

MEMORANDUM

Agenda Item No. 8(G)(1)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 8, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the budget
for Fiscal Year 2020-21 for the
Opa-Locka Community
Redevelopment Agency and the
Opa-Locka Community
Redevelopment Area totaling
\$1,807,130.00

Resolution No. R-646-21

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of the Prime Sponsor Airports and Economic Development Committee.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: July 8, 2021

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Opa-Locka Community Redevelopment Agency FY 2020-21 Budget

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution approving the Opa-Locka Community Redevelopment Agency’s (Agency) Fiscal Year 2020-21 budget for the Opa-Locka Community Redevelopment Area (area). The Agency’s budget includes revenues and expenditures in the amount of \$1,807,130.

The Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of Opa-Locka (City) and the Agency requires the Agency to submit an annual budget prior to expending any funding for the implementation of the Community Redevelopment Plan (plan).

Scope of Agenda Item

The area lies within County Commission Districts 1 and 2, which are represented by Vice-Chairman Oliver G. Gilbert, III and Commissioner Jean Monestime, respectively.

Fiscal Impact/Funding Source

The Agency’s revenue source is the incremental growth of ad valorem revenues beyond an established base year, tax increment financing (TIF), as defined in section 163.387, Florida Statutes. The FY 2020-21 budget includes \$334,355 in revenue sources of County TIF and \$712,555 in City TIF, and 760,220 in carryover from the prior year.

As required by the interlocal, the County will make annual payments to the Agency and the area based on each respective year’s growth of ad valorem revenues over the base year through 2033 when the Agency will sunset.

Track Record / Monitor

This item does not provide for contracting with any specific entity and only approves the Agency’s FY 2020-21 budget.

Background

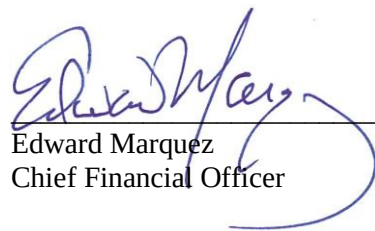
On October 1, 2013, the Board adopted Resolution No. R-795-13 which approved the creation of the Agency, adopted the Agency’s plan and approved the interlocal agreement between the County, the City and the Agency. The Board funded the plan when it adopted Ordinance No. 13-94, which established the Agency’s trust fund. The interlocal, which was executed on December 4, 2013, requires the Agency to submit its annual budget for review and approval by the Board.

Fiscal Year 2020-21 Budget

It is recommended that the Board consider the Agency’s FY 2020-21 budget of \$1,807,130, which was approved by the Agency on September 9, 2020, through Resolution No. 2020-06, (Attachment A to this memorandum). The City adopted the Agency’s budget through Ordinance No. 2020-23 on December 9, 2020, (Attachment B to this memorandum). The budget includes \$334,355 in County TIF, \$712,555 in City TIF and \$760,220 in carryover from the previous year.

Administrative expenditures total \$76,153, exclusive of the County's administrative fee of \$5,015, and include \$29,772 for administrative support provided by the City's Planning and Community Development Department, \$29,000 for professional services and audits, \$5,782 for the City's general fund administrative fee, \$1,790 for information technology support, \$5,659 for risk management for Agency personnel and \$4,150 for rent. The expenses also include \$150 state fee.

Operating expenditures total \$695,000 and include \$200,000 for a façade improvement program, \$195,000 for a redevelopment plan update to extend the life of the Agency, \$250,000 for a streetscape project for several neighborhoods in the, and \$50,000 for a parks master plan for parks located in the area. All expenditures are detailed in Exhibit 1 to the attached resolution.



Edward Marquez
Chief Financial Officer

RESOLUTION NO. 2020-06

A RESOLUTION OF THE CITY OF OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY (OCRA), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S PROPOSED GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021 AS SET FORTH IN EXHIBIT "A"; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID BUDGET TO THE CITY OF OPA-LOCKA AND MIAMI-DADE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, as a prerequisite to carrying out redevelopment activities for the fiscal year commencing October 1, 2020 and ending September 30, 2021 ("FY 2020-2021"), it is required that the Opa-locka CRA's Board approve and adopt the annual General Operating and Tax Increment Fund Budget ("Budget"), attached and incorporated as Exhibit "A" and

WHEREAS, pursuant to Interlocal Agreements a copy of the Opa-locka CRA's budget is required to be transmitted to Miami-Dade County; and

WHEREAS, all the expenses included in the Budget are in accordance with state law, the Interlocal Agreement, and the Agency's Redevelopment Plan; and

WHEREAS, the Opa-locka CRA Board wish to approve and adopt the Opa-locka CRA's Budget for FY 2020-2021 as set forth in Exhibit "A";

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF OPA-LOCKA CRA BOARD:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated into this Resolution by reference.

SECTION 2. Approval

The Opa-locka CRA Board of the City of Opa-locka hereby approves and adopts the General Operating and Tax Increment Fund Budget, for the fiscal year commencing October 1, 2020 and ending September 30 2021, as set forth in Exhibit "A".

SECTION 3. Instructions to Executive Director.

The Executive Director is directed to transmit a copy of said budget to the City of Opa-locka and Miami-Dade County.

SECTION 4. Severability.

If any section, subsection, clause or provision of this Resolution is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5. Conflict.

All sections or parts of sections of the applicable City of Opa-locka resolution currently in place in conflict herewith are intended to be rescinded and repealed to the extent of such conflict.

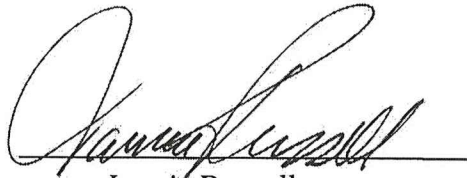
SECTION 6. Scrivener's Errors.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the OCRA Director, or the OCRA Director's designee, without need of public hearing, by filing a corrected or recodified copy of same with the OCRA Clerk.

SECTION 7. Effective Date.

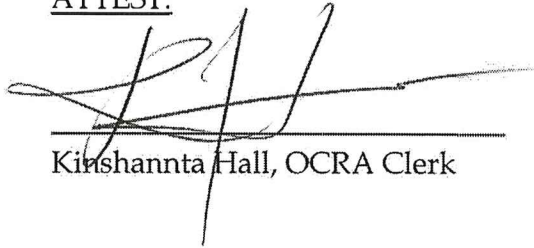
This Resolution shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter. This Resolution is subject to review by the appropriate State Oversight Board.

PASSED AND ADOPTED this 9th day of September, 2020.



Jannie Russell
OCRA Chair

ATTEST:



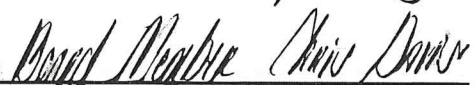
Kinshannta Hall, OCRA Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: 

Seconded by: 

VOTE:

Board Member Bass	(Yes) ☒	(No) ☐
Board Member Burke	(Yes) ☒	(No) ☐
Board Member Kelley	(Yes) ☒	(No) ☐
Board Member Davis	(Yes) ☒	(No) ☐
Board Member Pigatt	(Yes) ☒	(No) ☐
Board Member Tydus	(Yes) ☒	(No) ☐
Chairperson Russell	(Yes) ☒	(No) ☐

1st Reading/Public Hearing: November 19, 2020
2nd Reading/Public Hearing: December 09, 2020
Adopted: December 09, 2020
Effective Date: December 09, 2020
Sponsored By: City Manager

ATTACHMENT B

ORDINANCE NO. 2020-23

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND ADOPTING THE OPA-LOCKA COMMUNITY REDEVELOPMENT AGENCY'S PROPOSED GENERAL OPERATING AND TAX INCREMENT FUND BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021, AS SET FORTH IN EXHIBIT "A"; DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF SAID BUDGET TO THE CITY OF OPA-LOCKA AND MIAMI-DADE COUNTY; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICT AND REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, as a prerequisite to carrying out redevelopment activities for the fiscal year commencing October 1, 2020 and ending September 30, 2021 ("FY 2020-2021"), the Redevelopment Plan requires that the OCRA's Board and the City Commission to approve and adopt the annual General Operating and Tax Increment Fund Budget ("Budget"), attached hereto as Exhibit "A"; and

WHEREAS, on September 9, 2020, by Resolution # 2020-06, the OCRA Board of Directors approved the OCRA's Proposed General Operating and Tax Increment Fund Budget for the Fiscal Year Commencing October 1, 2020 and Ending September 30, 2021; and

WHEREAS, pursuant to the Interlocal Agreement between the City and Miami-Dade County, a copy of the Opa-Locka Community Redevelopment Agency's budget is required to be transmitted to Miami-Dade County; and

WHEREAS, all the expenses included in the Budget are in accordance with state law, the Interlocal Agreement and the Agency's Redevelopment Plan; and

WHEREAS, the Opa-Locka Code of Ordinances, Article II, Section 2.61 (c) states: "When action to be taken by resolution or ordinance. All actions of the commission may be taken by resolution or ordinance except that any action of the commission which provides for raising revenue, appropriating funds or incurring indebtedness, or which provide a penalty or establishes a rule or regulation for the violation of which a penalty is imposed, shall be by ordinance, and except that approval of purely administrative matters may be accomplished by motion duly adopted and recorded in the minutes of the meeting. Whenever action cannot be taken because the vote of the commission has resulted in a tie, the status quo shall continue in effect and the proposed ordinance, resolution or motion that produced the tie vote shall be removed from the agenda without prejudice to its reintroduction on a de novo basis at a later time"; and

WHEREAS, Opa-Locka Code of Ordinances, Article IV, Section 4.5(B) provides, in relevant part, that "The Commission shall by ordinance adopt the annual budget on or before the thirtieth (30th) day of September of each year; and

WHEREAS, the City Commission of the City of Opa-Locka desires to approve and adopt the Opa-Locka Community Redevelopment Agency's Budget for FY 2020-2021 as set forth in Exhibit "A".

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated into this Ordinance by reference.

SECTION 2. APPROVAL.

The City Commission of the City of Opa-Locka hereby approves and adopts the OCRA's Proposed General Operating and Tax Increment Fund Budget for the Fiscal Year Commencing October 1, 2020 and Ending September 30, 2021, attached hereto as Exhibit "A".

SECTION 3. INSTRUCTIONS TO EXECUTIVE DIRECTOR.

The Executive Director of the Opa-Locka Community Redevelopment Agency is hereby directed to transmit a copy of said budget to the City of Opa-Locka and Miami-Dade County.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5. CONFLICT.

All sections or parts of sections of the applicable City of Opa-Locka ordinances currently in place in conflict herewith are intended to be rescinded and repealed to the extent of such conflict.

SECTION 6. SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 7. EFFECTIVE DATE.

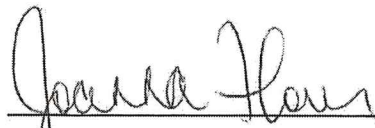
This Ordinance shall, upon adoption, become effective as specified by the City of Opa-Locka Code of Ordinances and the City of Opa-Locka Charter.

PASSED AND ADOPTED this 9th day of December, 2020.



Mathew Pigatt, Mayor

ATTEST:



Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Burnadette Norris Weeks, P.A.
City Attorney

Ordinance No. 2020-23

Moved by: VICE MAYOR WILLIAMS

Seconded by: COMMISSIONER DAVIS

VOTE: 4-0

Commissioner Burke	NOT PRESENT
Commissioner Davis	YES
Commissioner Taylor	YES
Vice Mayor Williams	YES
Mayor Pigatt	YES



City of Opa-Locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
Finance Director:			FD Signature:		
City Manager:	John E. Pate		Department CM Signature:		
Commission Meeting Date:	11-18-20		Item Type: (Enter X in box)	Resolution	Ordinance
					Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance/Resolution Reading: (Enter X in box)	1st Reading	2nd Reading
				X	
		X	Public Hearing: (Enter X in box)	Yes	No
					Yes
					No
Funding Source: Account# :	(Enter Fund & Dept) Ex:		Advertising Requirement: (Enter X in box)	Yes	No
				X	
Contract/P.O. Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid: N/A		
		X			
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area:	Strategic Plan	
	X		Enhance Organizational ☐	Obj./Strategy: (list the specific objective/strategy this item will address)	
			Bus. & Economic Dev ☒	Commercial Retail Services	
			Public Safety ☐		
			Quality of Education ☐		
			Qual. of Life & City Image ☐		
			Communcation ☐		
Sponsor Name	City Manager		Department: Planning & Community Development	City Manager	

Short Title:

An Ordinance of The City Commission of The City Of Opa-Locka, Florida, with attachment(s), approving and adopting the Opa-locka Community Redevelopment Agency's Proposed Gendral Operating and Tax Increment Fund Budget for the Fiscal Year Commencing October 1, 2020 and ending September 30, 2021 as set forth in Exhibit "A"; Directing the Executive Director to Transmit A Copy of Said Budget to the City of Opa-locka and Miami-Dade County; Providing For incorporation of Recitals; Providing for A Severability Clause; Providing A Conflict and Repealer Clause; Providing For An Effective Date.

Ordinance Approving –Adopting CRA Fund Budget –11-18-20

Staff Summary:

The Opa-locka Community Redevelopment Agency is responsible for authorizing community redevelopment activities and projects within its Redevelopment Area in accordance with the Opa-locka Redevelopment Plan. The Opa-locka Community Redevelopment Agency is also responsible for approving and adopting its annual General Operating and Tax Increment Fund Budget, a copy of this legislation has been included. All of the expenses included in the Budget are in accordance with state law, the Interlocal Agreement, and the Community Redevelopment Agency's Redevelopment Plan. Pursuant to the Interlocal Agreement a copy of the Opa-locka Community Redevelopment Agency's budget is required to be transmitted to Miami-Dade County. The Miami-Dade County, Office of Budget is also requiring that the Opa-locka City Commission provide legislation approving and adopting the Community Redevelopment Agency's annual General Operating and Tax Increment Fund Budget.

Background

The City Commission has approved and adopted the City Budgets for fiscal year commencing October 1, 2020 and ending September 30, 2021. This is a formal request for the City Commission to approve and adopt the annual General Operating and Tax Increment Fund Budget of the Opa-locka Community Redevelopment Agency, attached and incorporated as Exhibit "A", for the fiscal year commencing October 1, 2020 and ending September 30, 2021.

Also in accordance with City of Opa-locka Code of Ordinance, Section 2.61 (c) "When action to be taken by resolution or ordinance". "All actions of the commission may be taken by resolution or ordinance except that any action of the commission which provides for raising revenue, appropriating funds or incurring indebtedness, or which provide a penalty or establishes a rule or regulation for the violation of which a penalty is imposed, shall by ordinance, and except that approval of purely administrative matters may be accomplished by motion duly adopted and recorded in the minutes of the meeting. Whenever action cannot be taken because the vote of the commission has resulted in a motion that produced the tie vote shall be removed from the agenda without prejudice to its reintroduction on a de novo basis at a later time".

Proposed Action:

Staff has recommended approval of this Request.

Attachment:

DRAFT Resolution

CRA Resolution 2020-06 Adopting Budget

OCRA General Operating and Tax Increment Fund Budget FY 2020-2021

**City of Opa-locka, Florida
Community Redevelopment Agency
FY 21 Adopted Budget**

Exhibit A

(Begins October 1, 2020)

Revenues

Opa-locka Tax Increment Revenue (TIR)
County Tax Increment Revenue (TIR)

Revenue

Carryover from prior year (Opening Fund Balance)

Total Funding

FY 20 Adopted Budget	FY 20 Forecast As Of 10/16/20	FY 21 Adopted Budget
354,000	501,826	712,555
177,000	232,466	334,355
531,000	734,292	1,046,910
745,208	745,033	760,220
1,276,208	1,479,325	1,807,130

Expenditures

Administrative Expense:

Employee salary and fringe
Other Professional Services
Audits and studies
Other Contracted Services
Advertising and notices
Water-Sewer Fund Reimbursement of FY 13 -FY 15 Funding
General Fund Administrative Fee
Information Technology Internal Services Fund
Risk Management Internal Services Fund
Town Center Occupancy Charge
Publications/Subscriptions/Memberships

Sub-Total - Admin Expense

State Administrative
County Administrative Charge at 1.5%

Sub-Total - Admin Expense, State & County Fees

Operating Expenditures:

Façade Improvements
Downtown Master Plan
Historic City Hall Restoration (Partial Contribution)
CRA Plan Update
Streetscape
Parks Amenities

Subtotal - Operating Expense

Total Expense Before Trust Account

Reserve - "Trust" Account

Total Expenditure

25,998	29,240	29,772
5,000	-	24,000
5,000	2,500	5,000
30,000	24,000	-
-	-	-
-	344,971	-
-	5,023	5,782
1,260	1,804	1,790
3,089	4,744	5,659
-	3,612	4,150
2,500	1,500	-
72,847	417,394	76,153
-	508	150
5,100	6,203	5,015
77,947	424,105	81,318

120,000	120,000	200,000
130,000	175,000	-
175,000	-	-
-	-	195,000
-	-	250,000
-	-	50,000
425,000	295,000	695,000
502,947	719,105	776,318
309,400	-	270,593
812,347	719,105	1,046,911

Fund Balance (Unreconciled)

Open

Change (Revenue + Carryover Utilized - Total Expenditure)

Less Prior Year Carryover Utilized

Plus "Trust" Account

Close

745,208	745,033	760,220
-	15,187	-
(281,347)	-	(1)
309,400	-	270,593
773,261	760,220	1,030,812

Projects:

Façade Improvements
Downtown Master Plan
Historic City Hall Restoration (Partial Contribution)
CRA Plan Update
Streetscape
Parks Amenities

Total project dollars here:

FY 20 Proposed Budget	FY 20 Estimate	FY 21 Proposed Budget
120,000	120,000	200,000
130,000	175,000	-
175,000	-	-
-	-	195,000
-	-	250,000
-	-	50,000
425,000	295,000	695,000



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 8, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(1)

Please note any items checked.

- _____ "3-Day Rule" for committees applicable if raised
- _____ 6 weeks required between first reading and public hearing
- _____ 4 weeks notification to municipal officials required prior to public hearing
- _____ Decreases revenues or increases expenditures without balancing budget
- _____ Budget required
- _____ Statement of fiscal impact required
- _____ Statement of social equity required
- _____ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- _____ No committee review
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- _____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)
7-8-21

RESOLUTION NO. _____ R-646-21

RESOLUTION APPROVING THE BUDGET FOR FISCAL
YEAR 2020-21 FOR THE OPA-LOCKA COMMUNITY
REDEVELOPMENT AGENCY AND THE OPA-LOCKA
COMMUNITY REDEVELOPMENT AREA TOTALING
\$1,807,130.00

WHEREAS, the Interlocal Cooperation Agreement (“interlocal”) between Miami-Dade County, Florida (“County”), the City of Opa-Locka (“City”) and the Opa-Locka Community Redevelopment Agency (“Agency”) requires that the Agency transmit its adopted annual budget the Agency and the Opa-Locka Community Redevelopment Area (“area”) to this Board for approval; and

WHEREAS, this Board desires to approve the Agency’s adopted annual budget for Fiscal Year 2020-21 for the Agency and area totaling \$1,807,130.00, in the form attached hereto as Exhibit 1, and incorporated herein by reference; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, the interlocal and chapter 163, part III, Florida Statutes; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

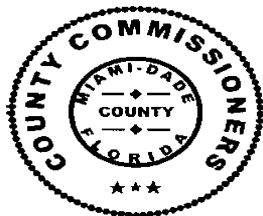
Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Agency's and the area's annual adopted budget for Fiscal Year 2020-21 totaling \$1,807,130.00, in the form attached hereto as Exhibit 1, and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Eileen Higgins**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	absent	Keon Hardemon	aye
Sally A. Heyman	absent	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	nay
Kionne L. McGhee	absent	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of July, 2021. This resolution shall become effective upon the earlier of (1) (10) days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon Summerset-Williams

EXHIBIT 1

Opa-locka Community Redevelopment Agency [CRA] FY 2021 Project Narrative

- **Facade Improvements Program –** CRA Staff has engage OLCDC to manage the façade program as part of their business assistance initiative. The CRA Board approved CRA Staff proposal and staff is working with OLCDC regarding the criteria for the façade program which is to commence by August 1st 2020. Five [5] sites have been identified and approved. Second phase is proposed to be begin Summer 2021.
- **Opa-locka 2021 Downtown Master Plan –** As one of the goals and objective of the OCRA, the creation of a downtown master plan is a key document needed to market to the real estate and development professions what the future desire is for this City's central business district to look like. The City seeks to increase the density of the area with mixed use development with a Moorish-Arabian Architectural Style to be built as high as 8 stories with internal parking garages, paseos, loggias, and plazas for patrons and pedestrian use. This master plan will require the CRA Board securing the services for a planning/architectural consultant. A RFP Downtown Masterplan Workshop was held on November 13th, 2019. The CRA Board approved staff proceeding with the RFP for consultant service. The RFP was released in January and due date for submission on February 10th, 2020. Budget for plan is \$130K. On May 22, the OCRA BOD approved Stantec Consulting as the consultant for the 2020 Downtown Master Plan. The contract for the consultant service has been finalized. Work commence on September 1st, 2020. Meetings with OCRA BOD, stakeholders and property owners have been held. A Downtown Design Charrette/workshop is planned for March 2021. The Downtown Master Plan is expected to be completed by Summer/Fall 2021.
- **Historic City Hall Restoration –** To demonstrate that the OCRA is active and doing work in the community, the OCRA Board approved resolution to assist in funding the completion of the restoration of Historic City Hall at a cost of \$175,000 to supplement the \$525,000 being funded by the City of Opa-locka for a total of \$700,000 to complete the restoration of the most significant structure in the City of Opa-locka and the CRA Area. Due the previous contractor choosing to not continue on the project, the project will need to be rebid which may result in an inquiry for a larger allocation for CRA TIF funding. An assessment of the work completed and remains to be done needs to be completed. City Staff is awaiting the CAO to execute the contract for the GC conducting the assessment. The assessment is expected to be done by Summer 2021 with the restoration work is anticipated to begin Fall 2021 and hopefully be completed by Fall 2022 [just in time for Art Basel].
- **Opa-locka CRA Redevelopment Plan Update –** The Opa-locka Redevelopment Plan was commissioned in 2008, drafted in 2009 and was completed and approved by the City of Opa-locka in 2011. Since that time the needs for the plan to address have changed and the level of slum and blight have increased and expanded to other area of the City. Also in 2019, the State of Florida passed legislation to sunset all CRAs by 2039. The Opa-locka Redevelopment Plan needs to be amended to 1) extent the lifespan of the OCRA from ending in October 2033 to October 2039, 2) add new projects and programs to address and remove slum and blight, and 3) adjust the boundaries of the OCRA to include both sides of NW 22 Avenue from SR-9 to NW Opa-locka Boulevard, 27th Avenue from SR-9 to NW 135th Street, and potentially to include the Opa-locka Flea Market site. The expansion of the OCRA boundaries will require a new Finding of Necessity [FON] to address the new areas to be added to the OCRA. All pending or proposed amendment to the redevelopment plan require approval from the Opa-locka CRA, City of Opa-locka Commission, and Miami-Dade Board of County Commissioners. The RFP for consultant services is anticipated to be release in the Fall 2021.
- **Streetscape –** Street beautification is a primary way of removing slum and blight. There are several roadway in the OCRA area that are in need of major infrastructural improvements. The City of Opa-locka was designed as a Tree City USA in 2014. Planning of trees within the neighborhoods and along the street in the commercial and industrial areas is needed. Magnolia North, Magnolia Gardens, Opa-locka North Industrial District and the Downtown/TownCenter are the areas being targeted for streetscape improvements to supplement the infrastructure improvements and remove slum and blight. This work schedule is yet TBD.
- **Parks Master Plan and Amenities/Improvements for Parks in the OCRA area [Sherbondy, Butterfly, Kaboom and Ingram Park] –** As one of the goals and objective of the OCRA, the creation of a park master plan is a key document needed to plan and create the recreational amenities and activities for the future desire for the citizens, residents and business employees of this City. There are 8 parks in the City of Opa-locka, four parks are in the OCRA. OCRA Staff is working with the City Administration to consider support up to 50% of the master plan and improvements for Sherbondy, Ingram, Butterfly, and KaBoom/CET Park. The RFP for consultant services is to be release very soon.

City of Opa-locka, Florida
Community Redevelopment Agency
FY 21 Adopted Budget

(Begins October 1, 2020)

Revenues

Opa-locka Tax Increment Revenue (TIR)
 County Tax Increment Revenue (TIR)

Revenue

Carryover from prior year (Opening Fund Balance)

Total Funding

FY 20 Adopted Budget	FY 20 Forecast As Of 10/16/20	FY 21 Adopted Budget
354,000	501,826	712,555
177,000	232,466	334,355
531,000	734,292	1,046,910
745,208	745,033	760,220
1,276,208	1,479,325	1,807,130

Expenditures

Administrative Expense:

Employee salary and fringe
 Other Professional Services
 Audits and studies
 Other Contracted Services
 Advertising and notices
 Water-Sewer Fund Reimbursement of FY 13 -FY 15 Funding
 General Fund Administrative Fee
 Information Technology Internal Services Fund
 Risk Management Internal Services Fund
 Town Center Occupancy Charge
 Publications/Subscriptions/Memberships

Sub-Total - Admin Expense

State Administrative
 County Administrative Charge at 1.5%

Sub-Total - Admin Expense, State & County Fees

Operating Expenditures:

Façade Improvements
 Downtown Master Plan
 Historic City Hall Restoration (Partial Contribution)
 CRA Plan Update
 Streetscape
 Parks Amenities

Subtotal - Operating Expense

Total Expense Before Trust Account

Reserve - "Trust" Account

Total Expenditure

25,998	29,240	29,772
5,000	-	24,000
5,000	2,500	5,000
30,000	24,000	-
-	-	-
-	344,971	-
-	5,023	5,782
1,260	1,804	1,790
3,089	4,744	5,659
-	3,612	4,150
2,500	1,500	-
72,847	417,394	76,153
-	508	150
5,100	6,203	5,015
77,947	424,105	81,318

120,000	120,000	200,000
130,000	175,000	-
175,000	-	-
-	-	195,000
-	-	250,000
-	-	50,000
425,000	295,000	695,000
502,947	719,105	776,318
309,400	-	270,593
812,347	719,105	1,046,911

Fund Balance (Unreconciled)

Open

Change (Revenue + Carryover Utilized - Total Expenditure)

Less Prior Year Carryover Utilized

Plus "Trust" Account

Close

745,208	745,033	760,220
-	15,187	-
(281,347)	-	(1)
309,400	-	270,593
773,261	760,220	1,030,812

Projects:

Façade Improvements
 Downtown Master Plan
 Historic City Hall Restoration (Partial Contribution)
 CRA Plan Update
 Streetscape
 Parks Amenities

Total project dollars here:

FY 20 Proposed Budget	FY 20 Estimate	FY 21 Proposed Budget
120,000	120,000	200,000
130,000	175,000	-
175,000	-	-
-	-	195,000
-	-	250,000
-	-	50,000
425,000	295,000	695,000