

APPROVAL

OF

MINUTES

(October 19, 2021)

The Opa-locka Community Redevelopment Agency

CRA Clerk's Summary Minutes

CRA Meeting

Tuesday, October 19, 2021

5:30 P.M.

• **CALL TO ORDER:**

Chairwoman Jannie Russell called the Special Community Redevelopment Agency Meeting to order at 5:38 p.m. on Tuesday, October 19, 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 Sherelean Bass, Board Member John Taylor, Board Member Matthew Pigatt, and Board Member Veronica Williams. Also present were Board Attorney Candice Cobbs, CRA Manager, Corion Delaine, CRA Staff, Gregory Gay, Gerald Lee, and Board Clerk Kinshannta Hall.

Absent Member: Board Member Rose Tydus

Board Member John Taylor led us in Prayer.

• **PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited in unison.

Chairwoman Russell: Do we have any add on items tonight?

*(There were no add on items.)

Vice Chair Chris Davis moved to approve July 27, 2021, CRA reading minutes. Board Member John Taylor second. The reading minutes from July 27, 2021, CRA meeting were approved.

There being no discussion, the motion passed by a 5-0 vote.

Sherelean Bass	Yes
John Taylor	Yes
Veronica Williams	Yes
Chris Davis	Yes
Jannie Russell	Yes

*Board Member Matthew Pigatt arrived at 6pm.

Board Clerk Hall: Per Mr. Delaine request we will have Ms. Melody B. and Mr. Leonard Burke will be joining us virtually today.

Chairwoman Russell: Public comments are open.

(Public Comments)

1.) OLCDC

My name is Nikisha Williams and I'm the chief operating officer of the OLCDC. We are partners from the service perspective with the City of Opa-locka. I wanted to tell you all about some of the work we have done over the last 41 years. We have developed and sold 145 single family homes. Through partnerships we have built more than 2500 units of rental housing. We estimate about \$6,700 families now live in quality houses. We currently own two affordable housing units in the city of Opa-locka including Aswan Villages. We just became the full owners of Aswan Villages. Community Planning work is the heart of what we do. In 2010 we received 20 million dollars a neighborhood planning grant that allowed us to do some comprehensive planning we've also received a choice planning grant. As many of you may know we are currently working on a new mixed-use development "City Terrace" which is still in the early planning. It will be 4 new buildings and 261 units, parking garage, and a commercial space. At this time, I will entertain any questions.

Board Member Bass: Thank you so much for the work you've all done in the city. I would like a copy of the statistics.

Board Member Taylor: City terrace is a mixed-use project?

Nikisha Williams: Correct.

Vice Chair Davis: Thank you “OLCDC” for the great work. I’m familiar with a lot of projects that the OLCDC have done over the years.

Board Member Williams: Thank you for all the great work in the community. I look forward to the great partnership for many years to come.

Chairwoman Russell: With City Terrace, what piece of property are we looking at?

Nikisha Williams: It is property that we currently own. The parking lot next to the hurst building, the Arc, and the lot across the street from the Arc right next to the train station which is the third lot, and the fourth lot would be the large plot of land that shares the same block as Town center apartment building.

Chairwoman Russell: How many floors?

Nikisha Williams: in the latest plan so far 8 floors.

2.) Mark Anes/Coastal Construction (21 years)

Working with new housing/OLCDC looked at the masterplan. We are here to help and assist.

Vice Chair Davis: You are doing a project with OLCDC?

Mark Anes: In discussion with the OLCDC great things are coming forward.

3.) Samuel/Development (Fuse Group in Broward County)

We have working relationships with a majority of CRA’s throughout South Florida.

4.) Oscar Robayna/Florida Resolution

Miami Gardens, Homestead, Florida City, and more phases throughout South Florida.

Board Member Taylor: (Few questions regarding “Phases.”)

5.) Nicole Jordan/Resident of Opa-locka

I’ve recently moved back home. I’ve been home for 18 days. I have a business. I would like to be in Opa-locka.

Mr. Delaine: Welcome home. We are here to support and assist as much as possible.

6.) Mr. Michael/Youth Leader

I have an idea and would like to unite the children. My overall goal is to promote unity.

Chairwoman Russell: I’ve known Michael since he was younger. He has always done great things within the community.

Board Member Taylor: We will make sure your dream come true.

Board Member Bass: We will work with you to make it happen.

7.) Calder Office (Melody B) (Virtual)

I'm grateful to be a part of this meeting. Our overall goal is to develop and beautify the city.

8.) Leonard Burke (Virtual)

I manage Real Estate based out of Tampa, Florida. I want to have a presence. I've worn many hats and assist with managing cornerstone partners. I've worked with many developments throughout South Florida.

Chairwoman Russell: We are really excited to see the new development that is about to take place in our community.

***Resolutions**

H1. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPEMENT AGENCY (OCRA) AUTHORIZING THE ADOPTION OF THE DOWNTOWN MASTERPLAN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Board Member Veronica Williams moved to approve resolution "H1" and Board Member Matthew Pigatt second.

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

Sherelean Bass	Yes
Matthew Pigatt	Yes
John Taylor	Yes
Veronica Williams	Yes
Chris Davis	Yes
Jannie Russell	Yes

Mr. Delaine: I can honestly say that seeing this plan move forward I'm excited and proud along with staff we put a document together that is not just a piece of paper. As evidence provided in the audience and virtually this document has provided new life of what we are trying to see here in Opa-locka. This is only the beginning.

H2. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), APPROVING REPAYMENT TO THE CITY OF OPA-LOCKA FOR SERVICES RENDERED IN CONNECTION TO THE OCRA DOWNTOWN MASTERPLAN PRESENTATION, IN THE AMOUNT OF SEVEN THOUSAND, FIVE HUNDRED SEVENTY-SEVEN DOLLARS AND TWENTY-SIX CENTS (\$7,577.26); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Chairwoman Russell: I think we need to make an amendment to this item.

Mr. Delaine: I made an observation earlier today due to the payment of the event, the CRA will be taking on this cost, and I have a letter for you all to highlight on the rationale behind of why the CRA will be taking on this cost. This was the intended goal. I will be forwarding a letter to you all as we speak. I would look to amend this item from a repayment to the city as an expenditure of the CRA.

Board Member Taylor: Is this coming out of the events line item? If not, where would it come from?

Mr. Delaine: Due to the fact this was a FY-21 expenditure. It will be coming out of the other professional services line item from the previous year. If it was after September 30, 2021, it would have come out of the events line item.

Board Member Taylor: So, it doesn't affect the budget?

Mr. Delaine: Not at all.

(Amendment)

Board Member Veronica Williams moved to approve resolution "H2" and Board Member John Taylor second.

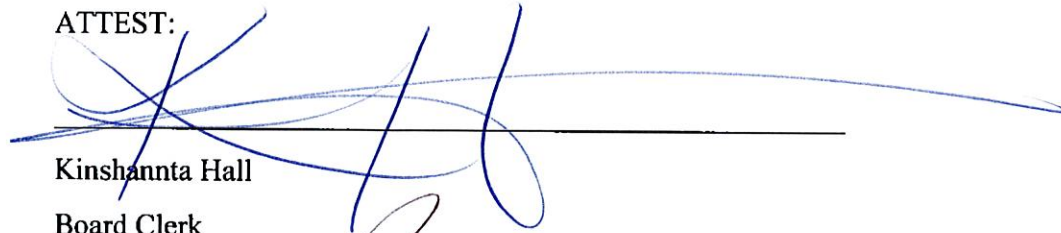
There being no discussion, the motion passed by a 6-0 vote.

Sherelean Bass	Yes
Matthew Pigatt	Yes
John Taylor	Yes
Veronica Williams	Yes
Chris Davis	Yes
Jannie Russell	Yes

ADJOURNMENT:

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

ATTEST:



Kinshanta Hall
Board Clerk



Jannie Russell

Chairperson