

**The Opa-locka Community Redevelopment Agency**

**CRA BOARD MEETING MINUTES**

**January 22, 2020**

**5:00 P.M.**

**Sherbondy Village**

**215 Perviz Avenue**

**Opa-locka, Florida 33054**

**• CALL TO ORDER:**

Chairwoman Jannie Russell called the meeting to order at 5:07 p.m. on Wednesday, January 22, 2020 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 Chris Davis, Board Member Sherelean Bass, Board Member Joseph L. Kelley, Board Member Matthew Pigatt and Board Member Rose Tydus. Also present were Board Attorney Burnadette Norris Weeks, CRA Manager, Gregory Gay and City Clerk Joanna Flores.

\*CRA Board Clerk Kinshannta Hall was absent.

\*Board Member Alvin Burke was absent.

**• INVOCATION:**

The invocation was delivered by Board Member Sherelean Bass.

**• PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

**Chairwoman Russell:** Are there any add-ons?

**City Clerk Flores:** There are no add on items but there is a correction to one of the items on the agenda which was listed as an Ordinance which should have been listed as a Resolution.

**Chairwoman Russell:** Do we need to vote on this?

**Attorney Norris Weeks:** No. We do not have to vote.

**Chairwoman Russell:** I would like to defer the meeting minutes for the next meeting. I would like to go over some things with the board clerk.

Board Member Kelley moved to defer December 11, 2019 CRA reading minutes. Board Member Pigatt second. The reading minutes from December 11, 2019 CRA meeting were deferred to the next CRA meeting.

There being no discussion, the motion passed by a 4-0.

Shcrelean Bass	Yes
Joseph L. Kelley	Yes
Matthew Pigatt	Yes
Jannie Russell	Yes

**Chairwoman Russell:** Public comments is now open.

**Chairwoman Russell:** Public comments is now closed.

**\*Board Member Rose Tydus enters the meeting at 5:12pm.**

**\*Board Member Chris Davis enters the meeting at 5:18pm**

**Mr. Gay:** Good Evening everyone and welcome to the CRA meeting. There are a few things that I would like to provide to you in memo form. There are a few items that will lead to action items. I wanted to have staff to come and provide you with some status reports as it relates to our downtown master plan and our commercial façade improvement. If I can have staff come forward to present.

**Mr. Delaine:** We released the façade improvement program & downtown master plan about a week ago. The façade improvement do not have any bidders. The downtown master plan has several bidders. They have already received their packages and they are making their proposals now. The deadline is February 10<sup>th</sup> and the closing time is 2pm. In regards to the MOU, we have not had one since the CRA has been implemented. We worked with legal to prepare this document that there is a mutual understanding and of understanding of the role that the CRA plays as well what the “City” plays. That’s pretty much where we are with those items.

**Mr. Gay:** We have taken a step back we wanted to get some feedback from the board. I would like to have some discussion from all board members and we will be bringing this item back as an action item before you all at the next CRA meeting.

**Chairwoman Russell:** Do we have any questions board members regarding those projects?

**Chairwoman Russell:** I have one question “You said for the façade program that we haven’t gotten any bidders?

**Mr. Delaine:** Not as of yet.

**Chairwoman Russell:** Do you know the reason why?

**Mr. Delaine:** It is the dollar amount in terms of what you can actually do. This was the issue with the previous company that we brought in. The dollar amount of \$100,000 isn’t enticing enough. It is not going to make the impact a company needs to do. In order to make this work we would need to have a partnership with another entity, a financial group that could provide financial incentives to piggyback on the dollars that the CRA would provide.

**Board Member Kelley:** Can you tell why you are just telling us that now?

**Mr. Delaine:** When the previous company came in that was the issue that they had. When we had the previous meeting that was the reason why they didn’t show up. The dollar amount has been tossed around. We are stuck in a hole that we have to deal with.

**Board Member Kelley:** I’m disappointed for the simple fact that there wasn’t a conversation from staff that the \$100,000 dollars was not enough. This is very frustrating to me. If that was the case we should have gone with something that would have gained attraction. Obviously you all knew that and didn’t share that with this board and the way you are detailing it now.

**Chairwoman Russell:** We have been talking about a façade program for over a year now. I’m sure the City has partnerships that do façade programs. I remember back last year Mr. Gay gave us many copies of many façade programs that were taken place but we will see

how this goes by February 10<sup>th</sup>. I guess if we don't get any takers then we will look at partnerships.

**Mr. Delaine:** With RFQs they generally request qualifications. They do not particularly have the dollar amount included. Amongst us we know the dollar amount. Everything is subjective based on the qualifications.

**Chairwoman Russell:** The dollar amount here is \$120,000.00 dollars.

**Mr. Delaine:** The \$20,000 dollars is for the consultant and the \$100,000 dollars is for the program.

**Chairwoman Russell:** Any questions board members?

**Mr. Gay:** My staff is providing an update for the two particular programs that you all voted on at the last meeting and how they are proceeding. As Mr. Delaine expressed with the downtown master plan we are getting responses from groups that are interested. Once they fill out all of the information that relates to the qualifications. We would do an interview of each group and rank them accordingly and bring that information back before you for your final selection.

**Board Member Kelley:** I think I may have misunderstood you when you were saying we need to take a step back.

**Mr. Gay:** That was dealing with the MOU, the Memorandum of Understanding. We wanted to have you to give us some input on how the MOU reads between the City and the CRA.

**Board Member Kelley:** Is that the resolution on the agenda you were referencing?

**Mr. Gay:** Correct instead of an action item for this meeting. We are going to hold it back.

**Board Member Kelley:** So you want to defer that item?

**Mr. Gay:** We are still going to hear it but defer for the next meeting.

**Chairwoman Russell:** Whether than us voting on it today I advised Mr. Gay to bring it back to the board and get the board input. They can bring it back before the board so we can vote on it. The document needs to be reviewed.

**RESOLUTIONS:**

11. **A RESOLUTION OF THE BOARD MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY AND THE CITY OF OPA-LOCKA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

\*This item was deferred.

\*This item needs more review and will be brought back before the board.

**Mr. Gay:** The next item we are going to have a presentation on is Historic City hall. At the last meeting you all wanted to know where the City and CRA stands for the improvements for our Historic City Hall. We've asked Mr. Austin of Public Works-CIP to give you a brief update as it relates to the status of Historic City Hall and how the CRA can play a role in addressing some of the concerns to complete that project.

**Mr. Austin:** The remaining value for the project is stated at \$700,000.00 dollars. We have earmarked \$525,000.00 dollars which was refunded by GOB for work that has been completed. We had an emergency request to seal the building envelope that has been completed until a contractor comes back in place. We do not know the extent of the damage resulting from the building being open for several months to the environment which is something to be considered. We are asking the CRA to contribute \$175,000.00 dollars for us to bring the original contractor back on board.

**Mr. Gay:** This structure and two other structures are the only three historic structures within the CRA. There have been discussions in the past of the CRA getting involved with restoration.

**Board Member Davis:** Based on the manager report that we received earlier today it says we are waiting on an agreement for amendment one and that we are awaiting approval from the City Attorney. Can someone speak to this amendment?

**Attorney Norris Weeks:** Mr. Austin can speak to this. I'm not aware of this.

**Mr. Austin:** I'm not aware of any pending approval. We are awaiting the contractor to remobilize. We want to have the project remobilized. The second tower needs to be corrected. As it relates to the dome we hesitated because we wanted to verify the structural integrity of the tower.

**Board Member Davis:** So the dome still has not been installed?

**Mr. Austin:** No but the tower has been sealed from the elements.

**Board Member Kelley:** What will the \$175,000.00 dollars specifically used for?

**Mr. Austin:** To balance the original scope of the project to rebuild the facility. It is to pay for the remainder of construction.

**Board Member Kelley:** You need the CRA to give you \$175,000.00 dollars and you have \$525,000. 00 dollars where is this money sitting?

**Mr. Austin:** It's in a separate bank account.

**Board Member Kelley:** We just got this information today and how long ago was it when you all discussed to verify your numbers?

**Mr. Gay:** It was back in November & December 2019.

**Board Member Kelley:** My challenge is that we just got this document today. So there is no pending from the Attorney?

**Mr. Austin:** No. Not to my knowledge.

**Board Member Pigatt:** It would be helpful if we could see what we could get for \$700,000.00 dollars. We don't have any documentation in front of us of what would be completed. This is a very important structure to all of us. If we are going to expend funds from the CRA for this program what will we see and where are the plans. How do we get to that point?

**Mr. Austin:** The number we projected is just to finish the scope of the original facility painted in an approved color. it is not going to build out any interior designs.

**Board Member Pigatt:** This is my concern and why would we do that. Let's do this right the first time. When was the original scope executed?

**Mr. Austin:** It was executed in March 2016.

**Mr. Gay:** This structure is very similar to another city in Miami Springs. I think we are trying to get there and we are taking the necessary steps.

**Board Member Pigatt:** So you're saying that this money will get this building to where there will be no structural issues?

**Mr. Gay:** Correct.

**Board Member Pigatt:** I'm all for making this happen we just need to know.

**Board Member Tydus:** What is the status of the pavilion in front of the building?

**Mr. Austin:** It is the top of the tallest tower.

**Chairwoman Russell:** The director stated to me that the \$175,000.00 dollar would be able to get a CO?

**Mr. Austin:** Correct.

**Chairwoman Russell:** You're going to get a CO so that the building can be usable and then we will be able to move into the area Board Member Pigatt is talking about.

**Mr. Austin:** Correct. We are trying to expedite this process.

**Chairwoman Russell:** We need to have a sign made to let the public know that a portion of this is being paid with the CRA. I think this would be helpful to the community.

**Board Member Davis:** The goal is to remobilize the original scope.

**Chairwoman Russell:** This was an item that came from this board. The board should be happy with this vote.

**Mr. Gay:** (Briefly speaks regarding Director's Report)

One thing we were trying to have but it looks like we won't be going forward is an activity (Superbowl) to draw investors and developers. As far as timewise we are not in position it really didn't give us enough time and everyone else has already pinned themselves to other events. So unfortunately we do not have the time and it is still an activity further down the line. We had this as an action item on the agenda but it will be deferred. We believe that the MOU will resolve the remaining six findings. There are more upcoming programs and projects. The CRA would like to get involved. There will be more projects and opportunities as it relates to the Director's Report.

**Board Member Pigatt:** Is it possible that we move our Director's Report after the Resolutions on the Agenda. We tend to spend a lot of time on the Resolutions. It is similar to our Commission Meetings. When it comes to the 99 findings I want us to make sure we address every issue and provide documentation.

**Chairwoman Russell:** We need to have it written so we will know as a board.

**Board Member Pigatt:** I would like for us to have a workshop regarding the direction our CRA is heading.

**Chairwoman Russell:** The main issue at Ingram Park is bathroom facilities. I would like to move towards having bathrooms. We need a plan.

**Board Member Pigatt:** Is it possible to make a motion to do a RFP for CRA services to put that on the table or is that something that has to be created?

**Mr. Gay:** It would be my recommendation to not do that. The reason being you need to have your plans focused on a certain area.

**Board Member Kelley:** I think once we get into detail that's where the challenge comes. The director will come back to the board with all details. I'm looking forward to it.

**Mr. Gay:** I wanted to inform you all that we did receive a TIFF allocation for the total of \$232,000.00 dollars from Miami-Dade.

**Chairwoman Russell:** The reconciliation needs to be done soon. I want this board to know how much money we have and everyone to have a clear mind. Is this something that can be voted on today?

**Mr Gay:** I think the board would like to have more information as it relates what the actual cost will be. I would say let's not vote on it today.

**Board Member Kelley:** This needs to have a timeline and we need this done soon as possible and brought back before the board.

**Chairwoman Russell:** The City has not been making their contribution as well. Can this be brought back before the board in thirty days regarding the reconciliation?

**Mr. Gay:** We will try our best.

**\*Item I2 was moved by board member Pigatt and second by board member Davis.**

**12. A RESOLUTION OF THE BOARD MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), AUTHORIZING SUPPLEMENTAL FUNDING TO SUPPORT THE COMPLETION OF THE HISTORIC CITY HALL RESTORATION PROJECT UP TO THE AMOUNT OF \$175,000.00; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

There being no discussion, the motion passed by a 6-0.

Sherclean Bass Yes

Chris Davis Yes

Joseph L. Kelley Yes

Matthew Pigatt	Yes
Jannie Russell	Yes
Rose Tydus	Yes

13. A RESOLUTION OF THE BOARD MEMBERS OF THE CITY OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), AUTHORIZING A DEVELOPMENT FORUM TO TAKE PLACE DURING THE "BIG GAME SUPER BOWL LIVE (SBLIV) WEEK" OF ACTIVITIES FOR PERSONS INTERESTED IN DEVELOPMENT AND OR REDEVELOPMENT WITHIN THE CITY OF OPA-LOCKA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

\*This item was withdrawn by the CRA Manager Mr. Gay.

**ADJOURNMENT:**

There being no further business to come before the Board, it was moved by board member Kelley and second by board member Davis to adjourn the meeting. The meeting was adjourned at 6:51pm.

ATTEST:



Kinshannta Hall  
Board Clerk



Jannie Russell

Chairperson