDA
SEPTEMBER 9, 2026 6:30 PM**

ROLL CALL

BUDGET PUBLIC HEARINGS

- 1 **Community Redevelopment Agency Tentative Budget for FY 2027. Advertising for this public hearing appeared in the Sun-Sentinel August 16, 2026.**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY (CRA), ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2026 TO SEPTEMBER 30, 2027; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Recommendation:

CRA Attorney Introduce Resolution

Staff Presentation

Open Public Hearing

Close Public Hearing

Motion (to Adopt Resolution Approving the Tentative CRA FY2027 Annual Budget and Set Date, Time, and Place for final Adoption of Budget to be held September 23, 2026, at 6:30 p.m. at City Hall Commission Chambers, 1100 Park Lane East)

Discussion

Vote on Motion

ADDITIONS / CHANGES / DELETIONS

At this time, any member of the CRA Board or the CRA Director may request to add, change, or delete items from the agenda.

2. PUBLIC COMMENTS

At this time any person will be allowed to speak on any matter that pertains to City Business for a length of time not to exceed four minutes per person.

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory, and are not expected to require review or discussion. Items will be enacted by one Motion; however, if discussion of an item is requested by the CRA Board, that item may be removed from the Consent Agenda and considered separately.

3. **Approval of CRA Minutes - August 5, 2026**

Recommendation:

Motion to Approve

4. **Approval of an Application from C&M Collective LLC d/b/a Pure Green for the Sky Building Job Creation Incentive Pilot Program**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY (CRA), APPROVING AND AUTHORIZING THE AWARD OF UP TO \$40,000.00 TO C&M COLLECTIVE LLC, D/B/A PURE GREEN, UNDER THE SKY BUILDING JOB CREATION INCENTIVE PILOT PROGRAM, SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE PROGRAM GUIDELINES AND GRANT AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Recommendation:

Motion to Adopt Resolution

5. **REPORTS FROM BOARD MEMBERS**

6. **REPORTS FROM EXECUTIVE DIRECTOR**

ADJOURN

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office at (954) 630-4300, or FAX (954) 630-4203 for information or assistance.

Español - Por favor llame al 954-630-4300, o envíe un correo electrónico a publiccomments@oaklandparkfl.gov para recibir esta información en español.

Kreyòl ayisyen - Tanpri rele 954-630-4300, oswa voye yon imèl bay publiccomments@oaklandparkfl.gov pou resevwa enfòmasyon sa yo an kreyòl ayisyen.

I, the undersigned authority, certify the above Notice of Meeting of the Community Redevelopment Agency is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: _____ By: Renee M. Shrout
Renee M Shrout, CMC
CRA Clerk

CITY OF OAKLAND PARK, FLORIDA COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM REPORT

AGENDA ITEM NO. 1

MEETING DATE: 9/9/2026

PREPARED BY: Rhea Rivera, **DEPARTMENT HEAD** CRA
CGFM
Finance Director

APPROVAL:

Neysa Herrera
Director of the CRA
& Economic
Development

SUBJECT: Community Redevelopment Agency Tentative Budget for FY 2027

1. BACKGROUND/HISTORY

Issue Statement: The Community Redevelopment Agency's (CRA) Board of Directors must conduct a public hearing and adopt the CRA's tentative budget for Fiscal Year 2027.

Recommended Action: Conduct a public hearing and adopt a resolution approving the CRA's Fiscal Year 2027 tentative operating budget in the amount of \$969,929 (Exhibit A) and setting the date for the final CRA budget hearing for September 23, 2026, at 6:30 PM.

Background: The CRA is a special district of the City of Oakland Park and all revenues within the CRA are derived from transfers from the General Fund, grants, and miscellaneous revenues. Unlike many such agencies, Oakland Park's CRA is a non-tax increment financing (TIF) CRA and does not levy any taxes. Due to this inability to directly levy taxes, the CRA board did not separately adopt the CRA's budget and instead incorporated the adoption of the Agency's budget into the adoption of the citywide budget by Commission action. Beginning in FY 2021, the City Attorney's Office recommended that the Board begin adopting the CRA budget through a separate action.

2. CURRENT ACTIVITY

In recent years, the Community Redevelopment Agency has revitalized Oakland Park and helped spur new interest in redevelopment. The FY 2027 budget reflects continued funding for initiatives, innovative projects, and studies to continue this momentum. This attracts new development, promotes redevelopment, and stimulates economic activity within the downtown and the other areas of the CRA.

The proposed budget for the CRA is attached as Exhibit A. A detailed overview of the budget from the FY 2027 Recommended Budget Book is attached as Exhibit B and a list of business plan initiatives (BPIs) included in FY 2027 is attached as Exhibit C.

3. FINANCIAL IMPACT

Expenditures in the CRA for FY 2027 total \$969,929. The majority of the budget is funded through a \$621,661 transfer from the City of Oakland Park's General Fund. The remaining expenditures are funded

by the CRA's rentals and lease revenues of \$48,268 and use of available fund balance amounting to \$300,000.

4. RECOMMENDATION

Conduct a public hearing and adopt a resolution approving the CRA's Fiscal Year 2027 tentative operating budget in the amount of \$969,929 (Exhibit A) and setting the date for the final CRA budget hearing for September 23, 2026 at 6:30 PM.

ATTACHMENTS:

Resolution

FY27 CRA Recommended Budget

FY27 CRA Budget Detail

FY27 BPI - CRA

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SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Board of Commissioners of the Oakland Park Community Redevelopment Agency this 9th day of September 2026.

OAKLAND PARK COMMUNITY
REDEVELOPMENT AGENCY

STEVEN R. ARNST BOARD CHAIR

L. NEWBOLD
A. GORDON
F. BUDHOO
T. LONERGAN
S. ARNST

ATTEST:

RENEE M. SHROUT, CMC CRA CLERK

CITY OF OAKLAND PARK, FLORIDA
Community Redevelopment Agency
Recommended Budget - Fiscal Year 2027

		FY 2023		FY 2024		FY 2025		FY 2026		FY 2027			
		Actual		Actual		Actual		Amended Budget		Forecast		Recommended Budget	
<u>Revenue</u>													
36	Miscellaneous Revenues	\$	44,667	\$	50,517	\$	50,517	\$	47,322	\$	48,801	\$	48,268
38	Debt Proceeds & Transfers In		549,583		993,193		993,193		569,177		569,177		621,661
39	Other Sources		-		-		-		449,901		448,422		300,000
Total CRA Funding			594,250		1,043,710		1,043,710		1,066,400		1,066,400		969,929
<u>CRA Administration</u>													
10	Personal Services		166,295		307,013		307,013		364,144		326,499		383,134
30	Operating Expenditures		260,448		249,162		249,162		555,238		445,683		506,795
60	Capital Outlay		-		204,673		204,673		-		-		-
70	Debt Service		-		3,464		3,464		-		-		-
80	Grants Given		30,000		7,000		7,000		147,018		154,018		80,000
90	Other Uses		-		-		-		-		-		-
Total CRA FUND 130 Expenses		\$	456,743	\$	771,313	\$	771,313	\$	1,066,400	\$	926,200	\$	969,929

COMMUNITY REDEVELOPMENT AGENCY

Mission Statement

To effectively and efficiently execute the City of Oakland Park's Community Redevelopment Area (CRA) Plan, administer the County Redevelopment Capital Program (RCP) and encourage quality reinvestment in the CRA through catalytic projects meeting land development regulations and design guidelines.

Core Service Areas and Linkage to Strategic Performance Areas in Strategic Plan

1. Community Redevelopment Area (CRA) Plan Implementation (*Smart Growth and Redevelopment; Infrastructure*)
2. Redevelopment Capital Program Agreement Administration (*Smart Growth and Redevelopment; Infrastructure*)

CRA Background/Budget Highlights

The Oakland Park Community Redevelopment Agency (CRA) consists of approximately 1,007 acres of industrial, residential, and commercial uses and makes up slightly more than 19% of the City's land area. The CRA is charged with the responsibility of eliminating conditions of blight that exist within the City and helping improve the quality of life by revitalizing the City's physical, economic, and social resources.

The cornerstone of the Community Redevelopment Plan is the Downtown Mixed-Use District (DMUD) also known as the Culinary Arts District. The DMUD is located along Dixie Highway, north of Oakland Park Boulevard, consists of approximately 150 acres and represents 15% of the CRA District. This area was designated a Local Activity Center in 2004, a land use category designation that promotes compact, mixed use development. Specific land development regulations and design guidelines were adopted by the City in 2004 for the DMUD. Capital Improvement Projects set forth in the CRA plan were meant to enhance and distinguish Downtown Oakland Park as a local destination.

In 2017, the City Commission adopted a new 5-year CRA Strategic Action Plan, which focuses on strategic investment, innovative public private partnerships, and smart growth principles to propel the redevelopment plans for the CRA. In addition, the Strategic Action Plan focuses on developing a sustainable culinary arts district by expanding the downtown customer base and providing culinary business development resources and programs. It is the CRA's desire to complete catalytic projects to spark increased private investment as the City and the economy rebound from the previous period of decline.

Beginning in 2018, the city worked with Zyscovich Architects and the community to create a master plan for the Downtown, referred to as the Oakland Park Downtown Development District (OP3D). Through a series of small stakeholder groups and large community meetings, the City is in the final phase of creating new vision for the former Downtown Mixed-Use District. The new district will be larger in size, implement new design guidelines, encourage greater investment, enhance open space, and use well designed gateway treatments and public gathering spaces to create a new sense of place. In 2021, the City Commission approved the Land Use Plan Amendment on First Reading.

In October 2020, the City Commission approved the application from NR Investments (NRI) for the use of the Additional Building Height Program to the Oakland Park Sky Project. The mixed-use development, now known as Sky Oakland Park, will include residential, live-work, commercial, City Hall, and structured parking and will be the first major downtown development in decades. NRI has applied for permits and site plan review through the Development Review Committee Process has begun. This project will further the creation of a permanent and local customer base that will support local businesses for a sustainable downtown.

During the height of COVID-19 pandemic in 2020, the CRA took the lead in creating a recovery strategy aimed at encouraging residents and businesses to Buy Local through the development of the “Find it in Oakland Park campaign. The Campaign is a tri-part program that includes education, Call to action, and placemaking efforts. The campaign is meant to build community pride and support for local businesses, activate the commercial corridors, and invite our residents and visitors to safely return to Oakland Park.

In September 2020, the City awarded Zyscovich Architects for the design and development of a recommended plan for the Downtown properties. In 2021, the CRA took the next steps in the City’s Downtown development by gaining community input through the City’s first interactive Virtual Community Meeting. Residents and business owners were able to provide input and insight on the redevelopment on the city-owned properties in the Downtown to help the City shape its future vision.

Oakland Park is emerging as one of Broward County’s most compelling investment destinations, combining market fundamentals with a proven commitment to thoughtful, business-friendly redevelopment. As the City approaches its centennial in 2029, strategic infrastructure investments, modernized development regulations, public-private partnerships, and new design standards are creating opportunities throughout the community—especially in its vibrant downtown.

The City’s award-winning downtown transformation is already delivering measurable results. In July 2026, the Florida League of Cities recognized Oakland Park with its 2026 Municipal Achievement Award for Economic Advancement, honoring the transformation underway in the heart of downtown. The \$60 million Sky Building, which opened in November 2025, transformed formerly vacant land into a vibrant mixed-use development featuring 136 workforce housing units, 18,000 square feet of commercial space, structured parking, and a new City Hall. The project has helped catalyze an additional \$350 million in nearby private investment. The next major development, Horizon of Oakland Park, will build on this momentum with 311 residences, more than 20,700 square feet of retail space, 195 public parking spaces, and a privately funded public park.

The ripple effects extend far beyond the two projects. Since 2016, total market value within the Community Redevelopment Area has climbed 171 percent, from roughly \$926 million to more than \$2.1 billion. The Sky Building alone helped catalyze an additional \$350 million in nearby private investment.

Harlem McBride offers one of the clearest signs of progress. The neighborhood surrounding the Sky Building and downtown Oakland Park once carried a federal Qualified Census Tract designation because of economic distress. The area no longer carries that designation. That represents more than a statistic. It signals a neighborhood on the rise.

The following capital improvements projects have been completed and others are under construction, or under design within the CRA boundaries:

COMPLETED

- Collins Building Renovation: The project included interior and exterior renovations to the existing building that is now home of the new Oakland Park Library. Located at 3900 NE 3rd Avenue, the new library gives residents a welcoming place to read, study, gather, explore technology, access resources, and build new skills. Inside, residents will find modern library collections, reading and study areas, public computers and high-speed internet, a technology hub, children's and family activity spaces, flexible community spaces, and accessible areas designed for people of all ages and abilities. The city celebrated the Grand Opening and Ribbon Cutting on July 3.
- Dixie Highway Median Landscape Improvements: Project improvements included the installation/renovation of landscape and irrigation improvements in the medians along Dixie Highway, from Oakland Park Blvd to Cypress Creek Road (NE 62nd Street).
- Steven's Field Park Restoration and Park Improvements: The City of Oakland Park celebrated the completion of upgrades at Stevens Field with a ribbon-cutting ceremony on Friday, July 17, 2026, at 3881 NE 6th Avenue. The project features a new walking trail, LED field lighting, enhanced drainage, fresh grading and sod, site furnishings, and a new restroom building.
- Guisti Park Phase 2 Improvements: Phase II of the Giusti Heart Improvements project included the replacement of the existing trail exercise equipment, installation of new picnic area tables, pergolas, and various site furnishings throughout the park. Nearly \$200,000 in Community Development Block Grant funding helped support the improvements.

CONSTRUCTION

- NE 13th Ave Sidewalk and Drainage Improvements: The scope includes the installation of new sidewalks throughout the corridor, extending north-south from Oakland Park Boulevard to NE 40th Place and east-west from NE 12th Avenue to NE 16th Avenue. Additional components of the project include curb and gutter construction, swale installation, water and stormwater infrastructure improvements, and modifications to signing and striping. The project is expected to be completed by the end of 2026.

DESIGN

- Glenwood Garden: This project includes the development of a passive park on the City-owned vacant lots located on NE 35th Street, between NE 12 Avenue and NE 13th Avenue. The park is being partially funded by a resident's donation of \$1,000,00 over a period of 5-7 years.
- J Dewey Hawkins Landing Repair/Replacement: The project features repairs and replacements to the kayak/canoe, boat dock, and the seawall to bring it to current code and elevation.
- City Park Phase 2: The project includes redevelopment of the middle portion of the City Centennial Park site which includes parking, outdoor seating area, shade structures, a performance platform, butterfly garden and walking trails.
- NE 12th Terrace Sidewalk and Roadway Improvements: Design scope will cover (2) segments of NE 12th Terrace between Oakland Park Blvd and Floranada Road. Improvements will consist of milling and resurfacing the existing roadway, construction of bike lanes, ADA compliant sidewalk, drive crossings, new pedestrian lighting, landscape and irrigation improvements, median and swale enhancements, miscellaneous drainage improvements and pavement and signage enhancements.
- NE 34th Court Roadway Improvements: Design scope for this project includes improvements from a 2-lane open drainage system, into a 2-lane closed drainage roadway with shared bicycle lanes and pedestrian sidewalks.
- West Dixie Side Streets NE 35th and NE 36th Improvements: The project includes the installation of sidewalks, raising the paver brick areas, installing landscaping where possible, irrigation, electrical and utility improvements.

PLANNING

- NE 12th Avenue Phase 1: Planning and design of various parking, vehicular circulation, pedestrian, bicycle, roadways and transit improvements in the Downtown.
- Main Street Pergola Replacements: The scope of this project includes the installation of durable aluminum pergolas, modernization of streetscapes features and enhancement of the overall downtown appearance.
- Floranada Business District Drainage Well Improvements: The project includes the capacity assessment of existing wells, improvements to existing pump stations, and additional drainage infrastructure.
- CSX and FEC Crossing Study: The purpose of this study is to evaluate and improve the safety, accessibility, and functionality of multimodal transportation movements, including vehicular, pedestrian, and bicycle travel, along and across the CSX and Florida East Coast (FEC) railroad corridors within the City of Oakland Park.

Business Development

Several new businesses have opened or are under construction to open downtown soon: FMS Creamery, Ghost Kitchen, Pure Green, J's Cosmetics, Florida Statewide Insurance, Carl's Furniture and Mattress, and Thacker's Film Lab LLC.

Outside of the downtown, but also within the CRA, the following businesses have opened their doors to the community: Eagle Café, Building Beauty, Lily's Beauty Spa, Royal Beauty School, Empire Auto & Marine Wrap, Fountain Repair Man, Mislene Beauty Salon, Wood & Art, Powder Coating Technovation, Coastal Fence Supply, Lashway Tuning, FMA Construction Inc, Square One Franchise Architecture Inc, Prestige Auto Repairs and Tires, Apex Tuning LLC, CWJ Universal Enterprises Inc, Wraptors USA

LLC, Lintek Group LLC, Liquid Lawn, New Oak Carpentry LLC, Practac, Gracelien Drivesmart Academy, OEM Plus Styling, Say It In Stitches, Scramblers Golf Club, TBOSS Real Fresh Luxury Men's Fashion LLC, South Florida Mobile Locksmith LLC, Designer Art Solutions LLC, Majestic Doors Inc, Vamtech USA LLC, and Compass Medical Group LLC.

The CRA continues to foster business growth through its incentive programs. In FY26, the CRA Board awarded \$20,000 through the CRA Business Incentive Program to 221 E. Prospect Road, LLC for the property at 221 NE 44 Street, Oakland Park, FL 33334, to support over \$40,000 in private investment for improvements to the property estimated at \$53,000. The scope of work includes the installation of storm impact windows and doors, and the replacement of a pole sign with a monument sign.

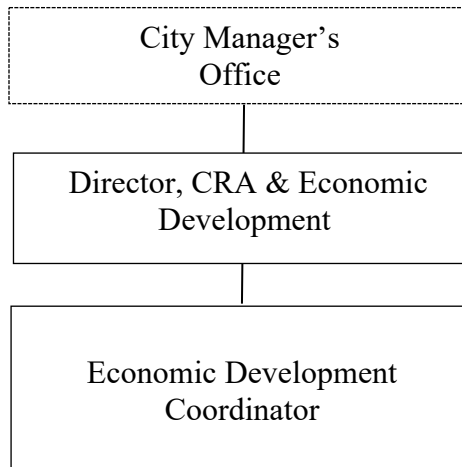
Oakland Park's downtown is thriving with the completion of the Sky Building, a transformative mixed-use project that houses the new City Hall, 136 residential units (including 17 live-work spaces), 15,000 square feet of commercial space, and structured parking. Two contemporary buildings connected by a striking sky bridge anchor this development, which also includes a five-year affordable housing commitment reserving all units for households earning 120–140% AMI. The Sky Building brings our community's vision for a vibrant, resilient downtown to life.

Complementing this milestone is the Horizon of Oakland Park, a bold redevelopment project that will transform the current City Hall site into a dynamic mixed-use destination. Horizon will feature 311 high-quality residential units, 21,000 square feet of commercial space, 195 public surface and structured parking spaces (in addition to residential and commercial parking), a dog park, relocated Greenleaf Park, expansive urban green space, and a future commuter rail station. Construction is anticipated to begin in the first quarter of 2027, further driving economic growth, attracting visitors, supporting local businesses, and enhancing mobility throughout downtown Oakland Park.

Position Listing/Organization Chart Summary

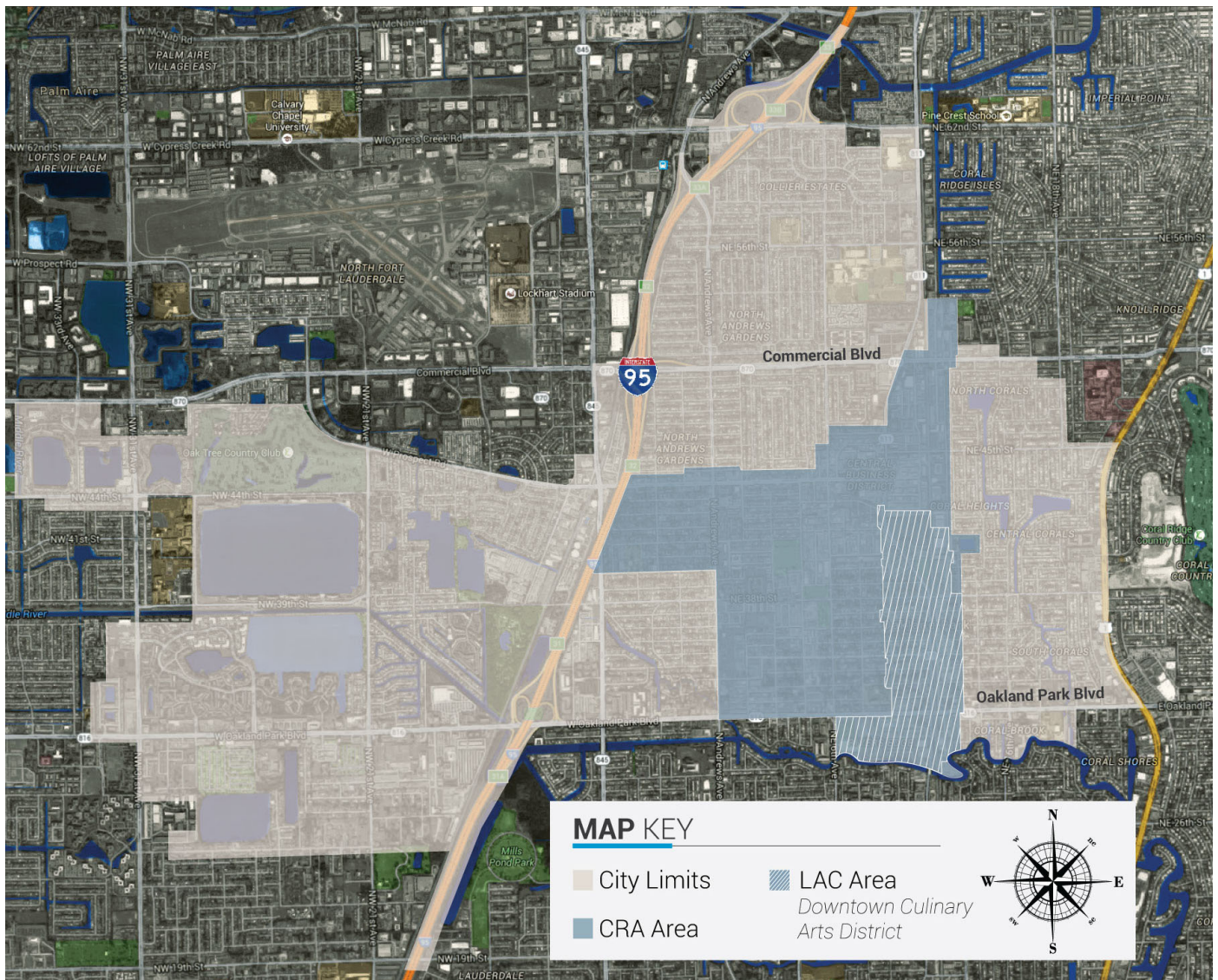
Full-Time Positions	FY 23	FY 24	FY 25	FY 26	FY 27
Assistant to the City Manager	-	-	-	-	-
Administrative Assistant	-	-	-	-	-
Director, CRA & Economic Development	-	1.00	1.00	1.00	1.00
Economic Development Coordinator	-	-	-	1.00	1.00
CRA Coordinator	-	-	1.00	-	-
External Relations & Communication Specialist	1.00	1.00	-	-	-
Community & Economic Development Director	0.20	-	-	-	-
Assistant Director, CED - Economic Development	0.50	-	-	-	-
Total	1.70	2.00	2.00	2.00	2.00

FY 27 Organizational Chart



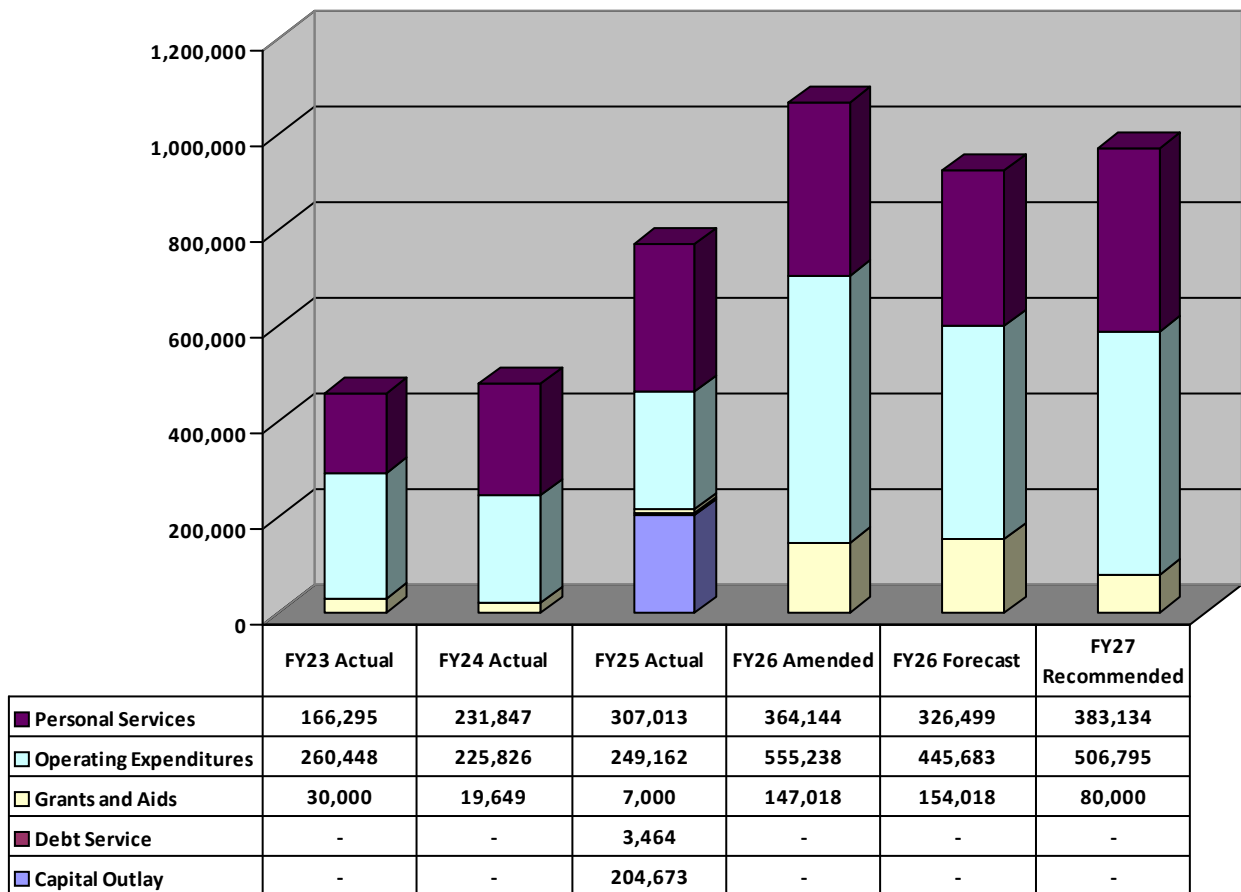
COMMUNITY REDEVELOPMENT AGENCY
Recommended Budget - Fiscal Year 2027
Schedule of Revenues and Expenditures

	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026		FY 2027 Recommended Budget
				Amended Budget	Forecast	
Funding						
Interest Income	\$ 1,115	\$ 1,695	2.28	\$ -	\$ -	\$ -
Other Misc Revenues	72	79	1,294	-	1,479	-
Rents And Royalties	43,480	45,641	49,221	47,322	47,322	48,268
Total Operating Revenues	44,667	47,415	50,517	47,322	48,801	48,268
General Fund Transfer	549,583	515,806	788,520	569,177	569,177	621,661
Other Source-Subscrip & Leases	-	-	204,673	-	-	-
Other Sources Py Fund Bal	-	-	-	449,901	448,422	300,000
Total Other Sources	549,583	515,806	993,193	1,019,078	1,017,599	921,661
Total Funding	\$ 594,250	\$ 563,221	\$ 1,043,710	\$ 1,066,400	\$ 1,066,400	\$ 969,929
Expenditures						
Personnel Services	\$ 166,295	\$ 231,847	\$ 307,013	\$ 364,144	\$ 326,499	\$ 383,134
Operating Expenditures	260,448	225,826	249,162	555,238	445,683	506,795
Capital Outlay	-	-	204,673	-	-	-
Debt Service	-	-	3,464	-	-	-
Grants and Aids	30,000	19,649	7,000	147,018	154,018	80,000
Total Expenditures	\$ 456,743	\$ 477,322	\$ 771,313	\$ 1,066,400	\$ 926,200	\$ 969,929



Five-Year Cost Comparison

Community Redevelopment Agency (130)



CITY OF OAKLAND PARK, FLORIDA

**Recommended Budget - Fiscal Year 2027
Community Redevelopment Agency**

	FY 2026					
	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	Amended Budget	Forecast	FY 2027 Recommended
Personal Services						
Wages Regular	121,831	165,415	204,901	259,089	228,497	256,752
Overtime	758	3,924	5,801	-	-	-
Wages Assignment	-	-	-	-	-	500
FICA Taxes	7,269	10,365	13,096	13,595	13,640	17,655
Medicare Tax	1,700	2,424	3,063	3,180	3,190	4,085
Retire Contributions	21,341	32,673	57,991	61,378	58,166	77,226
Life And Health Insurance	12,062	15,949	19,806	23,522	19,818	23,660
Health Savings City Contr	250	-	1,188	2,000	2,000	2,000
Workers Compensation	1,085	1,097	1,169	1,380	1,189	1,256
Total Personal Services	166,295	231,847	307,013	364,144	326,499	383,134
Operating Expenditures						
Professional Services	190,770	152,395	152,008	387,883	305,000	336,000
Accounting And Auditing	2,500	-	-	-	-	-
Other Services	1,424	1,329	1,517	6,908	5,526	7,280
Other Services Annual Support	9,600	9,600	19,628	37,000	24,420	27,560
Travel And Per Diem	645	5,075	2,317	6,000	3,600	6,000
Communications Services	942	1,119	1,413	2,355	1,790	2,562
Freight And Postage Services	7	19	685	300	50	1,500
Utility Services Stormwater	6,024	4,823	5,288	6,605	6,605	7,660
Rentals And Leases	1,872	1,560	2,964	13,344	12,143	13,390
Repair And Maintenance	-	-	1,209	-	-	-
CAM - SKY Building	-	-	-	6,096	-	6,096
Printing And Binding	830	3,334	5,093	6,400	6,400	7,000
Promotional Activities	7,602	2,240	15,453	21,800	21,582	31,800
Other Cur Charges	8,254	10,173	2,122	16,000	14,720	16,000
Other Cur Charges Advertising	2,049	3,937	2,380	7,867	7,467	7,467
Other Cur Charges Admin suppor	21,418	21,418	21,418	21,480	21,480	21,480
Office Supplies	104	59	426	1,000	900	1,000
Operating Supplies	-	724	2,452	5,500	5,500	5,500
Books Pub Subscrip Memb	5,787	5,767	5,626	5,700	6,700	5,500
Training	622	2,254	7,164	3,000	1,800	3,000
Total Operating Expenditures	260,448	225,826	249,162	555,238	445,683	506,795

CITY OF OAKLAND PARK, FLORIDA

**Recommended Budget - Fiscal Year 2027
Community Redevelopment Agency**

	FY 2026					
	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	Amended Budget	Forecast	FY 2027 Recommended
Capital Outlay						
Capital Outlay RTU - Lease	-	-	204,673	-	-	-
Total Capital Outlay	-	-	204,673	-	-	-
Debt Service						
Lease Principal	-	-	1,630	-	-	-
Lease Interest	-	-	1,835	-	-	-
Total Debt Service	-	-	3,464	-	-	-
Grants and Aids						
Other Grants And Aids	30,000	19,649	7,000	147,018	154,018	80,000
Total Grants and Aids	30,000	19,649	7,000	147,018	154,018	80,000
Total Community Redevelopmen	456,743	477,322	771,313	1,066,400	926,200	969,929

CITY OF OAKLAND PARK
Community Redevelopment Agency (CRA)

FY 2027 Business Plan Initiatives and Capital			
Strategic Performance Area	Department	Description	Cost
Smart Growth and Development	Community Redevelopment Agency (CRA)	Business Incentive Program	60,000
		Entrepreneurship Academy	20,000
		Neighborly Grant Program	7,560
		Placer Ai	20,000
		Restaurant / Culinary Art Incubator Program	20,000
		Utility Art Wrap Maintenance	7,500
		Yearly Strategic Plan Initiative	75,000
			\$ 210,060

**CITY OF OAKLAND PARK, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM
REPORT**

AGENDA ITEM NO. 3

MEETING DATE: 9/9/2026

PREPARED BY: City Clerk's office **DEPARTMENT HEAD** CITY CLERK
APPROVAL:

SUBJECT: Approval of CRA Minutes - August 5, 2026

1. BACKGROUND/HISTORY

2. CURRENT ACTIVITY

3. FINANCIAL IMPACT

4. RECOMMENDATION

ATTACHMENTS:

CRA Minutes - August 5, 2026



City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

**DRAFT MINUTES
COMMUNITY REDEVELOPMENT MEETING
AUGUST 5, 2026, 7:21 P.M.**

The regular meeting of the Community Redevelopment of the City of Oakland Park, Florida was called to order at 7:21 p.m. by Chair Arnst.

ROLL CALL

Present:

Chair Steven R. Arnst

Vice Chair Aisha Gordon

Board Member Fitzgerald Budhoo

Board Member Tim Lonergan

Board Member Letitia Newbold

Also Present:

Executive Director David Hebert

CRA Attorney DJ Doody

CRA Deputy Clerk Robin Greco

PRESENTATIONS

* CRA Update - August 2026

Neysa Herrera, Director of Economic Development and the Community Redevelopment Agency, provided the update.

Ms. Herrera began by reporting that Oakland Park businesses continue to earn regional attention. Four Oakland Park businesses were recognized in the Miami New Times' "Best of Miami 2026: Eat & Drink" issue: Carrot Express, as Best Local Healthy Food Chain; the Bora Bora Bar at the Mai-Kai, as Best Bar; Calusa Coffee Roasters, as Best Coffee House; and Rebel Wine Bar, as Best Wine Bar. Brewlihan Mead Company was also featured by Secret Miami among the best wineries near Miami. Ms. Herrera stated that this media recognition positions Oakland Park as a food and beverage destination, brings new customers into the city, and creates visibility for the broader business community.

New businesses opening up in Oakland Park are: Designer Art Solutions LLC, 527 NE 32 St, www.designerartsolutions.com; Majestic Doors, Inc., 1069 NE 44 St, www.modernmajestic.net; VAMTECH USA, LLC, 3601 NE 4 Ave, www.vamtechusa.com, and Compass Medical Group LLC, 3750 NE 4 Ave, www.compasshealthsystems.com.

Ms. Herrera also welcomed Blake Contracting, LLC, 4301 NE 11 Ave, www.blakegc.com; Centamore Sprinkler and Backflow Services, 3291 NE 2 Ave, www.facebook.com/CentamoreSprinkler; TS Auto Car, 3901 NE 5 Ter, Unit 3, www.instagram.com/tsautocarllc; and Bossa Nova Interventional Pain & Regenerative Medicine, 4401 N Andrews Ave, portstluciepaininstitute.com.

Ms. Herrera reported on two business grand openings. TBOSS Real Fresh Luxury Men's Fashion held its grand opening on July 18 at 321 NE 44 St, www.tbossrealfreshs.com, bringing a distinctive retail concept to the Prospect Road corridor. NeuroIntuition held its grand opening on August 1 at 3471 N Federal Highway, Suite 404, www.neurointuition.org, bringing neurological services to the community.

Ms. Herrera stated that, beyond the two catalytic projects recognized earlier in the evening by the Florida League of Cities, downtown momentum is also visible in public spaces and infrastructure. Greenleaf Park, 1300 Park Lane East, is set to open on August 27, with a ribbon cutting at 10 a.m., and the community is invited to attend. The park will feature basketball courts, tennis courts, pickleball courts, a playground, a shaded pavilion, parking, lighting improvements, and landscaping. The park is being constructed by the developer of the Horizon of Oakland Park project at no cost to the City.

Ms. Herrera reported that the Force Main Replacement Project on Park Lane East is in the last stages of reconstruction, and that as part of the work the contractor is set to resurface the entire portion of the street from Dixie Highway to Federal Highway.

Ms. Herrera reviewed other capital improvement projects within the CRA. The Stevens Field grand re-opening was held on July 17, and improvements include a new walking trail, LED field lighting, improved drainage, fresh grading and sod, and new restrooms. The new Oakland Park Library opened on July 3 at 3900 NE 3 Avenue, offering modern public computers, a technology hub, and community spaces. Ms. Herrera stated that the library is more than a civic facility; it is a space for connection, skill development, and a place to create opportunities within the community.

Ms. Herrera shared that she had the privilege of representing the City at the Mayoral/City Manager Roundtable held earlier that day, August 5, at Junior Achievement of South Florida, which continues the dialogue between Broward County Public Schools and municipalities. As part of the conversation, an update was provided on the Redefining Our Schools program. Ms. Herrera reported that Broward County Public Schools has established a partnership with Space Florida to offer the Space Florida Academy at nine high schools, including Northeast High School, creating aerospace and engineering pathways for students.

Ms. Herrera invited businesses to join the next Oakland Park Business Partners meeting on Tuesday, August 11, 2026, from 8:00 a.m. to 9:30 a.m. at the Amie Event Space. The featured speaker will be Gene Kelly Linhares, Principal Broker and Senior Mortgage Loan Originator

with Journey Home Mortgage, who will provide insight on how business owners can access available financing tools to grow their businesses. The meeting will also include a staff update on capital improvement projects and available business resources, as well as an opportunity for the business community to provide feedback on how the City can better serve them.

Ms. Herrera stated that retaining existing businesses and helping them build capacity is at the core of the CRA's work. The CRA is partnering with the County to host the Kauffman FastTrac Half-Day Workshop, The Intentional Entrepreneur, geared toward aspiring entrepreneurs and early-stage business owners, on Thursday, October 8, from 5 p.m. to 8 p.m. at the Jaco Pastorius Park Community Center. The workshop will be facilitated by Maribel Feliciano, Director of the Broward County Office of Economic and Small Business Development. Ms. Herrera also brought to the attention of businesses the South Florida Business Conference & Expo, to be held Wednesday, August 19, 2026, from 4 p.m. to 8 p.m. at the Fort Lauderdale Marriott Coral Springs Resort & Convention Center, 11775 Heron Bay Blvd, Coral Springs, with registration available at www.SouthFloridaExpo.com.

Ms. Herrera closed the update by encouraging business owners to sign up for the Get LOAKL business newsletter for updates on new businesses, grant opportunities, and capital improvement programs that could benefit them, and to follow @OaklandParkCRA on Facebook and @FindItInOaklandPark on Instagram.

1. PUBLIC COMMENTS At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

None.

CONSENT AGENDA

Board Member Lonergan moved to approve the CONSENT AGENDA. Board Member Budhoo seconded the motion, which prevailed by the following vote:

YES: Board Member Budhoo, Board Member Lonergan, Vice Chair Gordon, Board Member Newbold, Chair Arnst

2. Approval of CRA Minutes - March 25, 2026; May 20, 2026; June 17, 2026
--

Approved in Consent.

3. BOARD MEMBER DISCUSSION ITEMS
--

None.

4. REPORTS FROM BOARD MEMBERS

Board Member Budhoo thanked Ms. Herrera for connecting him with a new neurologist, noting that he had spent a year looking for the right physician and knew the practice was the right fit when he attended the ribbon cutting of Neurointuition. He inquired how many jobs were created.

Ms. Herrera replied that the new businesses combined bring more than 25 new jobs to Oakland Park.

Board Member Lonergan thanked Ms. Herrera for being the face of Oakland Park and for working closely with businesses, answering their questions, and guiding them toward success. He congratulated the businesses named in the "Best Of" recognitions covered in the presentation. He stated that the City works to improve the quality of life and the appearance of the city so that people come here, and that businesses contribute friendly customer service, good prices, and quality service, making it a win-win. He encouraged residents to support local Oakland Park businesses.

Vice Chair Gordon thanked Ms. Herrera for the presentation and stated that she continues to raise the bar. She attended the ribbon cutting for Neurointuition and described the new office as high-end, also noting that the owners chose to do business in the City of Oakland Park. She stated that she is excited about all that is going on and about the aerospace program being offered at Northeast High School.

Board Member Newbold thanked Ms. Herrera for the presentation and congratulated Northeast High School on the aerospace program, as well as the Oakland Park businesses recognized in the Miami New Times. She commented that she first encountered Carrot Express in Miami's Design District and is glad to have a location here, noting the fresh and healthy selections offered. She thanked and congratulated all of the businesses that decide to come to Oakland Park.

Chair Arnst remarked that he wished an aerospace program had been offered when he attended Northeast High School, and thanked Ms. Herrera for everything she does for the City.

5. REPORTS FROM EXECUTIVE DIRECTOR

Executive Director Hebert stated that he regularly drives through the area currently under construction and acknowledged that some of these projects, particularly the force main project outside Board Member Lonergan's property, have taken longer than anticipated. He thanked the Board for raising their voices and encouraging staff to assist the Fort Lauderdale team in committing to repave the entire roadway and recognized Assistant City Manager Sierra Marrero and Board Member Lonergan for their persistence. He stated that it is a great outcome for the city and one of many improvements taking place, which will continue as the new park opens, the 13 Avenue project is completed, and construction of the Horizon of Oakland Park begins. He added that the refurbishment of the Cherry Creek bridge overpass, which was not part of the force main project, was brought forward that evening and added to the consent agenda.

Board Member Lonergan explained his efforts to get Fort Lauderdale to repave the roadway. Following communications with staff and outreach to the Fort Lauderdale city manager, he received a call from a representative of David Mancini & Sons, Inc., and the parties met on the roadway within hours to discuss the concerns. He stated that staff and the Board presented a united front explaining why the roadway should be completely repaved, the contractor agreed,

offered a sincere apology, and completed the work within a few days. He noted that the bridge could not be included because of its structure, and reported that at the roundabouts three of the four lights are up and working and striping is on the road, with reflectors remaining to be installed. He thanked staff and recognized a longtime resident, who remained in contact with him throughout the project, and stated that he has heard from numerous residents who were pleased with the outcome. Chair Arnst thanked Board Member Lonergan for his efforts.

ADJOURN

The meeting was adjourned at: 7:42 P.M.

CITY OF OAKLAND PARK, FLORIDA

STEVEN R. ARNST, CHAIR

ATTEST:

RENEE M. SHROUT, CMC, CRA CLERK

CITY OF OAKLAND PARK, FLORIDA COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEM REPORT

AGENDA ITEM NO. 4

MEETING DATE: 9/9/2026

PREPARED BY: Neysa Herrera, **DEPARTMENT HEAD** CRA
Director of CRA and **APPROVAL:**
Economic
Development

SUBJECT: Resolution Approving a Sky Building Job Creation Incentive Pilot Program Grant in an Amount Not to Exceed \$40,000 to C&M Collective LLC d/b/a Pure Green.

1. BACKGROUND/HISTORY

Issue Statement: The City of Oakland Park Community Redevelopment Agency (OPCRA) established the Sky Building Job Creation Incentive Pilot Program to encourage job creation and the activation of downtown commercial spaces. C&M Collective LLC, d/b/a Pure Green, a health-focused franchise café specializing in smoothies, açai bowls, cold-pressed juices, and superfoods, has submitted an application requesting \$40,000 in incentive funding. The business is located in the Sky Building at 3875 N. Dixie Highway. The request aligns with the CRA's goals of supporting new businesses that contribute to job creation, economic development, and downtown vibrancy.

Recommended Action: Staff recommends the CRA Board approve the resolution authorizing the award of up to \$40,000 to C&M Collective LLC, d/b/a Pure Green, under the Sky Building Job Creation Incentive Pilot Program, subject to the terms and conditions outlined in the program guidelines and grant agreement.

Background: In July 2024, the OPCRA Board approved the creation of the Sky Building Job Creation Incentive Program, intended to stimulate local economic growth by encouraging small businesses within the Sky Building to create new jobs supported by financial incentives. This initiative aims to bolster economic activity and sustain employment levels within the CRA, contributing positively to the overall development and vibrancy of the Downtown.

Under this program, funds are provided to grantees in the form of a grant that is released to the business on a quarterly basis, based on incurred payroll expenses. This will help businesses during the critical first two years of operation and promote long-term success and stability.

Below are some of the program highlights:

- Eligible businesses must create at least one (1) new full-time equivalent position (other than the owner, principal or its equivalent) within 30 days of receiving their Business Tax Receipt.
- Businesses seeking funding must submit a quarterly payroll report and other requested documentation to demonstrate that their payroll expenses for the quarter meet or exceed the scheduled grant amount, as outlined in the Sky Building Job Creation Incentive Pilot Program Guidelines. The grant will be paid out in eight consecutive quarterly installments based on actual quarterly costs, not exceeding the amounts they are eligible for, and subject to funding availability.
- The funds will be disbursed at the end of each quarter. Maximum grant amounts are as follows:

- Non-Culinary Arts Uses may be awarded up to \$32,000, payable over two years. The CRA will award additional funding to incentivize eligible businesses if the owner enters a lease for multiple retail spaces as defined in Exhibit A of the Program Guidelines, with a maximum award not to exceed \$80,000.

- Culinary Art Uses may be awarded up to \$40,000, payable over two years. The CRA will award additional funding to incentivize eligible culinary uses if the owner enters a lease for multiple retail spaces as defined in Exhibit A of the Program Guidelines, with a maximum award not to exceed \$96,000.

- Provides funding thresholds for non-culinary and culinary businesses that lease multiple commercial spaces.
- Projects awarded will be guaranteed a two-year funding period as long as they continue to meet all grant requirements.

2. CURRENT ACTIVITY

C&M Collective d/b/a Pure Green submitted all required documentation as outlined in the program guidelines, including an Executive Summary, lease agreement, financial projections, credit reports, and a detailed job creation plan. The business has signed a lease with Oakland Park Dixie, LLC, and is one of five Pure Green franchises in Broward County.

Pure Green is a fast-casual healthy food and beverage concept offering fresh smoothies, juices, acai bowls, and other wellness-focused food options. The business expects to create approximately seven (7) new local jobs during its first year of operation, including one full-time Store Manager, two full-time Shift Leaders, and four part-time Team Members. Both owners will also be actively involved in the business.

According to its job creation plan:

Timeframe	Hiring Activity
Pre-Opening (Sept–Oct 2026)	Post openings and begin interviewing for Store Manager and Shift Leader roles.
1 Month Before Opening (Oct 2026)	Finalize Store Manager and Shift Leader hires; begin onboarding and training.
Opening (Nov 2026)	Hire and train initial Team Members; owners work alongside staff on the floor.
Months 2–6	Add remaining Team Member positions as customer volume grows.
Months 6–12	Owners shift to oversight roles as the team reaches full staffing of approximately 7 positions.

The maximum funding request by C&M Collective LLC is \$40,000, payable over two years in eight quarterly installments in the amount of \$5,000. As a culinary use with a lease for one retail space, the business qualifies for up to \$40,000 under the program's tiered funding schedule. Each quarterly disbursement is contingent on verified payroll expenditures as required by the program guidelines. Funding is available in the approved CRA budget and will be disbursed on a reimbursement basis following staff verification of compliance with job creation and payroll benchmarks.

Pure Green proposes approximately \$356,249 in private investment, and the applicant reports that permits have been issued, a Notice of Commencement executed, and buildout is underway toward a November 2026 opening.

3. FINANCIAL IMPACT

C&M Collective LLC has applied for an OPCRA grant and has met all eligibility requirements. The grant will be disbursed over a two-year period, with payments based on qualified and verified payroll expenditures.

Sufficient funding is available in the current year's budget to support the \$40,000 grant award, which will be disbursed in quarterly installments of \$5,000 each over the two-year period.

The proposed expenditure is as follows:

Resolution Approving a Sky Building Job Creation Incentive Pilot Program Grant in an Amount Not to Exceed \$40,000 to C&M Collective LLC d/b/a Pure Green			
Acct. Name & Number	Available Budget	Proposed Expenditure	Remaining Available
Other Grants And Aids 13017559.483100	\$ 80,000	\$ 40,000	\$ 40,000

4. RECOMMENDATION

Staff recommends the CRA Board approve the resolution authorizing the award of up to \$40,000 to C&M Collective LLC, d/b/a Pure Green, under the Sky Building Job Creation Incentive Pilot Program, subject to the terms and conditions outlined in the program guidelines and grant agreement.

ATTACHMENTS:

Resolution

C&M Collective DBA Pure Green - Sky Building Job Creation Program Agreement

Pure Green Sky Building Job Creation Program Application

Pure Green Executive Summary

Pure Green Job Creation Plan

Sky Building Job Creation Incentive Pilot Program Guidelines

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3 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
4 THE OAKLAND PARK COMMUNITY REDEVELOPMENT
5 AGENCY (CRA), APPROVING AND AUTHORIZING THE
6 AWARD OF UP TO \$40,000.00 TO C&M COLLECTIVE LLC,
7 D/B/A PURE GREEN, UNDER THE SKY BUILDING JOB
8 CREATION INCENTIVE PILOT PROGRAM, SUBJECT TO THE
9 TERMS AND CONDITIONS OUTLINED IN THE PROGRAM
10 GUIDELINES AND GRANT AGREEMENT; PROVIDING FOR
11 CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING
12 FOR AN EFFECTIVE DATE.

14 **WHEREAS**, the Board of Commissioners of the Oakland Park Community
15 Redevelopment Agency (CRA) deems it to be in the best interest of the City to approve
16 and authorize the award of up to \$40,000.00 to C&M Collective LLC, d/b/a Pure
17 Green, under the Sky Building Job Creation Incentive Pilot Program, subject to the
18 terms and conditions outlined in the program guidelines and grant agreement.

20 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
21 COMMISSIONERS OF THE OAKLAND PARK COMMUNITY
22 REDEVELOPMENT AGENCY THAT:

24 **SECTION 1.** The foregoing "WHEREAS" clauses are true and correct and
25 hereby ratified and confirmed by the Board of Commissioners of the Oakland Park
26 Redevelopment Agency. All exhibits attached hereto are hereby incorporated herein.

SECTION 2. That the Board of Commissioners of the Community Redevelopment Agency hereby approves and authorizes the award of up to \$40,000.00 to C&M Collective LLC, d/b/a Pure Green, under the Sky Building Job Creation Incentive Pilot Program, subject to the terms and conditions outlined in the program guidelines and grant agreement.

34 **SECTION 3.** The appropriate CRA officials are authorized and directed to
35 execute the necessary documents to comply with this Resolution.

37 **SECTION 4.** All Resolutions or parts of Resolutions in conflict herewith, be
38 and the same are repealed to the extent of such conflict.

SECTION 5. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered eliminated and will in no way affect the validity of the other provisions of this Resolution.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

ADOPTED by the Board of Commissioners of the Oakland Park Community Redevelopment Agency this 9th day of September, 2026.

OAKLAND PARK COMMUNITY
REDEVELOPMENT AGENCY

STEVEN R. ARNST, BOARD CHAIR

ATTEST:

RENEE M. SHROUT, CMC CRA CLERK

This Instrument Prepared By and Return To:
Donald J. Doody, Esquire
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308

**OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY
SKY BUILDING JOB CREATION INCENTIVE PILOT PROGRAM
GRANT AGREEMENT**

THIS OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY SKY BUILDING JOB CREATION INCENTIVE PROGRAM GRANT AGREEMENT (the "Agreement") is made and entered into this _____ by and between the OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes, with an address of 1100 Park Lane East, Oakland Park, FL 33334 (the "CRA"), and C&M Collective LLC d/b/a Pure Green with an address of 3875 N. Dixie Highway, Oakland Park, FL 33334 (the "GRANTEE").

WITNESSETH:

WHEREAS, the CRA undertakes activities for redevelopment and to remedy blight in the Community Redevelopment Areas of the City of OAKLAND PARK; and

WHEREAS, the GRANTEE has as a primary goal of commercial reinvestment, development, revitalization and economic and social development in the City; and

WHEREAS, in furtherance of its goals, the CRA adopted Redevelopment Incentive Programs to provide grants to eligible recipients;

WHEREAS, the CRA wishes to enter into an agreement with the GRANTEE to provide a grant for employment creation and to define the relationship between the parties; and

WHEREAS, on September 9, 2026, the CRA Board of Directors approved a resolution authorizing and approving the Job Creation Incentive Pilot Program Grant application submitted by GRANTEE;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the value of which is hereby acknowledged by both parties, the parties agree as follows.

SECTION 1. RECITALS

The recitals set forth above are incorporated herein and made a part of this Agreement.

SECTION 2. THE PROPERTY

- 2.1 The Property is leased by GRANTEE. The property is located at 3875 N. Dixie Highway, Oakland Park, FL 33334, legally described as:

23-49-42 POR DESC AS BEG AT INT E R/W/L OF NW 11 AVE & N R/W/L OF NE 38 ST,N 291.28,E 34.29,SELY 21.77, SE 6.91,SE 126.44,SELY 7.59,SELY 132.46,SELY 62.32,S 12.28,W

- 2.2 GRANTEE has provided a lease agreement for the Property and the status of the business, satisfactory to CRA.

SECTION 3. THE GRANT

- 3.1 The CRA hereby awards GRANTEE a sum not to exceed Forty Thousand Dollars (\$40,000) (the "Grant"). The amount will be paid out in eight quarterly installments that reflect actual quarterly payroll expenses, not to exceed Five Thousand Dollars (\$5,000). GRANTEE must submit a quarterly payroll report and other documentation as requested, in the CRA's sole discretion, to demonstrate that their payroll expenses for the quarter meet or exceed the grant amount they are scheduled to receive quarterly. The funds will be disbursed at the end of each quarter on a first-come, first-serve basis until total eligible funding for the business is exhausted.
- 3.2 The CRA's obligation is limited to awarding the Grant. The CRA does not assume any liability for GRANTEE'S personnel decisions, business decisions or policies including, but not limited to, the hiring of staff, paying of staff salaries or the expenditure of overhead costs.
- 3.3 Changes in the terms of this Grant may be approved, in writing, by the City Administrator or CRA's Executive Director during the Term of this Agreement. Requests for change must be in writing by the GRANTEE to the CRA Executive Director.
- 3.4 As security for GRANTEE'S performance hereunder, GRANTEE shall, at the discretion of the CRA's Executive Director, execute a Personal Guaranty in favor of CRA. These documents, along with this Agreement, constitute the "Grant Documents". The Grant Documents shall be cancelled upon full compliance with the terms of said documents by GRANTEE.
- 3.5 All disbursements of the Grant proceeds shall be made on a reimbursement basis at the end of each quarter a first come, first serve basis until total eligible finding for the business is exhausted, according to the program guidelines and application incorporated herein by reference as composite Exhibit "A". Grant funds may be disbursed based on payroll expenses and are subject to the CRA's receipt of documentation establishing prior payment by the GRANTEE of employee payroll.

Documentation includes, but is not limited to, quarterly completed Form 941; Progress reports detailing job creation status, employee retention, and financial expenditures; payroll journals for each quarter and supporting documentation to verify payroll is for Sky Building location only; and such other documents as the CRA may require in its sole discretion. Requests for reimbursement must be submitted to the CRA Executive Director and shall include a letter summarizing the funding request. Disbursements of the Grant proceed shall be made on a reimbursement basis in accordance with the amount the business is eligible for and actual quarterly payroll expenses.

SECTION 4. INSURANCE

4.1 The Grant awarded to GRANTEE is subject to the following Insurance requirements:

- 4.1.1 The CRA's receipt of an original certificate of insurance for the following forms of insurance and the CRA shall be named as an additional insured.
- 4.1.2 Worker's Compensation insurance for all employees of the GRANTEE, as required by Chapter 440, Florida Statutes, as may be amended from time to time.
- 4.1.3 Public Liability insurance annually in an amount not less than \$300,000.00 combined single limits per occurrence for bodily injury and property damage which lists the CRA as an additional insured.
- 4.1.4 The insurance coverage required must include those classifications listed in standard liability insurance manuals, which most nearly reflect the operations of the GRANTEE.
- 4.1.5 Companies issuing all insurance policies required above must be authorized to do business under the laws of the State of Florida, with the following qualifications:
- 4.1.6 The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida," issued by the State of Florida Department of Insurance and be a member of the Florida Guaranty Fund;
- 4.1.7 Certificates of Insurance must provide that the GRANTEE will make no material adverse change, cancellation, or non-renewal of coverage without thirty (30) days advance written notice to the CRA.

SECTION 5. SCOPE OF GRANT

- 5.1 Grantee shall receive funds provided in accordance with the complete Application package incorporated herein by reference as composite Exhibit "A".
- 5.2 Any amendments to composite Exhibit "A" desired by GRANTEE shall be submitted in writing to the CRA Executive Director. Amendment must be accompanied by written justification and must be approved by the CRA Executive Director in writing before the amendment becomes effective.

SECTION 6. EFFECTIVE DATE, TERM, COMMENCEMENT AND COMPLETION DATES

- 6.1 The "Effective Date" of this Agreement shall be the date of execution by the last of

the parties.

- 6.2 The Term of this Agreement shall commence with the Effective Date and terminate upon receipt of the GRANTEE of the full amount of the Grant, unless sooner terminated as provided, herein.
- 6.3 GRANTEE shall secure a Certificate of Occupancy for their leased units within 365 days following the approval by the CRA Board. Additionally, the GRANTEE must submit their Business Tax Receipt to the CRA Office within the same timeframe. If GRANTEE is unable to meet these requirements within 365 days, GRANTEE may request an extension from the CRA Executive Director. This extension shall not exceed 90 days. Requests for extensions beyond 90 days require approval from the CRA Board.

SECTION 7. RECORDS.

- 7.1 INSPECTION. All of GRANTEE'S books and records and documents related to the grant must be made available for inspection and/or audits by the CRA and any other organization conducting reviews for the CRA upon 24-hour notice throughout the Term of this Agreement. In addition, GRANTEE must retain all records related to the grant in proper order for at least three (3) years following the expiration of the Agreement. The CRA shall have access to such records, for the purpose of inspection or audit during the three (3)-year period. This Section shall survive the expiration of this Agreement.

SECTION 8. SPECIAL CONDITIONS

- 8.1 CESSATION OF BUSINESS. In the event the GRANTEE ceases to operate its business at the Property for ten (10) consecutive calendar days during the three years from the date its Business Tax Receipt was issued, GRANTEE shall repay the full amount of the grant monies paid by the CRA and any portion of the Grant shall be retained by the CRA. The determination that GRANTEE has ceased to operate its business at the Property shall be made in the CRA's sole discretion. Additionally, cessation of the GRANTEE's business for ten (10) consecutive calendar days constitutes an event of default for which all other default provisions of this Agreement shall apply including, but not limited to, those provided in Section 9 below. This provision shall survive termination or expiration of this agreement.
- 8.2 MATERIAL CHANGE OF CIRCUMSTANCES. GRANTEE shall immediately notify the CRA of any material change of circumstances of the GRANTEE. For the purpose hereof, material change of circumstances shall include, but not be limited to, the failure of the GRANTEE to, failure to fulfill the terms of this agreement or the other Grant Documents, cessation of the business or occupancy of the property, voluntary or involuntary bankruptcy or an assignment for the benefit of creditors. A material change of circumstances shall constitute a default under this Agreement for which the CRA shall have the right to pursue any remedy provided in this agreement or the other Grant Documents, or by law or in equity.
- 8.3 ASSIGNMENT. GRANTEE shall not assign, transfer, or otherwise dispose of any of its rights or obligations under this Agreement without prior written consent of the CRA.
- 8.4 RULES, REGULATIONS AND LICENSING REQUIREMENTS. GRANTEE and its staff must possess the licenses and permits required to conduct its affairs,

including federal, state, city and county. In addition, GRANTEE shall comply with all, laws, ordinances and regulations including, but not limited to, labor and employment, conflicts of interest, building, zoning, land and property use regulations.

- 8.5 PERSONNEL. GRANTEE shall notify the CRA of all changes in personnel within five (5) working days of the change. All personnel of the GRANTEE are solely employees of the GRANTEE and not employees or agents of the CRA.
- 8.6 INDEMNIFICATION. GRANTEE shall indemnify and hold harmless the CRA and the City of OAKLAND PARK, Florida, and their Board or Commission members, employees or agents from any claims, liability, losses and causes of action that may arise out any activity related to this Agreement or GRANTEE'S use of the funds. GRANTEE will pay all claims and losses of any nature related to this Agreement or GRANTEE'S use of the funds, and will defend all suits, in the name of the CRA when applicable, and will pay all costs and judgments that may issue from it, except those caused by the sole negligence of CRA employees or officers. The GRANTEE recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of good and valuable consideration provided by the CRA in support of the obligation in accordance with the laws of the State of Florida. Nothing herein shall be construed to waive any of the CRA's rights set forth in Section 768.28, Florida Statutes. This paragraph shall survive the termination of this Agreement. Nothing contained in this Agreement shall be deemed a waiver of sovereign immunity by the CRA.
- 8.7 NOTICES. All notices required in this Agreement if sent to the CRA shall be mailed to:

Oakland Park Community Redevelopment Agency
1100 Park Lane East
OAKLAND PARK, Florida 33334
Attn: Executive Director

And to:

Donald J. Doody, Esq.
Goren, Cherof, Doody & Ezrol, P.A.
3099 E. Commercial Blvd., Suite 200
Fort Lauderdale, FL 33308

All written notices if sent to the GRANTEE shall be mailed to:

C&M Collective LLC
2897 SW 129th Way
Miramar, FL, 33027 Attn: Cesar Murillo, Manager

- 8.8 NONDISCRIMINATION. GRANTEE represents and warrants to the CRA that GRANTEE does not and will not engage in discriminatory practices and that there shall be no discrimination in connection with GRANTEE'S performance under this Agreement on account of race, gender, religion, color, age, disability, national origin, marital status, familial status, sexual orientation or political affiliation. GRANTEE further covenants that no otherwise qualified individual shall, solely by reason of his/her race, color, sex, religion, age, handicap, marital status or national origin, be excluded from participation in, be denied services, or be subject to discrimination under any provision of this Agreement.
- 8.9 ADA REQUIREMENTS. GRANTEE must meet all the requirements of the Americans With Disabilities Act (ADA), which includes posting a notice informing GRANTEE'S employees that they can file any complaints of ADA violations directly with the Equal Employment Opportunity Commission (EEOC), One Northeast First Street, Sixth Floor, Miami, Florida 33132.
- 8.10 INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, the GRANTEE shall be and act as an independent contractor. At no time shall GRANTEE be considered an employee, agent or partner of the CRA.
- 8.11 COSTS. GRANTEE shall obtain and pay for all permits, licenses, federal, state and local taxes chargeable to its operation.
- 8.12 ENTIRE AGREEMENT. This Agreement expresses the entire agreement of the parties and no party shall be bound by any promises or representations, verbal or written, made prior to the date hereof which are not incorporated herein.
- 8.13 MODIFICATION. This Agreement may not be modified, except in writing signed by all parties hereto.
- 8.14 GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and all legal actions necessary to enforce the Agreement shall be held in Broward County, Florida, or if Federal said action shall be brought in the Southern District of Florida. If any legal action or other proceeding is brought for the enforcement of this Agreement, the successful prevailing party or parties shall be entitled to recover reasonable attorneys' fees and court costs.
- 8.15 WAIVER OR BREACH. It is hereby agreed by the parties that no waiver or breach of any of the covenants or provisions of this Agreement shall be construed to be a waiver of any succeeding breach of the same or any covenant.
- 8.16 PLEDGES OF CREDIT. GRANTEE shall not pledge the CRA's credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien or any form of indebtedness.
- 8.17 SEVERABILITY. If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provision, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

- 8.18 SUCCESSORS AND ASSIGNS. The GRANTEE binds itself and its partners, successors, executors, administrators and assigns to the CRA, in respect to all covenants of this Agreement. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the CRA which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CRA and the GRANTEE.
- 8.19 AGENTS. Should a GRANTEE choose to engage the services of an agent (individual or company) to assist/represent applicant in this aspect of the process, the expenses for the agent's service will be borne by the GRANTEE. Such expenses are not reimbursable under the terms of any of the CRA's incentive programs. The CRA hereby represents and warrants that the CRA has dealt with no Agent and GRANTEE agrees to hold CRA harmless from any claim or demand for commissions made by or on behalf of any agent or representative of GRANTEE in connection with this application for improvements to GRANTEE'S property.

SECTION 9. DEFAULT AND REMEDIES.

- 9.1 GRANTEE'S DEFAULT. GRANTEE'S failure to comply with any of the provisions of this Agreement shall constitute a default upon the occurrence of which the CRA may, in its sole discretion, (i) withhold, temporarily or permanently, all, or any unpaid portion of the grant upon giving written notice to GRANTEE, and/or (ii) terminate this Agreement and demand a full refund of the Grant. Upon default as provided herein, the CRA shall have no further obligations to GRANTEE under this Agreement.
- 9.2 REPAYMENT OF FUNDS. GRANTEE shall repay the CRA for all unauthorized, illegal or unlawful expenditure of funds, including unlawful and/or illegal expenditures discovered after the expiration or termination of this Agreement. GRANTEE shall also reimburse the CRA in the event of default hereunder, in the event any funds are lost or stolen, if payroll expenses were not completed as provided in the Sky Building Job Creation Pilot Program Guidelines or the business is permanently closed at the Sky Building during the term of this agreement. Any portion of the grant which is to be repaid to the CRA shall be paid by delivering a cashier's check for the total amount due, payable to the OAKLAND PARK Community Redevelopment Agency, within thirty (30) days of the CRA'S demand therefore.
- 9.3 TERMINATION OF THIS AGREEMENT. The CRA may terminate this Agreement with or without cause or for its convenience. Termination of this Agreement by the CRA shall relieve the CRA of any further obligations hereunder. Such termination shall not release GRANTEE from its obligations under this Agreement including, but not limited to, obligations relating to the completion of activities funded while the Agreement was in effect but not completed prior to the date of termination, or repayment of any funds GRANTEE is obligated to repay.
- 9.4 LIMITATION ON RIGHTS AND REMEDIES. Nothing contained herein shall be construed as limiting or waiving any rights of the CRA to pursue any remedy which may be available to it in law or in equity. Nothing contained herein shall act as a limitation of the CRA's rights in the event that GRANTEE fails to comply with the

terms of this Agreement.

- 9.5 CRA'S DEFAULT. In the event the CRA fails to comply with the terms of this Agreement, GRANTEE shall provide the CRA with notice detailing the nature of the default, whereupon the CRA shall have thirty (30) days within which to initiate corrective actions and ninety (90) days within which to cure the default. Should the CRA fail to cure the default, GRANTEE'S sole remedy is to terminate this Agreement. The effective date of any such termination shall be the date of the notice of termination given by GRANTEE to the CRA.

SECTION 10. PUBLIC RECORDS

The City of Oakland Park Community Redevelopment Agency is a public agency subject to Chapter 119, Florida Statutes. The GRANTEE shall comply with Florida's Public Records Law. Specifically, the GRANTEE shall:

1. Keep and maintain public records that ordinarily and necessarily would be required by the CRA in order to perform the service;
2. Upon request from the agency's custodian of public records, provide the CRA 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 this chapter or as otherwise provided by law
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the GRANTEE does not transfer the records to the CRA.
4. Upon completion of the contract, transfer, at no cost, to the CRA all public records in possession of the GRANTEE or keep and maintain public records required by the CRA to perform the service. If the GRANTEE transfers all public records to the CRA upon completion of the contract, the GRANTEE shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the GRANTEE keeps and maintains public records upon completion of the contract, the GRANTEE shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the CRA.

The failure of GRANTEE to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the CRA shall enforce the Default in accordance with the provisions set forth in Section 9.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT

**Renee M. Shrout, CMC City Clerk
City of Oakland Park
1100 Park Lane East
Oakland Park, FL 33334
954-630-4298
renees@oaklandparkfl.gov**

SECTION 11. PREVAILING PARTY

If any legal action or other proceedings is brought for a breach of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and other costs incurred in bringing such action or proceeding, including appeals, in addition to any other relief to which such party may be entitled.

SECTION 12. AVAILABILITY OF FUNDS

The CRA's obligation to pay the Grant under this Agreement is contingent upon the CRA receiving any necessary and satisfactory documentation from the GRANTEE, in the CRA's sole discretion, and the availability of funds under the CRA's Sky Building Job Creation Pilot Program.

IN WITNESS WHEREOF, the undersigned parties have signed this Agreement on the dates indicated below.

WITNESSES:

[Signature]

Print Name: Jennifer Murillo

Address: 2897 SW 129th
Way, Hiram, FL, 33027

Print Name: Ledys Alvarez

Address: 3375 West 76 St
Hialeah FL 33018

GRANTEE:

C&M Collective LLC d/b/a Pure **Green**

By: [Signature]

Print Name: Cesar Murillo

Title: Managing Member

Date: 08/25/2026

By: [Signature]

Print Name: Michael Hernandez

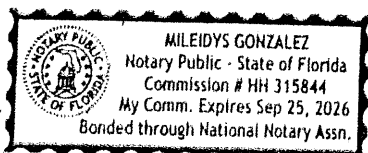
Title: Managing Member

Date: 08/25/2026

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of 08, 2026, by Michael Hernandez. He is personally known to me or who has produced Driver License (type of identification) as identification.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Mileidys Gonzalez
(Name of Acknowledger Typed, Printed or Stamped)

HH 315844

Commission Number

Signed, Sealed and Witnessed
In the Presence of:

**OAKLAND PARK COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

Address: _____

By: _____
David Hebert, Executive Director

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day
of _____, 2026, by David Hebert, Executive Director, Oakland
Park Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

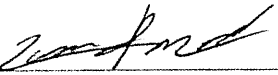
NOTARY PUBLIC, STATE OF FLORIDA

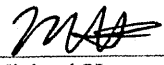
(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

PERSONAL GUARANTY OF GRANTEE OBLIGATIONS

In consideration of and as an inducement to the CRA to enter into the Sky Building Job Creation Pilot Program Grant Agreement between the CRA and C&M Collective LLC d/b/a Pure Green ("Grantee") ("Grant Agreement"), in reliance on this guaranty, **Cesar Murillo, individually and Michael Hernandez, individually ("Guarantors")**, jointly and severally unconditionally guarantee the due and punctual payment of any obligations of the Grantee under the Grant Agreement, if any, and all other sums due (including interest and penalties) to the CRA pursuant to the Grant Agreement, the performance by Grantee of all the terms, conditions, covenants and agreements of the Grant Agreement, and Guarantors jointly and severally agree to pay all of the CRA's costs, expenses and reasonable attorney's fees incurred in enforcing the covenants and agreements of the Grantee in the Grant Agreement or incurred by the CRA in enforcing this guaranty.


Cesar Murillo, Individually


Michael Hernandez, Individually

CERTIFICATION PURSUANT TO FLORIDA STATUTE § 287.135

I, Cesar Morillo, Manager, on behalf of CJM Collective LLC d/b/a Pure Green
Print Name and Title Company Name

certify that CJM Collective LLC d/b/a Pure Green does not:
Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The City shall provide notice, in writing, to the GRANTEE of the City's determination concerning the false certification. The GRANTEE shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the GRANTEE does not demonstrate that the City's determination of false certification was made in error then the City shall have the right to terminate the contract and seek civil remedies pursuant to Florida Statute § 287.135.

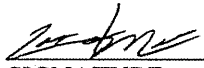
Section 287.135, Florida Statutes, prohibits the City from:

- 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and

2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria.

As the person authorized to sign on behalf of the GRANTEE, I hereby certify that the company identified above in the section entitled "GRANTEE Name" does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the City for goods or services may be terminated at the option of the City if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

C7M Collective LLC d/b/a Pure Green
COMPANY NAME


SIGNATURE

Cesar Munillo
PRINT NAME

Managing Member
TITLE

EXHIBIT A
PROGRAM GUIDELINES AND APPLICATION

Program Overview

Completed by murillo.cesar1096@gmail.com on 6/29/2026 8:18 PM

Case Id: 30487

Name: Pure Green Oakland Park - 2025

Address: 17475 NW 91st ct , Hialeah, FL 33018

Program Overview

Please provide the following information.



SKY BUILDING JOB CREATION INCENTIVE PILOT PROGRAM

I. CRA Program Goals:

The City of Oakland Park and NR Investments entered into a development agreement for the Construction of the Sky Building. As a part of that Agreement the Oakland Park Community Redevelopment Agency (OPCRA) agreed to allocate funding to incentivize the creation of jobs and private investment in the Sky Building commercial spaces. Based on the viability of the program, the OPCRA in its own sole discretion may allocate additional funding to the program to ensure funding is available for the full activation of all spaces.

Funds available under the Sky Building Job Creation Incentive Pilot Program are meant to stimulate local economic growth by encouraging small businesses within the Sky Building to create new jobs through financial incentives. Funds are provided to eligible business owners in the form of a grant that is released to the business on a quarterly basis based on incurred payroll expenses to help businesses during the critical first two years of operation and promote their long-term success and stability.

Businesses may start submitting applications as of October 1st, 2024. This pilot program sunsets December 31, 2029, unless extended by the CRA Board.

Projects funded under this program should align with the following goals:

- Creates jobs.
- Improves the economic condition in the surrounding community.
- Boost the local economy by supporting small businesses and increasing consumer spending.

Printed By: Lorena Ledesma on 7/30/2026

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- Encourage local hiring and support job creation in retail and culinary sectors.
- Promote stronger connections between businesses and the local community.
- Improves downtown activation by providing commercial uses that create a vibrant daytime and/ or nighttime customer base that will also support other downtown businesses.
- Supports the opening of a new business in the CRA.
- Expands the operations of an existing business within the CRA.
- Supports the relocation of an existing business within the CRA.

II. Eligibility Criteria

The **Sky Building Job Creation Incentive Pilot Program** is designed to strategically attract businesses and expand existing businesses within the Oakland Park CRA, as well as activate the Downtown area, while increasing the number of jobs in the community. This objective is achieved by encouraging businesses within the Sky Building to create new jobs through financial incentives and support. Applicants will be subject to the following criteria:

- Must be a commercial, for-profit business. Live-work units are not eligible for the program
- The CRA Board may review and approve applications from new businesses under the condition that, within 365 days of Board approval, the applicant will obtain their Certificate of Occupancy and submit their Business Tax Receipt to the CRA Office
- An expanding business must have a valid City of Oakland Park business tax receipt (BTR) and may not have any pending City fees or fines or be involved in any litigation with the City of Oakland Park.
- The business must create at least one (1) new full time equivalent position (other than the owner, principal or its equivalent) within 30 days of receiving their Business Tax Receipt.
- Businesses seeking funding must submit a quarterly payroll report and other requested documentation to demonstrate that their payroll expenses for the quarter meet or exceed the scheduled grant amount, as outlined in Tables 1 and 2. The grant will be paid out in eight consecutive quarterly installments based on actual quarterly costs, not exceeding the amounts shown in the tables, and subject to funding availability.
- The funds will be disbursed at the end of each quarter. Maximum grant amounts are as follows:
 - **Non-Culinary Arts Uses** may be awarded up to \$32,000, payable over two years. The CRA will award additional funding to incentivize eligible businesses if the owner enters a lease for multiple retail spaces as defined in Exhibit A, with a maximum award not to exceed \$80,000. See Table 1 for breakdown.
 - **Culinary Art Uses** may be awarded up to \$40,000, payable over two years. The CRA will award additional funding to incentivize eligible culinary uses if the owner enters a lease for multiple retail spaces as defined in Exhibit A, with a maximum award not to exceed \$96,000. See Table 2 for breakdown.

Table 1: Non-Culinary Arts Uses Funding Thresholds

Non-Culinary Use Max Grant Award for one retail space (per exhibit A)	\$32,000
Year 1, Quarter 1	\$4,000
Year 1, Quarter 2	\$4,000
Year 1, Quarter 3	\$4,000
Year 1, Quarter 4	\$4,000
Year 2, Quarter 1	\$4,000
Year 2, Quarter 2	\$4,000
Year 2, Quarter 3	\$4,000
Year 3, Quarter 4	\$4,000
Non-Culinary Use Max Grant Award for two retail spaces (per exhibit A)	\$56,000
Year 1, Quarter 1	\$7,000
Year 1, Quarter 2	\$7,000
Year 1, Quarter 3	\$7,000
Year 1, Quarter 4	\$7,000
Year 2, Quarter 1	\$7,000
Year 2, Quarter 2	\$7,000
Year 2, Quarter 3	\$7,000
Year 3, Quarter 4	\$7,000
Non-Culinary Use Max Grant Award for three or more retail spaces (per exhibit A)	\$80,000
Year 1, Quarter 1	\$10,000
Year 1, Quarter 2	\$10,000
Year 1, Quarter 3	\$10,000
Year 1, Quarter 4	\$10,000
Year 2, Quarter 1	\$10,000
Year 2, Quarter 2	\$10,000
Year 2, Quarter 3	\$10,000
Year 3, Quarter 4	\$10,000

**** Applications submitted and approved in the middle of a quarter w**

Table 2: Culinary Arts Uses Funding Thresholds

Culinary Use Max Grant Award for one retail space (per exhibit A)	\$40,000
Year 1, Quarter 1	\$5,000
Year 1, Quarter 2	\$5,000
Year 1, Quarter 3	\$5,000
Year 1, Quarter 4	\$5,000
Year 2, Quarter 1	\$5,000
Year 2, Quarter 2	\$5,000
Year 2, Quarter 3	\$5,000
Year 3, Quarter 4	\$5,000
Culinary Use Max Grant Award for two <u>retail</u> spaces (per exhibit A)	\$72,000
Year 1, Quarter 1	\$9,000
Year 1, Quarter 2	\$9,000
Year 1, Quarter 3	\$9,000
Year 1, Quarter 4	\$9,000
Year 2, Quarter 1	\$9,000
Year 2, Quarter 2	\$9,000
Year 2, Quarter 3	\$9,000
Year 3, Quarter 4	\$9,000
Culinary Use Max Grant Award for three or more retail spaces (per exhibit A)	\$96,000
Year 1, Quarter 1	\$12,000
Year 1, Quarter 2	\$12,000
Year 1, Quarter 3	\$12,000
Year 1, Quarter 4	\$12,000
Year 2, Quarter 1	\$12,000
Year 2, Quarter 2	\$12,000
Year 2, Quarter 3	\$12,000
Year 3, Quarter 4	\$12,000

***** Applications submitted and approved in the middle of a quarter w***

Ex 1: A Non-Culinary business applies for a grant of \$32,000. With \$4,500 in verified and eligible payroll expenses during the first quarter of the year, the CRA will disburse \$4,000 in grant funding.

Ex 2: A Culinary Arts Business with two retail spaces applies for a grant of \$72,000. With \$7,000 in verified and eligible payroll expenses during the first quarter of the year, the CRA will disburse \$7,000 in grant funding.

- No more than one grant shall be awarded to the same business entity within a three-year period.
- The CRA reserves the right to deny applications for uses that do not align with the CRA's program goals.
- CRA reserves the right to award less funding than requested by the applicant.

III. Required Documentation

Every online application package must include the following items before it will be processed and considered. OPCRA reserves the right to deny any applicant who does not provide the required documentation.

- The last 3 years of financials.
 - P & L statement, or
 - Tax returns for past two years
 - (For new businesses, minimum 3-year projected financials, credit report and resumes of principals can be substituted.)
- Completed IRS W-9 Form (Form W-9). Form must be signed and dated. Electronic Signatures will NOT be accepted. The name of the business on the W-9 must match the business name in Sunbiz, on this application, and on the current Oakland Park tax receipt
- Active State of Florida Business registration (Sunbiz documents)
- Owner/Authorized Applicant Photo ID such as Driver's License, State ID or passport. Name on ID must match owner(s) on the W-9 and Sunbiz;
- Current Oakland Park Business License (for existing businesses).
- Executive Summary, including a narrative describing the business, ownership structure and/or organizational chart, its operations, amount of investment in the new location, and business principles.
- Detailed plan outlining expected job creation numbers, types of jobs, and business growth projections.
- Copy of proposed or executed multi-year lease with a minimum of three years remaining on the lease at the time of CRA Board approval.
- The CRA reserves the right to request additional supporting documentation as needed.

IV. Grant Award Criteria

The following are items that CRA Staff will review to make a determination of grant recommendation. The CRA reserves the right to request additional or clarifying information based upon review of the initial application package.

- Sound Financial Standing
 - Applicant's P & L statements should show (if applicable):
 - A steady increase in revenue.
 - Expenses that remain flat, or in-line with revenue growth.
 - A low debt to asset ratio
 - Positive long term growth year over year

Printed By: Lorena Ledesma on 7/30/2026

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- Compliance with Local Government Requirements (as applicable)
 - Business must be current on their taxes and Business Tax Receipt (and Certificate of Use)
 - Business must not have open Code Violation cases or outstanding Code lines, or outstanding City of Oakland Park Utility bills.
- Job creation or retention
 - Applicants must state the number of new jobs being created or retained with the support of the grant that will be at the Sky Building location.
- The value of private resources invested.
- The beneficial impact the business will have on the surrounding area. Does the project:
 - Improve culinary and/or merchandise mix.
 - Activate the Downtown.
 - Have the potential to spur additional development and private investment.
 - Create Jobs.
 - Support the expansion or relocation of an existing Oakland Park business into the CRA.
 - Support the opening of a new business in the CRA.

V. Funding & Application Process:

Application Process:

1. The Business(es) will be required to complete an online grant application with all required documentation uploaded to the City's portal. Include financial statements, tax returns for the past two years, and proof of good standing.
2. Business Incentive Program Application review will be done by the CRA staff or third-party consultant. Applications deemed viable for approval will be advanced to CRA Board of Directors, supported by Staff recommendation. Prior to the application being formally placed on the CRA Board of Directors Meeting Agenda, the applicant will be required to review the Grant Agreement.
Applicants will be required to fully execute all CRA grant agreements before the item is placed on the Board agenda.
3. Once the Grant Agreement is executed by the CRA, Grant funds will be disbursed to business on a reimbursement basis. The business may seek reimbursement at the end of each quarter for the portion of funding due per quarter.

VI. Reporting

Reports and supporting documentation must be in the form and format specified by the CRA.

1. Payroll Reports:

- Proof of employee count: Must provide a quarterly Form 941 (Taxpayer ID on these documents must match both W-9 and Sunbiz).
- Progress reports detailing job creation status, employee retention, and financial expenditures.
- Payroll journals for each quarter and supporting documentation to verify payroll is for Sky Building location only.

2. **Proof of No Outstanding Claims:** Provide an estoppel letter signed by the landlord certifying that tenant is in compliance with all terms of lease agreement.
3. **Site Visits:** Periodic site visits by program administrators to provide additional support if needed.
4. **Final Report:** A comprehensive report at the end of the 24-month period summarizing the impact of the incentive on job creation and business growth.

The CRA reserves the right to request additional supporting documentation as needed prior to the disbursement of any funds.

VII. Program Selection Criteria

Each criterion listed below that is met by the project is worth one point except for applicants who create greater than 5 jobs, which will be worth two points. **A minimum of four points** must be met to qualify - one of the points must be job creation- Staff will analyze the project and those that qualify and are recommended by staff will be presented to the CRA Board for approval.

Criteria Includes:

- Increases tax base.
- Improves culinary and or merchandise mix.
- Project is expected to create 1- 5 jobs.
- Project is expected to create 5+ jobs (**worth two points**)
- Project activates the Downtown by providing commercial uses that create a vibrant daytime and/ or nighttime customer base that will also support other downtown businesses
- Results in the reduction of store vacancies
- Possesses sound financial standing

The Sky Building Job Creation Incentive Pilot Program benefits are contingent upon funding availability and CRA Board approval and are not to be construed as an entitlement or right of a business owner or applicant.

Eligibility

Completed by murillo.cesar1096@gmail.com on 6/29/2026 8:19 PM

Case Id: 30487

Name: Pure Green Oakland Park - 2025

Address: 17475 NW 91st ct , Hialeah, FL 33018

Eligibility

Please provide the following information.

1. Is the business legally registered, fully licensed (as required by applicable law):

Yes

2. Is the property free of all County, municipal, liens and judgements, ad valorem taxes?

Yes

3. Are all Utility Payments up to date?

Yes

4. Does the business have an active city Business Tax Receipt? Please attach printed documentation from the city:

No

5. Is the business registered and active with the State of Florida Division of Corporations on SunBiz.Org ?

Yes



IF YOU ANSWERED "NO" TO ANY OF THE ABOVE QUESTIONS YOU MAY NOT BE ELIGIBLE FOR THE SKY BUILDING JOB CREATION PROGRAM

A. Contact Information

Completed by murillo.cesar1096@gmail.com on 6/29/2026 8:27 PM

Case Id: 30487

Name: Pure Green Oakland Park - 2025

Address: 17475 NW 91st ct , Hialeah, FL 33018

A. Contact Information

Please provide the following information.

A.1. Legal Name of Business:

C&M Collective LLC

A.2. Primary Contact First Name:

Cesar

A.3. Primary Contact Last Name:

Murillo

A.4. Primary Contact Phone Number:

(305) 793-4414

A.5. Primary Contact Email Address:

murillo.cesar1096@gmail.com

A.6. Fictitious Name, Trade Name, DBA, or Disregarded

Entity Name (if any):

DBA Pure Green

A.7. Principal Business Address:

17475 NW 91st ct Hialeah, FL 33018

A.8. Date Business filed its registration with the State of Florida Division of Corporations as shown SUNBIZ.ORG:
03/26/2025

A.9. Address of Project Requesting Incentive:
3875 N Dixie hwy Oakland Park, FL 33334

A.10. Mailing Address for Grant Check if different:
2897 SW 129th way Miramar, FL 33027

B. Business Information

Case Id: 30487

Name: Pure Green Oakland Park - 2025

Address: 17475 NW 91st ct , Hialeah, FL 33018

Completed by murillo.cesar1096@gmail.com on 6/29/2026 8:37 PM

B. Business Information

Please provide the following information.

B.1. Does the Applicant Own the Property?

No

B.1a. If no, when will property be in control (own or long-term lease) of applicant?

B.2. Indicate the owning entity of the property (i.e. name on the property title):

Oakland Park Dixie LLC

B.3. Describe your business (product/service). Please be descriptive as possible:

Pure Green is a premium health-focused smoothie, acai bowl, cold-pressed juice, and super food café dedicated to making nutritious food convenient and accessible. Our menu features handcrafted smoothies, acai bowls, pitaya bowls, oatmeal, avocado toast, cold-pressed juices, wellness shots, and other nutrient-dense products made with high-quality ingredients. We focus on providing healthy meal and snack options for residents, professionals, fitness enthusiasts, and visitors seeking convenient, delicious, and functional nutrition. Through exceptional customer service and a welcoming environment, Pure Green aims to become a destination for healthy living within Downtown Oakland Park.

B.4. Describe your business operations:

Pure Green will operate as a fast-casual café offering dine-in, takeout, and third-party delivery services. Customers will order at the counter or through online ordering platforms, with products prepared fresh throughout the day by trained team members using standardized recipes and procedures. The business will employ a store manager, shift leaders, and team members to provide efficient service while maintaining the highest standards of food safety, cleanliness, and customer experience. The location will operate seven days per week and will actively participate in local marketing, community events, and partnerships with nearby businesses to support continued growth and customer engagement.

B.5. How do you plan to integrate your business within the community or describe your existing community partnership (i.e., non-profit, charity contributions, city event participation, local hiring, etc.)?

Pure Green is committed to becoming an active member of the Oakland Park community. We plan to prioritize hiring local residents and creating employment opportunities within the City. We intend to partner with nearby fitness centers, local businesses, schools, and community organizations to promote healthy lifestyles and wellness initiatives. We also plan to participate in City-sponsored events, grand opening celebrations, local festivals, charitable initiatives, and community fundraisers whenever possible. As a health-focused business located in the Sky Building, we believe we will contribute to increased pedestrian activity, support surrounding businesses, and help activate Downtown Oakland Park as a vibrant destination for residents and visitors alike.

B.6. Total Funding Request:

\$40,000.00

C. Required Documentation:

Completed by murillo.cesar1096@gmail.com on 7/15/2026 2:27 PM

Case Id: 30487

Name: Pure Green Oakland Park - 2025

Address: 17475 NW 91st ct , Hialeah, FL 33018

C. Required Documentation:

Please provide the following information.

Documentation



Lease Agreement: Proposed/executed lease with 3+ years remaining. *Required

FINAL PG LEASE ?.pdf



Executive Summary: Business narrative, ownership/organizational chart, investment, and principles. *Required

Pure Green Executive Summary.docx



Business License: Current Oakland Park Business License required for existing businesses.

****No files uploaded**



Photo ID: Owner/authorized applicant ID (Driver's License, State ID, or passport) matching W-9/Sunbiz

***Required**

Florida 2.pdf

IMG_2449.png



Sunbiz Registration: Active State of Florida business registration (Sunbiz Documents). *Required

Articles of Organization for LLC.pdf



IRS W-9 Form: Signed, dated, no e-signatures; business name must match Sunbiz, app, and tax receipt.

***Required**

W-9 llc.pdf



☒ **For new businesses: 3-year projections, credit report, and principal resumes. *Required**

projections by month.pdf

projections by yr.pdf

MH Resume (1).pdf

CM Resume (1).pdf

☐ **Last 3 years of financials: P&L statements or past 2 years' tax returns.**

***No files uploaded*

☒ **Job Creation Plan: Include job creation numbers, types, and business growth projections. *Required**

Pure Green Job Creation Plan.docx

☐ **Additional Docs: CRA may request further supporting documents if needed.**

***No files uploaded*

Submit

Completed by murillo.cesar1096@gmail.com on 7/15/2026 2:27 PM

Case Id: 30487

Name: Pure Green Oakland Park - 2025

Address: 17475 NW 91st ct , Hialeah, FL 33018

Submit

Please provide the following information.

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- Lease holders who close or relocate their businesses within twenty-four months of receiving grant funding **must repay the full amount.**
- Prior to consideration by the CRA Board, CRA will provide the applicant with a Grant Agreement for signature. Payroll expenses paid prior to approval by the CRA Board are not eligible for reimbursement.
- If deemed necessary, the Community Redevelopment Agency (CRA) reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to the partnership/ownership information with equity positions, business employment documentation, lease agreements, and any other documents provided by the applicant.



I have read completely and understand the program, including the application guidelines and grant reimbursement process.

Applicant Signature:

Cesar Murillo

Electronically signed by murillo.cesar1096@gmail.com on 7/15/2026 2:27 PM

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L25000146637
FILED 8:00 AM
March 26, 2025
Sec. Of State
fjeggleston

Article I

The name of the Limited Liability Company is:
C&M COLLECTIVE LLC

Article II

The street address of the principal office of the Limited Liability Company is:
17475 NW 91ST CT
HIALEAH, FL. US 33018

The mailing address of the Limited Liability Company is:
12501 SW 50TH ST
APT 409
MIRAMAR, FL. US 33027

Article III

The name and Florida street address of the registered agent is:
CESAR MURILLO
12501 SW 50TH ST
APT 409
MIRAMAR, FL. 33027

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CESAR MURILLO

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
CESAR MURILLO
12501 SW 50TH ST APT 409
MIRAMAR, FL. 33027 US

Title: MGR
MICHAEL HERNANDEZ
17475 NW 91ST CT
HIALEAH, FL. 33018 US

L25000146637
FILED 8:00 AM
March 26, 2025
Sec. Of State
fjeggleston

Article V

The effective date for this Limited Liability Company shall be:

03/21/2025

Signature of member or an authorized representative

Electronic Signature: CESAR MURILLO

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Cesar Murillo

Retail professional with 10+ years of experience in customer service and management. Skilled in operations, team leadership, and business growth. Now launching my entrepreneurial journey, leveraging expertise in customer experience and financial management

12501 sw 50th st apt 409,
Miramar, FL, 33027
(305) 793 4414
murillo.cesar1096@gmail.com

EXPERIENCE

CVS, Lauderhill — Store Manager

Nov 2023 - PRESENT

- Led daily store operations, managing a team of 8 employees to drive sales and customer satisfaction
- Oversee inventory, budgeting, and financial reporting, ensuring efficient cost control and profitability
- Implement customer service initiatives that improve retention and loyalty programs
- Trained and developed staff, enhancing team performance

CVS, Davie — Operations Manager

Feb 2022 - Nov 2023

EDUCATION

Florida Atlantic University, Boca Raton — Bachelors

Class of 2018

Bachelor of Science in Marketing, Minor in Digital Marketing

Broward College, Davie — Associates

Class of 2016

Major in Business Management

SKILLS

Customer service and relationship management

Team leadership and staff development

Sales growth and revenue optimization

Marketing and customer engagement strategies

AWARDS

Ranked top 10 in the company during my first year as CVS Store Manager

Ranked #1 multiple times during first year in NPS (Net Promoter Score)

Top 2 in sales % change in the district from last year

LANGUAGES

English, Spanish

Michael Hernandez

17475 NW 91 Ct,
Hialeah, FL, 33018
(305) 773 5912
Michaelhernandezv3@gmail.com

Certified Registered Behavioral Technician with over 2 years of experience supporting individuals with behavioral and developmental needs. Proficient in behavior analysis, client care, and team collaboration. Now embarking on my entrepreneurial path, utilizing my skills in patient support and program development to drive impactful solutions

EXPERIENCE

Witty Children & New Beginning Behavior Therapy Center — Registered Behavioral Technician

June 2023 - PRESENT

- Implement ABA therapy programs under the supervision of a Board-Certified Behavior Analyst
- Provide one-on-one therapy to clients with developmental disabilities
- Collect and accurately record data on client progress and behavior
- Conduct behavior assessments and assist in developing individualized treatment plans
- Maintain confidentiality of client information and adhere to ethical standards

Project Rock, Oakland — Front Desk Associate
Feb 2021- Oct 2021

United Auto Glass, Hialeah — Auto Glass technician assistant
July 2018- Mar 2020

EDUCATION

Barbara Goleman High School, Hialeah — High School Diploma
Class of 2019

SKILLS

Client support and therapeutic relationship building

Team coordination and staff training in behavioral techniques

Program improvement and outcome enhancement

Community outreach and engagement strategies

LANGUAGES

English, Spanish



Oakland Park, Florida

EXECUTIVE SUMMARY

Sky Building Job Creation Incentive Program

Applicant Entity	C&M Collective LLC (d/b/a Pure Green)
Ownership	Cesar Murillo (50%) and Michael Hernandez (50%)
Business Location	3875 N Dixie Highway, Oakland Park, FL 33334
Total Project Investment	Approximately \$356,249
Grant Request	\$40,000
Projected Opening	November 2026

Business Overview

Pure Green is a fast-casual healthy food and beverage concept offering fresh smoothies, juices, acai bowls, and wellness-focused food options. C&M Collective LLC, the entity formed by owners Cesar Murillo and Michael Hernandez, is opening a Pure Green location at 3875 N Dixie Highway in Oakland Park, Florida.

As lifelong South Florida residents and small business owners, we wanted to invest in a community that is growing and creating opportunities for local businesses. We believe Oakland Park is exactly that kind of place. Our goal is to build a business that people visit several times a week — not just for smoothies, but because they know they'll receive great service in a clean, welcoming environment.

Ownership Structure

Pure Green Oakland Park is owned and operated by C&M Collective LLC, with Cesar Murillo and Michael Hernandez each holding a 50% ownership interest. Both owners are directly involved in the project, from securing financing and permitting through buildout and day-to-day operations.

Why We Chose Oakland Park

We chose 3875 N Dixie Highway because it places Pure Green directly in a corridor that is actively redeveloping and gaining foot traffic from residents, professionals, and visitors. Oakland Park's ongoing revitalization, paired with the City's clear investment in supporting local businesses through the CRA, made this the right location and the right time to open.

Project Investment

Total project investment is approximately \$356,249, covering construction, equipment, furniture and fixtures, startup inventory, and permitting costs. A summary is below.

Category	Estimated Cost
Construction Costs	\$216,500.00
Equipment (KaTom Equipment)	\$65,617.38
Furniture & Fixtures	\$53,231.52
Startup Inventory	\$9,600.00
Permit Fees	\$11,300.00
Total Project Investment	\$356,248.90

Construction permits have been issued, a Notice of Commencement has been executed, and buildout is currently underway. We are requesting \$40,000 from the Sky Building Incentive Program to specifically help with payroll expenses and accelerate our ability to open, hire, and begin serving the Oakland Park community.

Community Impact

Pure Green is committed to being more than a place to grab a smoothie — we want to be an active part of the Oakland Park community. Specific commitments include:

- Hiring locally whenever possible, prioritizing Oakland Park and nearby residents.
- Partnering with nearby gyms and wellness studios on cross-promotions, events, and healthy-lifestyle initiatives.
- Participating in City of Oakland Park community events, including our own grand opening celebration.
- Offering accessible, healthy food and beverage options to residents, professionals, and visitors in the downtown district.
- Building Pure Green into a long-term, established business in Downtown Oakland Park — not a short-term storefront.

Business Principles

We run Pure Green on a simple set of principles: quality ingredients, genuine hospitality, and consistency. We believe that a clean, welcoming store and a well-trained, motivated team are what turn first-time customers into regulars — and regulars are what sustain a small business long after the grand opening signage comes down.

Conclusion

Pure Green represents a meaningful private investment in Downtown Oakland Park — approximately \$356,249 — at a location and moment when the City's redevelopment efforts and our own business goals are well aligned. We have already moved this project from concept to construction: permits are issued, a Notice of Commencement is executed, and buildout is underway toward an November 2026 opening.

We respectfully request the CRA Board's support of our \$40,000 grant application. We believe this investment will help us hire and train our team with more confidence, and contribute to the continued growth of Oakland Park's downtown business district for years to come.

Thank you for your consideration.



Oakland Park, Florida

JOB CREATION PLAN

Sky Building Job Creation Incentive Program

Applicant Entity	C&M Collective LLC (d/b/a Pure Green)
Business Location	3875 N Dixie Highway, Oakland Park, FL 33334
Projected Total Positions Created	Approximately 7
Projected Opening	November 2026

Hiring Plan

Cesar Murillo and Michael Hernandez, the owners of Pure Green Oakland Park, will work directly in the store during the initial launch period to control quality, train staff hands-on, and manage costs while the business establishes itself. As the business stabilizes and sales grow, the owners will shift into oversight roles and the team will expand to its full staffing plan.

Pure Green Oakland Park expects to create approximately seven (7) new local jobs over its first year of operation, in addition to the active involvement of both owners.

Organizational Chart

The organizational structure below reflects the team as it scales from opening through the first year:

Role	Reports To
Owners (Cesar Murillo & Michael Hernandez)	— (Ownership)
Store Manager (1) : Full-time, 30+ hrs/wk	Owners
Shift Leaders (2) : Full-time, 30+ hrs/wk	Store Manager
Team Members (4) : Part-time, 4-29 hrs/wk	Shift Leaders / Store Manager

Position Descriptions

Store Manager (1 position)

Oversees daily operations, staff scheduling, training, inventory management, and overall customer experience. Acts as the on-site lead once the owners transition out of daily shift work.

Shift Leaders (2 positions)

Supervise individual shifts, coach and support team members, maintain food and beverage quality standards, and ensure consistent customer service during peak and off-peak hours.

Team Members (4 positions)

Prepare smoothies, juices, and food items; assist customers at the counter and register; maintain a clean and organized store; and support daily opening and closing procedures.

Hiring Timeline

Timeframe	Hiring Activity
Pre-Opening (Sept–Oct 2026)	Post openings and begin interviewing for Store Manager and Shift Leader roles.
1 Month Before Opening (Oct 2026)	Finalize Store Manager and Shift Leader hires; begin onboarding and training.
Opening (Nov 2026)	Hire and train initial Team Members; owners work alongside staff on the floor.
Months 2–6	Add remaining Team Member positions as customer volume grows.
Months 6–12	Owners shift to oversight roles as the team reaches full staffing of approximately 7 positions.

Employee Development

All new hires will complete a structured onboarding program covering food safety, customer service standards, and Pure Green brand expectations. Shift Leaders and the Store Manager will receive additional training in scheduling, inventory, and team leadership, creating a clear internal path for advancement as the business grows.

Growth Projections

As sales build through the first year and into future years, we anticipate adding additional Team Member shifts and potentially a second Shift Leader rotation to support extended hours and increased customer volume, particularly as awareness of the store grows through community partnerships and repeat customers.

Community Hiring Commitment

- Priority consideration for Oakland Park and surrounding-area residents.
- Entry-level positions open to candidates with little to no prior food-service experience, paired with hands-on training.
- Participation in local hiring events and community job fairs where possible.
- A long-term commitment to growing our team alongside the growth of Downtown Oakland Park.



Sky Building Job Creation Incentive Pilot Program

SKY BUILDING JOB CREATION INCENTIVE PILOT PROGRAM

I. CRA Program Goals:

The City of Oakland Park and NR Investments entered into a development agreement for the Construction of the Sky Building. As a part of that Agreement the Oakland Park Community Redevelopment Agency (OPCRA) agreed to allocate funding to incentivize the creation of jobs and private investment in the Sky Building commercial spaces. Based on the viability of the program, the OPCRA in its own sole discretion may allocate additional funding to the program to ensure funding is available for the full activation of all spaces.

Funds available under the Sky Building Job Creation Incentive Pilot Program are meant to stimulate local economic growth by encouraging small businesses within the Sky Building to create new jobs through financial incentives. Funds are provided to eligible business owners in the form of a grant that is released to the business on a quarterly basis based on incurred payroll expenses to help businesses during the critical first two years of operation and promote their long-term success and stability.

Businesses may start submitting applications as of October 1st, 2024. This pilot program sunsets December 31, 2029, unless extended by the CRA Board.

Projects funded under this program should align with the following goals:

- **Creates jobs.**
- **Improves the economic condition in the surrounding community.**
- **Boost the local economy by supporting small businesses and increasing consumer spending.**
- **Encourage local hiring and support job creation in retail and culinary sectors.**
- **Promote stronger connections between businesses and the local community.**
- **Improves downtown activation by providing commercial uses that create a vibrant daytime and/ or nighttime customer base that will also support other downtown businesses.**
- **Supports the opening of a new business in the CRA.**
- **Expands the operations of an existing business within the CRA.**
- **Supports the relocation of an existing business within the CRA.**

II: Eligibility Criteria

The **Sky Building Job Creation Incentive Pilot Program** is designed to strategically attract businesses and expand existing businesses within the Oakland Park CRA, as well as activate the Downtown area, while increasing the number of jobs in the community. This objective is achieved by encouraging businesses within the Sky Building to create new jobs through financial incentives and support. Applicants will be subject to the following criteria:

- **Must be a commercial, for-profit business. Live-work units are not eligible for the program.**

- The CRA Board may review and approve applications from new businesses under the condition that, within 365 days of Board approval, the applicant will obtain their Certificate of Occupancy and submit their Business Tax Receipt to the CRA Office.
- An expanding business must have a valid City of Oakland Park business tax receipt (BTR) and may not have any pending City fees or fines or be involved in any litigation with the City of Oakland Park.
- The business must create at least one (1) new full time equivalent position (other than the owner, principal or its equivalent) within 30 days of receiving their Business Tax Receipt.
- Businesses seeking funding must submit a quarterly payroll report and other requested documentation to demonstrate that their payroll expenses for the quarter meet or exceed the scheduled grant amount, as outlined in Tables 1 and 2. The grant will be paid out in eight consecutive quarterly installments based on actual quarterly costs, not exceeding the amounts shown in the tables, and subject to funding availability.
- The funds will be disbursed at the end of each quarter. Maximum grant amounts are as follows:
 - ❖ **Non-Culinary Arts Uses** may be awarded up to \$32,000, payable over two years. The CRA will award additional funding to incentivize eligible businesses if the owner enters a lease for multiple retail spaces as defined in Exhibit A, with a maximum award not to exceed \$80,000. See Table 1 for breakdown.
 - ❖ **Culinary Art Uses** may be awarded up to \$40,000, payable over two years. The CRA will award additional funding to incentivize eligible culinary uses if the owner enters a lease for multiple retail spaces as defined in Exhibit A, with a maximum award not to exceed \$96,000. See Table 2 for breakdown.

Table 1: Non-Culinary Arts Uses Funding Thresholds

Non-Culinary Use Max Grant Award for one retail space (per exhibit A)	\$32,000
Year 1, Quarter 1	\$4,000
Year 1, Quarter 2	\$4,000
Year 1, Quarter 3	\$4,000
Year 1, Quarter 4	\$4,000
Year 2, Quarter 1	\$4,000
Year 2, Quarter 2	\$4,000
Year 2, Quarter 3	\$4,000
Year 3, Quarter 4	\$4,000
Non-Culinary Use Max Grant Award for two retail spaces (per exhibit A)	\$56,000
Year 1, Quarter 1	\$7,000
Year 1, Quarter 2	\$7,000
Year 1, Quarter 3	\$7,000
Year 1, Quarter 4	\$7,000
Year 2, Quarter 1	\$7,000

Year 2, Quarter 2	\$7,000
Year 2, Quarter 3	\$7,000
Year 3, Quarter 4	\$7,000
Non-Culinary Use Max Grant Award for three or more retail spaces (per exhibit A)	\$80,000
Year 1, Quarter 1	\$10,000
Year 1, Quarter 2	\$10,000
Year 1, Quarter 3	\$10,000
Year 1, Quarter 4	\$10,000
Year 2, Quarter 1	\$10,000
Year 2, Quarter 2	\$10,000
Year 2, Quarter 3	\$10,000
Year 3, Quarter 4	\$10,000
** Applications submitted and approved in the middle of a quarter will be prorated	

Table 2: Culinary Arts Uses Funding Thresholds

Culinary Use Max Grant Award for one retail space (per exhibit A)	\$40,000
Year 1, Quarter 1	\$5,000
Year 1, Quarter 2	\$5,000
Year 1, Quarter 3	\$5,000
Year 1, Quarter 4	\$5,000
Year 2, Quarter 1	\$5,000
Year 2, Quarter 2	\$5,000
Year 2, Quarter 3	\$5,000
Year 3, Quarter 4	\$5,000
Culinary Use Max Grant Award for two retail spaces (per exhibit A)	\$72,000
Year 1, Quarter 1	\$9,000
Year 1, Quarter 2	\$9,000
Year 1, Quarter 3	\$9,000
Year 1, Quarter 4	\$9,000
Year 2, Quarter 1	\$9,000
Year 2, Quarter 2	\$9,000
Year 2, Quarter 3	\$9,000
Year 3, Quarter 4	\$9,000
Culinary Use Max Grant Award for three or more retail spaces (per exhibit A)	\$96,000
Year 1, Quarter 1	\$12,000
Year 1, Quarter 2	\$12,000
Year 1, Quarter 3	\$12,000
Year 1, Quarter 4	\$12,000
Year 2, Quarter 1	\$12,000
Year 2, Quarter 2	\$12,000

Year 2, Quarter 3	\$12,000
Year 3, Quarter 4	\$12,000
** Applications submitted and approved in the middle of a quarter will be prorated	

Ex 1: A Non-Culinary business applies for a grant of \$32,000. With \$4,500 in verified and eligible payroll expenses during the first quarter of the year, the CRA will disburse \$4,000 in grant funding.

Ex 2: A Culinary Arts Business with two retail spaces applies for a grant of \$72,000. With \$7,000 in verified and eligible payroll expenses during the first quarter of the year, the CRA will disburse \$7,000 in grant funding.

- No more than one grant shall be awarded to the same business entity within a three-year period.
- The CRA reserves the right to deny applications for uses that do not align with the CRA's program goals.
- CRA reserves the right to award less funding than requested by the applicant.

III: Required Documentation:

Every online application package must include the following items before it will be processed and considered. OPCRA reserves the right to deny any applicant who does not provide the required documentation.

- The last 3 years of financials.
 - P & L statement, or
 - Tax returns for past two years
 - (For new businesses, minimum 3-year projected financials, credit report and resumes of principals can be substituted.)
- Completed IRS W-9 Form (Form W-9). Form must be signed and dated. Electronic Signatures will NOT be accepted. The name of the business on the W-9 must match the business name in Sunbiz, on this application, and on the current Oakland Park tax receipt
- Active State of Florida Business registration (Sunbiz documents)
- Owner/Authorized Applicant Photo ID such as Driver's License, State ID or passport. Name on ID must match owner(s) on the W-9 and Sunbiz;
- Current Oakland Park Business License (for existing businesses).
- Executive Summary, including a narrative describing the business, ownership structure and/or organizational chart, its operations, amount of investment in the new location, and business principles.

- Detailed plan outlining expected job creation numbers, types of jobs, and business growth projections.
- Copy of proposed or executed multi-year lease with a minimum of three years remaining on the lease at the time of CRA Board approval.
- The CRA reserves the right to request additional supporting documentation as needed.

VI: Grant Award Criteria

The following are items that CRA Staff will review to make a determination of grant recommendation. The CRA reserves the right to request additional or clarifying information based upon review of the initial application package.

✓ *Sound Financial Standing*

- Applicant's P & L statements should show (if applicable):
 - A steady increase in revenue.
 - Expenses that remain flat, or in-line with revenue growth.
 - A low debt to asset ratio
 - Positive long term growth year over year

✓ *Compliance with Local Government Requirements (as applicable)*

- Business must be current on their taxes and Business Tax Receipt (and Certificate of Use)
- Business must not have open Code Violation cases or outstanding Code lines, or outstanding City of Oakland Park Utility bills.

✓ *Job creation or retention*

- Applicants must state the number of new jobs being created or retained with the support of the grant that will be at the Sky Building location.

✓ *The value of private resources invested.*

✓ *The beneficial impact the business will have on the surrounding area.
Does the project:*

- Improve culinary and/or merchandise mix.
- Activate the Downtown.
- Have the potential to spur additional development and private investment.

- Create Jobs.
- Support the expansion or relocation of an existing Oakland Park business into the CRA.
- Support the opening of a new business in the CRA.

VII: Funding and Application Process

Application Process:

- 1) The Business(es) will be required to complete an online grant application with all required documentation uploaded to the City's portal. Include financial statements, tax returns for the past two years, and proof of good standing.
- 2) Business Incentive Program Application review will be done by the CRA staff or third-party consultant. Applications deemed viable for approval will be advanced to CRA Board of Directors, supported by Staff recommendation. Prior to the application being formally placed on the CRA Board of Directors Meeting Agenda, the applicant will be required to review the Grant Agreement. Applicants will be required to fully execute all CRA grant agreements before the item is placed on the Board agenda.
- 3) Once the Grant Agreement is executed by the CRA, Grant funds will be disbursed to business on a reimbursement basis. The business may seek reimbursement at the end of each quarter for the portion of funding due per quarter.

VIII: Reporting

Reports and supporting documentation must be in the form and format specified by the CRA.

1) Payroll Reports:

- a) Proof of employee count: Must provide a quarterly Form 941 (Taxpayer ID on these documents must match both W-9 and Sunbiz).
- b) Progress reports detailing job creation status, employee retention, and financial expenditures.
- c) Payroll journals for each quarter and supporting documentation to verify payroll is for Sky Building location only.

2) Proof of No Outstanding Claims: Provide an estoppel letter signed by the landlord certifying that tenant is in compliance with all terms of lease agreement.

3) Site Visits: Periodic site visits by program administrators to provide additional support if needed.

4) Final Report: A comprehensive report at the end of the 24-month period summarizing the impact of the incentive on job creation and business growth.

The CRA reserves the right to request additional supporting documentation as needed prior to the disbursement of any funds.

IX: Program Selection Criteria
--

Each criterion listed below that is met by the project is worth one point except for applicants who create greater than 5 jobs, which will be worth two points. **A minimum of four points** must be met to qualify - one of the points must be job creation- Staff will analyze the project and those that qualify and are recommended by staff will be presented to the CRA Board for approval.

Criteria Includes:

- ☐ Increases tax base.
- ☐ Improves culinary and or merchandise mix.
- ☐ Project is expected to create 1- 5 jobs.
- ☐ Project is expected to create 5+ jobs (**worth two points**)
- ☐ Project activates the Downtown by providing commercial uses that create a vibrant daytime and/ or nighttime customer base that will also support other downtown businesses
- ☐ Results in the reduction of store vacancies
- ☐ Possesses sound financial standing

The Sky Building Job Creation Incentive Pilot Program benefits are contingent upon funding availability and CRA Board approval and are not to be construed as an entitlement or right of a business owner or applicant.

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- Lease holders who close or relocate their businesses within twenty-four months of receiving grant funding **must repay the full amount.**
- Prior to consideration by the CRA Board, CRA will provide the applicant with a Grant Agreement for signature. Payroll expenses paid prior to approval by the CRA Board are not eligible for reimbursement.
- If deemed necessary, the Community Redevelopment Agency (CRA) reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to the partnership/ownership information with equity positions, business employment documentation, lease agreements, and any other documents provided by the applicant.

I have read completely and understand the program, including the application guidelines and grant reimbursement process.

Applicant Signature

Property Owner

Exhibit A

Sky Building – North



Sky Building- South

