

**The Opa-locka Community Redevelopment Agency**

**CRA BOARD MEETING MINUTES**

**September 26, 2018**

**6:00 P.M.**

**Sherbondy Village**

**215 Perviz Avenue**

**Opa-locka, Florida 33054**

**• CALL TO ORDER:**

Board Member Joseph L. Kelley called the meeting to order at 6:05 p.m. on Wednesday, September 26, 2018 in the Auditorium at Sherbondy Village located at 215 Perviz Avenue, Opa-locka, Florida.

**• ROLL CALL:**

The following members of the Opa-locka Community Redevelopment Agency were present: Board Member Timothy Holmes, Board Member Joseph L. Kelley, Board Member Matthew Pigatt, Board Member John Riley and Board Member Myra Taylor. Also present were Board Attorney Vincent Brown, CRA Manager, Gregory Gay and Board Clerk Kinshannta Hall. Chairwoman Jannie Russell, and Board Member Rose Tydus were absence.

\*Board Member Joseph L. Kelley will act as Chairman in the absence of Chairwoman Jannie Russell.

**• INVOCATION:**

The invocation was delivered by Board Member Joseph L. Kelley.

**• PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

- **EXECUTIVE DIRECTOR'S REPORT:**

**Mr. Gay:** A summary of the CRA Budget 2018-2019 Fiscal Year is included in your package.

This year budget is \$537,146 which is a slight reduction from last year budget which is \$585,000. The year prior to that was \$65,000. We are going through an audit right now. Our CRA is very young. We have had an opportunity to generate some "TIF" funds from the county. The amount we have so far is \$215,000. As of right now we can't give you an accurate number of what the "TIF" should be from the City. The \$215,000 we have received from the county is being rolled over into this year. Once everything is settled. We want to do about 3 projects for this fiscal year. One of the projects involve façade improvements. We are estimating the budget to be \$100,000 for that project. Under Parks and Recreation there are two parks that fall within the CRA boundaries that is Sherbondy Park and Ingram Park. There are some things that are associated with those parks that we estimated that the cost maybe \$50,000 to address those concerns. We looked at some affordable housing projects. There are a number of projects that are being proposed within the CRA area. Miami Dade County released a RFA back in November of last year to have fourteen properties in the Magnolia North area to be developed. There are some other projects on our line items that we would like to do for the CRA. That pretty much sums up the executive director's report in relation to the proposed budget. If you have any questions I'm able to entertain them at this time.

**Chairman Kelley:** Mr. Attorney so we can be clear. I know he just gave his report. I noticed item 5a and 7a is pretty much the same to me. I'm not understanding why it is on their twice like that, could you please give me some direction.

**Attorney Brown:** You're correct you will go into public comment and the adoption of the budget.

**Chairman Kelley:** To my colleagues so we won't duplicate we will open for public comments and when we get into the resolutions Mr. Attorney is that the way to proceed?

**Attorney Brown:** You're correct.

**Board Member Riley:** I did not see a line item in the budget for the TIFF for this year. There is nothing to show for the TIFF payment. I'm just curious.

**Mr. Gay:** I have not seen that particular dollar myself. This is an issue that is being worked out a part of the audit. The TIFF dollars are sent out towards the end of December.

**Board Member Taylor:** I see in the report that we owe water and sew. You're getting TIFF money wouldn't that pay that debt?

**Mr. Gay:** The audit is going to give the exact detail.

**Board Member Taylor:** The CRA been in existence since 2009, no one gave you a report?

**Mr. Gay:** I wasn't here at the time. Please keep in mind this is a proposed budget we will have to make modifications.

**Mr. Gay:** We proposed a repayment plan for last year. I wanted to deal with actual close dollars as possible.

**Board Member Taylor:** Is TIFF real money?

**Mr. Gay:** Yes it's real money but only a portion of the money is in our account. The other portion is proposed to come from the City.

**Board Member Taylor:** Is \$100,000 dollars what you set up or the City set up?

**Mr. Gay:** Through our former budget director is what he performed at that particular time for a three to four year period which is proposed per year.

**Board Member Taylor:** If you are paying \$100,000 dollars for debt services would you have enough for your projects?

**Mr. Gay:** For this year yes.

**Board Member Taylor:** You are having Wilmington Street repaired? Are you aware that the basketball a dip?

**Mr. Gay:** The CRA will not be able to cover the entire Ingram Park. It's the two acre parcel what is the issue. It has become a safety concern. We are looking to replat that particular part for rezoning within the CRA plan.

**Chairman Kelley:** Okay let's go to Public input and then get to the resolution. Public input is open on the item before us. Okay Public input is closed. Can I get a motion?

**Board Member Taylor:** I move it

**Board Member Riley.** I second.

**Board Member Riley:** This is a proposed budget and after the audit it will be determined what the TIFF payment will be. The TIFF payment from the City that should be about \$350,000 dollars until we get the maximum. For this year 2018-2019 I think you have until November 30 2019. You can do a budget amendment, which is the only reason I would support the approval of

the proposed budget. We don't know the actual dollars. This maybe off the record when it comes to Wilmington Street. I'm going to get with the Public Works director because we do have a business person in the city who can donate part of that lake area off of Wilmington Street. I just wanted to announce that.

**Board Member Pigatt:** With this proposed budget at the moment we will not be spending any funding until the audit is complete?

**Mr. Gay:** There are some dollars on the administrative side we would continue with those dollars to pay for those particular services part of it being the ten percent for that department. There are funds that are due to the county and state that are generated as part of having a CRA. As far as projects we would wait for the audit to be complete.

**Board Member Pigatt:** So just expenditures to operate the CRA will be expended and all projects we will wait until the audit results are in?

**Mr. Gay:** That's correct.

**Board Member Taylor:** Is the water and sewer the only debt we have?

**Mr. Gay:** Yes this is the only debt that I'm aware of.

**Board Member Holmes:** How much money do you have in your budget right now?

**Mr. Gay:** We have \$100,000 dollars in our CRA account.

**Board Member Holmes:** what have you spent your money on in this city?

**Mr. Gay:** There haven't been any CRA projects. We are just getting to the point where we are establishing enough amount of TIFF to do projects.

**Board Member Holmes:** 2018-2019 budget \$537,000 reduction is that what you on plan on having this year

**Mr. Gay:** Yes that's what we anticipate.

**Board Member Holmes:** Adopt some of these projects that need to be repaired. We need these buildings renovated. We are creating more problems and more debt. We need the parking lot by Sherbondy in the near future. I see so many things and have ideas what the CRA can do. Let's develop what we already have in the city. The old City hall needs to be renovated. How do yall have a vision of making this City great but you're not doing anything on what we already have? I'm done that's all I have to say.

**Chairman Kelley:**

To my colleagues do we have a different opinion on the CRA projects that the director is referencing. We need to give some direction on what our focus is. He has listed somethings. Do we agree or do we have something in mind different. This is the question I want to propose to the members. We need to tell him that now so going forward he will know what the focus will be. If he has \$100,000 dollars already he can start in some direction. I know we have to pay back money and we need to be clear on passing this budget. Whatever we do is going to be a process. I want to make sure we are on the same page.

**Board Member Taylor:** The CRA is not the entire city?

**Mr. Gay:** It is 18% percent of the city. Some of these projects are full funding. Some of them are partial funding. The master plan can be 6 month to 8 month process or sometimes two years.

**Board Member Taylor:** The question is what we can do with \$100,000 dollars in two years. I feel the park itself needs to be renovated. One is that building and that basketball court all needs renovation.

**Chairman Kelley:** it is two separate things. The Ingram Park and the hurricane is a separate piece. The short plan is to open the park for sun up to sun down. We are doing that based on FEMA structure. The director is looking at more of a development side. The park is already a part of the FEMA reimbursement. The entire park needs to be redone but the intent is to use the FEMA dollars not the CRA dollars. We have \$100,000 let's give him some since of direction to do something whatever we decide.

**Board Member Taylor:** I like the Sherbondy parking and I like the commercial facade only because I saw what was done on 125th street down in North Miami.

**Board Member Pigatt:** I'm not in favor of the Ingram Park replatting that land can be used to extend the park and provide more services for the people. How much of these funds can be used towards renovation of the City hall?

**Mr. Gay:** There have been funds identified through the county. You can look at the CRA to provide gap funding to complete that particular project. I've had that discussion with the CIP director to see where the CRA can participate to support funding.

**Board Member Pigatt:** I believe that is of high importance. If we are talking about doing a downtown master plan I think we should handle our own structure first. The City Hall is an icon for the City. If we are going to show that we are moving I feel that is the best use of our funds and make sure renovation is complete. My next support would be for any street infrastructure projects that we currently have available. I would be in complete support of that which will be a more realistic change.

**Board Member Riley:** Are we going to pass the resolution or not?

**Chairman Kelley:** Yes we are going to pass this resolution. I wanted to give everyone an opportunity. You just heard three of your colleagues of how the dollars should be spent.

**Board Member Riley:** There is a function for the CRA which is a certain area you want to deal with development. The CRA is about enhancing things in certain areas. We have \$100,000 dollars in the bank and he won't know until late December or early January. The county has expended another 16,000 which has not managed to get into the CRA account.

**Chairman Kelley:** All I'm saying is that we have money and we need to do something with it. We have to start something at least on one project. I suggest we pass the budget and the director meet with us individually. We can schedule another meeting. Any more questions or discussions.

There being no discussion, the motion passed by a 4-1.

Board Member Timothy Holmes	-	No
Board Member Joseph L. Kelley	-	Yes
Board Member Matthew Pigatt	-	Yes
Board Member John Riley	-	Yes
Board Member Myra Taylor	-	Yes

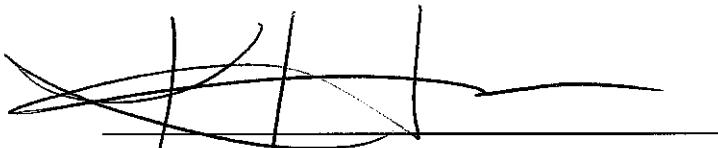
• **ADJOURNMENT:**

**Board Member Riley:** I move to adjourn.

**Board Member Holmes:** I second.

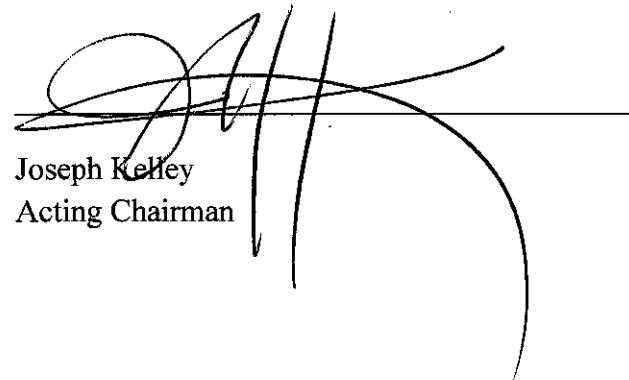
**Chairman Joseph L. Kelley:** The meeting is adjourned

ATTEST:



Kinshannta Hall

CRA Board Clerk



Joseph Kelley  
Acting Chairman