



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

Board of County Commissioners

South Dade Government Center

Room 203

10710 S.W. 211 Street

Miami, Florida

Meeting Date:

May 9, 2005

7:00 p.m.

Prepared by:

Harvey Ruvin, Clerk

Board of County Commissioners

Kay Madry Sullivan, Director

Clerk of the Board Division

Reporter:

Jill Thornton, Commission Reporter

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**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
MAY 09, 2005**

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 7:23 p.m., May 09, 2005, there being present upon roll call Mr. Rene Infante, Mr. Stuart Archer, Ms. Joan Carter, Mr. Kenneth Forbes, and Mr. Parsuram Ramkissoo; (Chairperson Nina Betancourt was late); (Mr. Daniel Lipe, Mr. Mario Espineira, and Mr. Norm Kramer were absent); Assistant County Attorney Glenn Saks; Mr. Jurgen Teintze, Tax Increment Financing (TIF) Coordinator, Office of Strategic Business Management; Mr. Hendrik Van Leesten, Budget Analyst, Office of Strategic Business Management; and Deputy Clerk Jill Thornton.

I. Call to Order

Ms. Carter called the CRA Board meeting to order at 7:23 p.m.

II. Roll Call

Upon roll call, and a quorum being present, the Board proceeded to consider tonight's agenda.

III. Approval of the Minutes

It was moved by Mr. Archer that the minutes of the February 28, 2005 and March 03, 2005 meetings be approved. This motion was seconded by Mr. Forbes, and upon being put to a vote, passed unanimously by those members present.

IV. Approval of Agenda

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

There being no objection, the following agenda item was considered out of order.

VI. F.C.D.N.I. Security Proposal

Mr. George DeGuardiola discussed what he perceived to be the outcome of a security plan proposed by Ms. Rose Coleman for Mandarin Lakes, noting the plan would be community based and would address other facets of the community other than law enforcement. He further noted the plan would entail a lot of research and community outreach and would require a considerable amount of funding to implement it. Mr. DeGuardiola spoke in support of the proposed plan and suggested a combination of private/public sector funding be sought to implement it.

Ms. Rose Coleman, President of Florida Community Development Network Incorporated, (FCDNI) provided an overview of a proposed community safety plan for the Naranja Lakes area, including the objectives, the types of services to be provided by FCDNI and the implementation processes. Ms. Coleman advised that the initial focus for developing the plan was broadened from a community safety strategy to an at-risk community plan. She noted the research would be conducted by a team of professionals and community activists. The benefits of using a professional team, Ms. Coleman noted was to assist in identifying funding mechanisms and to help form partnerships with stakeholders, community members, and governmental agencies.

Upon conclusion of the foregoing presentation, Ms. Coleman addressed questions from the members of the Board.

Mr. Infante stated he would like to see the specifics on the scope of work for the proposed plan.

In response to Mr. Infante's comments, Ms. Coleman stated the professional team would initially perform asset mapping to determine what assets were currently in the community followed by surveys. She noted the Michigan State University Outcome Asset Impact Model was the model used by her organization.

Discussions ensued between the CRA Board members, Mr. DeGuardiola and Ms. Coleman regarding the specifics of the plan and implementation accountability.

Mr. Forbes emphasized the need to develop a plan specific to the Naranja area that would incorporate partners and others to help implement it.

Mr. Ramkissoon spoke in support of a proposed plan that would make Naranja safe. He stated he would like to see various police agencies working in conjunction with Youth and Social services to clean up the area.

Mr. Infante noted the County had conducted many studies that had produced a wealth of information regarding the needs of Naranja and some municipalities were given unlimited funding following Hurricane Andrew, but Naranja was not one of them. He expressed the need to secure funding from all levels of government to implement a plan that was feasible.

Responding to Mr. Infante's comments, Chairwoman Betancourt pointed out before the Naranja CRA was established, Naranja was one of those communities that had no municipal entity to seek out funding for them following hurricanes. She stated she would like to see a very specific plan that outlined the area's stakeholders so the Board could pinpoint accountability and responsibility.

Mr. Archer stated he needed a certain level of comfort that the plan was feasible before spending \$150,000 to initiate it.

Mr. Forbes pointed out that the proposed plan presented by Ms. Coleman included criteria and benchmarks to measure its effectiveness.

Mr. Infante suggested having a plan similar to a business plan that measured short and long term goals and identified the resource providers.

Mr. Teintze noted the standard process for running government business was to prioritize the business expenditures, create a budget and develop a Request for Proposal (RFP) that defined the parameters (scope of work). He noted the CRA could set a maximum amount for its contribution and then identify collaborating partners to fund the balance.

Chairperson Betancourt expressed concern that a member of this Board, Mr. DeGuardiola and Ms. Coleman had spent a considerable amount of time and effort developing a plan. She noted the scope of work outlined in Ms. Coleman's presentation was very similar to what the CRA would define in an RFP.

Mr. Forbes noted the security issue had been discussed at length by this Body and it needed to move forward. He stated he was willing to initiate Ms. Coleman's proposed plan as presented, with the inclusion of benchmarks to measure its effectiveness, in a form similar to the developer's agreement previously approved by this body.

Upon conclusion of the discussion, it was moved by Mr. Archer that the CRA commit to funding the first \$75,000 of the initial fee, to finalize the scope of work and to seek partners to commit to the remaining \$75,000, and with a final plan presented at the next CRA meeting.

Mr. Forbes suggested Mr. Archer's motion be amended to provide that the CRA would fund the initial \$150,000 to develop a plan; would contribute the first \$75,000, with a six month benchmark to determine if the plan was feasible; and to seek funding partners in the interim to finance the additional \$75,000. He suggested that the CRA fund the entire \$150,000 if efforts to identify partnerships were unsuccessful.

Assistant County Attorney Glen Saks suggested the motion be tabled until the next CRA meeting, pending a legal opinion by the County Attorney regarding the sole source contract. He asked how the funding of this plan would fit into the CRA's approved budget.

Mr. Teintze noted the Agency could amend the budget in terms of prioritizing. He stated he would recommend using an RFP as was done when hiring Mr. Zelkowitz, the attorney to represent the CRA.

Mr. Forbes suggested that the Board move forward with the motion and amend it later if a determination was made that it was legally insufficient.

ACA Saks suggested that if the Board moved forward with the motion, there be an additional amendment to add the verbiage, "Pending a legal finding".

Mr. Archer concurred with the suggestion of ACA Saks and moved that the CRA authorize funding of \$75,000 to be used to develop the plan as proposed by Ms. Coleman, to define the Scope of Work and to include the language, "Pending a legal finding". The motion was seconded by Chairperson Betancourt.

Further discussions ensued between the CRA members regarding the motion.

Mr. Archer stated he needed the assistance of the County Attorney to put the motion in proper format to state what he intended it to accomplish.

Mr. Teintze suggested that in lieu of a resolution supporting the engagement of a consultant, the Agency direct staff to explore possible funding sources within its budget; to identify other potential funding mechanisms through collaborative efforts; and to prepare a funding proposal in the amount of \$150,000 for the study. He also suggested that staff be instructed to report back to the Board at the next CRA meeting with a funding recommendation, a proposed RFP with a scope of work, and a determination on the legal sufficiency of a sole source contract.

The Board members unanimously concurred with Mr. Teintze's suggestion and in lieu of the motion, instructed staff to proceed as Mr. Teintze suggested and come back with a recommendation at the next CRA meeting.

V. Update - Financial Report

Mr. Teintze presented a six month update on the NLCRA financial status for FY2004-05, noting there were no major expenditures for administrative costs in the first two quarters other than some over expenditures for legal services. He noted capital project revenues received some interest income on the unused portion of the first \$5 million and some interest was paid on borrowed funds. Expenditures for infrastructure construction averaged between \$400,000 and \$500,000 per month, Mr. Teintze noted.

Mr. Forbes expressed concern for over-expenditure on legal services, noting the Agency spent too much time on certain issues and needed to be more efficient and cost effective when conducting business.

Mr. Teintze pointed out the real costs involved were legal issues concerning the project, defining the scope of work, making amendments to the developer agreement, and other behind-the-scene work that had nothing to do with the stewardship of this Board.

Chairperson Betancourt pointed out that the lack of quorums at meetings also contributed to increased costs and expenses may have been reduced had this board been more proactive. She suggested that staff provide Board members with information prior to meeting as a Board that would inform them of the progress of activities as they occur. Also, that staff provide additional background material with the meeting agendas, as suggested by Mr. Archer.

In response to Chairperson Betancourt's question regarding \$22,500 that was budgeted for interest income in this fiscal year, Mr. Teintze noted the amount may have been over budgeted based on the total \$5 million drawn down rather than the balance as it decreased. He stated he would research it and also investigate why interest payments were larger than the budgeted amount.

Mr. Forbes pointed out that the projected interest income of \$22,500 for this fiscal year was based on the next \$5 million to be drawn down, and that had not occurred yet.

Progress Report on Infrastructure/Housing Development

Mr. Van Leesten reported on the benchmarks per development agreement, noting the benchmark for construction of the on-site sales trailer and the benchmark for housing permits had been met. He also noted the next benchmark was the construction of the model homes and that should be met by the end of July, 2005.

Mr. Van Leesten advised that the marketing campaign was still strong in advertising from the Kiosk in the Southland Mall and in printed ads. He noted 58 homes were currently under contract and the projected time to draw down the next \$5 million would be the end of August, 2005.

Mr. Greg Mendez, Project Manager, Naranja Construction, LLC, advised that all underground infrastructures for 140th Ave and 272 Street had been constructed, including a small portion of 275th Street. He noted the As-builds drawings were ready to be submitted to Water and Sewer (W&S), but could not be accepted by W&S until the plat for the project's first phase was recorded, which he noted occurred today (5/9). He stated once W&S turned over the existing system and placed the new system into service, he could proceed with roadway construction and final asphalt. Mr. Mendez noted the drop in last month's capital expenditures for construction of infrastructure resulted from the delay in recording the plat.

Mr. Joe Gurdy, D.R. Horton Builders, noted completion of the roadway construction would improve sales and if all went well with W&S, the roads could be asphalted within a month.

Update of County Approvals and Expediting Assistance

Mr. Archer questioned whether County leadership and staff were cooperating with the builders and the developer in resolving problems.

Responding to Mr. Archer's question, Mr. Gurdy stated some individuals had not been as cooperative as he had hoped, but he was pleased with the help from Commissioner Sorenson, Mr. John Ritzma, Staff and other individuals involved in expediting the process.

Chairperson Betancourt expressed concern that modifications could be made to plans at the administrative level but the developer had little flexibility to make modifications. She stated she understood their frustrations and applauded them for their patience in dealing with the process.

Mr. John Ritzma, project coordinator, noted one delay in the development was contributed to the School Board placing a hold on the recording of the plat so that land could be conveyed for a future phase. He noted he encountered some difficulty in dealing with the School Board.

Mr. Teintze noted the reason for the delay in recording the plat was because a piece of land that was given to the School Board was known to be contaminated and the School Board wanted

assurance that the property was cleaned up before releasing the plat. He also noted the developer invested a lot of money into cleaning up this site.

Mr. Sean McCrackine, Aide for Commissioner Sorenson, noted the School Board was concerned with the lack of schools and wanted to ensure schools were built with new development.

Upon conclusion of the foregoing, Chairperson Betancourt noted tonight's (5/9) agenda did not include community comments as an item. She opened the meeting for public input.

Community Comments

Mr. Leonard (Len) Anthony, Councilman, South Bay Community Council (15), appeared before the Board and stated a property located within the CRA district had been recently approved for re-zoning and may affect the CRA. He suggested that a CRA board member attend the community council meetings to give input with reference to approval of zoning requests on properties located within the CRA district.

Chairperson Betancourt noted the Board, on numerous occasions, had requested that properties be flagged within the jurisdiction of the CRA when setting a public hearing. She suggested that if the mechanism to flag properties was not possible than possibly have a county employee screen the zoning applications on a monthly basis by township, section and ranges to see if properties were within the jurisdiction of the CRA.

Mr. Teintze stated he would have staff research this issue to see what could be done.

Mr. Anthony further suggested that a monument marker to be placed at the intersection of Naranja Lakes Blvd and US 1 and to reference Mandarin Lakes would also reference Naranja Lakes Condo No. 5, noting the citizens of this community shared in the tax increment dollars to pay for the community development and the sign, and should also be identified at the same location.

Chairperson Betancourt thanked Mr. Anthony for his input and stated his suggestions would be taken into consideration.

New Business

Mr. Forbes presented a letter to the CRA Board from Mr. Moe Hakssa and stated he was interested in serving on this Board should there be a vacancy.

Chairman Betancourt read into the record the letter from Mr. Hakssa that noted his various involvements in the Naranja community.

Mr. Van Leesten also noted for the record, a gentleman named Rocky Gordia who had contacted him regarding his interest in serving on this board.

Mr. Ramikissoon stated he had met this gentleman who had taken over Norm Kramer's business. He stated he thought it would be better to have someone serve on this Board who had lived and worked in the community for a longer period of time.

Chairperson Betancourt concurred with Mr. Ramkissoo's comments, noting Mr. Hakssa had demonstrated a lot of leadership within the community for a longer period of time.

Mr. Archer advised that he had verified that Mr. Norm Kramer would not be returning to serve on this Board due to a serious illness.

Mr. Van Leesten read into the record the attendance requirements per the By Laws, noting excused absences should be voted on at each meeting.

It was moved by Mr. Archer that Mr. Norm Kramer be removed from further service on the NLCRA Board for lack of attendance due to a serious illness. This motion was seconded by Chairperson Betancourt, and upon being put to vote, passed unanimously by those members present.

Ms. Carter suggested a letter be forwarded to Mr. Kramer thanking him for his service. She also advised that she would be relocating to Atlanta, Georgia and would be resigning from this Board at the end of August, 2005.

VII. Setting of next Meeting Date

Mr. Forbes suggested the CRA meeting agenda include a discussion item on attendance bylaws.

Chairperson Betancourt announced the next CRA Board meeting would be held on June 27, 2005, at the South Dade Government Center, Room 203 at 7:00 p.m. and the agenda would include a discussion item on attendance bylaws, expectations, and consequences for non-attendance.

IX. Adjournment

There being no further business to come before the Board, by motion duly made, seconded and carried, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:51 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency