

*APPROVAL*

*OF*

*MINUTES*

*(September 29, 2021)*

**The Opa-locka Community Redevelopment Agency**

**CRA Clerk's Summary Minutes**

**CRA Meeting**

**Wednesday, September 29, 2021**

**6:30 P.M.**

• **CALL TO ORDER:**

Chairwoman Jannie Russell called the Special Community Redevelopment Agency Meeting to order at 6:38 p.m. on Wednesday, September 29, 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 Matthew Pigatt, Board Member John Taylor, Board Member Rose Tydus, and Board Member Veronica Williams. Also present were Board Attorney Candice Cobb, CRA Manager, Corion Delaine, CRA Staff, Gregory Gay, Gerald Lee, and Board Clerk Kinshannta Hall.

• **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.)

**Chairwoman Russell:** Public comments are open.

**(Public Comments)**

\*(There were no public comments.)

**\*Resolution**

**G1. A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA) APPROVING AND ADOPTING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S PROPOSED GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022, AS SET FORTH IN EXHIBIT "A"; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID BUDGET TO MIAMI-DADE COUNTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

**Chairwoman Russell:** Board members can we look at where we can make some deductions? Our manager has a few suggestions. If it is the will of the board, we should bring it down, so we won't overspend.

**Board Member Bass:** I was looking to see where we could get the extra \$15,000 dollars to make the \$50,000 dollars board member Williams was speaking about. This is just a suggestion; we could go to parks amenities and take \$5,000 from and \$ 5,000 from historic preservation and \$5,000 from the incentive assistance program.

**Board Member Taylor:** I'm proposing regarding the \$350,000 that we take \$250,000 from the development incentive program and we take \$100,000 from historic preservation and that will get us to \$350,000. This talks about activities towards historic city properties. We take that \$100,000 and we will have \$150,000 left and maybe we should focus on city hall itself and not any other historical buildings that we are trying to do in this line item.

**Mr. Delaine:** As I elaborated earlier, through public works they can receive funding from the GOB funds from the county for the restoration of Historic City Hall. That's why we looked at other opportunities to-redirect those funds to other historic city properties; however, historic city hall is still apart of that funding if the board so chooses.

**Chairwoman Russell:** If we are not talking about historic city hall then I will agree with taking that \$100,000.

**Vice Chair Davis:** We received a GOB grant opportunity from Miami-Dade County for \$600,000 dollars.

**Chairwoman Russell:** So, will that take care of historic city hall?

**Vice Chair Davis:** Yes. Miami-Dade County will also be providing GAP funding for left over shortfalls, so \$600,000 dollars up to what it will cost to complete the project.

**Board Member Pigatt:** Could we get more clarity on the activities toward rehabilitation of historic city properties.

**Mr. Delaine:** These are other opportunities to look at other historic city properties. The primary one is the historic fire station which is adjacent to historic city hall to rehab. In conversations with public work, we are looking to rehabilitate for other city services such as a senior center or potential offices for a future use.

**Board Member Pigatt:** In our downtown masterplan what does it talk about in terms of historic city hall?

**Mr. Delaine:** It spoke to historic city hall being a cultural center as well as an event space.

**Board Member Pigatt:** I haven't seen the programming of it and what it will be used for but what is the funding to explore for those buildings. How will it manifest, are we going to bring in a consultant. These are the concerns I have. I would reduce historic city preservation to \$50,000 and allocate those funds until the CRA manager comes up with a plan.

**Vice Chair Davis:** I know the CRA plan was taken out the \$150,000 dollar expenditure in my opinion it is extremely important. As apart of that process we will be able to craft a new finding of necessity. I think that is an important item by redefining what our CRA area is, and it would bring more of return. I just wanted to make that point that line item was removed and put that on the table. I'm not saying it is something we must achieve I just wanted to let everyone know how important it is. At the current moment we are limited as an organization on what we can do.

**Robert Anathan:** The convention is to put the top dollar and when you negotiate you will do as you will to get the right compensation.

**Chairwoman Russell:** We understand that. In the budget narrative we just want to make sure it is a part of the budget narrative that it is up to.

**Attorney Cobb:** You all should go through each one to make it clean and capture everyone so they will understand what they are voting on. Do each one at a time.

**Amendment (Marketing Event)**

Board Member Matthew Pigatt motion to increase the marketing special event to \$50,000 dollars and Board Member John Taylor second.

There being no discussion, the motion passed by a 7-0 vote.

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

**Amendment (Development Incentive)**

Board Member Matthew Pigatt motion to amend the development incentive program from \$750,000 dollars to \$500,000 dollars and Board Member John Taylor second.

There being no discussion, the motion passed by a 7-0 vote.

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

**Amendment (Historic Preservation)**

Board Member Matthew Pigatt motion to amend the historic preservation from \$250,000 dollars to \$50,000 dollars and Board Member John Taylor second.

There being no discussion, the motion passed by a 7-0 vote.

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

**Amendment (TIFF)**

Board Member Matthew Pigatt motion to increase the TIFF trust line item by the remaining balance which is \$81,581 dollars and Board Member John Taylor second.

There being no discussion, the motion passed by a 7-0 vote.

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

**(Approval of Entire Budget)**

Vice Chair Davis move to approve resolution "G1" and Board Member John Taylor second.

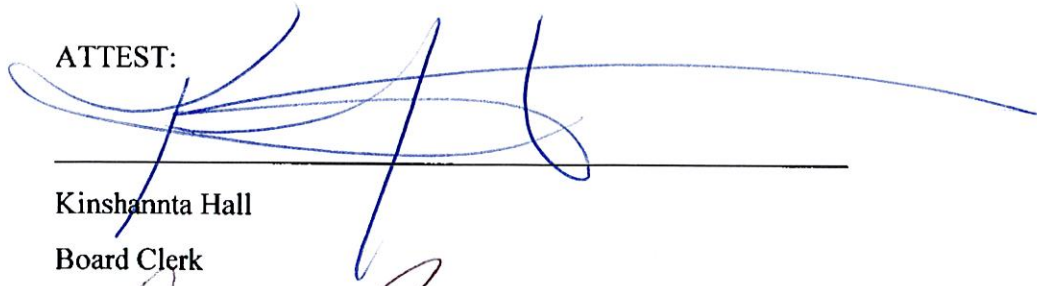
There being no discussion, the motion passed by a 7-0 vote.

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

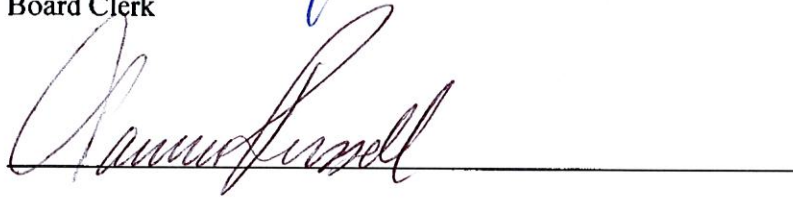
**ADJOURNMENT:**

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

ATTEST:

A large, stylized handwritten signature in blue ink, written over a horizontal line. The signature is highly cursive and spans across the line.

Kinshanta Hall  
Board Clerk

A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read "Jannie Russell".

Jannie Russell

Chairperson