



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

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

September 11, 2006
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)
SEPTEMBER 11, 2006**

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., September 11, 2006; there being present upon roll call: Mr. Parsuram Ramkissoon, Ms. Marlene Volkert, Mr. Stuart Archer, Mr. Moe Hakssa, Mr. Daniel Lipe and Mr. Rene Infante; (Mr. Kenneth Forbes and Chairperson Nina Betancourt were late); Assistant County Attorney Glenn Saks; Mr. Mike Iturrey, Budget Coordinator, Office of Strategic Business Management; Mr. Alberto Gonzalez, CRA Analyst, Office of Strategic Business Management; and Deputy Clerk Jill Thornton.

I. Call to Order

Mr. Lipe called the CRA Board meeting to order at 6:35 p.m.

II. Introduction of Mike Iturrey

Mr. Mike Iturrey, Budget Coordinator, OSBM, introduced himself to CRA members and provided a brief summary of his working history. He noted he currently worked as Budget Coordinator overseeing the County operating funds for Miami-Dade Police, Correction and Fire Departments, as well as the operating funds for the Performing Arts Center (PAC) and the PAC Trust. Mr. Iturrey stated he was replacing Mr. Alphonso as part of County staff representing the CRA and looked forward to serving this Board.

III. Roll Call

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

IV. Approval of the Minutes

Mr. Ramkissoon asked that comments he made at the July 17 NLCRA meeting, as noted on page 2, paragraph 3 of the minutes, be amended to reflect that the \$35 cost for "We Care" signs applied to Board Members of the Chamber of Commerce and may not be the price for non-members.

It was moved by Mr. Archer that the July 17, 2006 NLCRA Meeting minutes be approved, as amended. This motion was seconded by Ms. Volkert and upon being put to a vote, passed unanimously by those members present.

V. Approval of Agenda

It was moved by Mr. Ramkissoon that the agenda for tonight's meeting (9/11) be approved as presented. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed unanimously by those members present.

VI. Open Forum for Public Comments

Mr. Lipe opened the floor for public comments:

Mr. Robert Stebbins, Construction Manager, GSA, appeared before the CRA and provided a brief summary on the Heritage Village project. He noted he was assigned to assist with the housing effort, which included the Heritage Village project, and provide a preliminary assessment report to the County Manager within 30 days. He stated the preliminary assessment was underway as well as a process for developing a scope of work needed to fix the Heritage Village units. Mr. Stebbins noted the General Services Administration (GSA) would renegotiate with the contractor to finish the work or terminate the contract.

Responding to Ms. Volkert's question regarding a timeline to complete this project, Mr. Stebbins stated he believed these units could be ready within 90 days and that GSA would do its best to make them available.

Mr. Archer expressed concern that the units had remained vacant for a long time and that he felt it was an embarrassment to the County in light of the current housing situation.

Mr. Ramkissoon expressed the need to have the units inspected for mold and mildew, noting some units were painted with mold and mildew still on them.

Mr. Stebbins assured CRA members that the County had mold remediation contracts in place to ensure no one would be moved in or be put at risk. He noted the main cause for delay on the availability of these units was the need to upgrade air conditioning systems to central air.

Mr. Philip Murray, 13248 SW 256 Terrace, appeared before the CRA and expressed concern that very few African Americans were employed in the Naranja Lakes building projects, and that employees did not constitute a fair representation of the ethnical/racial breakdown for this community. He asked the CRA members to consider this when dealing with future contracts that come before this Board.

Mr. Archer noted a contract was signed by the CRA to ensure that employees fairly represented the community's population.

VII. Old Business

Security Updates

Police Officer Harold (Hal) Slayden, Miami Dade Police Department (MDPD), Cutler Ridge District, appeared before the CRA on behalf of Sergeant Ozzie Hernandez and provided an update on security in the Naranja Lakes area. He noted arrests for attempted burglary, prostitution solicitation and forty-three curfew violations had occurred since the CRA's June 17th Meeting and that stolen roofing material was recovered with the assistance of community tipsters. Mr. Slayden advised that the Police Department and Miami Dade School Board worked together in a one-day truancy sweep which resulted in eight truancy offenders detained and returned to local schools and the Department identified eighteen prostitutes who frequent the Naranja area. He noted they would continue identifying prostitutes and pressuring them to leave the area.

Mr. Archer questioned the status of the proposed security plan being developed by the Police Department.

Lieutenant Carlos Naranjo, MDPD, noted the contract, consisting of an operations plan and a Memorandum of Understanding (MOU), had progressed through the approval process and awaited review by the legal department. He expressed hope that it would be finalized and presented for approval at the next CRA meeting.

Mr. Archer expressed concern with the shortage of police officers in the CRA district, noting security was the primary issue affecting the success of the Mandarin Lakes project.

Lieutenant Naranjo noted the County Manager's proposed budget included a plan to increase the number of police officers by January 2007, and pointed out that several new officers would graduate from the academy and be assigned to the district. He further noted that officers from specialized units such as the Robbery Task Force were assisting in making the Cutler Ridge District a priority.

Mr. Forbes expressed the need for the CRA to focus on a community policing initiative rather than additional officers for enforcement purposes.

Mr. Iturrey advised that he met with the MDPD Cutler Ridge District staff to discuss a policing proposal for the CRA to review and that funding was earmarked in the FY06-07 proposed budget to implement this proposal and pay for overtime of additional officers needed for community policing. He noted the Budget Office and the Police Department were working together to identify ways to have more officers assigned to the district and that two additional Basic Law Enforcement classes were included in the County Managers proposed budget. Mr. Iturrey stated that upon the Board of County Commissioners' approval of the County Manager's proposed budget, and the CRA's acceptance of the Police Department's proposed contract, more officers would be assigned to the area by the coming year.

Mr. Luis Carbonelle, Naranja Lakes Construction, LLC, stated his company and DR Horton took a proactive approach and met with the police department to discuss a written contract for special policing details in Mandarin lakes for the peak hours. He noted that with this contract, the police department could guarantee an 80% decrease in crime for the area within six months.

Mr. Iturrey suggested Mr. Carbonelle meet with him to apprise him of whatever contracts were discussed with the Police Department to ensure they aligned with the services that the CRA was requiring.

Chairperson Betancourt expressed appreciation to Mr. Carbonelle for his efforts in securing policing for the Mandarin Lakes project but suggested coordinating with the CRA to avoid duplicating efforts and leaving any area uncovered.

Mr. Iturrey noted his suggestion to the Police Department that a menu of services and related costs be included in their proposal to the CRA.

In response to Mr. Archer's inquiry regarding the status of the CRA's request for Mr. Paul Herman to provide a map to the Police Department, Mr. Herman noted he had a full site plan available that indicated which units were closed and which were still under construction.

Update on Mandarin Lakes

Mr. Paul Herman, Development Project Manager, D.R. Horton Builders, provided an update on sales of the Mandarin Lakes Homes. He noted permits had been obtained for approximately 805 units, including homes under construction, and those units without permits were various townhomes and single family units pending revisions. Regarding Sales, Mr. Herman noted a total of 408 units had been sold to date, which included 204 town homes, 126 forty-foot single family homes and 78 fifty-foot single family homes; and that 82 town homes, 38 forty-foot single family homes and 22 fifty-foot single family homes had closed. Mr. Herman further noted sales had dropped since the last CRA meeting, with 29 cancellations due partially to crime in the surrounding areas and rising mortgage interest rates.

Responding to Chairperson Betancourt's inquiry concerning what impact Lennar's new project, Silver Palms Homes, had on sales, Mr. Tony Palumbo, D.R. Horton Builders, noted Lennar had lowered prices on some of its products which impacted sales some.

Mr. Joe Gurdy, D.R. Horton Builders, pointed out that friends of existing homeowners, who may have considered buying into the project, were scared off after hearing of crimes in the area, particularly a recent car theft.

Mr. Lipe questioned whether similar criminal activities occurred in other developments.

Lieutenant Carlos Naranjo noted that crimes occur unilaterally countywide and, unfortunately, displace to other areas after saturating one area with law enforcement. He stated he was unfamiliar with the car theft mentioned by Mr. Gurdy, but would investigate this incident and report back to the CRA. Lieutenant Naranjo also noted that meetings were conducted by the Department to examine COM Stats and crime trends from the preceding week, which are used to dispatch resources to areas of crime. He noted, overall, crime had decreased significantly in the Cutler Ridge District in the last eight months.

Mr. Palumbo noted the Traditional Neighborhood Design (TND) concept mandated for this community created a problem, and suggested a presence of police officers was needed in this area rather than private security.

Mr. Iturrey stated that if the Board so desired, he would work with the Police Department to develop a security plan that included options for the CRA board to act upon. He suggested the CRA partner with private developers to fund the proposed plan.

Mr. Archer pointed out that the CRA needed a budget within the next 30 days and needed a security plan initiated. He suggested a fifty-fifty partnership with the developers for the cost of this plan.

Mr. Forbes pointed out that the CRA needed to develop a plan that benefited the whole community and not develop it in piecemeal.

Responding to Mr. Infante's question as to when a plan would be brought before the CRA, Mr. Iturrey stated he anticipated presenting a proposal at the next CRA meeting but did not want to set an unrealistic deadline for the Police Department to meet. He noted this plan would cover the entire CRA district and could be shared with private developers to determine their willingness to

participate and that he would provide a report regarding partnerships to the CRA for open discussion.

Mr. Forbes noted funds were currently allocated from the CRA's current budget that could assist the partners in a temporary solution for policing until a more comprehensive plan was developed.

Mr. Iturrey noted, if needed, the private sector had a more immediate approach to address the security situation by hiring off-duty police officers while long-term goals were discussed.

Mr. Archer suggested the \$250,000 funds set aside for security in the proposed FY2006-07 budget be matched by private developers to fund eight additional officers for 24-hour security.

Mr. Iturrey noted funds were earmarked in the budget specifically as a place holder and that he recommended staff work with the police department to provide a plan that identified actual need rather than hire eight additional full-time police officers to work around the clock.

Chairperson Betancourt noted the CRA had not yet reviewed the proposed budget or the Police Department's proposed security plan and needed to consider the numbers before deciding what portion the partners should share in.

Mr. Lipe suggested considering the plan proposed by the Police Department and making the necessary adjustments going further rather than developing a new one.

Mr. Iturrey noted he reviewed a draft of the Police Department's proposed plan that included this fiscal year's budget and recommended it be finalized. He also noted he could come back to the CRA with a more comprehensive plan that expanded the initial plan and provided options.

Lieutenant Naranjo noted the proposed plan was based on the CRA's resolution to allocate funding from the current budget and was designed to be carried forward. He noted this initial plan, sometimes referred to as the "bandaid," was simply the basis for a more comprehensive plan to include components of community policing and was designed with a long-term solution for the crime issue in mind.

Chairperson Betancourt noted the CRA approved allocation of funding from the current budget for a security plan at its June 19th meeting. She added that at its July 17th meeting, the CRA was informed that the draft of the plan along with the MOU needed approval through the department's chain of command, and two months later, the CRA still awaited its approval. She pointed out that security was the most critical issue addressed by the CRA over for the past two years.

Lieutenant Naranjo noted his understanding was that the MOU had been approved by legal but needed to be approved through the chain of command and should be ready by the next CRA meeting.

Mr. Iturrey stated he did not believe the MOU would be finalized in two weeks; however, if it was, he would place it on the next CRA meeting agenda for consideration.

In response to Mr. Archer's question whether D.R. Horton Builders would be interested in partnering with the CRA on this plan, Mr. Palumbo stated he would need to review the plan and a

budget with company representatives to see their willingness to assist in providing early police presence. He concurred with Mr. Iturrey's suggestion for private sector proposals to be included in a long-range program.

Following discussion, it was moved by Mr. Archer that County staff coordinate with the Police Department, Private Developers, and the CRA to develop a plan for the area that would include participation and shared funding. This motion was seconded by Ms. Volkert for further discussion.

Mr. Infante suggested the initial plan developed by the Police Department be implemented and built upon going forward.

Chairperson Betancourt offered a friendly amendment to instruct staff to coordinate dialogues and efforts with the private developers on developing a comprehensive plan that would include input from the stakeholders in the area, and report back to the CRA at the time the MOU and security plan developed by the Police Department were presented.

Mr. Archer accepted the amendment offered by Chairperson Betancourt.

Mr. Iturrey stated he would gladly meet with stakeholders to discuss security needs and would include a report on the agenda of the next CRA meeting, provided the MOU was ready in two weeks.

Hearing no further comments or objection, the CRA proceeded to vote on the motion on the floor as amended. Upon being put to a vote, the motion passed unanimously by those members present.

Responding to Mr. Hakssa's question concerning whether critical issues other than crime had affected sales, Mr. Herman stated he believed the slow progress on public improvements, beautification projects, and issues with SW 140th Street roadway had affected sales.

Mr. Archer explained that the problem with SW 140th Avenue roadway was an unfinished bridge and one side of the roadway was blocked. He stated arrangements were needed to open this roadway.

Mr. Iturrey noted he could meet with the developers to explore this issue and any barriers related to the County permits, and direct the developers to the appropriate departments.

Mr. Forbes suggested this may be a time to develop with the partners, a marketing plan that included incentives to encourage home buyers into the area.

Mr. Herman noted upgrade packages on various product lines continued to be offered; and Newspaper, Television advertisements and radio spots continued to be aired.

Mr. Archer suggested advertising Mandarin Lakes Homes in the Northeastern States of the U.S. as a retirement community appeal.

Mr. Palumbo noted South Dade's market targeted young families and the product was designed around family-oriented communities. He noted the development needed to be what it was initially portrayed.

Chairwoman Betancourt pointed out that an active adult market consisted of people who are not usually in the community year round and would contradict the TND concept. She noted that investors in the area needed to be empowered with the knowledge and understanding that what was being built would enhance them in the long run.

Mr. Ramkissoon stated he would gladly ask nearby business owners to place literature in their business to advertise Mandarin Lakes homes.

Mr. Gurdy pointed out that developers were also experiencing difficulty in getting the public improvements finished and street lights installed.

Mr. Archer suggested one solution to help the marketing situation might be to clean up the intersections at US 1 and 280th St and at 275th Street and the right-of-ways on Naranja Lakes Boulevard. He noted that no advertisement or entranceway existed on US 1 to advertise the Mandarin Lakes project.

Mr. Iturrey stated he would have Mr. Alberto Gonzalez obtain specific information regarding these roadways and have him contact the appropriate departments.

Update on the Infrastructure Project

Mr. Luis Carbonelle, Naranja Lakes Construction, LLC, provided an update on the infrastructure project. He noted the sidewalks for the public right-of-ways were completed and discussion could commence with the Public Works Department regarding whether SW 140th Avenue could be re-opened on both sides. In terms of Work Progress, Mr. Carbonelle noted a crew was ready to proceed with installation of irrigation and landscaping once the irrigation system permit was released. He also noted they could complete the paving process following the completion of landscape. Mr. Carbonelle advised that conveyance of SW 275th Street and Canal Street roadways were in process of being conveyed and that this was a joint effort between DR Horton Builders and Naranja Lakes Construction, with the assistance of WASA. He noted they would proceed with the removal of certain public structures; switch to the new system; pave the roadways and install irrigation and landscaping once these roadways were conveyed.

Old Business

Mr. Ramkissoon questioned whether a conflict of interest existed regarding his funding request for improvements to his business, made at the last CRA meeting.

Mr. Steve Zerkowitz, Counsel for the CRA, noted a redevelopment grants program for businesses within the CRA's boundaries had not yet been implemented. He advised that upon implementation of a program that benefited a property owner who was also a CRA member, that member should declare his/her interest, address it as a private citizen, not participate in the vote and file a voting conflict disclosure with the Clerk of the Board.

Mr. Iturrey noted he was aware of the CRA's desire to implement a redevelopment grants program and indicated staff was developing a program with criteria for the Board to consider. He also noted he reviewed the previous draft which he thought was too broad and that he would provide a new draft with specific criteria that he could recommend unequivocally.

Chairwoman Betancourt noted she had frequently requested staff to provide CRA members with continuous feedback on issues between meetings via e-mail to keep them abreast of matters in order to expedite decision making and prevent delays.

Mr. Iturrey stated his intentions were to have open communications with each of the CRA members.

VIII. New Business

Discuss Developer Performance Bond/Redevelopment Agreement Default

Mr. Iturrey noted he specifically met with the parties of interest, DR Horton and Naranja Lakes Construction, LLC, concerning the Performance Bond and Redevelopment Agreement default, and that he recommended the cure period be extended for 90 days.

It was moved by Mr. Archer that the cure period for the default be extended another 90 days. This motion was seconded by Mr. Ramkissoon for discussion.

Mr. Lipe asked that the motion be clarified.

Mr. Iturrey stated he needed to speak with individual CRA members specifically regarding the performance default matter and the proposed request for additional funding. He noted different options were discussed with developers and their attorneys and that he wanted to present them to the CRA for consideration. Notwithstanding the default situation, he noted funds were still available in the budget for construction to move forward and that both developers were in agreement to proceed with work. He also noted Mr. Ritsema was responsible for inspecting the project on a weekly basis and with providing a status report to the CRA. Mr. Iturrey stated he had conducted a lot of meetings with several people but had not yet formulated his recommendations for the CRA to consider.

Mr. Zelkowitz advised that he had attended all of those meetings and believed more time was needed to resolve the issue. He recommended the CRA Board approve the 90 day extension.

There being no further discussion, the CRA proceeded to vote on the motion on the floor to extend the cure period for 90 days. Upon being put to a vote, the motion passed unanimously by those members present.

Proposed FY 06-07 Budget

Mr. Ramkissoon excused his presence from the balance of today's meeting agenda.

Mr. Iturrey presented the NLCRA proposed budget for FY2006-07. He noted he explored the feasibility of the CRA issuing its own bonds and coming out from under the County's umbrella on sunshine state loans. Mr. Iturrey noted that after calculation of future revenues and growth, he found the CRA had insufficient debt service coverage to accomplish this. He stated he did not assume a bond sale for this year's budget but the numbers he ran supported doing so in the future with the CRA having the capacity to meet ongoing obligations on construction agreements and leverage to use other funds.

Mr. Iturrey noted the proposed budget was based on the continuation of the loan umbrella and use of excess revenues derived from the Tax Increment Financing (TIF) revenues to pay construction costs that were not included in the capital funds. He also noted the budget was based on millage rates adopted at the July 18th BCC meeting that could change when the County Commissioners considered their final budget on September 20th. He requested the CRA allow him to amend this proposed budget to adjust revenues and appropriate reserves once the BCC adopted its final budget.

Regarding Expenditures, Mr. Iturrey noted the three main budget priorities requested by the CRA were community policing, grants programs and studies related to aesthetics and economic development. In addition, he noted the CRA's Budget Committee requested funding be set aside for a marketing contingency to allow the CRA to develop and publish its own newsletter which GSA estimated to be approximately 61 cents per copy to publish and mail. He also noted included in the budget was a one-time \$1,400 cost for its design. Mr. Iturrey recommended no further payments be made from capital funds for construction consultant agreements; that this fund be used strictly for hard construction costs.

Regarding travel costs, Mr. Iturrey noted funding was set aside in the budget for CRA members to attend the annual Florida Redevelopment Association (FRA) convention in October, 2006; should a member not attend, the funds would roll over to an unexpended cost.

Regarding County Reimbursements of Advances, Mr. Iturrey noted the balance of this line-item was budgeted to pay off advances by the end of this fiscal year with no funds budgeted for next year.

Mr. Iturrey noted he included in the budget, \$45,000 for residential grants and \$60,000 for commercial grants to implement programs with specific criteria. Regarding the US 1 Corridor Study, he noted this line-item was budgeted in previous years and funds set aside in the proposed budget but he had not heard the Board's desire to pursue a study.

Mr. Archer expressed concern regarding traffic backed up and lanes blocked by buses stopping along the US 1 Highway. He suggested a section of US 1 in the Naranja Lakes area be identified to pave an off road bus stop that would allow buses traveling down US 1 to load/unload out of the traveling lanes.

Mr. Infante noted this issue should be resolved once the busway path was connected to Homestead.

Mr. Forbes pointed out that the \$35,000 budgeted for a US 1 Corridor Study was for business economic development and not for improving roadways.

Chairperson Betancourt stated this line item was placed in the budget for an economic development initiative that would outline how the CRA could spur economic development along the US 1 Corridor. She noted the CRA's intent was to keep this line item separate from the commercial grants redevelopment programs to identify and target an area for economic development opportunities.

Mr. Iturrey noted he was aware of loan programs that could be used to improve small businesses. He suggested the "US 1 Corridor Study" line-item be changed to "US 1 Economic Development Study or Program." He noted a program would be better than a study to allow flexibility to examine and implement a particular program. He also recommended the line-item "Other Studies" be defined and suggested combining it with line-item "US 1 Corridor Study" and entitle it "Economic

Development Program.” Regarding Construction Consultant fees, Mr. Iturrey noted fees paid to Mr. Ritsema would be listed under the operating budget.

In summary, Mr. Iturrey stated that after Expenses were deducted from total budget Revenues, an overage of \$1,346,983 would result, which he recommended be carried over as a reserve for any new construction projects.

Ms Volkert questioned whether the \$20,000 for legal services in the proposed budget would be sufficient since this cost was over expended in last year’s budget.

Mr. Iturrey noted Mr. Zelkowitz, Legal Counsel for the CRA, assured him that this amount would be sufficient. He suggested any overage be absorbed with over-budgeted expenditures as was done in the current year’s budget or this line-item be increased with an amendment to the budget through the BCC process.

Chairperson Betancourt pointed out that a lot of controversial issues and problems with staff needed to be dealt with, which contributed to the over-expenditures of legal services this year.

Mr. Archer noted the CRA’s responsibility to identify blighted areas within its jurisdiction for redevelopment. He suggested the Residential Redevelopment Grants Program be used to fund these areas and accommodate more security beyond the initial plan.

Mr. Forbes stated it was up to the CRA to decide what was best for the community as a whole and that everyone had a fair and equitable opportunity to benefit from whatever plan was implemented.

Mr. Iturrey noted the \$45,000 allocation for Residential Redevelopment Grants Program remained the same as last year but could be increased at the Board’s discretion.

Chairperson Betancourt spoke in support of increasing the amount equal to the allocated amount for the Commercial Redevelopment Grants Program.

Discussion ensued among CRA members and staff regarding the grants programs.

In response to Mr. Forbes’ question regarding last year’s over-expense for legal fees, Mr. Zelkowitz advised that certain ongoing services in a government’s budget can exceed the allotted budget and could be spent as long as funds were available, but to change the amount of the allocation for a grant, the CRA would need to amend its budget through the BCC process. He noted the specific amount of grant to be issued needed be determined but did not have to be expended.

Following further discussion, it was moved by Mr. Forbes that the CRA approve the NLCRA FY2006-07 proposed budget as presented.

Mr. Lipe requested to hear the Capital portion of the proposed budget.

Mr. Iturrey provided a brief overview of the capital section of the FY2006-07 proposed budget. He noted projected carryovers from FY2004-05 minus projected interest expenses left a total of \$3,849,000 available to fund construction costs. This amount combined with the reserve would total \$5,195,909 for construction costs for the next fiscal year. Should expenditures exceed that amount,

he noted, the CRA could apply for additional funding; however, funding to complete Phase 1 was roughly \$3 million and the CRA needed to consider resolving the ongoing issue with the developers.

Mr. Archer questioned whether the security plan being developed by the Police Department needed to be identified and budgeted for.

Mr. Iturrey stated he believed the \$250,000 already allocated from this year's budget would be sufficient. He noted the MOU being developed by the Police Department would provide flexibility for the CRA to implement several options for policing. Mr. Iturrey explained that he still needed to sit with their attorneys to formulate strategies regarding this plan before presenting it to the CRA.

Mr. Zelkowitz stated that with Mr. Iturrey on board as part of staff, the security issue should be resolved within a relatively short time.

Mr. Archer expressed appreciation to Mr. Iturrey for his efforts in accomplishing the CRA goals.

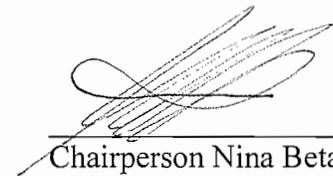
Following discussion, it was moved by Mr. Forbes that the Naranja Lakes CRA FY2006-07 proposed budget be approved with amendment(s) to allow staff to make adjustments to the revenues and appropriate reserves once final millage rates were adopted at the BCC's September 20th Meeting; and to combine the budgeted amounts of line-items "US 1 Corridor study" and "Other studies" into one line-item entitled "Economic Development Program." This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

IX. Setting of next Meeting Date

Chairperson Betancourt announced the next NLCRA meeting would be held on September 25, 2006 at 7:00 p.m.

X. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 9:50 p.m.



Chairperson Nina Betancourt
Naranja Lakes Community Redevelopment Agency



NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

September 11, 2006

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	9/11/2006		Meeting Agenda
2	9/11/2006		Advertisement for 2006 FRA Annual Conference
3	9/11/2006		2006 Naranja Lakes CRA Proposed FY 2006-07 Operating Budget
4	9/11/2006		Naranja Lakes CRA Primary Redevelopment Project Actual Capital Expenditures
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

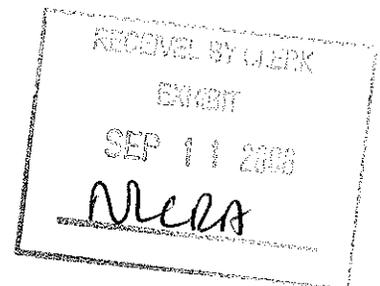
NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

MEETING OF THE BOARD OF COMMISSIONERS

LOCATION: SOUTH DADE GOVERNMENT CENTER – ROOM 203
10710 S.W. 211TH STREET, MIAMI, FL
Regular Meeting 6:00PM
September 11, 2006
(re-scheduled from August 28, 2006)

MEETING AGENDA

- | | | |
|-------|--|--------------------------|
| I. | Start of Regular Meeting Call to Order | Chair |
| II. | Introduction of Mike Iturrey | Staff |
| III. | Roll Call | Chair |
| IV. | Approval of the Minutes | Committee |
| V. | Approval of Agenda | |
| VI. | Open Forum for Public Comments | |
| VII. | Old Business | |
| | Security updates | Miami-Dade Police Dept. |
| | Update on Mandarin Lakes | Paul Herman, D.R. Horton |
| | Update on Infrastructure Project | Luis Carbonell, NL LLC |
| VIII. | New Business | |
| | Discuss Developer Performance Bond / Redevelopment Agreement Default | |
| | Proposed FY 06-07 Budget | |
| IX. | Setting of next Meeting Date | |
| X. | Adjournment | |



Registration Available Now! See forms below...or register on-line...here

2006 FRA Annual Conference

October 17-20, 2006

Radisson Hotel Downtown

Don't miss the opportunity to see Miami not only as a native but also as a redeveloper, and the astonishing revitalization and amenities that have evolved from three CRA areas that only a few years ago were not imagined. We will include several mobile tours showing programs that support and overlap with community redevelopment. We will focus on city - county relationships and how they can work for redevelopment. This conference will offer a high quality program for elected officials, administrators and businesses interested in the latest trends, issues and solutions for redevelopment in Florida. Continuing education credits for the Florida Bar and International Economic Development Council will also be offered.

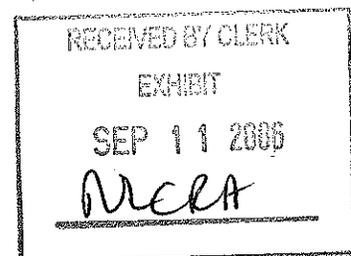
If you are a sponsor or exhibitor interested in supporting the 2006 conference, click on the link at the bottom of the page for Sponsorship Opportunities and Exhibitor Information.

The 2006 Florida Redevelopment Association's Annual Conference will be held at the Radisson Hotel Downtown Miami on October 17-20, 2006; room rate is \$129; 1601 Biscayne Blvd.; (305) 374-0000 (remember to ask for FRA room block). Cut off date for hotel reservations are 9/27/06. Registration fee for all three days for members is \$295 and the non-member fee is \$375. See below for the Preliminary Conference-at-a-Glance and Registration Form. On-line registration will be available at a later date. For further information, contact Jan Piland at (800) 616-1513, ext. 258.

Our annual conferences offer stimulating programs spanning the redevelopment spectrum. We enlist experts to address topics that vary from legislation to urban design, from financial mechanisms to street festivals, from innovative joint ventures to political realities. Some sessions, feature renowned speakers, while others present panel discussions, and still others get right down to practical how-to's. They are structured on a multi-track, concurrent basis so members can focus on topics of personal interest. Our conferences also offer the opportunity for members to network with the speakers and other redevelopment professionals, which can often be the most valued experience.

We offer free registrations to a limited number of people from the community that cannot afford to attend the conference but are interested in establishing a redevelopment program in their community. These persons cannot be connected with an established redevelopment program, but must have a reference from an FRA member. Application may be made through the FRA office at cwestmoreland@frcities.com

We also offer partially paid conference registrations to a limited number of students. For more information, contact the FRA office at cwestmoreland@frcities.com





CONFERENCE AT A GLANCE

Tuesday - October 17, 2006

- 10:00 a.m.** Registration Desk Open
- 11:00 a.m.** Mobile Tours – Miami Beach CRAs
Mixed Use Urban Infill
- 3:00 p.m.** General Session: Red Hot Downtown Retail
- 5:00 p.m.** Reception at Miami Performing Arts Center
- 6:00 p.m.** Guest Speaker: Emilio Estefan and Dinner at Bongo's Restaurant

Wednesday - October 18, 2006

- 7:30 a.m.** Registration Desk Open
- 8:00 a.m.** Continental Breakfast in Exhibit Hall
- 9:00 a.m.** Overlay Districts and Developments of Regional Impact
- 9:00 a.m.** New Market Tax Credits
- 9:00 a.m.** Builders, Bankers, Land Use Attorneys Tell Their Side of Affordable Housing Issues
- 10:45 a.m.** Infrastructure and Mass Transit in Redevelopment – Miami and Others
- 10:45 a.m.** Project Financial Analysis – Do They Really Need My Money?
- 10:45 a.m.** Promoting Affordable Housing Using Carrots and Sticks
- 12:00 p.m.** Awards Luncheon: Keynote Speaker – Ambassador Louis Lauredo & the Honorable Manuel Diaz, Mayor of Miami
- 2:15 p.m.** Police Programs and How They Work Downtown
- 2:15 p.m.** Borrowing, Bonding, Credit and Ways to Use Other People's Money
- 2:15 p.m.** Housing Partnerships and Community Land Trusts
- 2:30 p.m.** Tour: Miami Overtown CRA
- 4:00 p.m.** General Session: Residential Development – What's Hot and What's Not
- 6:00 p.m.** Reception in Exhibit Hall
- 6:30 p.m.** Open – Continuous Transportation Provided to Hot Spots

Thursday - October 19, 2005

- 7:30 a.m.** Registration Desk Open
- 8:00 a.m.** Continental Breakfast in Exhibit Hall
- 9:00 a.m.** FDOT Session – Project Management Made Easy
- 9:00 a.m.** Shameless Self Promotion – Why You Need It
- 9:00 a.m.** Developers, Land Use, Permitting and Other Affordable Housing Process Issues
- 11:00 a.m.** Audits, Special District Reporting and Spending Money the Right Way
- 11:00 a.m.** Buying, Selling and Assembling Land
- 11:00 a.m.** New Housing Money: CWHIP and CDBG
- 12:00 p.m.** Lunch in Exhibit Hall
- 2:15 p.m.** Public Spaces and Quality Urban Design
- 2:15 p.m.** How Can the ULI, APA, CNU and ICSC Help You
- 2:15 p.m.** Housing: The California Experience – Our Future?
- 2:30 p.m.** Tour: Miami Omni CRA
- 4:00 p.m.** General Session: Show Me the Money - Beyond TIF
- 6:00 p.m.** Dinner and Dancing Overlooking Beautiful Biscayne Bay

Friday - October 20, 2005

- 8:00 a.m.** Annual Legislative Breakfast Guest Speaker: Sen. Mel Martinez (Invited)



**FLORIDA
REDEVELOPMENT
ASSOCIATION**

Florida Redevelopment Association
301 S. Bronough Street, Suite 300
Tallahassee, FL 32301
(800) 342-8112
www.redevelopment.net



**Florida Redevelopment Association
2006 Annual Conference
October 17-20, 2006 – Radisson Hotel Miami**

Conference Registration Form

Return completed form with registration fees to **FRA Annual Conference**, P.O. Box 1757, Tallahassee, Florida 32302-1757. Checks should be made payable to **FRA Annual Conference**. Payments by Visa or MasterCard only may be FAXed to 850/222-3806. On-line registration is also available at www.redevelopment.net. If you have any questions, contact Melanie Howe at 850/222-9684. **NOTE: All registrations must be received by October 6, 2006.**

Please type or print information requested. Complete a separate form for each registrant.

Full Name: _____ Nickname: _____

Title: _____ Agency Affiliation: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ FAX: _____ E-Mail: _____ @ _____

Spouse Name: _____ Nickname: _____
(**Only** if purchasing Spouse Registration below.)

Payment Must Accompany Each Registration

Check (Payable to **FRA Annual Conference**) Visa MasterCard

Credit Card Number _____ Expiration Date _____

(NOTE: Charge will appear as being from the "Florida League of Cities".)

Card Holder's Name _____ Signature _____

Registration Type	Member	Non - Member	Total
Full Registration*	\$295	\$375	
Tuesday Only**	\$250	\$275	
Wednesday Only**	\$235	\$260	
Thursday Only**	\$250	\$275	
Guest/Spouse***	\$220	\$250	

EXTRA TICKETS - SEE IMPORTANT INFO TO THE RIGHT BEFORE PURCHASING

Event	Member	Non - Member	Total
Tues. Miami Beach CRAs Tour	\$20 x _____	\$20 x _____	
Tues. Mixed Urban Infill Tour	\$20 x _____	\$20 x _____	
Tues. Reception/Dinner	\$45 x _____	\$55 x _____	
Wed. Lunch	\$25 x _____	\$35 x _____	
Wed. Miami Overtown CRA Tour	\$10 x _____	\$10 x _____	
Wed. Reception	\$30 x _____	\$40 x _____	
Thurs. Lunch	\$25 x _____	\$35 x _____	
Thurs. Omni CRA Tour	\$10 x _____	\$10 x _____	
Thurs. Night Event	\$45 x _____	\$55 x _____	
Fri. Breakfast	\$25 x _____	\$35 x _____	

Total Fees Enclosed: \$ _____

* **Full registration** includes **all** workshops and meal functions scheduled for the Conference.
 ** **One-day registration** includes workshops and meal functions scheduled for that day **only**.
 *** **Guest/Spouse registration** includes all workshops, lunches and Friday's breakfast **only**. Tickets for all evening events must be purchased separately.

NOTE: The mobile tours are **NOT** included with any registration package. These tickets **must** be purchased separately.

NOTE ON EXTRA TICKETS: 1 ticket for all events, except the mobile tours, is included with all Full and One-day registrations. Guest/Spouse registration includes lunch tickets and Friday's breakfast only. Tickets for evening events **must be purchased separately for guests/spouses. **Do not** purchase extra tickets unless you need evening event tickets for registered guests, or event tickets for a non-registered guest.**

Special Needs: If you are physically challenged and require special services, or if you have special dietary needs, please attach a written description to your advance registration.

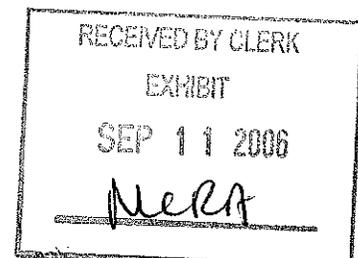
Cancellations must be received in writing by October 6, 2006 to entitle registrant to a refund of registration fees.

**NARANJA LAKES CRA
PROPOSED FY 2006-07 OPERATING BUDGET**

	FY 05-06 BUDGET	ACTUAL AS OF 9/10/06	FY 05-06 PROJECTION	FY 06-07 PROPOSED
REVENUES				
Carryover	453,743	474,720	474,720	894,443
TIF Revenues				
UMSA Tax Increment Revenue	226,355	226,355	226,355	760,580
County Tax Increment Revenue	538,810	538,810	538,810	1,335,704
Interest	-	25,844	29,000	60,000
Revenue Total	1,218,908	1,265,729	1,268,885	3,050,727
EXPENDITURES				
Administrative Expense				
Contractual Services	10,000	-	-	-
Audits and Studies	2,500	-	-	2,500
Marketing Contingency	4,000	-	-	9,000
Clerk and Meeting Costs (Includes Security Costs)	3,000	1,189	3,100	3,800
Advertising and Notices	2,000	1,462	1,862	3,000
Travel (Includes Educational Seminars)	1,000	1,365	4,565	5,000
Direct County Support	65,000	-	64,583	78,000
Sub Total Administrative Expense	87,500	4,016	74,110	101,300
Project Expense				
County Administrative Charge (1.5%)	-	-	11,477	31,444
County Reimbursement of Advances	40,718	-	40,718	-
Project Management Supplies	1,000	-	-	1,000
Redevelopment Grants - Residential	45,000	-	-	45,000
Redevelopment Grants - Commercial	60,000	-	-	60,000
Community Policing	75,000	-	-	255,000
US 1 Corridor Study	30,000	-	-	30,000
Other Studies	20,000	-	-	20,000
Legal Services	15,000	30,364	30,364	20,000
Debt Payments	833,213	184,726	217,773	1,090,000
Construction Consultant	-	-	-	50,000
Reserves for Construction	-	-	-	-
Subtotal Project Expenses	1,119,931	215,090	300,332	1,602,444
Expenses Total	1,207,431	219,106	374,442	1,703,744
Revenues less Expense Total	11,477	1,046,623	894,443	1,346,983

1a

1b



1a

COUNTY DIRECT SUPPORT CHARGES TO NARANJA LAKES CRA							
	FY 05-06				FY 06-07		
	Salary+ Benefits	% of Salary	Approved Budget	Actual	Salary+ Benefits	% of Salary	Proposed Budget
CRA Office of the Director							
Jurgen Teintze - Jun 23, 2006 (38 wks)	67,979	15%	15,469	10,197			
Al Brewster Jun 26 - Jul 27 (5 wks)	22,115	15%		3,317			
Mike Iturrey Jul 28 - end of FY (9 wks)	27,571	15%		4,136	161,258	15%	24,189
subtotal			15,469	17,650			24,189
Other Administrative Support							
Budget Analyst (Alberto Gonzalez)	78,617	50%	41,563	39,308	89,775	50%	44,888
County Attorney (Glen Sacks)	152,500	5%	8,125	7,625	164,700	5%	8,235
subtotal			49,688	46,933			53,123
Total			65,000	64,583			78,000
Note: Salaries for FY 06-07 are projected to increase by 8% (3% cost of living and 5% merit increase)							

1b

County Advances Summary

Description of Charges	Amount
Finding of necessity : Joseph Middlebrooks & Assoc.	38,500.00
Redevelopment Plan : Don Delaney, SDI Inc.	48,000.00
Legal Fees: Steven W. Zeikowitz	36,217.50
Total Advances	122,717.50

CRA Reimbursements to County	
Payment 10/7/04	(41,000.00)
Payment 10/6/05	(41,000.00)
Balance to be paid in current fiscal year	40,717.50

**NARANJA LAKES CRA
PROPOSED FY 2006-07 CAPITAL BUDGET**

REVENUES	FY 05-06 BUDGET	ACTUAL AS OF 9/10/06	FY 05-06 PROJECTION	FY 06-07 PROPOSED
Carryover	-14,182	375,866	375,866	3,728,926
New Loan	5,000,000	5,000,000	5,000,000	-
Interest	31,000	46,349	62,349	120,000
Revenue Total	5,016,818	5,422,215	5,438,215	3,848,926
EXPENDITURES				
Issuance Costs	15,000	15,000	15,000	-
Payments to Construction Consultant	30,000	17,700	20,175	-
Payments Towards Construction	5,000,000	1,674,114	1,674,114	3,848,926
Debt Payments	663,385	-	-	-
Expenditure Total	5,708,385	1,706,814	1,709,289	3,848,926
Revenue Less Expenditures	-691,567 *	3,715,401	3,728,926	0

* (if negative, use TIF Revenue Account to pay interest or other cost of Project)

NARANJA LAKES CRA CAPITAL FUND OVERVIEW

	Inception through September 2005	October 2005 - September 10, 2006	Inception - September 10,2006	Last Fiscal Month	Projection Year End
REVENUES					
Loan Proceeds	5,000,000	5,000,000	10,000,000	-	10,000,000
Interest	61,963	46,349	108,312	16,000	124,312
Revenue Total	5,061,963	5,046,349	10,108,312	16,000	10,124,312
EXPENDITURES					
Issuance Costs	10,585	15,000	25,585	-	25,585
Payments to Construction Consultant	29,400	17,700	47,100	2,475	49,575
Interest Payments	127,289	-	127,289	-	127,289
Payments Towards Construction	4,516,210	1,674,114	6,190,324	-	6,190,324
Other Miscellaneous	2,613	-	2,613	-	2,613
Expenditure Total	4,686,097	1,706,814	6,392,911	2,475	6,395,386
Revenues less Expenditures	375,866	3,339,535	3,715,401	13,525	3,728,926
Revenues less Expenditures	375,866	3,339,535	3,715,401	13,525	3,728,926
Retainer - held in fund from contractor until work is complete	390,279	18,814	409,093	-	409,093
Cash In Fund	766,145	3,358,349	4,124,494	13,525	4,138,019

Naranja Lakes CRA Primary Redevelopment Project

Actual Capital Expenditures

	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	Jul-06
Current month Expenditures	(111,494)	(16,553)	(128,004)	-	(818,844)	-	(200,160)	(148,597)	(231,648)	-
Cumulative Expenditures to date	(4,237,425)	(4,253,979)	(4,381,982)	(4,381,982)	(5,200,826)	(5,200,826)	(5,400,986)	(5,549,583)	(5,781,230)	(5,781,230)

7/31/2006

Benchmarks II. per development agreement

Near Term Outlook

Benchmarks I. per development agreement

Outcome

Completion of all items set forth under Benchmarks I.	Benchmark Met	Construction of a sales area on the property for the Primary Redevelopment Project Is trailer completed? / Using other means?	Constructed and fully operational. Benchmark Met
The issuance of at least 150 certificates of occupancy (CO's) for residential units within the Primary Redevelopment Project How many sales have closed?	(Pending July update) Closings - 115 totals TH's 64, SF 40' - 37, SF 50' - 14 Sales - 415 total TH's 205, SF 40' - 124, SF 50' - 86	Construction of at least (6) models representing the various residential units to be included in the Primary Redevelopment Project How many models constructed?	Completed more than 6: 3 townhomes and 4 - 40' single family homes Benchmark Met
Application for at least 200 building permits for residential units within the Primary Redevelopment Project on top of the 150 permit applications that are part of the benchmarks for Phase I.	There are currently 773 permits 475 - TH's; 185 - SF 40'; 113 - SF 50' (pending June update) Benchmark Met	Engagement in an aggressive marketing campaign for the Primary Redevelopment Project	Advertising from print ads in both the New Home Guide. The billboards are still in place sales center open. Full ads are running in the Miami Herald. Benchmark Met
Within 36-months following the commencement of construction of Phase I of the CRA Project at least (800) certificates of occupancy for residential units in the Primary Redevelopment Area	Pending	Execution and delivery of at least 150 purchase and sale contracts for the purchase of residential units in the Primary Redevelopment Area Number of Purchase and Sale agreements	As of 2/28/06 292 homes sold Benchmark Met Closings - 66 totals (TH's 34, SF - 32)
		Application of at least 150 building permits for residential units in the Primary Redevelopment Project when will D.R. Horton submit permit application? Number of Permit applications submitted	As of 2/28/06 There are currently 817 permits applied for, with 417 received and 400 pending Benchmark Met

RECEIVED BY CLERK
EXHIBIT
SEP 11 2006
MCCART

Naranja Lakes CRA Primary Redevelopment Project

Actual Capital Expenditures

	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	Jul-06
Current month Expenditures	(111,494)	(16,553)	(128,004)	-	(818,844)	-	(200,160)	(148,597)	(231,648)	-
Cumulative Expenditures to date	(4,237,425)	(4,253,979)	(4,381,982)	(4,381,982)	(5,200,826)	(5,200,826)	(5,400,986)	(5,549,583)	(5,781,230)	(5,781,230)

7/31/2006

Benchmarks II. per development agreement

Near Term Outlook

Benchmarks I. per development agreement

Outcome

Completion of all items set forth under Benchmarks I.	Benchmark Met	Construction of a sales area on the property for the Primary Redevelopment Project Is trailer completed? / Using other means?	Constructed and fully operational. Benchmark Met
The issuance of at least 150 certificates of occupancy (CO's) for residential units within the Primary Redevelopment Project How many sales have closed?	(Pending July update) Closings - 115 totals TH's 64, SF 40' - 37, SF 50' - 14 Sales - 415 total TH's 205, SF 40' - 124, SF 50' - 86	Construction of at least (6) models representing the various residential units to be included in the Primary Redevelopment Project How many models constructed?	Completed more than 6: 3 townhomes and 4 - 40' single family homes Benchmark Met
Application for at least 200 building permits for residential units within the Primary Redevelopment Project on top of the 150 permit applications that are part of the benchmarks for Phase I.	There are currently 773 permits 475 - TH's; 185 - SF 40'; 113 - SF 50' (pending June update) Benchmark Met	Engagement in an aggressive marketing campaign for the Primary Redevelopment Project	Advertising from print ads in both the New Home Guide. The billboards are still in place sales center open. Full ads are running in the Miami Herald. Benchmark Met
Within 36-months following the commencement of construction of Phase I of the CRA Project at least (800) certificates of occupancy for residential units in the Primary Redevelopment Area	Pending	Execution and delivery of at least 150 purchase and sale contracts for the purchase of residential units in the Primary Redevelopment Area Number of Purchase and Sale agreements	As of 2/28/06 292 homes sold Benchmark Met Closings - 66 totals (TH's 34, SF - 32)
		Application of at least 150 building permits for residential units in the Primary Redevelopment Project when will D.R. Horton submit permit application? Number of Permit applications submitted	As of 2/28/06 There are currently 817 permits applied for, with 417 received and 400 pending Benchmark Met