

City of Opa-locka

*City of Opa-locka Municipal Complex
780 Fisherman Street, 3rd Floor
Opa-locka, FL 33054*



COMMUNITY REDEVELOPMENT AGENCY Agenda

**Wednesday, August 13, 2025
12:00 PM**

Opa-Locka CRA Board

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

Luis Santiago, Board Member

CITY OF OPA-LOCKA
“The city of bright opportunities”

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
August 13, 2025
12:00 PM

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **MOMENT OF SILENCE:**
4. **PLEDGE OF ALLEGIANCE:**
5. **ADD-ON ITEM(S)**
 1. Workshop
6. **APPROVAL OF MINUTES:**
7. **PUBLIC COMMENTS:**
8. **RESOLUTIONS:**
9. **FINANCIAL REPORT:**
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 Board Clerk Jerome Senior at 305.953.2868 ext. 1251

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, which record includes the testimony and evidence upon which the appeal may be based.



**City of Opa-locka
Agenda Cover Memo**

Department Director: _____ Date: _____	
Sha'mecca Lawson, Assistant City Manager	
City Manager:	
Department: Community Redevelopment Agency	Sponsor Name:
Meeting Date: August 13, 2025	Item Type: Discussion Item
Strategic Plan Related: No	Strategic Plan Priority Area: Enhanced Organizational Business and economic development Public Safety Quality of Education Quality of Life and City Image Communication
Strategic Plan Objective/Strategy:	

Short Title:

Staff Summary:

Fiscal Impact: No

Funding Source: (Account Number)	Advertising Requirement: No
Contract/P.O. Required: No	RFP/RFQ/Bid#:

Proposed Action:

Attachment(s):

1. OCRA 81325 Workshop Materials_1



CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY BOARD

STRATEGIC WORKSHOP

AUGUST 13, 2025 12-3PM



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Workshop Agenda



12:00 PM – 12:15 PM

- Welcome & Objectives
- Overview of agenda and expectations

12:15 PM – 12:45 PM

- OCRA Property Portfolio Review
- Review of OCRA-owned properties
- Address, folio, square footage
- Current occupancy or use
- Maintenance expenses & current revenue (if applicable)
- Market value or appraisal data
- Constraints: zoning, infrastructure, historic status

12:45 PM – 1:15 PM

- Development & Disposition Options
- Discussion of available strategies:
 - Lease, sell, land bank, or develop
 - Public-private partnerships
 - Affordable housing opportunities
 - Infrastructure challenges or upgrades
- Team will highlight feasibility and financial outlooks

1:15 PM – 1:45 PM

- Prioritization & Property Use Brainstorm
- Team discussion prompts:
 - “Which properties are ready to move on quickly?”
 - “What kind of return or impact do we want from each property?”
 - “What gaps are missing in Opa-locka’s development ecosystem?”

1:45 PM – 2:15 PM

- Options Matrix & Evaluation
- For each property, review matrix of:
 - Use options
 - Pros & cons
 - Revenue potential
- Alignment with City of Opa Locka Master Plan

2:15 PM – 2:55 PM

- Board Roundtable & Action Planning
- Review top-ranked options and staff recommendations
- Identify needed follow-up
- Timeline for decisions and implementation

2:55 PM – 3:00 PM

- Wrap-Up & Adjournment
- Recap of action items and next steps
- Confirm follow-up assignments
- Closing words



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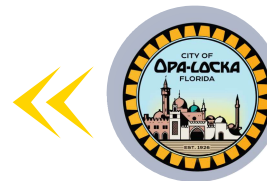
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- PRIORITIZED STRATEGY FOR EACH OCRA OWNED PROPERTY
- CLEAR DIRECTION FOR STAFF RESEARCH AND FOLLOW-UP
- TIMELINE FOR NEXT BOARD DECISIONS



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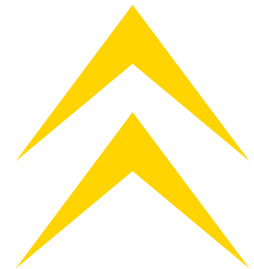
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ACQUISITIONS



Property	Folio	Type	Lot Size
391 Opa-locka Boulevard	08-2121-004-0620	Office/ Commercial Space	10,800 Sq. Ft
14401 NW 27th Avenue	08-2122-002-0160	Standalone Retail Structure	9,140 Sq. Ft
240 Bahman Avenue	08-2121-004-0630	Church Compound	10,800 Sq. Ft
2145 Ali Baba Avenue	08-2122-003-1190	Vacant Lot	4,800 Sq. Ft



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OCRA ACQUISITION OPTIONS OVERVIEW



Property	Folio	Type	Lot Size	Option 1	Option 2	Option 3
391 Opa-locka Boulevard	08-2121-004-0620	Office/ Commercial Space	10,800 Sq. Ft	Lease to new tenants	Sell property	Redevelop into mixed-use
14401 NW 27th Avenue	08-2122-002-0160	Standalone Retail Structure	9,140 Sq. Ft	Lease to retail tenant	Redevelop into mixed-use	Public-private partnership
240 Bahman Avenue	08-2121-004-0630	Church Compound	10,800 Sq. Ft	Community event space	Partnership with nonprofit	Redevelop into mixed-use
2145 Ali Baba Avenue	08-2122-003-1190	Vacant Lot	4,800 Sq. Ft	Partnership with nonprofit	CRA-led development	Public-private partnership



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OCRA ACQUISITION 391 OPA LOCKA BLVD.



PROPERTY INFORMATION

Folio: 08-2121-004-0620

Sub-Division:
OPA LOCKA 2ND REV PLAT NO 2

Property Address
391 OPA LOCKA BLVD

Owner
DOWNTOWN OPA LOCKA LLC
C/O SARA DAVID REALTY INC

Mailing Address
3300 N 29 AVE 101
HOLLYWOOD, FL 33020

PA Primary Zone
6600 COMMERCIAL - LIBERAL

Primary Land Use
1111 STORE - RETAIL OUTLET

Beds / Baths / Half 0 / 0 / 0

Floors 1

Living Units 0

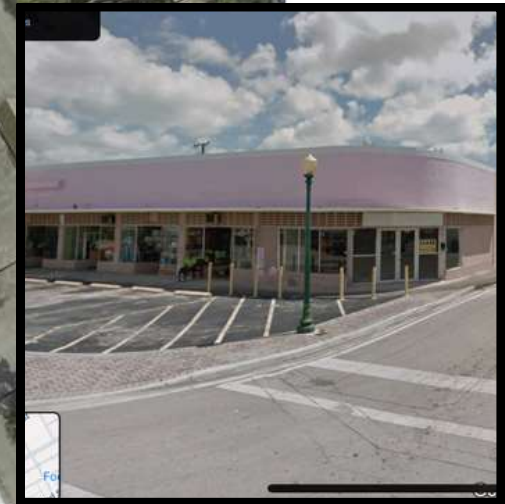
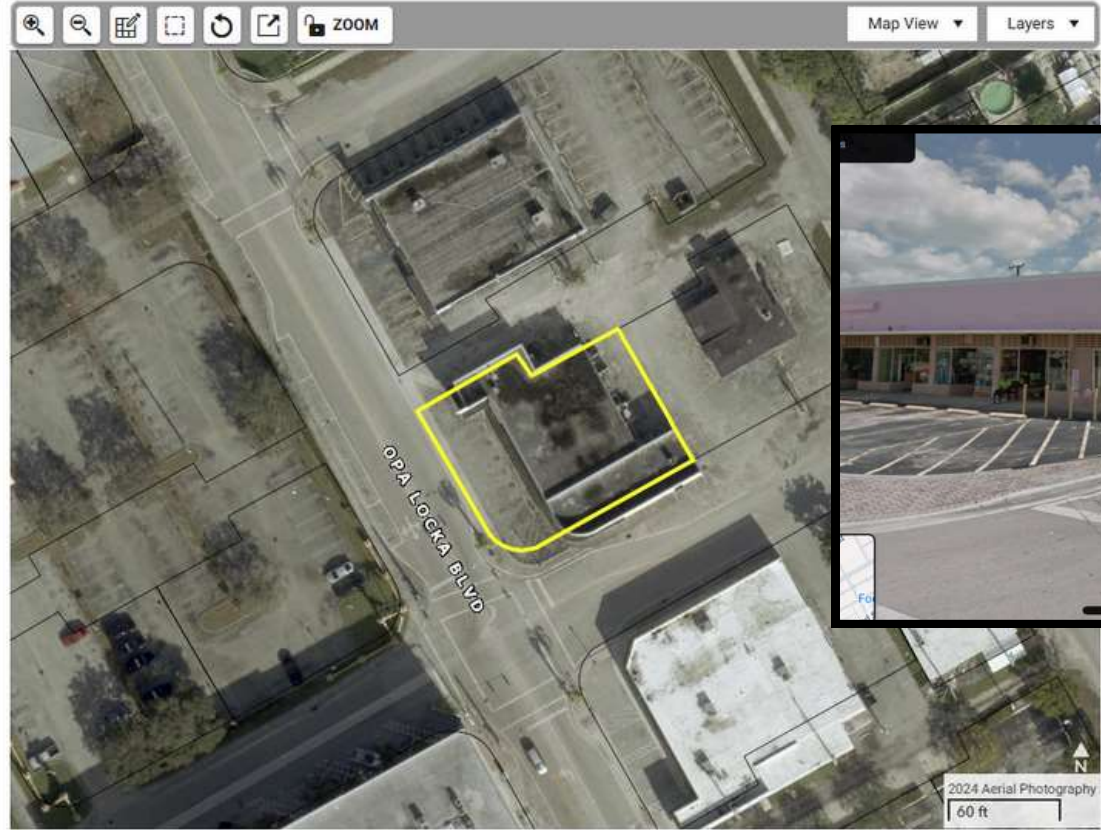
Actual Area 6,483 Sq.Ft

Living Area 6,483 Sq.Ft

Adjusted Area 6,204 Sq.Ft

Lot Size 10,800 Sq.Ft

Year Built 1952



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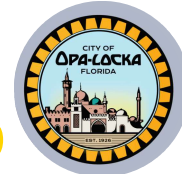


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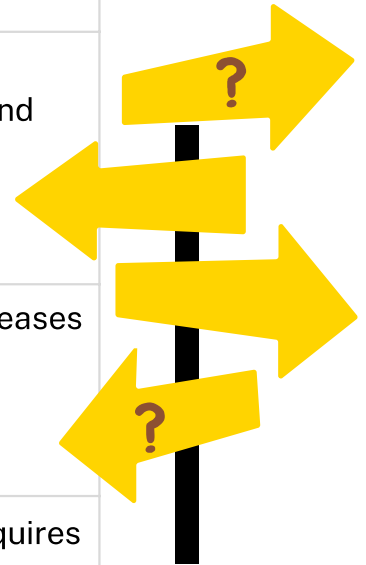




OCRA ACQUISITION
391 OPA LOCKA BLVD.
FOLIO: 08-2121-004-0620
OFFICE/COMMERCIAL SPACE
10,800 SQ. FT



Option 1: Lease to New Tenants	Option 2: Sell Property	Option 3: Redevelop into Mix Use
Description: Market property to attract stable, long-term commercial tenants to increase revenue.	Description: List property for sale to free up capital for other CRA projects.	Description: Convert to a combination of retail, office, and possibly residential units.
Pros: Steady rental income; Maintains OCRA ownership	Pros: Immediate capital infusion; Eliminates maintenance costs	Pros: Maximizes land use; Increases property value
Cons: Requires marketing & management; Potential vacancy periods	Cons: Loss of long-term income potential; No control over future use	Cons: : High upfront costs; Requires extensive permitting



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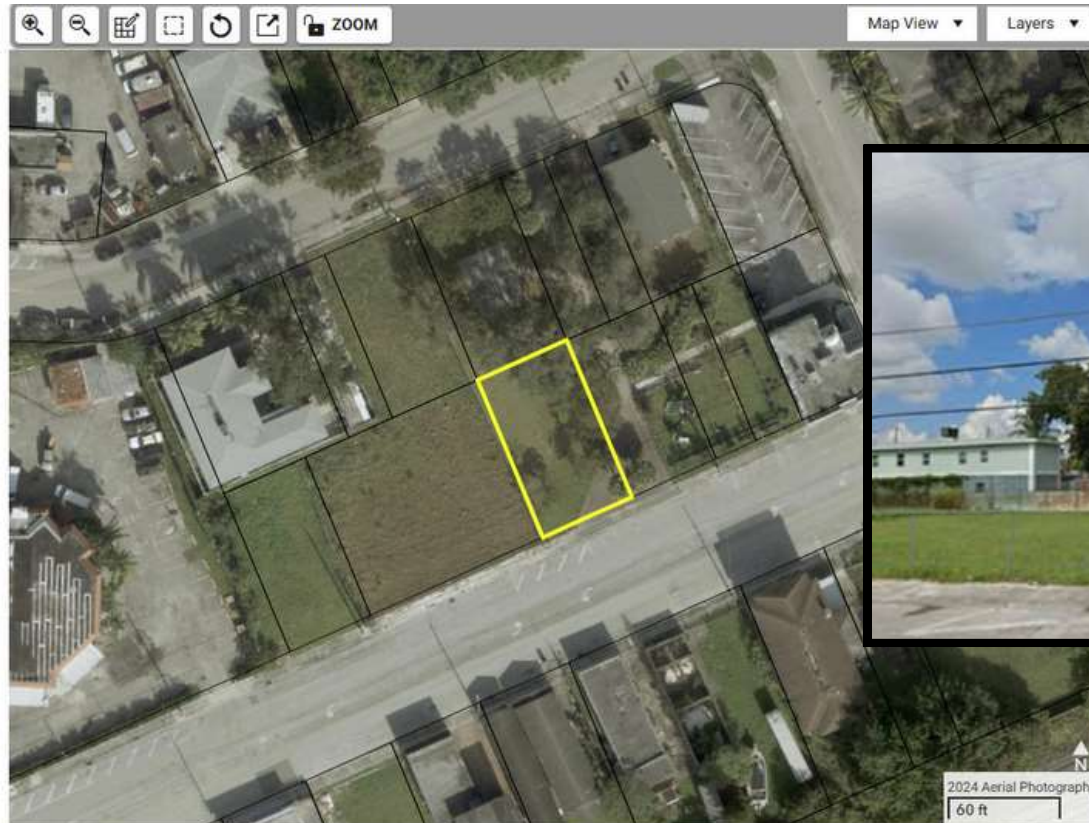


OCRA ACQUISITION

2145 ALI BABA AVE. VACANT LOT



PROPERTY INFORMATION ⓘ	
Folio:	08-2122-003-1190
Sub-Division:	MAGNOLIA SUB
Property Address:	0
Owner:	OPA LOCKA COMMUNITY REDEVELOPMENT AGENCY
Mailing Address:	780 FISHERMAN ST 4 FLOOR OPA LOCKA, FL 33054
PA Primary Zone:	6300 COMMERCIAL - RESTRICTED
Primary Land Use:	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half:	0 / 0 / 0
Floors:	0
Living Units:	0
Actual Area:	0 Sq.Ft
Living Area:	0 Sq.Ft
Adjusted Area:	0 Sq.Ft
Lot Size:	4,800 Sq.Ft
Year Built:	0



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OCRA ACQUISITION

2145 ALI BABA AVENUE
 FOLIO: 08-2122-003-1190
 VACANT LOT
 4,800 SQ. FT



Option 1: Partnership with nonprofit	Option 2: CRA-led development	Option 3: Public-private partnership
Description: Lease land to a nonprofit for community-focused development.	Description: Use CRA funds to develop site for targeted purposes.	Description: Work with a private developer to co-invest in project.
Pros: Supports community programs; Minimal CRA expense	Pros: Full control of design and use; Aligns with CRA plan	Pros: Shared costs; Leverages private expertise
Cons: Lower revenue; Limited commercial use	Cons: High upfront costs; Financial risk to CRA	Cons: Shared decision-making; Profit split



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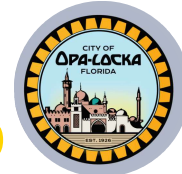


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OCRA ACQUISITION

14401 NW 27TH AVE STAND ALONE RETAIL STRUCTURE



PROPERTY INFORMATION ⓘ

Folio:	08-2122-002-0160
Sub-Division:	OPA LOCKA CENTER
Property Address	14401 NW 27 AVE
Owner	OPA LOCKA COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	780 FISHERMAN ST 4FL OPA LOCKA, FL 33054
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,675 Sq.Ft
Living Area	1,675 Sq.Ft
Adjusted Area	1,608 Sq.Ft
Lot Size	9,140 Sq.Ft
Year Built	Multiple (See Building Info.)



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OCRA ACQUISITION

14401 NW 27TH AVE
FOLIO: 08-2122-002-0160
STANDALONE RETAIL STRUCTURE
9,140 SQ. FT



Option 1: Lease to retail tenant	Option 2: Redevelop into mixed-use	Option 3: Public-private partnership
Description: Secure a strong retail anchor tenant for consistent income	Description: Add multiple commercial spaces or a combination of uses	Description: Collaborate with a developer to share costs and benefits.
Pros: Predictable revenue; Low redevelopment cost	Pros: Diversifies income sources; Modernizes site	Pros: Reduced financial risk; Access to private sector expertise
Cons: Dependent on retail market demand; Risk if tenant vacates	Cons: : High investment required; Longer time to generate returns	Cons: Shared control over project; Potential conflicts of interest



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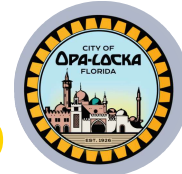


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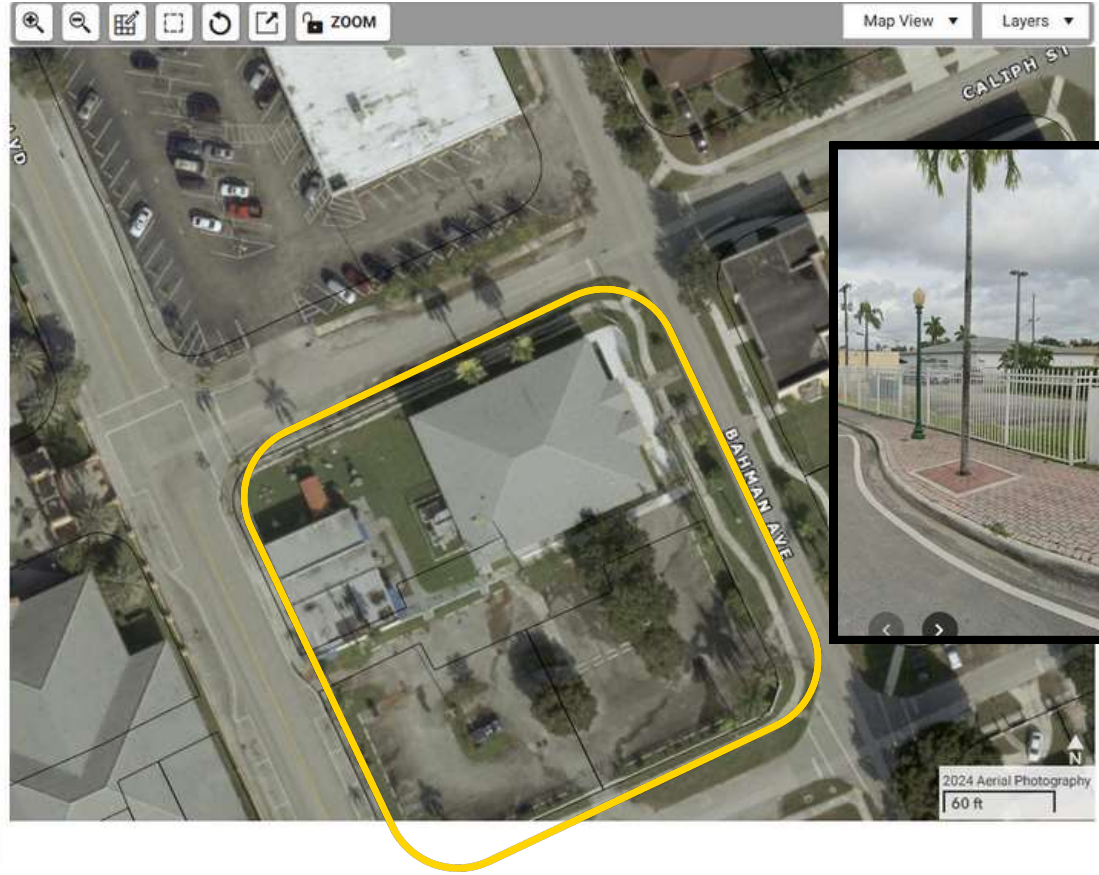
OCRA ACQUISITION

NEW FELLOWSHIP CHRISTIAN CHURCH

240 BAHMAN AVENUE



PROPERTY INFORMATION ⓘ	
Folio:	08-2121-004-0630
Sub-Division:	OPA LOCKA 2ND REV PLAT NO 2
Property Address	240 BAHMAN AVE
Owner	NEW FELLOWSHIP CHRISTIAN CENTER INC
Mailing Address	240 BAHAMAN AVE OPA LOCKA, FL 33054-3373
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	7144 RELIGIOUS - EXEMPT : RELIGIOUS
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	8,687 Sq.Ft
Living Area	8,687 Sq.Ft
Adjusted Area	8,582 Sq.Ft
Lot Size	10,800 Sq.Ft
Year Built	Multiple (See Building Info.)



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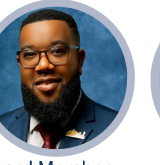
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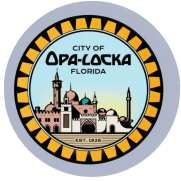


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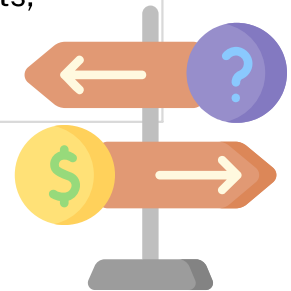




OCRA ACQUISITION
240 BAHMAN AVENUE
FOLIO: 08-2121-004-0630
CHURCH COMPOUND
10,800 SQ. FT



Option 1: Community event space	Option 2: Partnership with nonprofit	Option 3: Redevelop into mixed-use
Description: Repurpose space for cultural and public events	Description: Lease or share space with a nonprofit serving local residents	Description: Demolish or renovate for a combination of commercial and housing
Pros: Supports community needs; Potential grant funding	Pros: Strengthens community services; Shared operational costs	Pros: : Increases property value; Provides diverse services
Cons: Lower direct revenue; Ongoing maintenance costs	Cons: Lower revenue potential; Limited flexibility for other uses	Cons: : High upfront costs;



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