

*APPROVAL*

*OF*

*MINUTES*

*(September 9, 2020)*

**The Opa-locka Community Redevelopment Agency**

**CRA Clerk's Summary Minutes**

**Virtual CRA Meeting**

**Wednesday, September 9, 2020**  
**5:00 P.M.**

**• CALL TO ORDER:**

Chairwoman Jannie Russell called the Virtual Community Redevelopment Agency Meeting to order at 5:07 p.m. on Wednesday, September 9, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis On March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

An opportunity was given to the public to email the CRA Clerk prior to the CRA Meeting with any questions/comments/concerns on items we will hear on this evening's CRA agenda. This meeting is being streamed live at  
<https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, Members of the public wishing to address the CRA have been offered the opportunity to do so. Public comments will be included as part of the public record for this virtual meeting and will be considered by the CRA prior to any action taken.

**• ROLL CALL:**

The following members of the Opa-locka Community Redevelopment Agency were present: Chairwoman Jannie Russell, Vice Chairman Joseph L. Kelley, Board Member Sherelean Bass, Board Member Alvin Burke, Board Member Chris Davis, Board Member Matthew Pigatt and Board Member Rose Tydus. Also present were Board Attorney Candice Cobb, CRA Manager, Gregory Gay and CRA Board Clerk Kinshannta Hall.

**• INVOCATION:**

The invocation was delivered by Vice Chairman Joseph Kelley.

**• PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

**Chairwoman Russell:** Are there comments or concerns from the Public? Are there any add-ons for this meeting?

**CRA Clerk Hall:** I haven't received any comments, phone calls, or emails from the Public and there are no add-ons either.

Vice Chairman Kelley moved to approve July 22, 2020 CRA reading minutes. Board Member Bass second. The reading minutes from July 22, 2020 CRA meeting were approved.

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

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

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

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

## **H. RESOLUTIONS**

***H1. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, WITH ATTACHMENTS APPROVING AND ADOPTING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S PROPOSED GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AS SET FORTH IN EXHIBIT "A" DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID BUDGET TO THE CITY OF OPA-LOCKA AND MIAMI-DADE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.***

**Vice Chair Kelley:** Is that based on a continuation of a time frame?

**Mr. Gay:** That was determined on what we averaged over the last couple years. We have done our audits with the City. It's just a budgeted amount.

**Vice Chair Kelley:** on page 21 for two audits for \$2500 each. Basically at this point we are just putting it out there that's what you are saying?

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

**Vice Chair Kelley:** Could you clarify the park amenities.

**Mr. Gay:** I had my staff to go out to seek some pricing. We have some figures from different companies. If the board wishes to fund the top lock. There are three within the CRA. This is also listed within the CRA masterplan.

**Board Member Bass:** Did he say three tot lots?

**Mr. Gay:** Yes there are three.

**Board Member Pigatt:** We have raised money in the past for tot lots. This is needed and we need to do the basic infrastructure. I hope we invest the funds in the surrounding infrastructure. There are a lot of people that want to invest with us. We just have to do our part. If we are going to allocate funds it should be towards the infrastructure of the parks.

**Board Member Burke:** I concur with Board Member Pigatt. We need to take care of our kids and if the money is available I think we should invest the funds towards the covering of the tot lots is a good idea because it gets really hot in South Florida.

**Board Member Bass:** The Park behind the fish market is filthy. Is there any way that park can be included into the beautification to bring it more vibrant?

**Chairwoman Russell:** That is a garden. It was named after Ms. Coachman. Does the City maintain that area?

**Vice Chair Kelley:** That's a garden and the City does cut it but it is not one of those areas where we put a lot of investments into. I don't know if that fits in the CRA area.

**Mr. Gay:** It's not within the CRA boundaries.

**Board Member Davis:** In the past just doing something on a basis we look at beautification more often. We want our parks to look more presentable. The parks serve as the face for our City. Board Member Bass brought up an excellent point with Beautification.

**Board Member Pigatt:** If the CRA can assist I would love that to ensure that the areas are maintained. We need to address this and it needs to be done.

**Board Member Bass:** I'm in the process of organizing a cleanup date in that area. Further information will be coming forth.

**Chairwoman Russell:** Mr. Gay can you please have staff to take notes on everyone suggestion. I also have a question in the audits you have two figures. Is that for two separate audits or that is for two years?

**Mr. Gay:** Our budget is being presented for each annual year. We are looking to have an external auditing source. This has not been determined as of yet. Mr. Anathan has been assisting and we will have him be a part of that presentation.

**Board Member Tydus:** In reference to the parks and maintenance. It's really an administrative responsibility. We want to make sure that the Public Works have enough staff to keep up the maintenance that is necessary.

**Chairwoman Russell:** Is the Butterfly garden within the CRA boundaries?

**Mr. Gay:** The Butterfly garden is within the CRA boundaries.

Vice Chairman Kelley moved to approve the item for discussion and Board Member Chris Davis second.

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

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

**H2. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OPA-LOCKA REDEVELOPMENT AGENCY, WITH ATTACHMENTS APPROVING THE TRANSFER OF \$345,000.00 FROM THE COMMUNITY REDEVELOPMENT AGENCY'S GENERAL OPERATING AND TAX INCREMENT FUND BUDGET TO THE CITY OF OPA-LOCKA'S WATER SEWER FUND AS A REIMBURSEMENT OF FUNDS THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY RECEIVED BETWEEN FY 13-15 FOR THE OPERATION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, AND DIRECTING THE EXECUTIVE DIRECTOR TO EXECUTE THE TRANSFER; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**Vice Chair Kelley:** When this transfer is made the CRA won't owe the City any more money?

**Mr. Gay:** That's correct. The CRA won't owe the City any more money.

**Board Member Bass:** Will the City owe the CRA any money?

**Chairwoman Russell:** When the finance department go through the budget that is going to be a part of their presentation. A portion of the city budget every year through the tax base goes to the CRA yearly. I think we need to get to the budget and that will answer any questions we may have.

**Mr. Gay:** We've been working through this process for about 6-7 months. In your packages there is a report provided by the finance department in relationship to where the dollars are programmed. Our finance director Ms. Gerri Lazarre stated that there is \$566,000.00 which is TIFF dollars. There have been transfers within the last two-three years. This is just the CRA first move to reimburse the City. The City of Opa-locka will be making a transfer to the CRA and this will be separate and apart. In this upcoming budget year. The City is to pay \$712,000.00 in TIFF dollars to the CRA. The County will be paying \$335,000.00. We will be working through this the next few months.

**Chairwoman Russell:** Once the finance department do their presentation this will answer a lot of our questions.

**Board Member Davis:** When can we expect that presentation?

**Chairwoman Russell:** It was supposed to be a part of this meeting. I think it was an error. We really need a finance director to go through it.

**Board Member Davis:** I rather have a presentation before voting on this item but this is my opinion but I'll let my colleagues make a suggestion.

**Vice Chair Kelley:** I concur. I would rather here the presentation before the vote.

**Mr. Gay:** We do have Mr. Anathan and Ms. Lazarre on the line if you all need more clarification.

**Ms. Lazarre:** We looked at the activities of the CRA from 2012 to 2018. We went back and looked at all of the revenue that was generated. We came up with a total and looked at all of the expenses. There were some transfer from the general side and there were some transfer from the sewer side. We back out the total expenses. There were some discussions with the CRA Director as well as looking at the prior budget. There is enough money as well to pay back the water and sewer. This concludes my presentation.

**Board Member Davis:** on the CRA side we have enough funds in our reserve to manage any debt?

**Ms. Lazarre:** Yes we do. There are enough TIFF funds.

Board Member Burke move to approve for discussion and Board Member Pigatt second.

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

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

**I. DISCUSSIONS/PRESENTATIONS**

*\*The Facade Improvement Program is currently one of the newest ongoing project within the CRA. The facade Improvement Program is to assist all businesses that are within the CRA boundaries. Once the language for the application is cleaned. All information will be available on the City website and the City social media pages. The deadline to submit is September 30, 2020. An update will be provided at the next CRA meeting.*

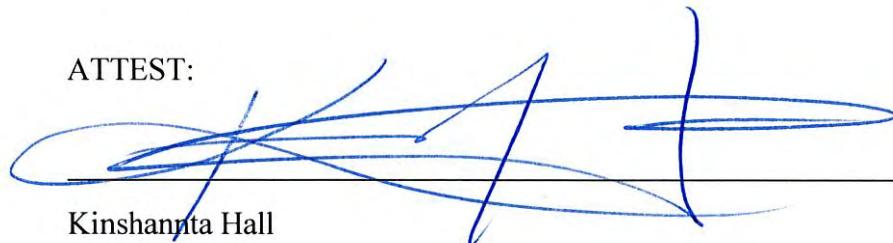
*Stantec is the company that is over the Downtown Master Plan. This is also a newly project that is going on within the city. An update will be provided at the next meeting.*

*Mr. Gay sums up the status of the façade improvement program and the downtown masterplan with Stantec. The goal is to have all information updated and an update will be provided at the next CRA meeting.*

**ADJOURNMENT:**

There being no further business to come before the Board, it was moved by Vice Chairman Kelley and second by Board Member Chris Davis to adjourn the meeting. The meeting was adjourned.

ATTEST:

A blue ink signature of Kinshannita Hall, which is a stylized, cursive name.

Kinshannita Hall

Board Clerk

A blue ink signature of Jannie Russell, which is a stylized, cursive name.

Jannie Russell

Chairperson