



**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

June 25, 2007

As Advertised

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Board of County Commissioners

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Clerk of the Board Division

Akira Spann, Commission Reporter

(305) 375-1475



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
JUNE 25, 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., June 25, 2007; there being present upon roll call: Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Moe Hakssa, Mr. Daniel P. Lipe, Mr. Parsuram Ramkissoon, Ms. Marleen Volkert; (Chairperson Nina Betancourt was late; Mr. Rene Infante was absent); Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management; Mr. Alberto Gonzalez, CRA Analyst, Office of Strategic Business Management; and Deputy Clerk Akira Spann.

I. Start of Regular Meeting call to Order

Mr. Forbes called the CRA Board meeting to order at 6:16 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 May 21, 2007 NLCRA meeting minutes be approved as amended to reflect the following revisions: Page 8, paragraph 6, line 2 be revised to reflect "Overtown's CRA area" and line 3 be revised to reflect "this would be a reason for the NLCRA to consider hiring an Executive Director." This motion was seconded by Ms. Volkert, and upon being put to a vote, passed unanimously by those members present.

IV. Approval of Agenda

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

V. Open Forum for Public Comments

Mr. Forbes opened the floor for public input and the following individual(s) appeared before the CRA Board:

Mr. Philip Murray, 13248 S.W. 256 Terrace, appeared before the CRA Board and commended them for their assistance to the Villages of Naranja and Hidden Grove Apartments.

Hearing no other comments, the public input was closed.

VI. Old Business

Community Policing

Heritage Village

Mr. Archer expressed concern regarding the rehabilitation of homes, and the urgency for people to move in before the new school year began. He asked Mr. Iturrey to ensure that the project was expedited in an effort to produce results sooner.

Mr. Forbes added that the community wished the development to be pedestrian friendly. He stated that the Miami-Dade Housing Agency (MDHA) needed to make themselves available to address the CRA Board's concerns regarding the development.

Mr. Iturrey noted that a recent e-mail should provide answers regarding the Naranja Villages development. He stated that he would inform MDHA of the CRA Board's wish to speak with them as soon as possible, but could not guarantee their presence. Mr. Iturrey noted that the CRA Board could place their questions/concerns in writing, which he would present to MDHA.

Responding to Mr. Archer's question regarding the earliest the public could expect to move into the development, Mr. Iturrey advised that people could move in towards the end of September, and the development was running on schedule.

Chairperson Betancourt assumed the chair upon her arrival, and the CRA proceeded with the next item.

Update on General Old Business

Current re-zoning applications in CRA

Mandarin Lakes

Mr. Iturrey noted that the representative of the development did not give him prior indication regarding his absence from tonight's meeting. He stated that he would look into the reason behind his absence, and attain any updates on the development to present to the CRA Board.

Infrastructure Construction

Mr. Scott Hedge, Vice President of Architecture and Planning, DeGuarddiola Properties, appeared before the CRA Board on behalf of Naranja Lakes Construction, LLC, and advised that roadway construction was in its final stages. He stated that meetings were held with the landscaper and the landscape architect to ensure the replacement of remaining materials, and the planting of the remaining trees. Mr. Hedge noted that they were coordinating and working with the Irrigation Contractor to commence insulating the irrigation. He stated that they received the permits for the vertical construction of the plaza as well as the community building. Mr. Hedge noted that they would bring forward the final schedule of values for those components to the CRA Board towards the end of July.

Mr. Archer expressed concern regarding flooding from S.W. 280th Street that would impede the project. Mr. Hedge advised that the expansion of the bridge should resolve that issue.

VII. New Business

a. Construction Consultant Report

Mr. Anasis (phonetic) Serralta appeared before the CRA Board on behalf of SRS Engineering and presented an overview of the Construction Consultant Report. He stated that they were instructed to review all previous work, including payment requests. Mr. Serralta noted that the project was broken down into two parts (Phase I and Phase II) which contained items (a, b, c, etc.), that were condensed into sub-items representing different construction elements of the development. He stated that the payment requests raised concern since modifications were made to paid items originally approved in Phase I of construction

Mr. Serralta noted that there were some reallocations of construction work. He stated that several meetings were held with the developer and County representatives to investigate any payments issues; explained an agreement was made regarding the approval of a schedule of values. He stated that the developer would provide a schedule of values for all of Phase I, and incorporate the required construction items that were not included in the original plan. Mr. Serralta noted that they agreed that the full schedule of values, including both Phases, should be prepared by the next CRA Regular meeting. He stated that a progress schedule, including guidelines and dates indicating the completion of items and phases, needed to be approved. Mr. Serralta noted that an application for payments needed to be more consistent. He stated that they agreed to establish a monitoring program which enabled them to hold periodic meetings with the developer to review payment request, and have discussions with the County inspector to ensure that the work was being completed.

b. Phase I Revised Schedule of Values Discussion

Mr. Iturrey noted that some projects of the development listed in the report were completed by people who did not have any authority to do so. He stated that the CRA

Board needed to resolve the payment issue. Mr. Iturrey noted a proposed schedule of values for Phase I including an overall layout of development construction was provided, to which the Board could make recommendations.

Discussion ensued among Mr. Forbes and Mr. Serralta regarding the circumstances that lead to the revised Phase I Schedule of Values.

Mr. Serralta noted that Phase I superceded the schedule of values in the original agreement. He stated that the first amendment was created, and some items were changed as a result of issues raised by the CRA Board. Mr. Serralta noted that the total amount remained the same, but some items were shifted, and that the payments had no relations to the original agreement.

Mr. Iturrey noted that Mr. Serralta was never asked to justify the first amendment made to the contract; that all parties involved agreed that a detailed schedule of values was not included in the contract. Mr. Iturrey also noted that sections of the contract called for documentation and a process of procedures, and that he would examine County Commission authority to approve changes in the project, since they were a third party to the agreement.

Mr. Archer noted that the County was not comfortable approving outstanding items payments. He suggested that CRA Board members meet with CRA Attorney Steve Zelkowitz in an attempt to resolve any differences.

Mr. George DeGuardiola noted that sections within the development that needed to be completed to make the necessary improvements. He stated that costs shifted from one item to the next to justify the improvements. Mr. DeGuardiola noted that the consultant, the County, and the County inspector agreed that those improvements were necessary to deliver the infrastructure.

Mr. Iturrey noted that previous payments were paid through former construction consultant Mr. John Ritsema. He stated that the 22nd payment was submitted and then retracted. Mr. Iturrey noted that a second amendment may be necessary to ensure that all parties involved were in agreement on the future development needs.

Responding to Mr. Forbes concern regarding misunderstandings with the Guaranteed Maximum Price (GMP), Mr. Iturrey advised that the attorneys met and agreed on the GMP and the completion requirements of the project.

It was moved by Mr. Forbes that the meeting be extended by twenty minutes. This motion was seconded by Mr. Archer, and upon being put to a vote, passed unanimously by those members present.

Mr. Archer noted that he would like to meet with Mr. Zelkowitz to discuss recent developments, and the CRA's options regarding the direction of the project.

c. Tax Reform

Mr. Iturrey presented a two page overview of estimations/assumptions for the upcoming Property Tax Reform in which he discussed the impact on revenues for Naranja Lakes and the CRA. He stated that the estimates listed on page one were calculated using the estimated 2007 Property Appraise Roll under no tax reform. Mr. Iturrey noted that this calculation kept the County Millage and the UMSA Millage rates consistent over the next 26 years, and based on the Roll Growth column the CRA stood to produce an estimated \$172,530,848 in total revenue over the course of its life with a Net Present Value of \$73,314,370. He explained that the calculations on page two were created using the House/Senate Compromise Plan and the estimated 2007 Property Appraise Roll. Mr. Iturrey noted that the CRA would produce \$106,128,038 in total revenue, and a Net Present Value of \$48,798,506. He stated that despite a 22% taxable value gain, the CRA stood to lose 30% to 33% over the next 26 years.

Mr. Iturrey explained that the “Loss of Roll to Plan” column represented the constitutional component of Property Tax Reform that State Legislature would vote on. He stated that the estimated \$21,200,755 was the taxable value lost off the roll should the constitutional component be implemented. Mr. Iturrey noted that the last two columns, “County Millage” and “UMSA Millage,” represented the statutory changes and their effects. He stated that the statutory component required local governments and municipalities to roll back their millage rates to this year’s numbers, and then incorporate an additional decrease to obtain the appropriate millage rate depending on the city or County. Mr. Iturrey noted that the County fell into a nine percent (9%) discount, and unincorporated municipalities fell within a five percent (5%) discount. He stated that the calculation that determines how the CRA receives money did not change, but the appropriate millage rate had to be applied to the CRA. Mr. Iturrey calculated the Tax Reform estimates in the event that the constitutional component was not implemented, and determined that the CRA would produce \$111 million over the next 26 years with a Net Present Value of \$51 million, resulting in a 30% loss to the CRA. He explained that the constitutional component meant taxable values increased, following a one-year period where they decreased, but would continue to increase thereafter. Mr. Iturrey noted that the statutory component recalculated the roll back rates on a yearly basis, which brings down the millage rate year after year. He stated that the Board would hold a meeting to establish the millage rate in July, and establishing a Budget Committee would be on the agenda as well.

d. Villages of Naranja – Update from Workshop

Housing Issues

Fire Alarms

Crime Statistics

Proposed Legal Aid Workshop

Mr. Iturrey noted that he recently spoke with a representative from legal services, and they agreed to assist with the landlord/tenant issues that were brought to the CRA Board's attention at previous meetings.

VIII. Setting of next Meeting Date

Chairperson Betancourt announced that the next NLCRA meeting would be held on July 23, 2007 at 6:00 p.m. and a Special Workshop would be held on July 9, 2007 at 6:00 p.m. at the Naranja Neighborhood Center to discuss local businesses in the area and the Schedule of Values for the Naranja Lakes Homes project.

IX. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:59 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency