

APPROVAL

OF

MINUTES

(DECEMBER 11, 2019)

The Opa-locka Community Redevelopment Agency

CRA BOARD MEETING MINUTES

December 11, 2019

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 5:00 p.m. on Wednesday, December 11, 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 Chris Davis, Board Member Sherelean Bass, Board Member Alvin Burke, 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 Board Clerk Kinshannta Hall.

Board Member Alvin Burke moved to approve the minutes from October 23, 2019 CRA meeting and Board Member Sherelean Bass 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.

Chairwoman Russell: Public comments is now open.

Chairwoman Russell: Pubic comments is now closed.

Mr. Gay: We've provided a memo to all members of the CRA. As it relates to the commercial façade at the last meeting we were looking to have a presentation from an organization at the last meeting but unfortunately they didn't show up. We are moving forward with the RFP/RFQ process. Also on the Downtown Master Plan, Staff did hold a workshop which was held in November. There was a presentation done by staff. We are proposing to move forward with a RFQ for the selection for this particular service. When it comes to the CRA audits we are looking to have an update in the next thirty days. In term of the general auditor findings staff have been looking at the 15 findings. We are in the process of developing a memorandum of understanding between the City and the CRA so we can have a better understanding. One item that have come of interest, suggested that the CRA host a big game that is associated with the CRA. This event will be geared towards development site in Opa-locka. The Florida legislature did pass legislature last year limiting the time for a CRA to exist. It passed a bill to sunset all CRA's by 2039. Our CRA is looking to sunset at 2033. We are looking to do an update of the finding of necessity. This sums up all the details concerning the administrative report. If you have any questions or concerns I will address them at this time.

Chairwoman Russell: we have three items here but I don't see any MOU between the City and the CRA board.

Mr. Gay: It was an item that shouldn't been placed on this agenda. We are still looking at that process and working on that information.

Chairwoman Russell: So this item needs to be remove from this agenda. City Attorney how do we go about doing this?

Attorney Norris-Weeks: You can make a motion and have someone to second and have it removed from the agenda.

***Board Member Sherelean Bass made the motion and Board Member Matthew Pigatt seconded the motion to have the item removed from the agenda.**

***Board Member Chris Davis enters the meeting**

There being no discussion, the motion passed by a 7-0.

Sherelean Bass	Yes
Alvin Burke	Yes
Chris Davis	Yes
Joseph L. Kelley	Yes
Matthew Pigatt	Yes
Jannie Russell	Yes
Rose Tydus	Yes

RESOLUTIONS:

- I1. A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) AUTHORIZING THE CREATION OF A DOWNTOWN MASTER PLAN AND TO AUTHORIZE A REQUEST FOR QUALIFICATION PROCESS TO SELECT A CONSULTANT TO PERFORM THE REQUESTED SERVICES; PROVIDING FOR AN EFFECTIVE DATE.**

***Board Member Alvin Burke moved the item. Board Member Chris Davis second for discussion.**

Board Member Pigatt: How much will this downtown masterplan will cost the CRA?

Mr. Gay: The estimates that we have received can range from \$100,000-\$130,000. Our downtown area is a 12 acres area and to the west is another 10-12 acres. All together we would have approximately 20-22 acres of land that is available for development and redevelopment. We want to create a document that will market that information to potential developers.

Board Member Pigatt: Are we clear of how much money we have currently as a CRA?

Mr. Gay: I don't have the most recent statement at the moment but within the CRA TIFF trust account of the last review it was \$600,000.00 dollars.

Board Member Pigatt: Are we very clear on that number?

Mr. Gay: The audit information has not be finalized yet so once that is done you will have a clearer picture. I anticipate that money that is owed to the City and to the CRA will be a wash a balance of 0.

Board Member Pigatt: How much have we spent as a CRA on previous plans and reports?

Mr. Gay: We did a Downtown concept plan in 2015 which cost \$25,000.00 dollars. A finding of necessity and Opa-locka community redevelopment plan was created in 2011 and the cost for those plans amounted to about \$50,000 dollars. So far we have spent \$75,000.00 dollars.

Board Member Pigatt: I did some research and to this day I have not seen any effects of these reports. At this point and time I don't see our vision doing this at this time and I'm still not clear as our direction for the CRA. I feel this should be postpone until we are clear.

Board Member Davis: I believe that we should take on a project that we can get our hands around. Mr. Gay can you speak to that matter if we took on a project such as City Hall of that magnitude under the CRA.

Mr. Gay: Within the CRA plans are several goals and objectives within the blueprint that is within the downtown master plan. Objective seven says celebrating Opa-locka rich history and diverse culture and aligning with historic preservation and restoration. It is under that objective there that we are able to program funding with restoration of Historic City Hall. I've had several conversations with the Public Works Director who was assigned to address restoration of Historic City Hall. Based on our last conversation he mentioned in order for us to use the building we would need \$700,000-\$800,000 dollars in place to make that happen. Based on the funds in our CRA account we do not have that amount. There are opportunities where the CRA can contribute and the City could contribute as well if this board chooses to go forth.

Board Member Kelley: I'm really trying to figure out what is it that we really want to accomplish. We need to have a plan in place. We do not have enough to do Historic City Hall. The amount of dollars we have are limited. The resolution is just a request for qualification. I think everybody agrees to do Historic City Hall but based on numbers Mr. Gay just mentioned we are not there just yet. I think we need to move and go forward. We have to get to some point to have a document to get developers to come to the City.

Board Member Kelley: How much will it cost for this request going out?

Mr. Gay: The advertisement is \$500-\$700 dollars.

Board Member Kelley: I'm going to take the high number. This request does not slow up this over process.

Board Member Bass: Mr. Gay mentioned \$100,000.00 plus for the plan itself. My problem is that I like numbers. I don't do estimates well when it comes to business. I'm not for spending money unless we know what we truly have. I will not support this at the time because of the dollar amount. Am I correct?

Mr. Gay: You are partially correct. We are assure that the CRA "TIFF" dollars are there. As far as expenditure in the future whether the City owe the CRA or the CRA owes the City that has yet to be determined.

Board Member Bass: I need to know true numbers when making a grand decision.

Board Member Pigatt: How much TIFF dollars will we receive within the next year?

Mr. Gay: We are estimated to receive \$600,000.00 to \$700,000.00 in the next coming year. As far as revenue we are anticipating that we will be receiving from the County \$232,467.00 dollars this coming year and the allocation from the City would be \$400,000.00 dollars. We will have a total of \$632,467.00 to be added on to the \$628,000.00 dollars that we already have.

Board Member Pigatt: I hope that all board members are hearing what I'm hearing. If we don't spend any of the "TIFF" money in a year. We could fix the Historic City Hall and then do the Downtown Master Plan. If we could get the Historic City Hall up and running this would be an amazing opportunity.

Board Member Burke: Can we use money from the CRA to repair the Old City Hall?

Mr. Gay: Yes.

Board Member Tydus: Are we in debt to anyone? A few years ago, we were being sued by the contractors regarding the Historic City Hall. Can you bring us up to status regarding that whole situation?

Mr. Gay: Unfortunately I don't have that information. That information is between the legal and the Public Works department. As far as legal exposure I haven't been a part of any conversations.

Board Member Kelley: Can we do both without having any challenges?

Mr. Gay: Yes it can be done.

Board Member Davis: I support the downtown masterplan but I'm not in favor of the other project.

Chairwoman Russell: We have the Assistant City Manager here. Could you come up and speak on this matter of the old City Hall.

Assistant City Manager Ellis: I don't have a final answer on this. Mr. Austin would have more information regarding the Old City Hall.

Chairwoman Russell: I have a few concerns. I want to address. We had a workshop a month ago which was productive since I've been on this CRA board. He gave us a vision of where he wanted to go. He said that the Downtown Master Plan had to be a part of that because the concepts plans in the past does not answer or speak to what we really need. I was told that the concept plan was not what we really needed. I think that we do have vision. We are just moving slow. Upon the audit report it looks like the City owes the CRA. I think this is about the third or fourth meeting about the façade program. Either we are going to vote it up or down and move forward. I've lived in Opa-locka for thirty years. I would love to see Historic City Hall up and running. In the future I will agree with this board giving dollars regarding Historic City Hall. I don't want to see the CRA take the funds that we should be doing other projects done to clean up something that the City has done. We have to work with what we have. I don't think that this is fair for us that volunteer our time. We need to at least show the Community and the County that we are capable of doing something with

the CRA. Let's vote it up or vote it down. We need to move forward. I understand your concerns board Member Pigatt. I'll say it again we have been talking on this façade program for over a year now. I'm tired of us spinning our wheels.

There being no discussion, the motion passed by a 6-1.

Sherelean Bass	Yes
Alvin Burke	Yes
Chris Davis	Yes
Joseph L. Kelley	Yes
Matthew Pigatt	No
Jannie Russell	Yes
Rose Tydus	Yes

I2. A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) AUTHORIZING THE OCRA FAÇADE IMPROVEMENT PROGRAM IN OCRA AREA AND TO AUTHORIZE A REQUEST FOR QUALIFICATION PROCESS TO SELECT A NOT FOR PROFIT TO OPERATE AND MANAGE THE PROGRAM; PROVIDING FOR AN EFFECTIVE DATE.

Board Member Kelley moved for discussion and it was second by board member Bass.

Board Member Kelley: What is the time frame for this going on the street?

Mr. Gay: We are looking to put this out on the street within the next two weeks.

Board Member Kelley: Vice Member Davis, when you go out for a RFQ for something like this has it been your experience have you gotten a lot of responses?

Board Member Davis: The RFP process is a little more open ended. The qualification is a little more restrictive but they normally the same level of return as long as it is advertised correctly.

Board Member Pigatt: How much are we allocating to this Façade Improvement program?

Mr. Gay: We are allocating \$120,000.00 dollars. \$100,000.00 dollars towards the water activities of the façade improvement program and with an administrative fee of \$20,000.00 dollars.

Board Member Pigatt: Have we put out a RFQ before?

Mr. Gay: I'm not aware if the CRA has done this before my time.

Board Member Pigatt: This has been brought up before. How was the vendor selected?

Mr. Gay: Our staff looked at other opportunities that have been done in South Florida and we had help from Board Member Kelley.

There being no discussion, the motion passed by a 5-2.

Sherelean Bass	Yes
Alvin Burke	Yes
Chris Davis	No
Joseph L. Kelley	Yes
Matthew Pigatt	No
Jannie Russell	Yes
Rose Tydus	Yes

Board Member Pigatt: I would like to make a motion to the CRA to direct staff to negotiate with Public works to get more details on funding to get City Hall done within the next year. I would like to present this at our next board meeting and have supporting documentations.

Board Member Davis second the motion.

Board Member Kelley: When do we meet again?

Chairwoman Russell: In January we meet on a monthly basis.

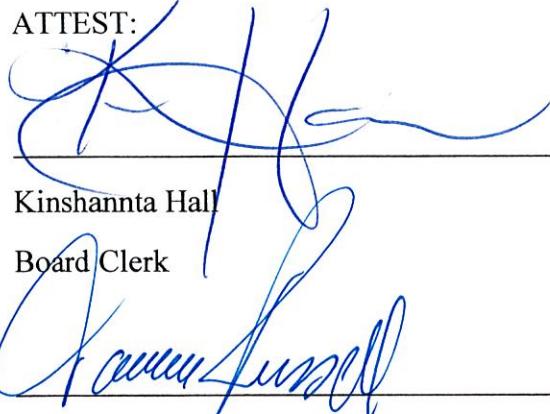
There being no discussion, the motion passed by a 7-0.

Sherelean Bass	Yes
Alvin Burke	Yes
Chris Davis	Yes
Joseph L. Kelley	Yes
Matthew Pigatt	Yes
Jannie Russell	Yes
Rose Tydus	Yes

ADJOURNMENT:

There being no further business to come before the Board, it was moved by board member Kelley and second by board member Burke to adjourn the meeting.

ATTEST:



Kinshannta Hall
Board Clerk



Jannie Russell

Chairperson