

APPROVAL

OF

MINUTES

(November 16, 2021)

The Opa-locka Community Redevelopment Agency

CRA Clerk's Summary Minutes

CRA Meeting

Tuesday, November 16, 2021

5:30 P.M.

- **CALL TO ORDER:**

Chairwoman Jannie Russell called the Community Redevelopment Agency Meeting to order at 5:38 p.m. on Tuesday, November 16, 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, Board Member Sherelean Bass, Board Member John Taylor, Board Member Rose Tydus, 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: Vice Chair Chris Davis

Board Member Rose Tydus 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 was one add on items.)**

Mr. Delaine: I have one add on item which will be on the discussion item list which speaks to future project signage. I have a printout I will be handling to the board once we get to this item.

Board Member Sherelean Bass moved to approve September 21, 2021, CRA reading minutes. Board Member Veronica Williams second. The reading minutes from September 21, 2021, CRA meeting were approved.

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

Sherelean Bass	Yes
Veronica Williams	Yes
Rose Tydus	Yes
Jannie Russell	Yes

*Board Member John Taylor arrived at 5:50pm.

Chairwoman Russell: Public comments are open.

(Public Comments)

1. JBS Foundation Inc

Regina Silas: Hello, my name is Regina Silas and I'm the founder of JBS foundation Inc. The foundation is in honor of my grandfather a civil right activist in Miami Dade county. He was the first black police officer on a motorcycle. He started the first black union in Miami Dade county. He sued the county for discrimination and won. Today I'm here for my foundation to do redevelopment in the City of Opa-locka. I already have a master plan. Our plan includes economic development, community development, housing, jobs, and sustainability. I'm here with my business partner.

E. Silver: Hello, I'm the business partner a diplomat representing Africa. Our focus is to bring housing, jobs, and supporting small business owners. We want to generate a connection. One of the main goals is to connect all 54 African countries to America.

Regina Silas: As you know the City of Opa-locka has the largest collection of Moorish architecture art in the western hemisphere. we will create wealth in the City of Opa-locka.

Chairwoman Russell: Before you leave what is your grandfather's name?

Regina Silas: Joe Silas.

Chairwoman Russell: This was a nice presentation. We would like to have it on paper.

2.) Chen Medical Center (9th Medical Center)

We are Chen “Senior” Medical Center and we have been blessed to have our ninth medical center in the heart of Opa-locka.

Milka Alegria: I’m the center director and we are thrilled to serve our seniors and be apart of the Opa-locka community. Thank you for inviting us to your meeting.

Juan A: I’m the director of growth development in business development for Chen Medical center in Miami Dade. We have already seen the warmth of individuals in the community that was already aware. We look forward to being apart of the Opa-locka DNA.

Chairwoman Russell: We look forward to you all being a part of our community.

Board Member Bass: I had an opportunity to visit on the day of opening. I had a chance to meet some of the employees as well. I just want to say continue and keep up the great work you’re doing.

Board Member Tydus: I’m a patient at Chen Medical center in Miami-Lakes. I’ll be transferring to this medical clinic in Opa-locka.

Kimberly Gomez: I’m the cultural and community specialist for Chen Medical center. We can help you with the transition to our Opa-locka center. We come with a heart of contribution. We want to be engaged in the community. We understand the value of having social engagements.

(Resolutions)

H1. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) ESTABLISHING THE SPECIAL PROJECTS AND EVENTS ADVISORY COMMITTEE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: This item was drafted at our last meeting. We wanted to take an opportunity to recognize that we wanted these activities to be more engaging with our residents. After speaking with legal counsel, as well looking at our by-laws section 6 item 6.1. It gives the OCRA board to create advisory boards. This is something that is in our by-laws.

Chairwoman Russell: I think there needs to be one correction. If you look at the resolution on page 18. On the first page of the policy and procedures. It talks about the board and why it was created. There is an error there. Where it says where city counsel may appoint, it should say the “CRA”.

Chairwoman Russell: Can we make that correction attorney?

City Attorney: You shouldn't put in a vote unless the city manager accepts the friendly amendment.

Mr. Delaine: I accept.

Board Member Taylor: Just for clarity, could you give us a summary of what they would do.

Mr. Delaine: They would look at the type of activities throughout our CRA plan as well looking at economic development activities. Special programs and projects. They would look at all the activities the board would like to do, and they would add on any activities they would like to see carried out in the CRA.

Chairwoman Russell: They would act as an advisory to the board?

Mr. Delaine: Correct.

Board Member Williams: If we have community members and residents apart of city boards, would it be okay for them to be apart of this CRA board? I just want to make sure if it's written that it is okay.

City Attorney: There is nothing in the policy and procedures that keeps them from doing that.

Chairwoman Russell: I don't think it needs to be added but it's an open policy.

Board Member Williams: If you don't add it, it leaves it up to interpretation. We can revisit this later.

Mr. Delaine: I think at the appropriate time we will make that amendment.

Board Member John Taylor moved to approve resolution "H1" and Board Member Rose Tydus second.

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

Sherelean Bass	Yes
John Taylor	Yes
Rose Tydus	Yes
Veronica Williams	Yes
Jannie Russell	Yes

H2. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) REVISING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY COMMERCIAL FAÇADE IMPROVEMENT PROGRAM TO ESTABLISH AND FACILITATE A SMALL BUSINESS ASSISTANCE GRANT PROGRAM; FURTHER AUTHORIZING THE OPA-LOCKA COMMUNITY DEVELOPMENT CORPORATION (OLCDC) TO MANAGE AND OPERATE THE SMALL BUSINESS ASSISTANCE GRANT PROGRAM; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: One of the solutions were to provide the funds for small businesses in need. This is an opportunity to look at some of these concerns. We will have Lia who is with the OLCDC who will be coming up to do a presentation.

Lia Yaffar: I'm the executive director for the community funds of North Miami Dade. I've distributed a presentation. We will be discussing the "CRA" small business grant program. we are a "CDFI" community development financial institution that is a us treasury destination. We walk by providing loans and technical assistance. Our programs are focused on small businesses. We conduct a lot of workshops to assist a lot of small businesses. We also provide the loans to small businesses. We work a lot in this community. We can service Broward and palm beaches businesses as well. We have administered grants programs for various funders. We tailor the use of the grant to the specific need of the business. We answer questions so they would know to expect and what they may need to apply. I think this is more focused on the smallest business that need it the most. We are looking at businesses that have been around for at least two years. All businesses must provide documentations. We are transitioning the CRA façade improvement program into a small business program. we expect to launch the program in January 2022 and to close it out in March 2022. We are suggesting an award amount up to \$5,000 dollars. The goal is to revitalize business activities. I'm able to answer any questions at this time.

Board Member Taylor: My suggestion is if we are going to do exterior, we need to get a letter from the landlord if they do not own the property.

Mr. Delaine: In the original façade improvement application it made that qualification. It will fall in line with the same thing for the small business assistance. If it's going to be an improvement to the property.

Board Member Taylor: It was in the last one but not this one. My point is the language is not the same. Normally interior is okay but the exterior is the issue. We need permission to do that.

Mr. Delaine: We are opening the scope for more opportunities, so this can utilize. We are looking at putting together a workshop or forum prior to issuing any dollars. All businesses would have to come and listen to all information. We would know what their concerns and needs are.

Board Member Williams: In the power point it says that the money can be used for business loans as well as technical assistance.

Lia Yaffar: Our CDFI provides the loans and technical assistance. this is along our program and sometimes we administer small grants to business owners.

Board Member Williams: Could you help me find specifically where these grants can go for?

Mr. Delaine: Just to clarify this information is on page 23.

Board Member Williams: Is \$5,000 dollars enough?

Mr. Delaine: We can go up or down; however, the board chooses.

Board Member Williams: I don't know \$5,000 dollars seems a little short.

Lia Yaffar: We have worked with many businesses in the financial area. they go a long way to get a business started.

Chairwoman Russell: I had a concern as well with \$5,000 dollars especially if you've been in business for at least two years. However, it can assist with backdoor help such as a bookkeeper, someone that may take the orders for a restaurant for example. So, \$5,000 in that sense would mean a lot. This could get you a bookkeeper for a year.

Board Member Taylor: Can we use these funds for payroll?

Lia Yaffar: It's more related to professional services. Payroll is not on the criteria.

Mr. Delaine: The board can dictate the terms, again \$5,000 is just a start. We can go up or down. You are all well within your ability to make that decision.

Chairwoman Russell: \$88,000 dollars is left over from the façade program, and we are transforming into the business assistance program.

Mr. Delaine: This is to close out this fiscal year just to clarify before we start a new fiscal year.

Chairwoman Russell: We are looking forward to a strong finish.

Lia Yaffar: This is the goal.

Chairwoman Russell: For the kickoff of this program, we are having a workshop. My only concern is advertisement which is very important. We need to make sure we do good advertising.

Board Member Taylor: If they qualified in 2021, would they be eligible for the new fiscal year?

Mr. Delaine: Yes. The workshop will be mandatory. We will have a real dialogue before you apply just to clarify everything.

Arial Lundy: I'm with Palmetto Holmes. I think you all should speak with Leroy Jones (Moms & Pops Grant) before you all make your final decision. He gets everything from the county.

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

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

Sherelean Bass Yes

John Taylor Yes

Rose Tydus Yes

Veronica Williams Yes

Jannie Russell Yes

H3. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) ADOPTING AND APPROVING THE DEVELOPMENT INCENTIVE LIST; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Delaine: Before we start, please look at page 31 in your agenda package and this is the example to be utilized for the development incentives. Staff looked at this list and looked at programs where these dollars can be applied. Look at page 28 and you will see those programs have been recommended. The first item is the \$100,000 dollars for the façade program.

(Mr. Delaine went through the list and if any members have any questions throughout the items, they can ask questions.)

Chairwoman Russell: Will the façade program go on with the allocated money we are getting back?

Mr. Delaine: My recommendation would not be running at the same time. It's a give or take. I would like to call up Mr. Anathan just to make sure this won't cause any budget concerns.

Rob Anathan: You're going down a road you don't want to go down. The \$88,000 dollars is now in the trust fund. You would have to do a budget amendment to spend this money and take the \$88,000 dollars out of the trust fund and put it in your budget.

Chairwoman Russell: Maybe we can't vote on this tonight.

Rob Anathan: You will have to do a budget amendment before the funds are spent.

Chairwoman Russell: I think the director should go back and seek out who would be seeking the façade program. We may not want to take the same route we did previously. We need to get finish with the small business program and then start the façade program.

Mr. Delaine: I agree. The approval of this item is just what we can use the money for. This is just what we are looking at. These are recommendations and the board can decide if they want to add or subtract.

Chairwoman Russell: My concern is the way we structured the façade last time could have been better. I think we should choose a contractor.

Mr. Delaine: The board has the ability if they want the program to proceed. An RFP will take place afterwards. I agree of using a single contractor. Anything that requires professional services will be released as an RFP.

Board Member Williams: I think he wants some feedback. Are voting or no voting? I just want to know which way we are going. Could we provide our feedback before the next CRA meeting? I would like to have some more time.

Chairwoman Russell: Before we vote I would like to see the board to go back I don't feel comfortable to vote on it the way it is. I would like to have more input from the board. I would like to see us all more involved.

Mr. Delaine: Option one is putting out an RFP and option two is looking at bringing in a consultant. Option three We just approved a special event board this is one of the functions of that board. You all do have those three options.

Mr. Gay: You all have been presented with a list of all items that you all can move forward with. This is something that must be done within a short period of time. This is basically where we can make improvements within the city. If you have any questions, I'll address them at this time.

Mr. Delaine: We can hold off on this item until all procedures are completed. It's up to the board

Board Member Taylor: We do not have to iron out everything tonight. This is just a laundry list. I think we should move forward.

Chairwoman Russell: If everyone is comfortable with this we can move forward.

Board Member John Taylor moved to approve resolution "H3" and Board Member Veronica Williams second.

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

Sherelean Bass	Yes
John Taylor	Yes
Rose Tydus	Yes
Veronica Williams	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

Jannie Russell

Chairperson