



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

Board of County Commissioners

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

June 30, 2003
As Advertised

Harvey Ruvlin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Judy Marsh, Commission Reporter
(305) 375-1967



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
JUNE 30, 2003**

The Naranja Lakes Community Redevelopment Agency (CRA) Board met in the South Dade Government Center Library Meeting Room, 10710 S.W. 211 Street, Miami, Florida, at 6:15 p.m., June 30, 2003, there being present upon roll call, members Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Rene Infante, and Mr. Norm Kramer, (Mr. Parsuram Ramkisson was late) (Chairperson Nina Betancourt, Ms. Joan Carter and Ms. Kathleen Richardson were absent); Assistant County Manager Tony Crapp; Assistant County Attorneys Geri Bonzon-Keenan and Gerald Heffernan; Mr. Gary Hartfield, County Manager's Office; Mr. Jurgen Teintze, Office of Management and Budget; Mr. Steven Zelkowitz, Legal Counsel for the CRA; and Deputy Clerk Judy Marsh.

I. Call to Order

There being no objection, Mr. Kenneth Forbes chaired today's meeting in the absence of Chairperson Betancourt. He called the CRA Board meeting to order at 6:15 p.m.

II. Roll Call

Upon roll call and pending a quorum being present, the CRA Board requested an update from County staff on the Interlocal Agreement and the proposed Development Agreement.

Assistant County Manager Tony Crapp advised that the Interlocal Agreement approved by the CRA Board at its June 23, 2003 meeting would be submitted to the Economic Development and Human Services Committee (EDHSC) for consideration at its July 16, 2003 meeting at 10:00 a.m., in the County Commission Chambers, and subsequently by the County Commission on July 22, 2003.

Mr. Crapp noted an agreement was reached between the County and the CRA's legal counsel regarding an alternate financing method for the proposed Naranja Lakes Redevelopment Project, and the proposed Development Agreement would also be submitted to the EDHSC on July 16th. He noted the Development Agreement would be considered by the County Commission on September 9, 2003, and the Design/Build Agreement would be included as a part of the Development Agreement.

Mr. Steven Zelkowitz, CRA legal counsel, advised that the proposed Development Agreement was revised pursuant to discussions with the County Administration and the developer. He recommended the Board approve the Development Agreement subject to the revisions being finalized, and subject to the inclusion of the County's financing

provisions. Mr. Zelkowitz advised that the Design/Build Agreement would be attached to the Development Agreement.

Mr. George De Guardiola, developer, spoke in support of the proposed revisions to the Development Agreement. He concurred that this Agreement should be tied to the Design/Build Agreement.

Assistant County Manager Crapp noted the Board would have an opportunity to review the final version of the proposed Development Agreement prior to its consideration by the County Commission.

Mr. Archer congratulated County staff for their efforts in expediting this Agreement.

Mr. De Guardiola congratulated Assistant County Manager Crapp for his leadership.

In response to Mr. Kramer's inquiries regarding the proposed Redevelopment Project, Mr. De Guardiola stated models of homes would be displayed on the subject property. He also stated that the entrances to the proposed Project would be provided as a part of the planned improvements.

Assistant County Attorney Gerald Heffernan discussed the financing for the proposed Redevelopment Project. He noted the County would be applying for a Sunshine State Loan from the Sunshine State Commission, and as a result, the developer would not need to obtain financing. Mr. Heffernan advised that the County may decide to continue with this loan in the future, which would allow the CRA to develop a track record as an agency and strengthen its position to issue a debt. He noted payments from the County or the CRA would not be due for the first two years of the loan.

Assistant County Manager Crapp noted this process would provide the CRA Board with more options.

Upon arrival of Mr. Ramkissoon and a quorum now being present, the CRA Board resumed consideration of the agenda in its proper order.

III. Approval of the Minutes (June 23 meeting)

It was moved by Mr. Archer that the minutes of the June 23, 2003 CRA Board meeting be approved. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

Assistant County Manager Crapp noted the CRA Board's previous concerns regarding preparation of the minutes. He expressed appreciation to the Office of the Clerk of the Board for responding to this concern by preparing the Board's meeting minutes in a timely and accurate manner.

The members of the CRA Board also expressed appreciation to the Office of the Clerk of the Board.

IV. Approval of Agenda

It was moved by Mr. Archer that today'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.

V. New Business

Not Presented.

VI. Old Business

a. Discussion of Draft Development Agreement

Mr. Forbes summarized the discussion on the proposed Development Agreement that occurred prior to Mr. Ramkissoon's arrival.

Mr. Teintze expounded on the financing for the proposed Redevelopment Project. He noted it was more economical for the County and the CRA to pursue a variable rate Sunshine State Loan to cover the construction costs of the Redevelopment Project. Mr. Teintze stated the loan would be a long-term County loan that would be available to the CRA, and repayment could be deferred for three years. Mr. Teintze noted the County would make the payments to the developer through the CRA's Trust Fund.

In response to Mr. Kramer's inquiry regarding additional timeframes, Assistant County Attorney Heffernan clarified that the County would make the Sunshine State Loan to the CRA. He noted the CRA would not be required to repay this loan to the County for approximately two to three years from available tax increment revenues. Mr. Heffernan advised that at some point, the County may have to issue Tax Increment Financing (TIF) bonds. He noted the County would monitor the expenditure of the funds and determine the bid requirements for the developer. Mr. Heffernan explained that that if the proposed Redevelopment Project did not qualify for the Sunshine State loan, the County would explore alternative funding.

Assistant County Manager Crapp noted the CRA Board needed to make a motion to approve the Development Agreement in principle; to request a waiver of the bid process for the selection of the Naranja Lakes Construction LLC as the developer; and to endorse the County's proposal to obtain a Sunshine State Loan.

Mr. Zelkowitz clarified that the CRA Board was agreeing to endorse the Development Agreement in principle; to approve the financing structure with the Sunshine State Loan in principle; and to endorse the County's request to seek a bid waiver from the County Commission.

Mr. Zelkowitz provided an overview of the developer's obligations contained within the proposed Development Agreement. He noted the Agreement would include a provision that would allow the County and the CRA to recoup their investments in the event of a default by the developer. Mr. Zelkowitz also noted the Agreement would include a provision providing that any third party to the project would be responsible for the obligations of the owner and the developer.

It was moved by Mr. Archer that the Board accept in principle, the June 30, 2003 proposed Development Agreement as presented, and that it be forwarded to the County Commission. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed unanimously by those members present.

It was moved by Mr. Infante that the Board support the County Administration's request that the County Commission waive competitive bidding in the selection of a developer for the proposed Redevelopment Project. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed unanimously by those members present.

It was moved by Mr. Archer that the Board accept in principle, the County's proposal to lend the CRA funds to be repaid from available tax increment revenues. This motion was seconded by Mr. Ramkissoon, and upon being put to a vote, passed unanimously by those members present.

Mr. Forbes announced that the next meeting of the CRA Board would be held on July 14, 2003 at 7:00 p.m.

VII. Open Forum for Public Comments

Mr. Len Anthony, a resident of the subject area, requested that copies of the items being discussed be made available to members of the public.

Mr. Crapp noted copies of documentation provided to the CRA Board were available to members of the public.

In response to Mr. Archer's inquiry regarding the Colonial Park lands, Mr. De Guardiola stated that he would inform the CRA Board of the concepts being proposed for this area at the Board's July 14th meeting. He noted this was in conjunction with the Parks and Recreation Department and Miami-Dade Library.

Assistant County Manager Crapp noted he would invite representatives from the Parks and Recreation Department and the Library to attend the July 14th meeting.

VIII. Adjournment

There being no further business to come before them, by motion duly made, seconded and carried, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:06 p.m.

Kenneth Forbes, Acting Chairperson
Naranja Lakes Community Redevelopment Agency