

*APPROVAL*

*OF*

*MINUTES*

*(June 15, 2021)*

**The Opa-locka Community Redevelopment Agency**

**CRA Clerk's Summary Minutes**

**CRA Meeting**

**Tuesday, June 15, 2021**  
**7 P.M.**

**• CALL TO ORDER:**

Chairwoman Jannie Russell called the Community Redevelopment Agency Meeting to order at 7:15 p.m. on Tuesday, June 15, 2021.

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.

**• ROLL CALL:**

The following members of the Opa-locka Community Redevelopment Agency were present: Chairwoman Jannie Russell, Vice Chair Chris Davis, Board Member Matthew Pigatt, Board Member John Taylor, Board Member Rose Tydus, and Board Member Veronica Williams. Also present were Board Attorney Candice Cobbs, CRA Manager, Gregory Gay, CRA Staff, Corion Delaine, Gerald Lee and CRA Board Clerk Kinshannta Hall.

Absent Member: Board Member Alvin Burke

Board Member Rose Tydus led us in Prayer.

**• PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

**Chairwoman Russell:** We do have one add on item tonight.

**Mr. Gay:** A few of you all have seen new development occurring within our City. We have Palmetto Homes here to do a presentation tonight.

*(Palmetto Homes will be doing a presentation after the approval of reading minutes and public comments.)*

Vice Chair Chris Davis moved to approve May 25, 2021 CRA reading minutes. Board Member John Taylor second. The reading minutes from May 25, 2021 CRA meeting were approved.

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

Matthew Pigatt	Yes
Chris Davis	Yes
John Taylor	Yes
Veronica Williams	Yes
Rose Tydus	Yes
Jannie Russell	Yes

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

***\*(There were no Public Comments.)***

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

**Mr. Gay:** Mr. Arial Lundy has developed a twin home in the magnolia north area. It is basically twin homes side by side. This is the type of housing we are looking to see more of throughout Miami-Dade.

***(Palmetto Homes Presentation)***

My name is Arial Lundy and my architect is Steve and my operation manager is Natasha. The name of my company is Palmetto Homes. We have a few lots that we got from the County and we want to build those homes throughout Opa-locka. This is the overall goal. I really want bring solar panels here and I appreciate you all for allowing me to come here. I'm trying to make this affordable. I've met with Mr. Gay a few times and he has been helpful. I'm trying to take this project to a national level. I just need you all support and we all can meet in person. When I do something I do it for the people. I like the challenges and I want to show people this can be done. As long as I have the opportunity I know I can do well and help my people. It is not about the money to me. I am here for the people to help.

**Steve (Architect):** I've been an architect for 37 years. I've been working with Arial for 17 years. He is really able to get a lot done. We really want to give a quality to the buildings we are building giving it the Arabian night eastern look. This is a unique community. We really want to give 3 dimensional quality to these buildings. In the past we made homes out of concrete. We would like to plant a seed here in Opa-locka. We would appreciate it if we have you all support.

**Board Member Williams:** I was told to visit the property and I was lost for words. The quality of the material these properties were beautiful. I encourage the board to make an appointment with Mr. Lundy. I will tell you this that I had to get a call from a friend and no

one from the City or leadership informed me that this property was being built. We have a developer because we were told that no one wanted to develop in Opa-locka. We have a developer right here in front of us. Mr. Lundy I want to thank you for making something happen here in Opa-locka. As an educator we have to build homes in our community for the working people. Mr. Lundy is trying to make Opa-locka great that we can afford. It is time that we rise up. Thank you Mr. Lundy.

**Vice Chair Davis:** I had a chance to view some of the work. I'm so glad to see progress. A lot of federal resources poured into the Magnolia area community. Magnolia Area is one of our smaller communities within the City but I'm so glad to see the progress. Thank you again and you all fulfilled the promise and keep doing the great work. I'm in full support.

**Board Member Taylor:** I was able to view the exterior of the building and it was really nice. I love the fact that you are encouraging home ownership.

**Board Member Pigatt:** We are thankful to have you in Opa-locka. You have done great work over in the Magnolia North area. I have much respect and continue what you are doing.

**Chairwoman Russell:** The homes are gorgeous. I was amazed at the quality of work and to have our people over there working stole my heart. I'm glad that the board supports this project. As a board we have given our Vice Chair Davis an initiate to look for other projects for our great City so we would like for Vice Chair Davis to assist you to move forward.

**Board Member Tydus:** I commend you for coming in Mr. Lundy. Thank you.

**Chairwoman Russell:** As a board we look forward to working with you Mr. Lundy. Thank you all for coming.

**Mr. Gay:** I've known Mr. Lundy for 30 years now. He has evolved and I just want to say thank you for coming. Some of you may say you may have not known, but I've been putting this information in you all packages for the last two years. The information was right in front of you, all it takes is to read the information. We are looking forward to working with you Mr. Lundy.

### **\*Resolutions**

#### **H1. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) APPROVING THE WAIVER OF POTENTIAL LATE FEES AND INTEREST ASSOCIATED WITH THE CITY OF OPA-LOCKA NOT TIMELY DEPOSITING TAX INCREMENTAL REVENUE IN A PRIOR YEAR; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

**Mr. Gay:** This resolution was presented at the last meeting. You all deferred this resolution. At your request additional documentations have been added. I will have

the budget administrator come and explain. There are state statutes that stipulates when dollars are supposed to be put in a CRA account. When we calculated this information what the expenses were and whether it should be the expenses. This maybe consider a wash item. I will have Mr. Anathan to come up and explain briefly.

**Mr. Anathan:** The City has paid the CRA bills all along. The City has been paying the bills since 2012. The City paid the CRA expenses all the way through FY 2016. As you can see from FY 2016-FY 2020 the City was behind when you look at the state statute. The statue mentions by January 1 it allows for a 5% percent penalty. I'm able to answer any questions relation to numbers.

**Chairwoman Russell:** After reviewing the documents the money was used because the City needed to its bills. I know board Member Tydus was on the Commission when the CRA was first formed. When I became a part of the CRA board I wasn't the Chair in the beginning. I've always asked this from day one. Why the CRA money wasn't put into its own account. I was told that a reconciliation was being done. For clarity, in this document it states it was not put there because the City needed help to pay the City bills.

**Mr. Anathan:** If there is another document I'm not aware. Sorry about that.

**Chairwoman Russell:** The history is very important when we are concerning this money. The document came from Community Relation. Mr. Gay in this document does it states that the money was used to pay its bills?

**Mr. Gay:** I don't recall it saying that, from 2009-2012 is the time period the CRA was being created. The CRA didn't come into full operation December 4, 2012. "2013" is the actual year when the "TIFF" was being generated.

**Chairwoman Russell:** From 2013 is when the CRA was acknowledged by the County as being a CRA. So from 2012 those monies that was paid by the City the city couldn't get that from the CRA because we weren't acknowledged as a CRA.

**Mr. Anathan:** I think you are referring to the audit that was done by the state in 2019. When we went to the county they mentioned it is normal to be charged even though the CRA didn't exist during that time.

**Chairwoman Russell:** A lot of those items in the findings as a CRA where because of actions that were done by the City. I just want to make sure the new board members are getting the real facts.

**Board Member Pigatt:** If the City didn't pay I think it's time to pay. We need to negotiate those funds.

**Vice Chair Davis:** I guess the goal is to have it waived but I share the same as my colleagues the funds needs to be spent on the CRA.

**Board Member Taylor:** I'm new to the board so Chair it's the \$76,000 plus the \$113,000? That's what the City owes us?

**Chairwoman Russell:** Yes. You can charge the penalty for not depositing the money and you can charge interest on the money that should have been deposited. I've asked since I've been on this board to deposit the money in the CRA account. I've always been told you don't have to do it. I'm not saying we have to get the entire amount but something needs to be done. We should have a clear picture of what the CRA should have. I'm passionate about this.

**Board Member Taylor:** Have we received any "TIFF" dollars?

**Mr. Gay:** We currently have \$1,562,958.29 in the TIFF account. There have been expenses the City have paid on behalf of the CRA this is the reason why the language is the way it is in the resolution.

**Chairwoman Russell:** Have the money that came from the County regarding the "TIFF" money amount gone into the CRA account or did the City get their money first?

**Mr. Anathan:** No. The City did not get their money. The City held the money to pay the CRA bills and the remainder surplus goes into the CRA account.

**Board Member Pigatt:** When was the last time this board received a budget report?

**Mr. Anathan:** I would suspect it has been years I don't know exactly. Those reports are not yet available but they are close I'm sure.

**Board Member Pigatt:** It's difficult to sit on a board and not know where the money is. This is unacceptable we don't have the information. I'm not in support of waiving this. This is a serious issue and I hope that we can get those numbers on a regular basis.

**Chairwoman Russell:** I'm not against the waiver in some form but in order to get support of the entire CRA board I think it would be best if you would give us an itemized financial report. We want to know everything and bring this back with those documents. I think you will get more of a favorable response.

**Board Member Williams:** What are the CRA bills? What are those bills?

**Mr. Gay:** 10 percent of the salary and expenses relates to Community Development. There are fees that we pay to the County and State on an annual basis. Those are expenses thus far the City has paid for. We don't have them broken out, but I know that this is the information you all are requesting. We will get this information to you all.

**Mr. Anathan:** For example your downtown masterplan it's for every good and services.

**Mr. Gay:** You approve an annual budget every year. The City has been paying those expenditures on behalf of the CRA. If it's the will of the board I would like to defer this item.

*\*Resolution "H1" is deferred to the next OCRA Meeting. There will be more detailed information. The resolution will be brought back before the OCRA Board at the next meeting.*

**H2. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) AUTHORIZING FORGIVENESS OF 33.3% PAYMENT FOR IMPROVEMENT TO BUSINESS FOR AN APPLICANT OF THE FAÇADE IMPROVEMENT PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

**Mr. Gay:** This is a resolution for two of our applicants. Due to financial hardship relating to Covid-19 we have two letters brought before you to ask if they could be waived of the 33.3% which would be the owner's contribution. The original allocation was \$15,000 with \$5,000 being the 33 percent coming from the applicant. Covid has made things difficult. One of the applicants wanted to appear before you today but they were having family issues but they did bring a letter before you all today. They are asking if they are able to move forward with a \$10,000 allocation for the two applicants. We do have Mr. Strickland here who has been managing the project. If you have any questions Mr. Strickland and Mr. Delaine will be able to answer.

**Vice Chair Davis:** What is total scope of the project?

**Mr. Gay:** \$10,000 coming from the CRA and \$5,000 coming from the applicants.

**Vice Chair Davis:** Are these the only two applicants that are experiencing hardship? As a board we just want to make sure the other applicants receive the same treatment.

**Mr. Gay:** These are the only two that are experiencing hardship.

**Vice Chair Davis:** What exactly were the names and work the two applicants do?

**Mr. Delaine:** The first applicant Tracy Thompkins and the second applicant is John Caldwell of Caldwell Distributors. They all had the option to pursue away if they were experiencing hardship. On page 42 you will see the waiver application.

**Eric Strickland:** The waiver will not interfere with the project. Each of the scopes are consistent.

**Vice Chair Davis:** I just wanted to ensure that it is not a matter of size but thank you.

**Board Member Pigatt:** What exactly are these applicants doing to their buildings?

**Eric Strickland:** For John Caldwell they are repainting the exterior of the building and installing a security system. Tracy Tompkins is doing a roofing element in the front of the building, repainting the exterior of the building, resealing the parking lot and signage.

**Board Member Pigatt:** We are paying for someone security?

**Eric Strickland:** It's in their scope.

**Mr. Gay:** It is one of the elements that is a part of the façade improvement.

**Board Member Pigatt:** If we are going to be doing forgiveness we need to let the community know what is going on. Our community just needs to know.

**Mr. Delaine:** There are few avenues that can be addressed in our next report.

**Board Member Williams:** On page 98, is this a temporary close? Are they reopening? Are we giving money away to a closed business?

**Mr. Delaine:** I was advised that the business will reopen.

**Chairwoman Russell:** During the façade program when you all first started it was kind of difficult to get people involved. We would like to go as a board we would like to go and take pictures. Moving forward do you think that this project will be more favorable? Do you think this project will have more participation?

**Eric Strickland:** Business owners speak with each other. The program can be completed and successful. You have five facades started which is a good start.

**Chairwoman Russell:** Have we been able to reimburse the businesses for their expenses?

**Eric Strickland:** We are currently getting a W-9 now. We are working with Mr. Delaine. We are in the process of that right now.

**Chairwoman Russell:** We just want to make sure that we are doing everything on our side. Are we voting on both of them or one?

**Mr. Gay:** We are dealing with Tompkins now and at the next meeting we will be bringing back John Caldwell.

**Chairwoman Russell:** Was there anything in the budget set aside for signage?

**Eric Strickland:** The budget was \$300 for posters and signs but we are providing some alternatives.

Vice Chair Davis moved resolution “H2” and Board Member John Taylor second.

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

Chris Davis	Yes
Matthew Pigatt	Yes
John Taylor	Yes
Veronica Williams	Yes
Rose Tydus	Yes
Jannie Russell	Yes

**Chairwoman Russell:** Due to the extended time that we have been in the meeting, I wanted to ask all board members can we forgo the rest of the agenda and adjourn the meeting. Board Member Williams made the motion to forgo the rest of the agenda and adjourn the meeting and Vice Chair Davis second.

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

Chris Davis	Yes
Matthew Pigatt	Yes
John Taylor	Yes
Veronica Williams	Yes
Rose Tydus	Yes
Jannie Russell	Yes

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned.

ATTEST:

Kinshannta Hall

Board Clerk



Jannie Russell

Chairperson