

**The Opa-locka Community Redevelopment Agency**

**CRA BOARD MEETING MINUTES**

**January 30, 2019**

**4:00 P.M.**

**Sherbondy Village**

**215 Perviz Avenue**

**Opa-locka, Florida 33054**

**• CALL TO ORDER:**

Chairperson Jannie Russell called the meeting to order at 4:04 p.m. on Wednesday, January 30, 2019 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: Chairwoman Jannie Russell, Board Member Matthew Pigatt, Board Member Chris Davis, Board Member Sherelean Bass, Board Member Joseph L. Kelley Board Member Alvin Burke. Also present were Board Attorney Vincent Brown, CRA Manager, Gregory Gay and Board Clerk Kinshannta Hall.

Board Member Rose Tydus were absence.

Board Member Kelley move to approve the minutes from January 30, 2019 CRA meeting and Board Member Chris Davis second. The minutes were approved.

**• 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:** I would like to welcome all new members to the CRA board. I would like to welcome Board Member Bass, Board Member Burke and Board Member Davis. There are a lot of responsibility regarding the CRA. It been in existence since 2010-2011. In 2012 we were fully established. Our Masterplan was approved by the board and city commission of October of 2013. The CRA boundaries were established by the previous board. All information has been contained within your packages. The Interlocal Agreement determines how the CRA funding should be utilized. I'm happy to announce as of today's date that the CRA has a balance of \$395,000. The amount is from the contribution from Miami Dade County as it relates to their portion of the TIFF. The Opa-locka portion is still being broken out from the audit that is taken place and will be completed this year. Once the information is finalized we will have a better understanding of what the City contribution will be. The Staff of the Planning & Community Development Department serves as the CRA Staff and 10 percent of our salary is coming from the CRA and those numbers are being worked on. The masterplan is the map of how redevelopment is going to occur. There are goals and objectives that are a part of the plan. This year will be our first year for a project to take place. In the past we talked about doing a façade improvement program. The CRA only makes up about 18% percent of the city. We have a list that shows 160-170 structures that are commercial and industrial in the CRA. They will be our targets in the CRA and there will be some requirements. The previous board requested doing a RFP to look at bringing a consultant to provide the service to do the façade improvement program. This document is within your package. We wanted to get some input from the board as to whether this is what you all want to continue to pursue. There are other CRA's and groups that have put together putting together programs for improvements and there information is included as well within your package. I've provided you all with all information so you will have an idea where we are going with the façade improvement program within the last year. We would hope at our next CRA meeting we will have a decision. We do have somethings in the Director's report we would like to achieve. One thing we have discussed are we looking to expand the boundaries within the CRA. There are some boundaries that don't make a lot of sense. We would need to go through a process and have an update. It takes a year to expand the CRA. If you have any questions or concerns I will be more than happy to answer them to the best of my ability.

**Board Member Kelley:** Has that portion been paid back?

**Mr. Gay:** It hasn't and due to the audit is the reason being.

**Board Member Kelley:** How many brownfields are in the CRA?

**Mr. Gay:** There are about 12 sites that have been identified within the CRA.

**Board Member Kelley:** How many have had phase 1 or phase 2?

**Mr. Gay:** The 12 we have identified have been through phase 1 and three are going forward for phase 2.

**Board Member Kelley:** Have you got the results back on the ones that have went through phase 2?

**Mr. Gay:** No we are still waiting on the results.

**Board Member Kelley:** What will be the development of the ones that went through phase 2?

**Mr. Gay:** They vary from industrial to commercial and one a mixed use project.

**Board Member Kelley:** The phase ones that have taken place is the hold up of funding an issue?

**Mr. Gay:** Some reports came back saying there was little to nothing contamination so a phase 2 wasn't required.

**Board Member Kelley:** I really would hope we would get moving on the façade program. We need to do something. We need to go back to the county and ask for an extension. We have not done anything and some kind of project and that's why I'm not thrilled about expanding any boundaries. We need to do something to show a positive flow. I hope we get a strong push with this.

**Board Member Pigatt:** How much money we are looking to spend outside of administrative cost?

**Mr. Gay:** Based on the agreement about 20% and the balance amount can be used for projects. The balance of the TIFF dollars can be used for projects.

**Board Member Pigatt:** Is this the approved budget for this year?

**Mr. Gay:** As of September of last year yes.

**Board Member Pigatt:** Is the façade within this budget?

**Mr. Gay:** The projects come from a trust account itself it is not outlined itself.

**Board Member Pigatt:** So the façade program hasn't been approved?

**Mr. Gay:** Not at this moment.

**Chairwoman Russell:** It was voted and approved last year.

**Mr. Gay:** We did but we did not approve the expenditure amount.

**Chairwoman Russell:** I don't know why this is not a part of the budget. That was in our previous meeting.

**Board Member Pigatt:** I'm not to much in favor of the façade program. I feel that we have more critical issues. Can these funds be used fix our roads and infrastructure issues within the CRA boundaries?

**Mr. Gay:** If the CRA board agrees

**Board Member Pigatt:** To my colleagues I think we should really think about what we really want to do within the City. I would like all options put on the table. Are we not able to spend until the audits are complete?

**Mr. Gay:** As we are gathering information we are having a better since of expenditure of what we can and can't spend. Now that we have money we can address that.

**Board Member Pigatt:** I would like to pay back debt before we expend funds. Are we allocating that we owe the City and if so how much?

**Mr. Gay:** the issues that money that was borrowed and money to paid back are really between the city and the CRA. We already have funds already in the bank.

**Chairwoman Russell:** Sorry to interrupt but I want to bring this to everyone attention that we have until 5:30pm there is another meeting. I want us to be aware of the time but you can continue.

**Board Member Pigatt:** We can expend the \$300,000 dollars this year without completing the audits?

**Mr. Gay:** The dollars that are in the account now and are available for expenditure.

**Board Member Pigatt:** I understand that CRA's take years to build up funds. As a new CRA is it possible for us to let these funds revolve to renovate City Hall?

**Mr. Gay:** That is what the funds have been doing. We have received three allocations from the county.

**Board Member Pigatt:** I was asking the questions for the benefits of my colleagues.

**Chairwoman Russell:** Excuse me sir but you said that was "last".

**Board Member Pigatt:** Okay, just to wrap things up. I suggest that we understand where our money. We must balance out the funds and my personal priority is to fix many roads as possible and renovate City hall.

**Chairwoman Russell:** Any other questions before I make my comments.

**Board Member Davis:** Looking through the package, was the painting for the seniors an outside partnership?

**Mr. Gay:** The CRA hasn't been involved in any of that.

**Chairwoman Russell:** They are just suggestions that we obtained from other CRA's. We have not done any projects.

**Board Member Davis:** the recommendation still stands for the life of the CRA?

Mr. Gay: we were only given a 20 year life expand and we would want to expand at least by 15 years. I haven't seen the latest legislation. Our CRA is just getting started. Most CRA's don't have their first project by their 8<sup>th</sup> year.

**Board Member Davis:** Are we still looking at grant programs?

**Mr. Gay:** Not yet because we are still getting off the ground with that.

**Board Member Davis:** How are we expending the funds?

**Mr. Gay:** It can be done in multiple ways but a document must be prepared and presented before this board.

**Board Member Burke:** The money to do streets can only be done if it's within the CRA boundaries?

**Mr. Gay:** Yes.

**Board Member Burke:** Will there be a problem with the county if we are just letting the money sit there?

**Mr. Gay:** Based on my past experience most CRA's are allowed to let the money continue over until they have a particular project in mind. Please keep in mind we report what we are doing to the county. When we let them know we are rolling over dollars they are informed.

**Board Member Kelley:** Please don't lose sight to get this CRA back in this city. I had to use what I have to get it. All commissioners were involved. That's why I said earlier we have got to show something. We just have to move and do something. It was tooth and nails to get it.

**Chairwoman Russell:** I would like to welcome all new board members. We look forward to doing something with this CRA. This board has been very slow in doing anything. We owe the city the money we do because we hired directors. I met with Mr. Gay to put together a plan. We need to do something. It was a push to get the money separated and this board need to put together a plan. We are always in a rush and we don't really plan properly. As a board I would like for us to consider a meeting where there is not going to be another meeting to take place. Commissioner Jordan along with Commissioner Kelley fought hard for our CRA. I'm not against other projects but something needs to be done. Please all board members let's consider a workshop to handle our business. I think it would be helpful if we show the new board members the boundaries on the map.

**Mr. Gay:** The CRA starts at 17<sup>th</sup> avenue and 151<sup>st</sup> street NE corner of the map itself. It includes the magnolia north area. The magnolia garden and Ingram park is also included. The southern edge follows Ingram Park and Burlington Street and goes to 22<sup>nd</sup> avenue. The east side of 22<sup>nd</sup> avenue is a part of the CRA. The west side of 22<sup>nd</sup> avenue is not within the CRA. The CRA takes up 18% percent of the City.

**Chairwoman Russell:** Is Jackson hospital included? Have you rode by that property lately?

**Mr. Gay:** I'm aware of that project and the concerns have been expressed.

**Board Member Burke:** They cut the grass and they have been cleaning up the site.

**Chairwoman Russell:** I haven't been there in a while but that is good news. The super bowl is coming and when people come down 27<sup>th</sup> avenue and we don't want to have that stigma. I'm looking at this board at you all. We need to do something. We have been in existence long enough. As the Chair, I would like for someone to volunteer with Mr. Gay to review the RFP. So Board Member Kelley is going to meet with Mr. Gay and his staff. The façade program will be up and running. Mr. Gay gave us three different copies.

**Mr. Gay:** I know you have been chairing this for a while now. I think we should identify a vice chairperson if this is something the board wants to entertain. It would be important to have someone in place for that.

**Chairwoman Russell:** We need a vice chairperson. I think it would be a good thing and we should address this at the next meeting

**Board Member Davis:** I have one question, would infrastructure qualify under the CRA?

**Mr. Gay:** There have been CRA's that have gotten involved with infrastructure improvements.

**Chairwoman Russell:** I remember we had a plan.

**Mr. Gay:** You're talking about the redevelopment plan.

**Chairwoman Russell:** Can we use that?

**Mr. Gay:** Yes.

**Board Member Davis:** Was the façade a strategic goal?

**Mr. Gay:** Yes. I would also like to add as we have more activities to take place there will be more meetings to take place and we may need to have them on an off day from the commission meetings.

• **ADJOURNMENT:**

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

**Board Member Davis:** I second.

**Chairwoman Russell:** The meeting is adjourned

ATTEST:

Kinshannta Hall

CRA Board Clerk

  
Jannie Russell  
Chairwoman