



**MIAMI-DADE COUNTY
FINAL OFFICIAL MINUTES
Naranja Lakes Community Redevelopment
Agency (CRA)**

South Dade Government Center
Room 203
10710 S.W. 211 Street
Miami, Florida

November 26, 2007
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Jill Thornton, Commission Reporter
(305) 375-2505



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
NOVEMBER 26, 2007**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center, Room 203, 10710 S.W. 211 Street, Miami, Florida, at 6:00 p.m., November 26, 2007; there being present upon roll call: Mr. Rene Infante, Mr. Danny Lipe, Mr. Moe Hakssa, Mr. Stuart Archer and Mr. Kenneth Forbes; (Mr. Parsuram Ramkissoo was late); (Chairperson Nina Betancourt and Ms. Marlene Volkert were absent); Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management; Mr. Jason Rodriguez, CRA Analyst, Office of Strategic Business Management; and Deputy Clerk Jill Thornton.

I. Meeting Call to Order and Roll Call

Mr. Forbes called the CRA Board meeting to order at 6:05 p.m. Upon roll call and a quorum being present, the Board proceeded to consider tonight's agenda.

II. Approval of the Minutes

It was moved by Mr. Archer that the October 22, 2007 NLCRA Meeting minutes be approved as presented. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

III. Approval of Agenda

Mr. Forbes noted for the record, that he had not received any materials from staff pertaining to tonight's agenda.

Mr. Iturrey apologized to Mr. Forbes for inadvertently excluding him from the e-mail chain, and noted that he would correct this error for future agendas.

It was moved by Mr. Archer that tonight's agenda be approved as presented. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

IV. Open Forum for Public Comments

Mr. Forbes opened the floor for public input. Hearing no one wishing to speak, the public forum was closed.

V. Old Business

Community Policing

Mr. Iturrey noted this month's community policing report, included in tonight's meeting agenda package, was e-mailed to CRA members prior to tonight's meeting.

Hearing no comments or questions, it was moved by Mr. Archer that the monthly community policing report entitled "Naranja Lakes CRA Initiative Monthly Progress Report," dated November 20, 2007, be accepted as presented. This motion was seconded by Mr. Lipe, and upon being put to a vote, passed unanimously by those members present.

Heritage Report

It was moved by Mr. Hakssa that the "Heritage Village Project Background and Cost" report submitted to staff via email by Miami-Dade Housing Agency (MDHA) and forwarded to CRA members prior to tonight's meeting, be accepted as presented. This motion was seconded by Mr. Archer, and upon being put to a vote, passed unanimously by those members present.

Update on General Old Business

Current re-zoning applications in CRA

Mr. Iturrey advised that staff had reviewed the Department of Planning and Zoning's website and found no current re-zoning applications had been submitted for properties located within the NLCRA district boundaries.

Mandarin Lakes

Mr. Iturrey advised that Mr. Paul Herman, Development Project Manager, D.R. Horton Builders, submitted to staff via email, a status report on the sale of Mandarin Lakes Homes that was forwarded to CRA members and included in tonight's meeting agenda package.

Hearing no objection, it was moved by Mr. Archer that the Mandarin Lakes Home Sales report be accepted as presented. This motion was seconded by Mr. Lipe, and upon being put to a vote, passed unanimously by those members present.

In response to a request by Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, that the sales report be read into the record, Mr. Iturrey noted 251 Townhouses and 241 Single-family homes had been sold as of October 22, 2007; and that 245 Townhomes and 229 Single-family homes had closed. Mr. Iturrey further noted these figures represented no variance in the sale of townhomes; a decrease in the sale of single-family homes by 14; and an increase in closings by 4 since last month's report.

VII. New Business

a. Status of Bonding Construction Project

Mr. Steven Zelkowitz, Legal Counsel for the CRA, provided an update on the infrastructure project. He noted work in phase I of the project had not progressed, and approximately \$400,000

worth of work needed to be completed. He also noted approximately \$7.5 million work of work needed completing in phase II. Mr. Zelkowitz noted that some time ago, Naranja Lakes Construction, LLC (NLC) entered into an agreement with the County to provide two Letters of Credit valued at approximately \$3.2 million to cover the remaining work, with a condition that work continue until NLC obtained a performance bond. Mr. Zelkowitz noted that after meeting with all concerned parties regarding issues pertaining to payment and the performance bond for the remainder of work, it became clear that the Redevelopment Agreement as drafted, would not allow NLC to secure a bond on the construction portion of the agreement because it contained other obligations (benchmarks, timeframes). He noted all parties agreed it would be best to separate out the construction portion of the redevelopment agreement to allow NLC to be bonded. Mr. Zelkowitz further noted that NLC terminated its general contractor, Solo Construction, and wished to self-perform the work in phase II of the project, and that a new contract was needed to allow NLC to be bonded for that work. Mr. Zelkowitz advised that NLC requested its Letters of Credit be reduced from \$3.2 million to \$1.7 million to move forward with work valued at that amount, while continuing negotiations to finalize a new construction agreement that would allow them to be bonded for the work in phase II of the project.

Mr. Iturrey pointed out the changes in the new agreement would reduce the number of current milestones/benchmarks existing within the Redevelopment Agreement. He noted the NLC was requesting a reduction in the number of Certificates of Occupation (COs) required within a 36-month timeframe and the number of Building permits issued.

Mr. Zelkowitz noted the contract price would not change, and that approximately \$8 million worth of work remained for both phases I and II. He advised this request, if approved, would allow \$1.7 million of the Letter of Credit to be released to cover the remaining work in phase I, but would involve some risk because no bond was in place. The benefits, he noted, were that the project would continue to move forward in the interim; that NLC had worked on this project since the beginning and desired to complete it; and that NLC had its own risk with a \$5 million Letter of Credit with DR Horton Builders to complete this job as well. Mr. Zelkowitz also noted that the County Attorney signed off on the legalities of this request. Mr. Zelkowitz recommended the existing Letters of Credit be modified and that the Redevelopment Agreement be amended to separate out the construction portion into a separate agreement.

Following discussion, it was moved by Mr. Archer that the request by NLC to modify the existing Letters of Credit as recommended by Mr. Zelkowitz, Legal Council for the CRA, be accepted and that staff continue its negotiations to amend the Redevelopment Agreement. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed unanimously by those members present.

**b. Discussion / Review of memorandum of Understanding between
CRA and MDPD for Community Policing**

Mr. Iturrey noted tonight's meeting agenda package included a renewal of the Memorandum of Understanding (MOU) between the Miami-Dade Police Department (MDPD) and the NLCRA, with the amendments highlighted. He noted the modifications included an increase in the average cost of the Operational Sweeps, the additional Roving Patrol and Policing Details; and

the added Resident Empowering Neighborhood Enforcement Walk (RENEW) program. Mr. Iturrey also noted the Administrator Program Coordinator was defined with four (4) hours of overtime allowed to handle administrative duties; and that the MOU included a clause providing that reimbursements for all police details conducted by the MDPD shall not exceed \$306,762, which was consistent with the CRA's proposed budget.

Mr. Forbes questioned whether the CRA's Legal Counsel had reviewed this document.

Mr. Zelkowitz noted he compared the original MOU with the renewal, and advised that most changes had no legal issues. He noted, however, that he asked the MDPD's attorney to add a contingency clause providing that this agreement not move forward should the CRA's proposed budget not be approved by the Board of County Commissioners (BCC). Mr. Zelkowitz pointed out that the CRA allocated \$350,000 for community policing and this document included a maximum reimbursement of \$306,762.

Responding to Mr. Iturrey's concern regarding the language in the contingency clause stating the funding would come from the BCC rather than the CRA, Mr. Zelkowitz noted the language needed to be cleaned up, but basically, the intent was that the CRA could not participate in this agreement unless the BCC approved its budget.

Mr. Forbes recalled that the CRA allocated \$325,000 for community policing in its budget and asked the MDPD to provide recommendations for enhancements to this initiative. He noted the CRA approved \$306,762 in this year's proposed budget for community policing based on what the MDPD presented.

Mr. Iturrey confirmed that the amount approved by the CRA in this year's budget for community policing was \$325,000 and that the amount in the MOU was not the total amount budgeted for.

Mr. Archer asked whether language could be included in the renewed MOU to reduce the amount for community policing rather than terminate this proposal, should the BCC not approve adequate funding.

Mr. Zelkowitz noted language already existed that stated the CRA may opt out of this agreement or reduce the amount of funding provided for community policing should the BCC not fully approve its proposed budget. Mr. Zelkowitz advised that should the BCC approve a significantly reduced amount, the CRA would need to revisit the MOU with the MDPD to see what services could be provided at that amount.

Following discussion, it was moved by Mr. Archer that the renewed MOU between the MDPD and the NLCRA be accepted as amended to correct language in the contingency clause to reflect that the funding come from the NLCRA in lieu of the BCC. This motion was seconded by Mr. Hakssa, and upon being put to a motion, passed unanimously by those members present.

**c. Discussion regarding Fred Johnson's electronic correspondence
(October 23, 2007)**

Mr. Archer noted he thoroughly read Mr. Johnson's e-mail correspondence that expressed his frustrations with the CRA's approach towards the community. Mr. Archer noted the CRA tried to encourage the Mandarin Lakes Home Owners Association (HOA) and residents to join in with the CRA's community policing initiative rather than employing off-duty police officers. He also noted he was disappointed that Mr. Johnson was not present tonight to discuss this issue with the CRA, and that he would like to know whether the Mandarin Lakes HOA had initiated a crime watch program. Mr. Archer stated he understood at times, the frustrations of residents who were dissatisfied with police services and their lack of response to complaints. He suggested that MDPD dispatchers be instructed to be more attentive to callers and that police officers follow-up with victims regarding crime sweeps. Mr. Archer stated he felt the CRA was doing everything possible to improve the quality of life for residents within the CRA District.

Mr. Iturrey advised that Mr. Johnson was invited to attend tonight's meeting, and that he notified staff that he was unable to attend due to a conflict with his work schedule.

Mr. Forbes asked staff to reach out to Mr. Johnson and let him know that the CRA was interested in hearing from him; and that he be encouraged to attend whenever his schedule allowed him to.

Mr. Hakssa noted he also read Mr. Johnson's e-mail and disagreed with many of his comments. He asked how this correspondence could be published without evidence to back up Mr. Johnson's accusations.

Mr. Iturrey advised that any correspondence or complaint sent to County staff becomes public record. He noted that most of Mr. Johnson's letter pertained to policing matters and staff deferred the matter to the MDPD.

Lieutenant Carlos Naranjo, MDPD, Cutler Ridge District, appeared before the CRA in response to Mr. Johnson's letter. He noted the MDPD staff attempted to contact Mr. Johnson to discuss his concerns on a personal level, but was unable to reach him.

In response to Mr. Forbes question, Lieutenant Naranjo noted he was unaware of Mr. Johnson's involvement in any crime watch organization.

Mr. Ramkissoon noted as a CRA member, business owner, and resident of Naranja, he had not experienced any of the issues with the MDPD that Mr. Johnson expressed in his letter. Mr. Ramkissoon stated he felt that Mr. Johnson's comments were somewhat biased in terms of race and economics.

Mr. Forbes asked Sergeant Hernandez to respond with any information that might have been excluded from the monthly community policing report presented earlier in tonight's meeting.

Sergeant Hernandez noted that in addition to the arrests listed in the monthly report, two arrests were made today (11/26) for a crime in progress while officers were working a detail in the Sea Pines Community. He also noted police officers were active this month in targeting juveniles for curfew violations and truancy; and had worked a few operations in the Modela and Hidden Grove Communities. He further noted an undercover operation was performed at a certain

lounge in the CRA district where possible juvenile drinking and prostitution were occurring. Sergeant Hernandez noted the goal of the community policing initiative was to anticipate areas where crime might occur and to be more proactive rather than reactive, in order to reduce crime. He noted reports of complaints were being sent straight to him so that he could address them directly. Regarding Crime Watch programs, Sergeant Hernandez noted MDPD participated in two crime watch meetings with the Mandarin Lakes residents and Mr. Johnson's name was not included on the sign-in sheet.

Mr. Forbes noted he briefly reviewed Mr. Johnson's letter and noticed his comments pertaining to an increase in major crimes in the CRA District. He asked if these numbers were accurate.

Lieutenant Naranjo responded to the complaints in Mr. Johnson's correspondence. Regarding a lack of police service, Lieutenant Naranjo noted it appeared that Mr. Johnson was referring to an off-duty officer. He advised that MDPD did not tolerate rudeness or complacency by any officer, but encouraged any citizen with a complaint regarding a police officer, to bring that officer's name to the attention of a MDPD supervisor. Additionally, he noted MDPD contacted the off-duty coordinator, and provided a list of standing orders instructing off-duty officers working the Mandarin Lakes area, to be attentive to citizens' concerns and responsive to their calls.

Regarding Mr. Johnson's concerns about prostitution, Lieutenant Naranjo noted MDPD recently conducted a prostitution sweep to assess the situation and gathered information to be used for future enforcement; and that a specific plan was being formulated to address prostitution in the area. Regarding complaints of drug activity, Lieutenant Naranjo noted MDPD's Narcotic Team had actively worked various drug details and had identified five suspected drug dealers in the Hidden Groves area. Regarding suspicious activities, robberies and other crimes of opportunity, Lieutenant Naranjo noted MDPD conducted over 3,623 field interviews last year, and robbery details were being added weekly, countywide, to provide a police presence to help deter this crime. He noted the problem with robberies was that criminals often move away from areas saturated with a police presence to seek opportunities elsewhere to commit this crime.

Lieutenant Naranjo noted auto thefts had increased by only one case last year and sexual predator cases had increased by three, which were mostly domestic related, and was not a significant problem in the South Dade area at this time. Regarding business robberies, Lieutenant Naranjo noted the US 1 Corridor had a high volume of traffic; however, robberies occasionally occurred in the shopping center parking lots, and seldom in the businesses. He noted MDPD was encouraging businesses along the US 1 corridor to participate in a business crime watch program to increase the eyes and ears that would assist in capturing suspects. Regarding houses with multiple residents, Lieutenant Naranjo noted Team Metro's Code Enforcement Officers needed to address this issue. Regarding Mr. Johnson's comments/concerns that security guards at Waterside and Sea Pines community were using drugs, Lieutenant Naranjo noted he would encourage Mr. Johnson to provide that information to MDPD or Crime Watch if he knew, in order for MDPD to take appropriate action.

In response to Mr. Archer's question concerning specific crimes noted by Mr. Johnson in the Mandarin Lakes area, Lieutenant Naranjo noted MDPD initiated its first RENEW (pilot) project

in the Mandarin Lakes area last year, which was a success and resulted in a turnaround in the way citizens perceived police officers. He noted MDPD endeavors to implement this project in other communities. Lieutenant Naranjo further noted that MDPD continues to patrol the Mandarin Lakes area and respond to citizen's calls; and has not seen a specific crime increase in this area that differed from any other area.

In response to Mr. Archer's question regarding MDPD's intelligence on CHOP SHOP operations, Lieutenant Naranjo noted MDPD's headquarters handled the major operations, but the Cutler Ridge District was able to follow-up on smaller incidents by being proactive.

d. Florida Redevelopment Association Conference

Mr. Forbes briefed CRA members on the outcome of the Florida Redevelopment Association (FRA) Conference that he and County staff attended. He noted the theme of this conference was to encourage CRAs to diversify their objectives with an emphasis on commercial/retail growth, in light of the downturn in residential development. Mr. Forbes also noted a concept stressed at this conference was that a CRA's success was dependant upon community involvement. He stated he learned that the City of Tampa had nine Citizen's Advisory Boards to support its CRAs, and that CRAs were awaiting the outcome of the court ruling on the Strand V. Escambia Case. He noted any outcome would not result in the demise of CRAs, but might require them to be more innovative.

In response to Mr. Archer's question regarding the CRA's request to be briefed by the Planning Department's staff on the approved planning Charrette for the CRA district, Mr. Iturrey noted a listing of the approved Charrettes was included in tonight's agenda package. He also noted the Department of Planning's staff had a conflict with the Comprehensive Development Master Plan (CDMP) hearings and could not attend tonight's meeting, but could attend a meeting in the beginning of the New Year (2008).

Mr. Archer stated he felt that the CRA district was the perfect target for high density development of housing, hotels and commercial businesses; and that the CRA needed to be proactive in this area of improvement.

Mr. Infante noted the CRA had approved a grants program for small businesses that needed to be implemented in the near future. He asked staff to provide the CRA with a report on how these programs could be implemented soon.

Following Mr. Iturrey's comments, Mr. Lipe noted the grants programs needed to be revisited since the CRA had more money in its budget this year than last year.

Mr. Archer suggested this matter be explored by the prospective Executive Director or Coordinator, and that the CRA move forward with developing an RFP for this position.

e. Status update on CRA Budget Legislative Item for BCC Committee Review

Mr. Iturrey advised that the CRA needed to follow the County's budget process/procedures and have an approved budget in place before issuing an RFP for an Executive Director or Coordinator. He noted the NLCRA's proposed budget was scheduled to be presented before the Economic Development and Human Services (EDHS) Committee on December 12, 2007 and should be presented before the BCC on January 22, 2008. Mr. Iturrey further advised that in the interim, staff would continue working with the CRA's Legal Counsel on developing an RFP to move forward with, in the event the BCC adopts the CRA's budget.

Mr. Infante stated he would like to see a County staff person continue to manage the CRA's funds and that the Executive Director or Coordinator develop and implement programs.

Mr. Archer noted he felt the CRA should discuss hiring someone for the Executive or Coordinator position on a full-time basis rather than a six month trial period in order to attract a more reliable and competent person.

III. Next Meeting Dates:

a. December 17, 2007 or January 28, 2008, Regular Board Meeting

It was moved by Mr. Forbes that the December 17, NLCRA meeting be cancelled unless CRA members were advised by staff of a need for an emergency meeting to take action on an urgent matter. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

Mr. Forbes announced that unless notified by staff of the need for an emergency meeting, the next NLCRA Regular Board meeting would be held on January 28, 2008 at 6:00 p.m.

IX. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:18 p.m.

Kenneth Forbes, Acting Chairperson
Naranja Lakes Community Redevelopment Agency