



Community Redevelopment Agency

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DEPARTMENT DESCRIPTION

In an effort to spur investment and redevelopment in the City of Opa-locka and improve conditions for residents, the City commissioned a Finding of Necessity study in 2009. The results of the study confirmed that conditions existed for the formulation of a Community Redevelopment Agency (CRA). The Opa-locka FON to establish the Opa-locka CRA was approved by the City Commission in May 2012, then approved by Miami-Dade County Board of County Commissioner on December 4th, 2012. The Opa-locka CRA Plan was processed for review and approval by Opa-locka City Commission in May 2013, then Miami-Dade County on October 01, 2013.

The Opa-locka CRA governs an area which is 514 acres which represents 18% of the City. There are 1,105 properties in the CRA district, of which 229 properties have some type of exemption.

For the past three years, the Opa-locka CRA operated from a \$500,000 loan from the City of Opa-locka's Water and Sewer Fund. The executive director position and certain consultant services were funded as a result of the loan.

A Downtown Concept Plan was initiated in May/June 2014 and presented by Jerry Bell and Alex David of the Corradino Group to the Opa-locka CRA Board of Directors in June/July 2015. The Concept Plan was received and approved in November 2015, but plans for advancement are yet to be determined. The creation of a Downtown/TownCenter Master Plan is under consideration.

The City of Opa-locka has a new Sustainable 2030 Comprehensive Development Master Plan and New Land Development Regulation/Zoning Code adopted in September and October 2015. This new zoning code will be a benefit to the Opa-locka CRA.

- a) Magnolia North (formally "the Triangle")
- b) Magnolia Gardens (including Cuyahoga)
- c) City Center
- d) Opa-locka & Le Jeune Commerce Areas

In the Magnolia North and Magnolia Gardens communities, the CRA is a catalyst to spearhead a number of initiatives and projects that will benefit the immediate redevelopment areas that have the potential to attract resources to the City at large. The benefits extend beyond the immediate redevelopment area because the maximum potential of the projects can spur the acquisition of funds and resources outside of the CRA boundaries.

SERVICES

Presently, due to budget concerns and limited operations, Planning and Community Development (PCD) staff has also taken on the responsibility of the Opa-locka CRA. Added programs and initiatives as described in the Opa-locka CRA Master Plan include, but are not limited to the following:

- Developing a Facade Improvements Program for buildings/businesses in CRA. 190 properties have been identified as potential site for façade improvement. Staff will be releasing an RFP for a consultant to provide the service of managing the program.
- Creating Benefit/Incentives for businesses in the CRA. Staff has had several meeting to the discuss the pros and cons of benefit/incentive for promoting development especially revolving around impact fees reductions and grant opportunities.
- Consideration of Future Expansion/Amendments of CRA Boundaries - Flea Market Area/NW 27th Avenue/NW 22 Avenue/Oasis-Sailboat Cove area. Staff will look into hiring a consultant to develop an updated Finding of Necessity [FON] for considering the expansion of the CRA to include the Flea Market along the Lejeune Douglass Connector going south to the Gratigny Expressway, NW 27th Avenue, NW 22 Avenue and NW 17th Avenue south of the CSX Railroad ROW to NW 135th Street.

When the CRA has all of its administrative powers and TIF, the staff will seek to undertake a number of initiatives such as, but not limited to:

- Façade improvements (Residential /Commercial/Industrial Properties)
- Affordable Housing Projects
- Home Buyer Subsidy Loans
- Rehabilitation Loans
- Foreclosure Loans
- Infrastructure Projects
- Land Acquisition
- Business Assistance
- Commercial Grants
- Commercial Security
- Street Paving
- Landscaping
- Playgrounds
- Community/Cultural Events

GOALS

Focus areas within Opa-locka CRA includes:

- Magnolia North Area,
- Magnolia Garden Waterfront Area
- Cuyahoga Site
- Downtown/Town Center
- Barracks Residential Area
- Opa-locka Industrial Area (potential expansion area)
- Opa-locka Airport Industrial Area (potential expansion area)

Downtown/Town Center Master Plan - expand and redefine development opportunities recommended from the 2015 Downtown Concept Plan.

New Opportunities - Proposed Mixed Use Development for east-side NW 22 Avenue and Ali Baba Avenue in Magnolia North Area, and the proposed Live/Work Condos in Opa-locka Downtown/Town Center Area.

Re-evaluate the tax incentives to be incorporated in the CRA - Consider short-term reduction for long-term gains, i.e., percentage reduction in impact fees/permit fees, parking requirement reduction, CDBG funds for gap/loan financing, access to Brownfield mitigation funds. Project Site pro-formas are needed to forecast long term ad valorem tax revenues for potential development opportunities.

CITY OF OPA-LOCKA (FY 2018 - 2019)
EXPENDITURES BY FUND/DEPARTMENT: SPECIAL REVENUE FUNDS

	<u>FY 2016</u> <u>UNAUDITED</u>	<u>FY 2017</u> <u>UNAUDITED</u>	<u>FY 2018</u> <u>ADOPTED</u>	<u>FY 2018</u> <u>UNAUDITED</u> <u>YTD</u>	<u>FY 2019</u> <u>BUDGET</u> <u>REQUESTS</u>	<u>FY 2019</u> <u>PROPOSED</u>
<u>180 - CRA FUND</u>						
<u>CRA</u>						
515110 SALARIES - EXECUTIVE	14,867	0	14,210	12,613	14,617	21,889
515120 SALARIES - REGULAR	18,604	0	3,217	18,088	3,390	3,390
515210 FICA	1,709	0	1,789	0	1,351	1,896
515220 RETIREMENT	0	0	1,852	0	2,628	1,770
515230 LIFE AND HEALTH	1,573	0	0	0	1,525	0
PERSONNEL EXPENSES	36,753	0	21,068	30,700	23,511	28,944
515312 OTHER PROFESSIONAL SRVC	0	0	2,500	0	5,000	5,000
515320 ACCOUNTING & AUDITING	0	255	2,500	0	2,500	2,500
515321 REIMBURSEMENT - W & S	0	0	0	0	0	0
515340 OTHER CONTRACTED SRVCS	100	2,500	30,000	25,000	30,000	30,000
515341 COUNTY ADMINISTRATIVE FEE	1,742	0	5,242	1,783	2,751	4,251
515492 ADVERTISING	0	0	2,500	0	2,500	2,500
515499 TRAVEL - PRIVATE VEHICLE	46	0	0	0	0	0
515543 TRUST ACCOUNT	0	0	0	0	0	0
515RES RESERVES	0	0	476,505	0	0	447,731
OPERATING EXPENSE	1,888	2,755	519,247	26,783	42,751	491,982
515391 ADMINISTRATIVE REIMB. TO FUN	0	0	0	0	9,821	9,821
515441 INFORMATION TECH CHARGES	16,639	0	22,182	20,336	958	958
515442 INSURANCE CHARGES - RISK	17,172	0	22,894	20,988	2,887	2,887
515462 ADMINISTRATIVE REIMB. TO FUN	0	0	0	0	2,554	2,554
INTERFUND ALLOCATION	33,811	0	45,077	41,324	16,220	16,220
TOTAL CRA	72,452	2,755	585,392	98,807	82,482	537,146