City of Opa-locka

Opa-locka Government Center
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054

COMMUNITY REDEVELOPMENT AGENCY
Agenda

Tuesday, January 23, 2024
6:00 PM

<u>**Opa-Locka CRA Board**</u>
Jannie Russell, Chair
Nikisha Williams, Vice Chair
Dr. Sherelean Bass, Board Member
Natasha L. Ervin, Board Member
Joseph L. Kelley, Board Member
John H. Taylor, Jr., Board Member
Veronica J. Williams, Board Member

CITY OF OPA-LOCKA

"The city of bright opportunities"

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
January 23, 2024
6:00 PM

1. **CALL TO ORDER:**

2. **ROLL CALL:**

3. **INVOCATION:**

4. **PLEDGE OF ALLEGIANCE:**

5. **ADD-ON ITEM(S)**

6. **APPROVAL OF MINUTES:**

   OCRA Regular Meeting Minutes - November 14, 2023

7. **PUBLIC COMMENTS:**

8. **RESOLUTIONS:**

   1. **A RESOLUTION OF THE BOARD OF THE OPA-LOCKA REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ESTABLISH THE "HOMEBUYER EDUCATION AND FINANCIAL ASSISTANCE PROGRAM" AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

   2. **A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE CITY OF OPA-LOCKA POLICE DEPARTMENT FOR ENHANCED POLICING SERVICES IN THE FORM OF INCREASED SURVEILLANCE CAMERAS AND ADDITIONAL POTENTIAL SAFETY MEASURES WITHIN THE REDEVELOPMENT AREA ("PROGRAM"); FURTHER AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ALLOCATE FUNDS IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00) ("FUNDS"), FOR THE PROGRAM; FURTHER AUTHORIZING**

THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO THE GENERAL COUNSEL FOR THE PROGRAM; ALLOCATING FUNDS FROM OPA-LOCKA CRA'S TAX INCREMENT FUND, ENTITLED "INTERFUND TRANSFERS," ACCOUNT CODE NO.[account number] ; PROVIDING FOR INCORPORATION OF RECITALS AND PROVIDING FOR AN EFFECTIVE DATE.

3. **A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA"), RATIFYING, APPROVING, AND CONFIRMING THE INTERIM EXECUTIVE DIRECTOR'S RECOMMENDATION AND FINDING THAT COMPETITIVE NEGOTIATION METHODS AND PROCEDURES ARE NOT PRACTICABLE OR ADVANTAGEOUS; WAIVING THE REQUIREMENTS FOR COMPETITIVE SEALED BIDDING AS NOT BEING PRACTICABLE OR ADVANTAGEOUS TO THE CRA; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ANY AND ALL DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO THE GENERAL COUNSEL, TO ALLOCATE GRANT FUNDS IN AN AMOUNT NOT TO EXCEED $[amount specified] FOR REHABILITATION OF THE PROPERTY LOCATED AT [property address], MIAMI, FLORIDA LOCATED WITHIN THE CRA'S REDEVELOPMENT AREA; ALLOCATING FUNDS FROM THE CRA'S FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.**

4. **A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA") AFFIRMING THE INTENT AND JUSTIFICATION TO CREATE A RESEARCH-BACKED GREENSPACE BEAUTIFICATION AND COMMUNITY WELLNESS PROGRAM; PROVIDING FOR AN EFFECTIVE DATE.**

5. **A RESOLUTION TO ADOPT THE CITY OF OPA-LOCKA'S PROCUREMENT ORDINANCE FOR THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY.**

9. FINANCIAL REPORT:

1. Hiring of Code Enforcement

2. Update on purchase of 14401 NW 27th Avenue

3. Litter Buster Team / Beautification Committee

4. Lease OCRA Office space at 319 Opa-locka Boulevard

10. BOARD COMMENTS:

11. ADJOURNMENT:

All interested persons are invited to attend this meeting, For additional information, please contact the Opa-locka Community Redevelopment Agency Interim Board Clerk Joanna Flores at 305.953.2800.

In accordance with the Americans with Disabilities Act of 1990, person needing special accommodations to participate in the proceedings should contact the Office of the City Clerk at (305) 953-2800 for assistance no later than seven (72) hours prior to the proceeding. If hearing impaired, you may telephone the Florida Relay Service at (800) 955-8771 (TTY), (800) 955-8770 (Voice), (877) 955-8773 (Spanish) or (877 955-8707 (Creole).

Pursuant to FS 286.0105: Anyone who desires to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, whish record includes the testimony and evidence upon which the appeal may be based.

MEETING MINUTES
OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY
NOVEMBER 14, 2023, 6:00 P.M.

1. **CALL TO ORDER:**

Chair Russell called the City of Opa-Locka Community Redevelopment Agency Board of Directors meeting to order at 6:14 p.m. on Tuesday, November 14, 2023.

2. **ROLL CALL:**

The following members of the Opa-Locka Community Redevelopment Agency (OCRA) Board of Directors were present: Chair Jannie Russell, Vice Chair Nikisha Williams, Board Member Dr. Sherelean Bass (arr. 6:30 via Zoom), Board Member Natasha L. Ervin, and Board Member Joseph L. Kelley. Also present were CRA Executive Director Jason Walker, Board Attorney Marlon Hill, and Interim Board Clerk Joanna Flores.

Absent Board Members: Board Member John Taylor and Board Member Veronica Williams.

3. **INVOCATION:**

Chair Russell gave the Invocation.

4. **PLEDGE OF ALLEGIANCE:**

All present stood for the Pledge of Allegiance.

5. **ADD-ON ITEMS:**

CRA Executive Director Jason Walker stated that the Board may choose to address or defer a $60,000 development assistance grant for Walthour Enterprises, LLC for construction of a duplex property on Jones Street.

Motion made by Board Member Kelley, seconded by Board Member Ervin, to add this to the Agenda. In a roll call vote, the **motion** passed unanimously (4-0).

6. **APPROVAL OF MINUTES:**

Opa-locka Community Redevelopment Minutes – September 12, 2023

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

Opa-locka Community Redevelopment Minutes – October 10, 2023

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, to approve. In a roll call vote, the **motion** passed unanimously (4-0).

7. **PUBLIC COMMENTS:**

At this time Chair Russell opened public comment, which she closed upon receiving no input.

8. **RESOLUTIONS:**

   1. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONSULTANT AGREEMENT WITH SANDY DORSAINVIL (“CONSULTANT”) TO PROVIDE SENIOR PROJECT MANAGEMENT SERVICES TO THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY’S ADMINISTRATIVE OFFICE AND PROJECT MANAGEMENT FUNCTIONS, IN AMOUNT NOT TO EXCEED FORTY-TWO THOUSAND DOLLARS ($42,000.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, for discussion.

Mr. Walker advised that interviews have been held for various office positions within the CRA. There were three vacant positions: CRA Manager, CRA Project Coordinator, and CRA Administrative Assistant. The Administrative Assistant position was filled at the October 2023 Board meeting. He is now requesting that the Board fill the Project Manager position.

Mr. Walker explained that because the Project Manager will be subject to a consultant agreement, the City is not making a commitment to pay benefits such as health insurance. The agreement pays a flat fee for a six-month period. This position will allow the Project Manager to assist with intake for programs already underway as well as those approved at tonight’s meeting.

Board Member Kelley asked if the Project Manager would report to Mr. Walker in his capacity as Executive Director. Mr. Walker confirmed this. Board Member Kelley recommended that the Board consider provision of a cell phone in the future if the Project Manager is successful in that position.

Board Attorney Marlon Hill clarified that as an independent contractor, the Project Manager will not be working strictly for the CRA but may take on other project management services as well. If a phone is provided later on, it would need to be dedicated to the services of the CRA.

Mr. Walker introduced prospective CRA Project Manager Sandy Dorsainvil at this time. Ms. Dorsainvil provided an overview of her previous experience with other municipalities, including the cities of Miami, North Miami, and North Miami Beach.

Board Member Dr. Bass joined the meeting via Zoom at 6:30 p.m.

In a roll call vote, the **motion** passed unanimously (5-0).

2. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, DIRECTING THE INTERIM EXECUTIVE DIRECTOR TO CONSULT WITH THE CITY OF OPA LOCKA REGARDING THE FEASIBLITY OF HIRING A CODE ENFORECEMENT OFFICER TO BE EXCLUSIVELY ASSIGNED TO THE OCRA BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE.**

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, for discussion.

Board Member Kelley advised that he had requested the addition of this Resolution, which would consider hiring a dedicated Code Enforcement Officer for the CRA. This Officer would be paid from the CRA budget and would be assigned within the boundaries of the CRA to address the challenges there.

Vice Chair N. Williams requested clarification of whom the Officer would report to, as well as additional details about the reporting structure. She also asked how the Board would ensure the Officer is not also serving areas outside the CRA boundaries. Board Member Kelley explained that the Officer would serve as a consultant rather than an employee, with the intent of serving specifically within the CRA boundaries. The Board may issue directives specific to the CRA, such as having the Officer look into issues such as dumping at night.

Board Member Kelley continued that the Officer would report to the CRA Executive Director, who would provide them with assignments. The Officer would also be able to negotiate with the City. He emphasized the importance of ensuring that the CRA zone is improved and Code issues are identified and addressed. He also noted that this may not be a traditional “nine-to-five” position, and may include different shifts as needed.

Board Member Dr. Bass stated that she was supportive of the proposal, and requested clarification of the size of the CRA. It was noted that the Executive Director could provide this information at a later time.

Board Member Kelley added that he would defer to the Board Attorney with regard to the reporting structure for a CRA Code Enforcement Officer. Attorney Hill advised that further discussions with the City would determine what this internal administrative structure should be. There would need to be an agreement between the CRA and the City for the dedication of this particular service, which would be provided and funded by the CRA. Further details could be brought back to the Board members at their next meeting.

Chair Russell recalled that at a recent CRA conference, concerns had been shared regarding the establishment of Code Enforcement positions. Mr. Walker stated that he was comfortable with Code Enforcement as an appropriate use of CRA funds, and recalled that a similar CRA Code Enforcement position had been created at a municipality with which he had previous experience.

Mr. Walker acknowledged that there are questions regarding whether the CRA pays the Officer directly or reimburses the City for their salary. He concluded that more consultation with the City Manager's Office will be necessary, although he felt the concept of a CRA Code Enforcement Officer is feasible.

Chair Russell asked if the proposed position would require an inter-local agreement with the City for Code Enforcement services. Mr. Walker confirmed this. Chair Russell asserted that she was very supportive of the Resolution, as she felt a Code Enforcement Officer within the CRA would significantly enhance the Board's work.

In a roll call vote, the **motion** passed unanimously (5-0).

3. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO A CONSULTANT AGREEMENT WITH ECOSTRATA SERVICES ("CONSULTANT") TO PROVIDE SERVICES IN WRITING GRANT APPLICATION TO THE FLORIDA URBAN & COMMUNITY FORESTRY GRANT, IN AMOUNT NOT TO EXCEED FOUR THOUSAND DOLLARS ($4,000); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Walker explained that this Resolution represents one of Vice Chair N. Williams's priorities, which is the planting of trees. Staff has identified a Florida Urban and Community Forestry grant for $75,000. Although matching funds are not required for this grant, he recommended that the Board consider providing a match. While the grant is due on November 17, 2023, he felt it may be possible to submit the application within this time frame.

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, for discussion.

Board Member Kelley commented that tree planting and the condition of trees has been an ongoing issue for the City. Mr. Walker stated that he has spoken with City Staff about this proposed initiative. He emphasized that there would be a maintenance agreement for the continued upkeep of the trees.

Board Member Kelley noted that the Resolution calls for trees to be planted and maintained only within CRA boundaries. He felt this initiative could be successful within the smaller area of the CRA, and concluded that he was supportive of the Resolution.

Vice Chair N. Williams also emphasized the importance of planting trees in Opa-locka, as well as including a maintenance agreement for their upkeep. Board Members Dr. Bass and Ervin also expressed support for the proposed Resolution and emphasized the importance of maintenance.

In a roll call vote, the **motion** passed unanimously (5-0).

4. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, ESTABLISHING AN INFILL HOUSING PROGRAM IN THE OCRA BOUNDARIES; PROVIDING FOR AN EFFECTIVE DATE.**

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, for discussion.

Mr. Walker explained that this is a “cleanup” item related to the CRA’s development assistance program. In the past, there were no guidelines for how these funds were given to developers, nor did the program have a name. The program is now known as the Infill Housing Program and assists entities building on empty lots. The housing will have some type of affordable element.

Board Member Kelley stated that he had encouraged Mr. Walker to provide some structure to this program. One requirement will be for developers to provide a 25% match of the total project costs, which will create a shared investment. The intent is to establish a housing program within the CRA boundaries.

Vice Chair N. Williams asked if it would be possible to prioritize home ownership over rental for the Infill Housing Program. She pointed out that there is an overwhelming amount of rental housing in Opa-locka in comparison to ownership. Board Member Kelley advised that while he would not use the term “prioritize,” he felt knowing what is possible through zoning and what types of housing are compatible in the CRA area will give the CRA a greater voice in how infill housing is developed. The overall intent of the program is to create more housing.

Mr. Walker agreed with Board Member Kelley's observations, and added that he hoped to facilitate a broad program that would provide development assistance for home ownership as well as rental. He added that Staff is beginning to develop a first-time home buyer program.

Chair Russell asked if it would be possible to give extra points within the program to developers who promote home ownership. She also expressed concern with the number of rental apartments in the City, and emphasized the importance of home ownership as a stabilizing factor in the community. Mr. Walker confirmed that this would be looked into.

Board Member Dr. Bass also hoped to promote home ownership as part of the proposed program.

In a roll call vote, the **motion** passed unanimously (5-0).

5. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO RESEARCH THE FEASIBLITY OF ESTABLISHING A BEAUTIFICATION INITIATIVE FOR PUBLIC RIGHT OF WAY IMPROVEMENTS; PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Walker stated that this Item was also suggested by Board Member Kelley. He has had experience in other CRA areas in hiring street cleaning teams who were tasked with keeping the areas clean. One such initiative had provided formerly homeless persons with jobs that helped them transition into housing and earn a living wage. He felt the program could focus on assisting Opa-locka residents in a similar manner.

Mr. Walker continued that Board Member Kelley had also suggested these workers be hired as contract employees rather than adding them to the CRA's payroll. This structure would require additional deliberation. The budget for this initiative would include $275,000 for the year, including equipment.

Board Member Kelley recalled that he had brought forward a similar initiative some years ago in which workers were hired as independent contractors for the City. The Resolution would allow the Executive Director to research various options and bring them back to the Board for consideration. The program, if adopted, can be reevaluated annually.

Chair Russell asked if a supervisor or other trainer would oversee the workers in the field. Mr. Walker confirmed this. Chair Russell asserted that she was in favor of the program.

In a roll call vote, the **motion** passed unanimously (5-0).

6. **A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXTENSION OF PROFESSIONAL SERVICES AGREEMENT WITH BLUEPRINT CREATIVE AGENCY FOR A PERIOD OF SIX MONTHS, TO PROVIDE ECONOMIC DEVELOPMENT AND MARKETING SERVICES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.**

Motion made by Board Member Ervin, seconded by Vice Chair N. Williams, to approve.

Mr. Walker advised that the original agreement with Blueprint Creative Agency preceded his tenure with the Board by approximately one month. When he assumed the role of Executive Director, he had requested that the agency hold off on providing any services until he could determine how they wished to proceed. He interviewed Blueprint representatives to learn about the processes they would use to complete their work.

The proposed solution would be in line with the Board's original intent for Blueprint, which would provide marketing and commercial services. Blueprint's contract was originally scheduled to expire on November 22, 2023. They have only charged the CRA for one month's work at this time.

A scope of work has been developed for the extended contract, based upon what was already approved. It will include the following:

- Provide a six-person outreach team which will contact all businesses within the CRA to survey what they want and need from City government and the CRA
- Compile the results of this survey and provide it to the CRA
- Market the CRA's programs, such as the commercial rehabilitation grant and micro-grants, to commercial businesses within the CRA to encourage their participation

Mr. Walker concluded that the Resolution would extend Blueprint's contract for an additional six months.

In a roll call vote, the **motion** passed unanimously (5-0).

It was clarified that the next Resolution was the add-on item approved earlier.

A RESOLUTION OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH WALTHOUR ENTERPRISES, LLC FOR DEVELOPMENT ASSISTANCE AT PROPERTY LOCATED AT 15070-80 JAMES STREET, OPA-LOCKA, FLORIDA.

Motion made by Board Member Kelley, seconded by Board Member Ervin, to approve.

Mr. Walker recalled that a representative of Walthour Enterprises, LLC had come before the Board at a previous meeting to make a presentation. Two lots were given to a different contractor some years ago, but that entity did not take any action on them. Mr. Walthour had purchased the lots from that entity for $110,000. Work on the property is complete and families are filling out rental applications.

Mr. Walker continued that Mr. Walthour had applied through the CRA's development assistance program, as had another contractor, Palmetto Homes. He recommended that Walthour Enterprises be provided the same assistance as Palmetto Homes, which was $60,000 for one duplex. Mr. Walthour may also apply to the Infill Housing Program for other properties he owns within the CRA.

Mr. Walker concluded that a rent restriction will be in place for the subject property for five years. This will ensure the rent will be no higher than workforce housing levels. After that time, the owner can rent the property at whatever rate they choose. A ribbon-cutting ceremony will be scheduled for the new units, with signage identifying the CRA as a partner agency.

Chair Russell emphasized that Mr. Walthour is an Opa-locka resident who is giving back to his community by building within the CRA.

In a roll call vote, the **motion** passed unanimously (5-0).

9. FINANCIAL REPORT:

The following Items were taken out of order on the Agenda.

3. Amendment to FY 2023 OCRA Budget to move $5000 to accounting reserve

Mr. Walker advised that a Resolution for this amendment would be brought forward at a later date. He requested a motion from the Board to remove $5000 from the budget reserve account to the accounting services line item for fiscal year (FY) 2022-2023. These funds are needed to pay the auditors who performed the CRA's audit in that fiscal year.

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, to move $5000 to the accounting reserve, subject to language approved by the attorneys. In a roll call vote, the **motion** passed unanimously (5-0).

4. Update on purchase of property at 14401 NW 27 Avenue

Mr. Walker recalled that the CRA had entered into a contract to purchase the subject property at a price of $650,000. He noted that the CRA had also hoped to purchase a second property north of the subject site, but the most recent offer on that property, which was $645,000, was declined by the seller.

Mr. Walker continued that a Phase 1 report was made for the 14401 NW 27 Avenue property. A Phase 2 environmental report is also required, as a gas station was located on the site for several years in the 1960s-1970s and contamination may be present. The cost of this report is $20,000.

The CRA's due diligence period for the transaction, which has been extended, is scheduled to end in roughly two days. Mr. Walker has advised all parties that the matter must come before the CRA Board to determine how they would like to proceed. The cost of the Phase 2 environmental report will increase the overall purchase price of the subject property from $650,000 to $670,000.

Board Member Ervin asked if the seller of the subject property may be willing to split the cost of the Phase 2 report with the CRA. Mr. Walker stated that he would ask the seller if that was the Board's desire; however, he cautioned that it appeared that the seller wanted the CRA to pay for the report.

Board Member Ervin recommended that the seller be asked to share the cost of the Phase 2 environmental report, pointing out that the CRA has offered to pay the rate at which the property was appraised.

Attorney Hill stated that the Board has the following options:

- Ask the seller to split the cost of the Phase 2 report
- Cancel the contract for purchase
- Pay the cost of the Phase 2 report
- Request an additional extension to the contract

Board Member Kelley expressed concern that even if the cost of the report is split, contamination may be discovered on the site, which they would not know about until the Phase 2 report has been completed. He asked if the CRA's preliminary agreement for the purchase would allow them to cancel the contract if contamination is discovered, or if they would be committed to proceeding, irrespective of the report's findings. Mr. Walker stated that it was his recollection that the window for cancellation of the contract is still open.

Board Member Kelley observed that if the seller is willing to split the cost of the report, and the contract is cancelled due to the report's findings, the CRA would only lose the split cost. If they must pay the full cost of the report and the contract is cancelled, they would lose the full cost of the due diligence.

Chair Russell asked if the completed Phase 1 report suggested that there had been underground materials on the subject property during a given time frame. Mr. Walker replied that there had been no conclusion of this from the Phase 1 report, which was why the Phase 2 report was necessary. Chair Russell recommended that the Board also keep in mind the fact that if the Phase 2 report shows a history of hazardous materials on the site, there will be additional costs associated with mitigating the site, and they will need to consider whether or not to proceed with the purchase at that point. She also pointed out that cleanup of contaminated sites is part of the CRA Plan.

Chair Russell asked if the Executive Director felt the CRA would be granted an additional extension. Mr. Walker replied that the CRA has already received one to two extensions, and that the seller wants to close on the sale as soon as possible.

Attorney Hill advised that he was in favor of Board Member Ervin's proposal that the seller share in the cost of the Phase 2 report. Board Member Kelley suggested that if the seller was not willing to share this cost, the Board should hear direction regarding how to proceed with regard to the Phase 2 report.

Mr. Walker requested clarification of whether or not the Board was willing to authorize the $20,000 cost of the study if the seller did not agree to split this cost. Vice Chair N. Williams recommended that if the seller does not split the cost, the Board should proceed with paying the full cost of the Phase 2 report. She emphasized that control of the subject property would provide a significant opportunity for the CRA in the long term.

Board Member Dr. Bass also agreed that the CRA should proceed with the Phase 2 report in any case, but asked if there was a price cap on how much the CRA is willing to pay.

Attorney Hill stated that the **motion** should provide the Executive Director with some flexibility to choose what is in the best interest of the Board.

Motion made by Board Member Ervin, seconded by Vice Chair N. Williams, to direct the Executive Director to entertain the sharing of the cost between the CRA and the seller of the Phase 2, $20,000; to entertain whether or not it is in the interest of the CRA to pay for that cost in the alternative; and at the same time, to entertain the extension of the contract for the consideration of paying that cost, and also, if it is in the best interest of the CRA, to also entertain cancelling the contract.

In a roll call vote, the **motion** passed unanimously (5-0).

1. **Main Street Program – Regina Silas**

Regina Silas, President of Main Street Opa-locka, explained that this organization plans to revitalize the City's Downtown district, beginning with green space in the area adjacent to City Hall. This aligns with the CRA's intention to plant more trees. Ms. Silas felt the two entities can collaborate on this effort.

Ms. Silas addressed the potential allocation of $25,000 by the CRA Board, which was intended to start Main Street Opa-locka by creating a plan. The organization has established a strategy and has already begun applying for grants. They hope to bring in a full staff in order to activate a plan, which would include housing assistance, events, and signage for the Downtown area as part of the Florida Main Street program.

Board Member Kelley stated that he was not currently clear on what the proposed $25,000 allocation would produce. He requested additional information on how the Main Street program would positively impact the community. Ms. Silas advised that Main Street Opa-locka will bring revitalization to the Downtown district and assist its businesses. They will provide signage, as well as programs for storefronts and similar business assistance.

Ms. Silas added that she had also sent a copy of the strategy plan to the Executive Director's Office, along with a budget for how Main Street Opa-locka could get started.

Vice Chair N. Williams commented that she was familiar with the Florida Main Street program in general, and recommended that Ms. Silas communicate further with the Executive Director, as some of Main Street Opa-locka's plans may include items on which the CRA is also working. She explained that the CRA would like more information on what Main Street Opa-locka hopes to accomplish and how their work can complement that of the CRA.

Chair Russell stated that she would like to see Main Street Opa-locka's plan. She also requested clarification of whether or not the Board has voted on the proposed $25,000 allocation in the past. It was confirmed that there had been a budget line item for the allocation. Board Member Kelley added that he had not fully understood the connectivity between the two organizations, and agreed with the Chair and Vice Chair that he would like to see Main Street Opa-locka's plan.

Chair Russell advised that Main Street Opa-locka appeared to be planning some of the same programs and seeking some of the same goals as the CRA. For this reason, she stated that she had asked the Executive Director to provide a set of deliverables for what Main Street Opa-locka plans to do versus what the CRA would like to do. This would ensure there is no duplication of services. She agreed that the Executive Director and Ms. Silas should meet to discuss this further.

Board Member Kelley requested clarification of when the allocation for Main Street Opa-locka would begin. Vice Chair N. Williams recalled that the Board had wanted the organization to present their plan before including an allocation to Main Street Opa-locka in the CRA's budget.

Ms. Silas advised that the state of Florida has provided Main Street Opa-locka with $10,000 for technical assistance. The state will also match the $25,000 from the CRA if it is provided.

Mr. Walker noted that Main Street Opa-locka is a new organization, and its first funding allocation, aside from the $10,000 from the state, would come from the CRA. He also wished to vet the organization and its plan further to determine how the Board's money would be used. There is currently no money behind the projects listed in the plan provided to the Executive Director, which meant it would be up to Main Street Opa-locka and the CRA Board to decide how the CRA's proposed contribution would be used.

Mr. Walker added that Main Street Opa-locka's budget for the current fiscal year appeared to be $95,000. Ms. Silas confirmed this amount. Mr. Walker asked how the programs would be put into place if the organization does not have a full budget to carry it through. He acknowledged that the CRA has sufficient funds to provide the requested $25,000 if that is the Board's desire.

Ms. Silas advised that Main Street Opa-locka's work plan and strategy plan are two different documents. The strategy plan is in place; however, the organization still needs a work plan so they can move forward.

It was determined that the Executive Director and Ms. Silas would meet for further discussion of how the CRA's $25,000 allocation would be spent, and the Executive Director would bring back a recommendation to the Board on how to proceed.

2. **Greater Miami Service Corps – Deborah Dorsett**

Deborah Dorsett, representing the Greater Miami Service Corps, thanked the Board for the opportunity to assist the CRA in their housing rehabilitation program.

Ms. Dorsett explained that the young people who will provide services through the Greater Miami Service Corps are between the ages of 18 and 24. The Corps assists them with goals such as obtaining GEDs, high school diplomas, or with industry training. They are a pre-apprenticeship program, which allows participants to be certified in construction and construction labor, hospitality, health care, and information technology (IT).

Ms. Dorsett continued that there are currently three homes which are being rehabilitated by the Greater Miami Service Corps. The agreement for this work was signed on June 20, 2023, and has been extended through December 31, 2023. There were some delays in starting the program, as some residents were hesitant to participate. Work includes patching, pressure cleaning, repairing exterior wood structures, roofing, painting, and landscaping. The work is determined according to the homeowners' needs.

At present, the Corps is awaiting a permit to finalize the landscaping on one of the three homes. Ms. Dorsett noted that the permitting process took a longer time than expected. She provided "before and after" photos for the subject properties, which are located at the following addresses:

- 2031 York Street
- 2055 Washington Avenue

- 1919 Wilmington Street

Addresses for which rehabilitation is pending include:
- 1991 Wilmington Street

The Corps conducted their own outreach to residents to encourage their participation in the program. Ms. Dorsett further clarified that in 2021, the Corps worked with the City's Parks Director, who had assisted them in getting referrals.

Board Member Kelley asked how the work done by youth in the program is supervised. Ms. Dorsett replied that trained supervisors transport the team to the locations and supervise their work through completion. City permitting officials also review the work.

Board Member Kelley also requested additional information on permitting delays. Ms. Dorsett explained that the initial permits for the projects took over a month to obtain, although the most recent permit was issued in two days. Permitting depends upon the work to be done: for example, painting and landscaping work would require two separate permits.

Board Member Kelley further noted that of the program's $10,000 allocation per home, $8000 goes toward the actual improvements on the property and $2000 to the program itself. Ms. Dorsett confirmed this.

Board Member Kelley requested information on how properties are selected for the program. Ms. Dorsett advised that the Greater Miami Service Corps offers to make improvements on behalf of the Opa-locka CRA. Board Member Kelley stated that he felt there should be greater identification of the CRA's role in providing the service. He also had questions regarding the delay in permitting, as well as about the quality of the work.

Chair Russell noted that the Corps will make improvements to 10 homes, which means there are seven homes remaining. Their contract will expire on December 31, 2023. Ms. Dorsett requested that the Board consider an extension to the contract, as it may be difficult to complete work on all 10 homes by this date, due to the upcoming holidays.

Vice Chair N. Williams asked if the remaining seven homes have been identified. Ms. Dorsett stated that they will need to identify four more homes. This requires outreach to homeowners, applications and documentation, and selection of details such as paint colors. She felt an additional month would be helpful. Vice Chair N. Williams suggested that a member of CRA Staff may be able to assist with outreach.

Chair Russell requested guidance from Mr. Walker regarding the program, recalling that one extension has already been granted. She was not certain that the CRA should assist in the outreach process if outreach was part of the original contract with the Corps. Mr. Walker pointed out that the program will only serve a total of 10 homes, of which only four have yet to be identified.

Chair Russell asked if CRA Staff is vetting the applications for the program. Ms. Dorsett clarified that Greater Miami Service Corps staff is performing this review.

Mr. Walker stated that CRA Staff will work with the Corps to identify homes for the program. He recommended providing the group with another month in which to complete their work.

Board Member Kelley advised that he would grant the extension due to the time it may take to secure permits for the work, which must be done through the City. He asked how the Board might be able to help spread the word about the program to eligible homeowners within the CRA. Chair Russell reiterated the Vice Chair's earlier suggestion that CRA Staff may be able to work with the Greater Miami Service Corps to identify the final four homes. She concluded that she would leave this decision to the Executive Director's discretion.

Board Member Kelley indicated that he was in favor of extending the program for another month. Vice Chair N. Williams agreed as well.

Vice Chair N. Williams asked how applications were provided to homeowners interested in the program. Ms. Dorsett replied that the Corps canvassed neighborhoods within the CRA boundaries.

Motion made by Board Member Kelley, seconded by Vice Chair N. Williams, for the additional month. In a voice vote, the **motion** passed unanimously (5-0).

5. **First Time Homebuyer**

6. **Parks Improvement – Vice Mayor Natasha L. Ervin**

7. **Police Enhancement Grant**

Mr. Walker requested that Items 5, 6, and 7 be deferred to the Board's December 12, 2023 meeting. The Board members agreed by consensus to this proposal.

Mr. Walker added that some information on the Police Enhancement Grant is provided in the members' backup materials, although he noted that the details of this program will need to be discussed further at the next meeting.

10. BOARD COMMENTS:

Board Member Kelley requested that the CRA consider sponsoring some type of Christmas activity, with additional discussion to follow at the next meeting. Chair Russell cautioned that the CRA's ability to sponsor events is limited, as the members were informed at the recent CRA conference.

11. ADJOURNMENT:

The meeting was adjourned at 8:34 p.m.

ATTEST:

____
Joanna Flores, Interim CRA Board Clerk

____
Jannie Russell, CRA Board Chair

RESOLUTION NO. 24-_______

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA REDEVELOPTMENT AGENCY ("CRA"), AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ESTABLISH THE "HOMEBUYER EDUCATION AND FINANCIAL ASSISTANCE PROGRAM" AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE PROGRAM, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Opa-Locka Community Redevelopment Agency ("CRA") is committed to the revitalization and sustainable development of the Opa-Locka community; and

WHEREAS, sustainable homeownership is a key factor in community stabilization and economic development, offering long-term benefits to residents and the community as a whole, as described in the CRA's 2011 Redevelopment Plan ("Plan"); and

WHEREAS, a need has been identified in the Plan for comprehensive support to potential homeowners in Opa-Locka, encompassing both educational and financial aspects of the home buying process; and

WHEREAS, national best practices in community redevelopment emphasize the importance of homebuyer education, financial literacy, and targeted financial assistance in successful homeownership programs; and

WHEREAS, pursuant to this Resolution, it is the intent of the CRA's Board of Directors to authorize the Interim Executive Director of the Opa-Locka CRA to take all necessary steps to implement this program, including the allocation of resources, staffing, and the development of detailed program guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OPA LOCKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. Establishment of Program: The Opa-Locka Homebuyer Education and Financial Assistance Program is hereby established, with the goal of promoting sustainable homeownership and community revitalization.

Section 3. Program Components: The program shall include Homebuyer Education Workshops, Financial Literacy and Credit Counseling, and a Closing Cost Assistance Program, covering essential topics such as mortgages, budgeting, credit management, and the home buying process.

Section 4. Partnerships and Funding: The CRA shall seek partnerships with local financial institutions, Miami-Dade County housing initiatives, and relevant non-profits, making efforts to secure funding through grants and collaborations with national affordable housing organizations.

Section 5. Outreach and Community Engagement: A comprehensive outreach campaign shall be launched to inform and engage the community about the program, with collaboration from local community leaders and organizations being essential for the program's success.

Section 6. Monitoring and Evaluation: A system for tracking and evaluating the program's effectiveness shall be implemented, with regular reviews to ensure the program meets community needs.

Section 76. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this______day of________________, 2024.

____
Jannie Russell, OCRA Chair

Attest to:

____
Jason Walker
Interim
Executive
Director

Approved as to form and legal sufficiency:

____
Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: ____________________________

Seconded by: _________________________

VOTE:

Board Member Bass	(Yes) __________	(No) ____________
Board Member Ervin	(Yes) __________	(No) ____________
Board Member Kelley	(Yes) __________	(No) ____________
Board Member Taylor	(Yes) __________	(No) ___________
Board Member Williams	(Yes) __________	(No) ____________
Board Member Williams	(Yes) __________	(No) ____________
Chairperson Russell	(Yes) __________	(No) ____________

Opa Locka CRA First Time Home Buyer Assistance Program

Program Overview

The Opa Locka Community Redevelopment Agency (CRA) is proud to introduce the First Time Home Buyer Assistance Program, crafted to financially empower individuals and families looking to purchase their first home within the CRA district.

Program Objectives

- To provide financial aid to first time home buyers, facilitating their initial step into homeownership.
- To stimulate the local real estate market by increasing homeownership rates.
- To contribute to the long-term stability and growth of the community through investment in residential property.

Financial Assistance

- Down payment assistance for eligible first time home buyers.
- Closing cost assistance to reduce the upfront expenses associated with purchasing a home.
- Financial literacy workshops to prepare applicants for the responsibilities of homeownership.

Eligibility Criteria

- Must be a first time home buyer or have not owned a home in the past three years.
- Must purchase a property within the boundaries of the Opa Locka CRA.
- Must meet income and purchase price limits specified by the program guidelines.

Application Process

- Submission of a completed application form along with required financial documentation.
- Attendance at a mandatory home buyer education course provided by the CRA or an approved agency.
- Pre-approval for a mortgage from a participating lender.

Program Administration

- A dedicated portion of the CRA's budget will be set aside annually for the First Time Home Buyer Assistance Program.
- The program will be promoted through community outreach and partnerships with local realtors and lenders.

- The CRA will provide oversight and ensure the program's alignment with broader community redevelopment goals.

Success Metrics

- The number of first time home buyers assisted annually.
- The percentage of applicants successfully transitioning to homeownership.
- Community feedback on the effectiveness and impact of the program.

Conclusion

The First Time Home Buyer Assistance Program represents the Opa Locka CRA’s commitment to fostering a robust, homeowner-driven community, providing the foundational support for individuals and families to achieve the dream of homeownership.

RESOLUTION NO. 24-__________

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA") AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH THE CITY OF OPA-LOCKA POLICE DEPARTMENT FOR ENHANCED POLICING SERVICES IN THE FORM OF INCREASED SURVEILLANCE CAMERAS AND ADDITIONAL POTENTIAL SAFETY MEASURES WITHIN THE REDEVELOPMENT AREA ("PROGRAM"); FURTHER AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO ALLOCATE FUNDS IN AN AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS ($150,000.00) ("FUNDS"), FOR THE PROGRAM; FURTHER AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO THE GENERAL COUNSEL FOR THE PROGRAM; ALLOCATING FUNDS FROM OPA-LOCKA CRA'S TAX INCREMENT FUND, ENTITLED "INTERFUND TRANSFERS," ACCOUNT CODE NO.[account number] ; **PROVIDING FOR INCORPORATION OF RECITALS AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Opa-Locka Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects within the Opa-Locka Redevelopment Area ("Area") in accordance with the 2011 Opa-Locka CRA Redevelopment Plan ("Plan"); and

WHEREAS, Section 163.335, of the Community Redevelopment Act of 1969, (the "Act"), states that the existence of slum and blighted areas greatly contributes to the spread of disease and crime causing economic and social burdens to the community, thereby negatively affecting the tax base and impairing sound growth within the community; and

WHEREAS, Section 163.340(23) of the Act further provides a means for community redevelopment agencies to address crime through "community policing innovations" which is defined as "policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol'; and

WHEREAS, the Interim Executive Director wishes to begin negotiations with the City of Opa-Locka ("City") regarding enhanced baseline police services for fiscal year FY 24—25; and

WHEREAS, the Program's intent is to improve public safety by providing services, including but not limited to increased camera surveillance; and

WHEREAS, these targeted areas are within the boundaries of the Opa-Locka CRA District; and

WHEREAS, the Board of Directors wish to authorize funding for the Program in an amount not to exceed one hundred and fifty thousand dollars ($150,000.00"Funds") for the Program; and

WHEREAS, the Interim Executive Director is requesting authority from the Board of Directors to negotiate and execute an agreement, included all documents necessary, all in forms acceptable to the General Counsel for the Program; and

WHEREAS, the Board of Directors find that the adoption of this Resolution would further the aforementioned redevelopment objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Interim Executive Director is hereby authorized to negotiate and execute an agreement, in a form acceptable to the General Counsel, with the City of Opa-Locka CRA for the Program.

Section 3. The Interim Executive Director is hereby authorized to allocate the Funds from the CRA Tax Increment Fund, entitled "Interfund Transfers"**[fund account number]** to the City for the Program.

Section 4. The Interim Executive Director is further authorized to execute all documents necessary, all-in forms acceptable to the General Counsel for the Program.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this______day of________________, 2024.

____
Jannie Russell, OCRA Chair

Attest to:

____
Jason Walker
Director

Approved as to form and legal sufficiency:

____
Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: ____________________________

Seconded by: _________________________

VOTE:

Board Member Bass	(Yes) __________	(No) ____________
Board Member Ervin	(Yes) __________	(No) ____________
Board Member Kelley	(Yes) __________	(No) ____________
Board Member Taylor	(Yes)___________	(No) ___________
Board Member Williams	(Yes)___________	(No) ____________
Board Member Williams	(Yes)___________	(No) ____________
Chairperson Russell	(Yes) __________	(No) ____________

CITY OF OPA-LOCKA ENHANCED SERVICES

OPERATIONAL PLAN

SITUATION:

According to the most recent status of the police hiring report, the City of Opa-locka Police Department currently employs 1 sworn officer for every 320 inhabitants. This means that there are 50 times more residents than police officers in the area. This places the City of Opa-locka in the 16 percentile in Miami-Dade County in terms of sworn members per 1,000 inhabitants. The demands of the City of Opa-locka Police Department in comparison to its demographics, require a higher level of service and therefore, a higher ratio of officers to inhabitants.

The City of Opa-locka Community Redevelopment Agency (CRA) boundaries encompass approximately three (3) police zones (1, 2, & 4). Our department normally staffs each zone with 1 officer per zone each shift, for a total of 6 officers in the CRA areas per 24-hour period. Additionally, the Uniform Patrol Division unit has 1 sergeant and 4 officers per shift to patrol the entire 4 zones of the City of Opa-locka. This section should include efforts we have made to increase the "hot spots" for "high visibility."

These 3 zones are plagued by frequent instances of open narcotics activity, aggravated assaults, armed robberies, trespassing, loitering, and prostitution. In addition, these zones experienced an increase in the population of homeless persons resulting in other quality of life issues that are negatively impacting the law-abiding citizen who lives, works, plays, and visits the businesses in the City of Opa-locka CRA area and its surrounding parks and neighborhoods.

An analysis revealed, though widespread, that these incidents are primarily occurring within specific areas of the community. The areas of concern are the area of NW 151 Street northern boundary south to 135 Street. NW 17th Avenue east boundary to NW 42 Avenue west boundary. Based on the analysis, day shift are affected with most of the incidents occurring during the 6:00 a.m. & 6 p.m.

OPA-LOCKA CRA MISSION:

The provision for enhanced police services is a service-oriented effort, in a problem-solving team capacity, to establish and support working partnerships with the City of Opa-locka CRA, residents, business owners, and the homeless outreach programs.

OPA-LOCKA POLICE DEPARTMENT MISSION

It is the mission of the Opa-locka Police Department to provide the highest quality of life for our residents and visitors. The goal of this police-enhanced services operation is to reduce the crimes occurring in the targeted areas, with a goal to prevent, intervene, deter, and apprehend criminals.

City of Opa-locka Police personnel providing enhanced police services pursuant to this operational plan will exercise "zero tolerance" for the duration of this operation within the CRA boundaries. Our intention in the execution of this plan is not to impede upon anyone's civil liberties. Still, we will endeavor to reduce or alleviate the widespread variety of crimes that are occurring within the CRA boundaries. We will identify and engage the criminal element that preys upon residents, business owners, and visitors of this community.

This operational plan will employ a "ZERO TOLERANCE" policy for violations of the "drug-free" zone, with emphasis on the possession and/or sales of narcotics and narcotic paraphernalia, and the unlawful possession of firearms. Zero tolerance means that a violation of the law will be met with a sanction, judging situations on a case-by-case basis. However, those violations of the law that are relative to violent crimes and narcotics activity will be addressed through apprehension.

ACTION PLAN: (RESPONSE)

Community Involvement: Officers will continue to interact with all citizens in the area making positive community contacts, and improving police-citizen relationships, while educating the citizens on the police department's goals and objectives. They will also concentrate on developing solutions to problems in the area and increase trust in the Opa-locka Police Department.

Enforcement: All operations and possible targets will be identified, organized, and approved by the Patrol Division Commander. All personnel assigned to work in this operation pursuant to the Opa-locka CRA agreement for enhanced police services will take orders under the same policy structure and guidelines currently in place by the City of Opa-locka Police Department. All Departmental Orders, Standard Operating Procedures, and policies will apply to all members assigned to work to the Opa-locka CRA enhanced police services agreement. No member of the Opa-locka CRA Board will direct or guide any police action(s) in any manner, or any police officer assigned to the CRA boundaries area pursuant to this enhanced service agreement. Any concerns or issues pertaining to crime or police services within the Opa-locka CRA boundaries area must be directly addressed to the Patrol Division Commander for a determination of proper legal police action.

The Patrol Division Commander's Officers will continue to have a zero-tolerance approach to the criminal element in the area. They will concentrate on arresting all violators of narcotic sales and use in the area, as well as arresting those who trespass and loiter in and around the apartment buildings, houses, and parking lots. Individuals coming into the area to commit crimes and deteriorate the quality of life for those who live in the area will be constantly opposed.

A three-prong approach will be employed to address issues, which currently exist in the community:

*Through consistent and daily proactive enforcement by engaging the street level criminals and providing the homeless with placement through outreach services and assistance programs.
*Establishing greater interaction with the youth through community partnerships and mentoring.
*Educate the community in the operation of police activities.

During the enforcement activities, officers will be highly proactive. The primary goal is to achieve a significant reduction in crimes by deterring social gatherings on street corners and known locations where narcotic sales are known to be conducted and robberies that occur on street corners. The officers will provide a high concentration on the "hot spots" where life-threatening concerns have been identified. The officers will be assigned to specific locations for accountability.

Requesting funding to purchase Video Surveillance & License Plate Reading (LPR) camera equipment will be purchased and installed in strategic CRA areas to monitor through our Real Time Crime Center (RTCC). The vendor Flock Safety is a partner vendor with our current Red-Light Camera Vendor.

All of Flocks Safety products are sold on an annual subscription model and that annual cost includes everything you need to operate the system effectively from hardware, support, LTE charges, unlimited users and Data storage. Flock handles everything from implementation, maintenance, support permitting and project management.

Condor Video plus LPR - $4500 per year with a one-time install fee of $750. No Solar Option. Must be installed on existing city pole or customer provided pole with power available.

Flock will provide the proprietary websites, and equipment that will provide real time monitoring of hot spot areas along with data such as, stolen, wanted, felony, suspect, and vehicles. This equipment can also assist our investigations to narrow possible suspects and vehicles that might have been involved in a crime within the CRA areas.

The equipment has been proven to be invaluable in crime solving and prevention within our city along with assisting other agencies with data linking of suspects committing crimes in surrounding areas.

The City of Opa-locka
POLICE DEPARTMENT

"Committed to professionalism and community partnership."

STAFFING:

COMMANDER: A/Captain Cory Krotenberg

LIEUTENANT: A/Lt. Lawrence Holborow

SUPERVISOR: 1 SGT (T.B.A.)

PERSONNEL: 4 Police Officers (T.B.A.)

EVENT DATE: November 15, 2023

LOCATION: CRA Zone

UNIFORM: Class "B"

EVENT TIME: T.B.A.

ROLL CALL TIME: T.B.A.

COMMUNICATION: MDPD Northwest District frequency

PAYROLL CODE: City of Opa-locka Finance Department

CONTINGENCY PLAN:

Should an emergency arise, personnel are to respond as emergency backup to render assistance. If more officers are required, the supervisor shall contact request additional officers from surrounding municipal agencies as well as MDPD.

EMERGENCY ACTION PLAN:

In the event an injury occurs to an officer or prisoner, Miami-Dade Fire Rescue (MDFR) will be requested. In the case of an escaped prisoner, the officer will immediately advise the dispatcher so that a perimeter can be established. The on duty shift supervisor will also be immediately notified, and the sergeant will assume the role as scene commander of any perimeter or scene until a higher-ranking officer assumes command. Current emergency guidelines are to be followed using the Incident Command System should any

incident evolve into a critical incident. An Incident Commander shall be immediately recognized and assume command and a command post established.

PREPARED AND APPROVED BY: ________________________
A/Captain Marcos Gonzalez

DIVISION COMMANDER: ______________________________
A/Captain Cory Krotenberg

CHIEF OF POLICE: ____________________________________
Kenneth D. Ottley

RESOLUTION NO. 24-______

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA"), RATIFYING, APPROVING, AND CONFIRMING THE INTERIM EXECUTIVE DIRECTOR'S RECOMMENDATION AND FINDING THAT COMPETITIVE NEGOTIATION METHODS AND PROCEDURES ARE NOT PRACTICABLE OR ADVANTAGEOUS; WAIVING THE REQUIREMENTS FOR COMPETITIVE SEALED BIDDING AS NOT BEING PRACTICABLE OR ADVANTAGEOUS TO THE CRA; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE ANY AND ALL DOCUMENTS NECESSARY, ALL IN FORMS ACCEPTABLE TO THE GENERAL COUNSEL, TO ALLOCATE GRANT FUNDS IN AN AMOUNT NOT TO EXCEED $[amount specified] FOR REHABILITATION OF THE PROPERTY LOCATED AT [property address], MIAMI, FLORIDA LOCATED WITHIN THE CRA'S REDEVELOPMENT AREA; ALLOCATING FUNDS FROM THE CRA'S FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Opa-Locka Community Redevelopment Agency ("CRA") is tasked with reducing slum and blight within its Redevelopment Area; and

WHEREAS, pursuant to Section 163.370(5), Fla.Stat., the Opa-Locka CRA is required to procure all commodities and services under the same purchasing processes and requirements that apply to the City of Opa-Locka; and

WHEREAS, Section B1 of the CRA's 2011 Redevelopment Plan ("Plan"), Paragraphs 3 and 5 respectively, state that "physical redevelopment is appropriately used to address blighted conditions and infrastructure deficiencies", and lists two key objectives of the CRA as focusing on "a local capacity to create wealth through small business, and job growth aiming at full employment"; and

WHEREAS, Section B2, Paragraph 2, of the Plan states that "the redevelopment plan's economic values support financial stability for residents and wealth creation through investment and small business."; and

WHEREAS, [company/developer] ("Grantee"), submitted a proposal to the CRA to rehabilitate the property located at [property address] Miami, Florida ("Project"); and

WHEREAS, the Grantee specifically requests grant funding for the Project in the not to exceed total amount of $ [specified amount]; and

WHEREAS, the success of the Project will result in accomplishing the stated objectives and goals of the Plan; and

WHEREAS, based on the recommendation and findings of the Interim Executive Director, it is in the CRA's best interest to authorize, a waiver of competitive sealed bidding procedures of the City of Opa-Locka, Florida, as amended, and to authorize the Interim Executive Director to negotiate and execute any and all agreements necessary, all in forms acceptable to the General Counsel, with the Grantee for the provision of grant funds for the Project in an amount not to exceed $[specified amount], subject to the availability of funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The recitals and findings contained in the Preamble of the Resolution are adopted by reference and incorporated as fully set forth in this Section.

Section 2. The Interim Executive Director's recommendation and written findings are ratified, approved, and confirmed and the requirements for competitive sealed bidding methods as not being practicable or advantageous to the CRA are waived.

Section 3. Funding for a total amount not to exceed $[amount specified] for the Project is allocated from the CRA's Fiscal Year 2024-2025 budget [line item X or account].

Section 4. The Interim Executive Director is authorized to negotiate and execute any and all agreements necessary, all in forms acceptable to the General Counsel, with the Grantee for the purposes stated herein.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this_________________day of_______________, 2024.

____
Jannie Russell, OCRA Chair

Attest to: Approved as to form and legal sufficiency:

______________________________ ______________________________________

Jason Walker
Interim
Executive
Director

Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: ____________________________

Seconded by: _________________________

VOTE:

Board Member Bass	(Yes) __________	(No) ____________
Board Member Ervin	(Yes) __________	(No) ____________
Board Member Kelley	(Yes) __________	(No) ____________
Board Member Taylor	(Yes)__________	(No) ___________
Board Member Williams	(Yes)__________	(No) ____________
Board Member Williams	(Yes)__________	(No) ____________
Chairperson Russell	(Yes) __________	(No) ____________

RESOLUTION NO. 24-_______

A RESOLUTION OF THE BOARD OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY ("CRA") AFFIRMING THE INTENT AND JUSTIFICATION TO CREATE A RESEARCH-BACKED GREENSPACE BEAUTIFICATION AND COMMUNITY WELLNESS PROGRAM; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Opa-Locka Community Redevelopment Agency (CRA) recognizes the significant role of greenspaces in promoting community health, well-being, and environmental sustainability; and

WHEREAS, the CRA is committed to the enhancement of the community's quality of life as outlined in its redevelopment plan, which emphasizes the importance of community wellness and environmental stewardship; and

WHEREAS, studies and research have consistently demonstrated the positive impact of well-designed and accessible greenspaces on mental health, physical activity, and social cohesion; and

WHEREAS, the integration of greenspaces aligns with the CRA's objectives to revitalize neighborhoods, foster community engagement, and improve overall urban aesthetics; and

WHEREAS, the need for a comprehensive greenspace beautification and community wellness program is evident in the pursuit of these objectives; and

WHEREAS, the presence of trees and greenery in urban environments has been scientifically proven to have numerous benefits, including reducing air pollution, mitigating the urban heat island effect, providing habitat for wildlife, and improving mental and physical health outcomes for residents; and

WHEREAS, strategically planted trees can enhance property values, improve pedestrian comfort, and contribute to the overall sustainability of urban areas; and

WHEREAS, Miami-Dade County has recognized the importance of increasing the tree canopy, particularly in areas with lower median incomes and higher African American and Hispanic populations, as identified by Neat Streets Miami's 2016 study; and

WHEREAS, the County's Adopt-a-Tree initiative and Million Trees Miami Campaign exemplify commitment to environmental stewardship and public health, aiming to achieve a 30% tree canopy cover countywide by 2030, with a focus on areas below the current 19% average canopy cover; and

WHEREAS, the "Miami-Dade County Urban Tree Canopy Assessment" released in the summer of 2021 identified Opa-locka as having one of the smallest percentages of existing urban street trees (EUTC) at 8%, with only Hialeah and Medley having less at 7.4% and 4.6%, respectively, significantly below the county's goal of 30% coverage, and in stark contrast to Pinecrest and Coral Gables, which are at 40.1% and 44.1%; and

WHEREAS, these programs are critical in addressing heat-related public health challenges and in promoting equitable distribution of urban tree canopy, contributing to a greener, healthier, and more sustainable community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The recitals and findings contained in the Preamble of the Resolution are adopted by reference and incorporated as fully set forth in this Section.

Section 2. That the Interim Executive Director of the Opa-Locka CRA is authorized and directed to take the following action:

1. Implement the Greenspace Beautification and Community Wellness Program: Take all necessary and appropriate actions to establish and maintain the program in accordance with the objectives and guidelines set forth in this resolution.
2. Collaborate and Coordinate: Engage in partnerships and collaborations with relevant local and regional entities, including government agencies, private contractors, community organizations, and environmental experts, to effectively execute the program.
3. Allocate Resources: Identify and allocate the necessary resources, including funding, personnel, and materials, required for the successful implementation and sustainability of the program.
4. Monitor and Report: Establish a system for ongoing monitoring and reporting on the program's progress, impacts, and outcomes, ensuring accountability and transparency in its operation.

Section 3. That the Board of Directors finds that the development of a Research-

Backed Greenspace Beautification and Community Wellness Program is recognized as a vital initiative for the betterment of the Opa-Locka community.

Section 4. The Greenspace Beautification and Community Wellness Program's future development will be guided by empirical research, best practices in urban greening, and input from community members, ensuring alignment with the CRA's redevelopment goals and community needs.

Section 5. The upcoming Greenspace Beautification and Community Wellness Program will specifically aim to enhance the aesthetic appeal and psychological impact of the urban environment in the Opa-Locka community. This will be achieved through:

- Transforming downtrodden strips of land and medians with vibrant color and engaging designs, contributing to a more uplifting and inviting atmosphere.
- Converting empty lots into community gardens, native wildflower meadows, and butterfly hedgerows, infusing beauty and color into underutilized spaces.
- Implementing landscaping initiatives that not only enhance the visual appeal but also contribute to environmental sustainability and biodiversity.
- Creating spaces that foster community interaction and a connection with nature, thereby improving the overall quality of life for residents.

Section 6. The CRA shall engage in preliminary planning activities, including research, community consultations, and collaboration with experts, to lay the groundwork for the program's formal establishment.

Section 7. This Resolution serves as a declaration of intent and justification for the future creation of the greenspace program, reflecting the CRA's commitment to fostering a healthier, more engaged, and aesthetically pleasing community.

Section 8. That this Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this__________________day of________________, 2024.

____
Jannie Russell, OCRA Chair

Attest to: Approved as to form and legal sufficiency:

____________________________ ____________________________________

Jason Walker
Interim
Executive
Director

Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: ____________________________

Seconded by: _________________________

VOTE:

Board Member Bass	(Yes) __________	(No) ____________
Board Member Ervin	(Yes) __________	(No) ____________
Board Member Kelley	(Yes) __________	(No) ____________
Board Member Taylor	(Yes)___________	(No) ___________
Board Member Williams	(Yes)___________	(No) ____________
Board Member Williams	(Yes)___________	(No) ____________
Chairperson Russell	(Yes) __________	(No) ____________

RESOLUTION NO. 24-_________

A RESOLUTION TO ADOPT THE CITY OF OPA-LOCKA'S PROCUREMENT ORDINANCE FOR THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Opa-Locka Community Redevelopment Agency (CRA) is committed to upholding transparency, efficiency, and accountability in the procurement of goods and services; and

WHEREAS, the City of Opa-Locka has established a comprehensive procurement ordinance that outlines effective processes and procedures for the acquisition of goods and services; and

WHEREAS, adopting a standardized and well-established procurement ordinance will enhance the CRA's procurement practices, aligning them with proven methodologies.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The Opa Locka Community Redevelopment Agency hereby adopts the City of Opa Locka's procurement ordinance as the guiding framework for procuring all goods and services.

Section 3. This adoption will ensure that the CRA's procurement activities are conducted in a manner that is consistent, transparent, and in compliance with established standards.

Section 4. The Executive Director of the CRA is authorized to implement and enforce this procurement process, ensuring all CRA procurement activities adhere to the guidelines and procedures as set forth in the City of Miami's procurement ordinance.

Section 5. The CRA shall review and update its procurement policies as necessary to maintain alignment with the City of Miami's ordinance and best practices in procurement.

Section 6. EFFECTIVE DATE

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this______day of________________, 2024.

____
Jannie Russell, OCRA Chair

Attest to: Approved as to form and legal sufficiency:

______________________________ ______________________________________
Jason Walker
Director

Weiss Serota Helfman Cole & Bierman, P.L.

Moved by: ____________________________

Seconded by: _________________________

<u>VOTE</u>:

Board Member Bass	(Yes) __________	(No) ____________
Board Member Ervin	(Yes) __________	(No) ____________
Board Member Kelley	(Yes) __________	(No) ____________
Board Member Taylor	(Yes)__________	(No) ___________
Board Member Williams	(Yes)__________	(No) ____________
Board Member Williams	(Yes)__________	(No) ____________
Chairperson Russell	(Yes) __________	(No) ____________