

## Meeting Minutes

City of Opa-locka CRA Board Meeting

Tuesday, March 11, 2025

Location: City of Opa-locka Commission Chambers

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### 1. Call to Order & Roll Call

The meeting was called to order by **Board Chair Russell**.

#### Roll Call:

- **Board Member Bass** – Absent
- **Board Member Irvin** – Present
- **Board Member Kelly** – Present
- **Board Member Taylor** – Present
- **Vice Chair Williams** – Present
- **Board Member Santiago** – Present
- **Board Chair Russell** – Present

Quorum established.

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### 2. Invocation & Pledge of Allegiance

- Invocation led by **Board Member Kelly**.
  - **Pledge of Allegiance** led by all attendees.
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### 3. Public Comments

Two members of the public spoke:

1. **C.A. Pruitt (Resident at 2350 NW 141 St.)**
  - Inquired about the community gardening program and potential home renovation projects.
  - Expressed interest in participating and informing neighbors.

## 2. Sandra Rice (Representative of a Local Property Owner)

- Expressed willingness to contribute to community beautification and property management services.

### Response from CRA Director Jason Walker:

- Community garden program is moving forward with a planned meeting for interested residents in the next two weeks.
  - CRA is working to provide support for local businesses and homeowners within the CRA district.
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## 4. Additions to the Agenda

- **Added discussion items:**
  1. Florida Legislative CRA Bills
  2. Updates on CRA Property Acquisitions

Motion to approve the agenda additions:

- **Moved by Vice Chair Williams, seconded by Board Member Santiago.**
  - **Motion passed unanimously.**
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## 5. Approval of Previous Meeting Minutes

- **Previous minutes were deferred to the next meeting due to the absence of finalized records.**
  - **Motion to defer:** Moved by Board Member Taylor, seconded by Vice Chair Williams.
  - **Motion passed unanimously.**
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## 6. Resolutions & Approvals

### 6.1. Commercial Rehab Program - 1434-1449 NW 27th Ave. (Auto Shop)

- Approval for painting and parking lot improvements.
- **Motion:** Moved by Vice Chair Williams, seconded by Board Member Taylor.

- **Vote:** Unanimous approval (6-0).

#### **6.2. Commercial Rehab Program - 1360 Sharazad Blvd. (Apartment Complex)**

- Approval for painting improvements.
- **Motion:** Moved by Board Member Irvin, seconded by Board Member Santiago.
- **Vote:** Unanimous approval (6-0).

#### **6.3. Commercial Rehab Program - 2650 Alibaba Ave. (Auto Parts & Café)**

- Approval for painting, awning, and parking lot resurfacing.
- **Motion:** Moved by Board Member Taylor, seconded by Vice Chair Williams.
- **Vote:** Unanimous approval (6-0).

#### **6.4. Residential Home Rehab Program - Project Management Services Agreement (Paletto Homes)**

- Approval for a project manager to oversee home rehab projects.
- **Motion:** Moved by Board Member Taylor, seconded by Board Member Irvin.
- **Vote:** Unanimous approval (5-0, Board Member Kelly absent).

#### **6.5. Residential Home Rehab Program - Project Management Services Agreement (Wrightwood Capital)**

- Approval for additional project management services.
- **Motion:** Moved by Board Member Irvin, seconded by Board Member Santiago.
- **Vote:** Unanimous approval (5-0).

#### **6.6. Micro-Business Grant Program - Basco Holdings, LLC (Auto Body Shop)**

- Approval for painting improvements.
- **Motion:** Moved by Vice Chair Williams, seconded by Board Member Taylor.
- **Vote:** Unanimous approval (5-0).

#### **6.7. Deferment of Item #7**

- **Motion:** Moved by Board Member Irvin, seconded by Vice Chair Williams.
  - **Vote:** Unanimous approval (5-0).
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## 7. Discussion Items

### 7.1. Unsolicited Purchase Proposal - Former Chinese Restaurant Property

- Dr. Green Fruits & Vegetables submitted an unsolicited offer of **\$750,000** to purchase the property.
- CRA originally purchased it for **\$650,000** in 2024.
- Board discussed:
  - Requesting an updated **appraisal**.
  - Publishing a **public notice** to seek additional offers.
  - Ensuring the proposal aligns with community needs (parking, waste management, and local food sourcing).
- **Next Steps:**
  - CRA Director to draft a resolution for the next meeting to formally begin the bid process.

### 7.2. Florida Legislative CRA Bills (HB 991 & Senate Companion Bill)

- The **proposed legislation seeks to phase out all CRAs in Florida** by their existing expiration dates and prevent extensions.
- If passed, Opa-locka CRA would **sunset in 2030**, with all assets transferred to the city.
- **CRA's Response Plan:**
  - Engaging a **lobbying firm (Southern Group)** at a reduced rate of **\$116,000**.
  - Partnering with **North Miami & North Miami Beach CRAs**.
  - Organizing **letters and meetings with state legislators**.
  - Scheduling a **board trip to Tallahassee** for advocacy.

### 7.3. CRA-Owned Property Acquisitions (Updates)

- **319 Ali Baba Ave. ("Pink Building")**
  - Closing delayed due to **probate court issues** regarding the previous owner's estate.
  - New extension signed; expected resolution within **two weeks**.

- **Former Church Property (Ali Baba Ave.)**
    - Delayed as **church leadership must approve sale.**
    - **New development interest:**
      - **Potential buyer interested in a \$4M down payment with a 99-year lease agreement** for redevelopment.
      - Awaiting formal proposal.
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## 8. Board Comments & Next Steps

- Board Members praised the **recent CRA progress** and **commitment to community improvement.**
  - **Vice Chair Williams** requested a **CRA Real Estate Strategy Workshop** before major property decisions.
  - **Board agreed to schedule the next meeting as a workshop if a separate date isn't feasible.**
  - **CRA to improve public outreach** by:
    - Posting updates on **Facebook & CRA website.**
    - Sending **notices about the residential home rehab program** citywide.
  - **Chair Russell & Board Members to coordinate a trip to Tallahassee** within the next week for direct lobbying efforts.
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## 9. Adjournment

- **Motion to adjourn:** Moved by Vice Chair Williams, seconded by Board Member Taylor.
  - **Meeting adjourned at 3:23 PM.**
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## Action Items Before Next Meeting:

- CRA Director to prepare a resolution** for public notice on the Chinese Restaurant property sale.

- ✓ Board Members to schedule a Tallahassee trip.
- ✓ CRA Staff to finalize a one-page fact sheet on CRA accomplishments.
- ✓ Update signage & community engagement for home rehab & garden programs.
- ✓ Schedule CRA Real Estate Workshop.

Next Meeting: TBD (Workshop or Regular Meeting)

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Minutes Prepared by: *CRA Board Secretary (To be assigned)*

Approved by: *Board Chair Russell*