

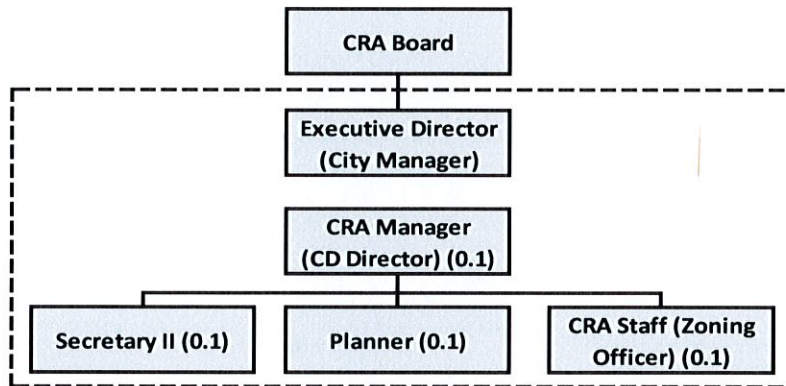
# Community Redevelopment Agency (CRA)





## COMMUNITY REDEVELOPMENT AGENCY

**Mission** – Within the area designated by the City Commission as the Community Redevelopment Area, preserve and enhance the tax base, to alleviate conditions of slum and blight, to facilitate affordable housing and to stimulate public sector participation within the redevelopment area.



**Goal** – A revitalized Community Redevelopment Area composed of attractive and peaceful residential neighborhoods, a thriving commercial district and a downtown area that attracts residents and others for entertainment and leisure.

### Current Year Accomplishments

- Initiation of façade improvement program
- Initiation of downtown masterplan study
- Workshop with other local CRA officials to stimulate innovative thinking
- Approved a Memorandum of Understanding (MOU) between the CRA and City defining responsibilities and reimbursement
- Assessed valuation of real property in CRA increased 12.7% while remainder of City real property assessed increased 7.4%

### FY 21 Objectives

- Completion of a downtown masterplan to provide clear development guidance for those interested in investing in the City
- Renew façade program to further enhance commercial / industrial area appearance.
- Implement a streetscape program to enhance City appearance and canopy coverage
- Update CRA Redevelopment Plan by updating projects to be undertaken, including possibly increasing the size of the Community Redevelopment Area.
- Obtain CDBG funds
- Obtain Brownfield mitigation funds



**FY 21 Objectives – Continued**

- Development of Taqnia Innovation District in the Opa-locka North Industrial District to incubate an area focused on the technology industry.
- Development of the Opa-locka Moorish Cultural Arts and Entertainment District
- Make a determination as to whether two lakefront acres of Ingram Park should be rezoned for residential development
- Enhance City parks amenities
- Reduction of upfront development fees to incentivize development
- Reduction of parking requirements to incentivize development
- Completion of CRA Policies and Procedures manual

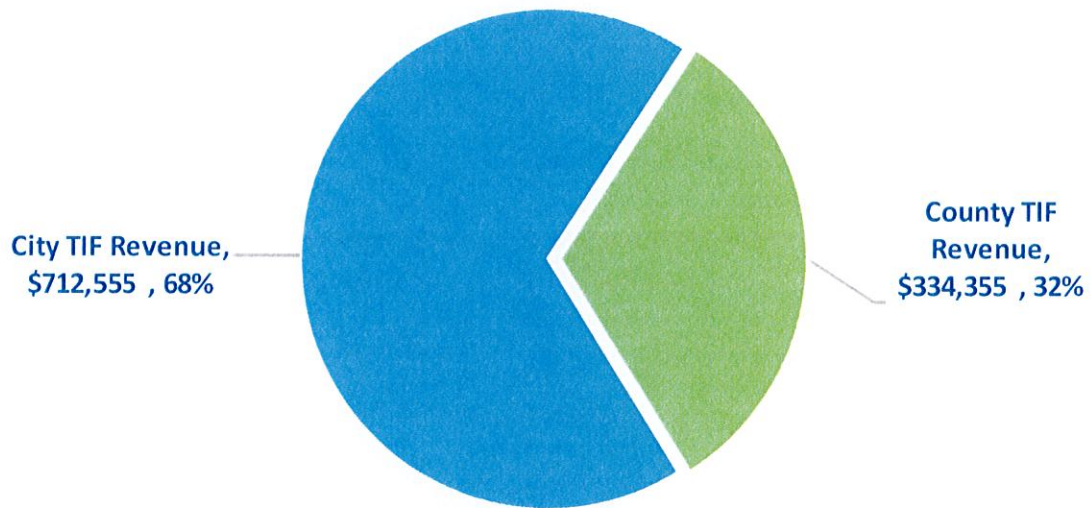
**Measurements**

- Release RFP for consultant to update CRA Redevelopment Plan issued by December, 2020 – Target = Yes
- Complete CRA Policies and Procedures manual for adoption by December, 2020 – Target = Yes
- Complete downtown master plan – Target = Yes

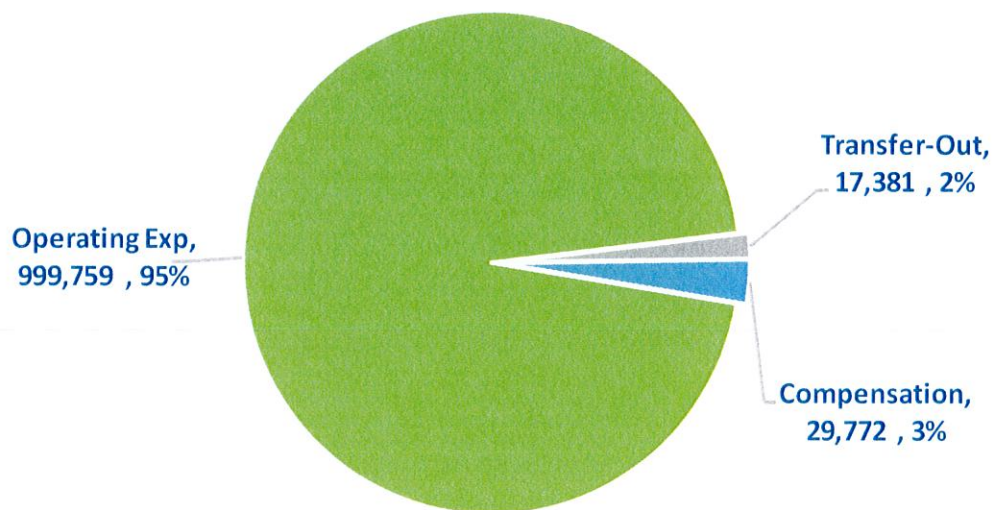


## CRA Funding & Expense

### CRA Revenue - \$1.0M



### CRA Expenditure - \$1.0M







**FISCAL YEAR 2021  
ANNUAL PROPOSED OPERATING BUDGET**

**Community Redevelopment Agency (CRA) - Summary**

	FY 19	FY 20			FY 21	
Account Title	Actual (Unaudited)	Amended Budget	Fcst	Over / (Under) Amend Bgt	Proposed	Over / (Under) Fcst
<b>Revenue</b>						
CRA Fund Ad Valorem Tax - City	381,398	501,826	501,826	-	712,555	210,729
CRA Fund Ad Valorem Tax - County	173,890	232,466	232,466	-	334,355	101,889
<b>Total Revenue</b>	555,288	734,292	734,292	-	1,046,910	312,618
<b>Expense</b>						
Salary	15,778	22,389	22,562	173	22,474	(88)
Benefits	1,621	3,609	6,678	3,069	7,297	619
<b>Total Compensation</b>	17,399	25,998	29,240	3,242	29,771	531
Operating Expense	17,675	421,711	329,711	(92,000)	999,758	670,047
Contingency	-	15,317	-	(15,317)	-	-
<b>Total Expense Ex Transfer Out</b>	35,074	463,026	358,951	(104,075)	1,029,530	670,579
Transfer Out	3,887	349,321	360,154	10,833	17,381	(342,773)
<b>Total Expense</b>	38,961	812,347	719,105	(93,242)	1,046,910	327,805
<b>(Use Of)/Add To Fund Balance</b>	516,327	(78,055)	15,187	93,242	-	(15,187)
<b>Fund Balance - Unassigned</b>						
Beginning	291,272	745,033	745,033	-	760,220	15,187
(Use Of)/Add To Fund Balance	453,761	(78,055)	15,187	93,242	-	(15,187)
Ending	745,033	666,978	760,220	93,786	760,220	-



**FISCAL YEAR 2021  
ANNUAL PROPOSED OPERATING BUDGET**

**Community Redevelopment Agency (CRA) - Expense**

	FY 19	FY 20			FY 21	
Account Title	Actual (Unaudited)	Amended Budget	Fcst	Over / (Under) Amend Bgt	Proposed	Over / (Under) Fcst
<b>Salaries</b>						
Salaries - Executive	6,248	8,550	8,616	66	8,583	(33)
Salaries - Regular	9,530	13,839	13,946	107	13,891	(55)
<b>Total Salaries</b>	15,778	22,389	22,562	173	22,474	(88)
<b>Benefits</b>						
FICA	1,185	1,713	1,726	13	1,719	(7)
Retirement	436	1,896	1,911	15	2,247	336
Life And Health Insurance	-	-	3,041	3,041	3,331	290
Workers Comp	-	-	-	-	-	-
<b>Total Benefits</b>	1,621	3,609	6,678	3,069	7,298	619
<b>Total Compensation</b>	17,399	25,998	29,240	3,242	29,772	531
<b>Operating Expense</b>						
Other Professional Services	-	175,000	175,000	-	219,000	44,000
Accounting & Auditing	-	5,000	2,500	(2,500)	5,000	2,500
Other Contracted Services	17,500	30,000	24,000	(6,000)	-	(24,000)
State & County Admin	175	6,711	6,711	-	5,165	(1,546)
Promotional Activiites (Facades)	-	200,000	120,000	(80,000)	500,000	380,000
Advertising	-	2,500	-	(2,500)	-	-
Pubs/Subs/Memberships	-	2,500	1,500	(1,000)	-	(1,500)
Trust Account	-	-	-	-	270,593	270,593
<b>Total Operating Expense</b>	17,675	421,711	329,711	(92,000)	999,758	670,047
<b>Contingency</b>						
CRA Reserve	-	15,317	-	(15,317)	-	-
<b>Total Contingency</b>	-	15,317	-	(15,317)	-	-
<b>Total Expense Ex Transfer Out</b>	35,074	463,026	358,951	(104,075)	1,029,530	670,579
<b>Transfer Out</b>						
Reimbursement - Water & Sewer	-	344,972	344,972	-	-	(344,972)
Reimbursement - Gen Fund	-	-	5,023	5,023	5,782	760
Information Tech Charge	798	1,260	1,804	544	1,790	(14)
Insurance Charge - Risk	3,089	3,089	4,744	1,655	5,659	914
Occupany - TCO	-	-	3,612	3,612	4,150	538
<b>Total Transfer Out</b>	3,887	349,321	360,154	10,833	17,381	(342,773)
<b>Total Expense</b>	38,961	812,347	719,105	(93,242)	1,046,911	327,805



### Community Redevelopment Agency (CRA) - Footnote Detail

Account Name	Footnote Detail	Proposed Budget (\$)
Other Professional Services	Legal services	24,000
	CRA Plan update	195,000
	<b>Total</b>	<b>219,000</b>
Accounting & Auditing	Two audits @ \$2,500 per audit	5,000
State & County Administrative Fee	State – Dept of Economic Opportunity (DEO) fee	150
	County – 1.5% of County TIF contribution fee	5,105
	<b>Total</b>	<b>5,165</b>
Promotional Activity	Facades Program	200,000
	Streetscape Program	250,000
	Park Amenities	50,000
	<b>Total</b>	<b>500,000</b>
Trust Account	Surplus of funding over expenditures	270,517
Reimbursement – General Fund	Payment to General Fund for administrative services	5,767
Information Technology Charge	Payment to the Information Technology Internal Services Fund for IT support	1,803
Insurance Charge	Payment to the Risk Management Internal Services Fund for insurance	5,735
Occupancy – Town Center	Payment for CRA staff occupancy in Town Center	4,152

Requested Positions Not In Budget	Duties	Potential Cost (\$)
CRA Coordinator (0.5)		30,000

**City of Opa-locka, Florida  
Community Redevelopment Agency  
FY 21 Adopted Budget  
Miami-Dade County Format**

**Exhibit A**

(Begins October 1, 2020)

**Revenues**

Opa-locka Tax Increment Revenue (TIR)

County Tax Increment Revenue (TIR)

**Revenue**

Carryover from prior year (Opening Fund Balance)

**Total Funding**

<b>FY 20 Adopted Budget</b>	<b>FY 20 Forecast As Of 10/16/20</b>	<b>FY 21 Adopted Budget</b>
354,000	501,826	712,555
177,000	232,466	334,355
<b>531,000</b>	<b>734,292</b>	<b>1,046,910</b>
745,208	745,033	760,220
<b>1,276,208</b>	<b>1,479,325</b>	<b>1,807,130</b>

**Expenditures**

**Administrative Expense:**

Employee salary and fringe

Other Professional Services

Audits and studies

Other Contracted Services

Advertising and notices

Water-Sewer Fund Reimbursement of FY 13 -FY 15 Funding

General Fund Administrative Fee

Information Technology Internal Services Fund

Risk Management Internal Services Fund

Town Center Occupancy Charge

Publications/Subscriptions/Memberships

**Sub-Total - Admin Expense**

State Administrative

County Administrative Charge at 1.5%

**Sub-Total - Admin Expense, State & County Fees**

**Operating Expenditures:**

Façade Improvements

Downtown Master Plan

Historic City Hall Restoration (Partial Contribution)

CRA Plan Update

Streetscape

Parks Amenities

**Subtotal - Operating Expense**

**Total Expense Before Trust Account**

**Reserve - "Trust" Account**

**Total Expenditure**

25,998	29,240	29,772
5,000	-	24,000
5,000	2,500	5,000
30,000	24,000	-
-	-	-
-	344,971	-
-	5,023	5,782
1,260	1,804	1,790
3,089	4,744	5,659
-	3,612	4,150
2,500	1,500	-
<b>72,847</b>	<b>417,394</b>	<b>76,153</b>
-	508	150
5,100	6,203	5,015
<b>77,947</b>	<b>424,105</b>	<b>81,318</b>

120,000	120,000	200,000
130,000	175,000	-
175,000	-	-
-	-	195,000
-	-	250,000
-	-	50,000
<b>425,000</b>	<b>295,000</b>	<b>695,000</b>
<b>502,947</b>	<b>719,105</b>	<b>776,318</b>
309,400	-	270,593
<b>812,347</b>	<b>719,105</b>	<b>1,046,911</b>

**Fund Balance (Unreconciled)**

Open

Change (Revenue + Carryover Utilized - Total Expenditure)

Less Prior Year Carryover Utilized

Plus "Trust" Account

Close

<b>745,208</b>	<b>745,033</b>	<b>760,220</b>
-	15,187	-
(281,347)	-	(1)
<b>309,400</b>	-	<b>270,593</b>
<b>773,261</b>	<b>760,220</b>	<b>1,030,812</b>

**Projects:**

Façade Improvements

Downtown Master Plan

Historic City Hall Restoration (Partial Contribution)

CRA Plan Update

Streetscape

Parks Amenities

**Total project dollars here:**

<b>FY 20 Proposed Budget</b>	<b>FY 20 Estimate</b>	<b>FY 21 Proposed Budget</b>
120,000	120,000	200,000
130,000	175,000	-
175,000	-	-
-	-	195,000
-	-	250,000
-	-	50,000
<b>425,000</b>	<b>295,000</b>	<b>695,000</b>