



**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

July 23, 2007

As Advertised

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Board of County Commissioners

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**CLERK'S SUMMARY AND FINAL OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
JULY 23, 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., July 23, 2007; there being present upon roll call: Mr. Stuart Archer, Mr. Moe Hakssa, Mr. Rene Infante, Mr. Daniel P. Lipe, Ms. Marleen Volkert, and Chairperson Nina Betancourt; (Mr. Kenneth Forbes and Mr. Parsuram Ramkissoon were late); Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management (OSBM); Mr. Jason E. Rodriguez, CRA Analyst, Office of Strategic Business Management (OSBM); Mr. Steve Zelkowitz, Legal Counsel for the CRA; and Deputy Clerk Akira Spann.

I. Start of Regular Meeting Call to Order

Chairperson Betancourt called the CRA Board meeting to order at 6:15 p.m.

II. Roll Call

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

III. Approval of the Minutes

Chairperson Betancourt noted she was absent from the June 12, 2007 NLCRA Special Workshop, and the minutes be changed to reflect Mr. Forbes as acting Chairperson for that meeting. She also stated that Mr. Iturrey should be notified of a Board members' absence from any meeting.

It was moved by Mr. Archer that the May 07, 2007 and June 25, 2007 NLCRA Meeting minutes be approved as presented; and that June 12, 2007 NLCRA Special Workshop minutes be approved, as amended. This motion was seconded by Mr. Volkert, and upon being put to a vote passed by a vote of 6-0 (Mr. Forbes and Mr. Ramkissoon were absent).

IV. Approval of Agenda

It was moved by Ms. Volkert that tonight's (7/23) agenda be approved as modified to reflect the following changes: that items for the Executive Director Selection Committee Appointment and the Introduction of New Staff be added to the agenda, and that the Plaque presentation be considered early. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 6-0 (Mr. Forbes and Mr. Ramkissoon were absent).

V. Open Forum for Public Comments

Ms. Joyce Wood, 28611 S.W. 144 Avenue, appeared before the CRA and expressed concern regarding the advantage felons had due to a lack of streetlights in the Leisure City area. She stated she spoke with several people concerning these issues, including Commissioner Moss.

Mr. Forbes noted he believed that Officer Mathis (phonetic) discussed those matters with the Lieutenant, and then spoke with Ms. Wood regarding the police response to crime in the area.

Ms. Wood noted that Officer Mathis was the only person who responded to her.

Chairperson Betancourt noted her belief that Ms. Wood should have been referred to the Special Taxing District Department to handle streetlight installation.

Mr. Archer expressed concern regarding the response time by Miami-Dade Police Department (MDPD) to in-coming calls reporting crimes in the area. He asked Mr. Iturrey to pursue the installation of streetlights along S.W. 144th Avenue from S.W. 280th Street to S.W. 288th Street. Mr. Archer also expressed concern regarding the number of police units actively patrolling the area.

Sergeant Hernandez noted a Florida Power & Light (FP&L) representative conducted a survey in the area, and noted the streetlight issue. He stated that communities would have a problem installing streetlights if the lights were not established. Sergeant Hernandez noted he would contact an FP&L representative to gather information regarding the streetlight installation process for that area.

Mr. Forbes expressed concern regarding the CRA Boards' initiative to take action on issues brought before them by members of this community; and stated this Board needed to understand that directing staff to take an action placed them in a better position to respond to those issues.

Mr. Archer asked that the request for Mr. Iturrey to pursue streetlight installation along S.W. 144th Avenue be expanded to include the proposed Park and Library.

Chairperson Betancourt noted the difficulty in mandating lighting for proposed projects such as the Park and Library was because lighting would be placed in certain areas as the project developed.

Mr. Infante stated he felt the CRA Board was reasonable in asking the County to alter their schedule of the proposed Park and Library projects to have the streetlights installed.

Mr. Ramkissoon pointed out that majority of the light poles on S.W. 280th Street adjacent S.W. 144th Avenue no longer functioned.

Mr. Iturrey noted that the CRA Board would need to complete a Request for Proposal (RFP) in order to have the streetlights installed; and that this Board had no authority to mandate that work be performed.

Mr. Infante noted it was the CRA Board's desire to notify County Manager Burgess regarding projects they considered a priority to be interjected within his budget.

Mr. Ramkissoon noted the CRA Board has always let the County decide what funds this Board would receive and when they received them; and stated this Board needed to speak up and inform the County on the needs of this community. He stated that the CRA Board was simply asking the County to re-connect the existing streetlights and replace those destroyed by Hurricane Katrina.

Chairperson Betancourt noted that S.W. 144th Avenue never had established streetlights.

Mr. Lipe questioned the feasibility of developing a matrix listing all issues brought before the CRA Board, which required an action, in an attempt to monitor all action-related items.

Mr. Iturrey noted Mr. Gonzalez prepared an action item list after each meeting; which could be submitted to the CRA Board.

Chairperson Betancourt noted reports received by the CRA Board gave the impression that someone was acting on issues brought before this Board.

Sergeant Hernandez noted the streetlight survey revealed two areas of interest: 1) Harbor Square, a privately owned and maintained property and 2) Sea Pines, which had streetlights under the County's jurisdiction. He stated that the Sea Pines Homeowners Association (SPHA) expressed interest in installing additional streetlights along the rear fencing area; however, that project lingered because SPHA failed to follow through.

It was moved by Mr. Forbes that Mr. Iturrey coordinates with CRA staff to evaluate the streetlight installation process for the Leisure City area, and to provide a report outlining actions to be taken for the CRA Board's review. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 8-0.

Mr. Hakssa suggested that additional policing be utilized in this area until the streetlight issue was resolved.

Sergeant Hernandez noted he could arrange assignments for additional patrol units to that area.

Mr. Philip Murray, 13248 S.W. 162nd Terrace, appeared before the CRA Board and commended this Board for addressing the tenant issues regarding the Villages of Naranja and the Hidden Grove Apartments, but felt those issues escalated because the Section 8

Division of Miami-Dade Housing Agency (MDHA) failed to periodically inspect housing units. He asked the CRA Board to ensure that those issues would not happen again.

Mr. Forbes noted the CRA was informed that the MDHA would present an updated report on the Villages of Naranja and the Hidden Grove Apartments at the next Special Workshop meeting.

Mr. Iturrey noted the issues concerning those housing complexes differed from issues associated with Section 8; that the CRA Board received sufficient updated information regarding those housing complexes, and he did not expect to receive additional information from MDHA.

Mr. Forbes noted that despite this Board's general understanding of Section 8, they wanted to understand the process regarding changes in ownership and maintenance of the Villages of Naranja and Hidden Grove Apartments.

Mr. Forbes noted a clause in the special housing contract, which required random inspections of housing units, and tenants be notified of changes in ownership, management, and maintenance contracts.

Chairperson Betancourt noted the CRA established the Workshop meetings to address misconducts that occurred at the Villages of Naranja and the Hidden Grove Apartments; which revealed that a limited number of units received Section 8 Vouchers and required inspections.

Mr. Iturrey clarified that Section 8 units were to be inspected on an annual basis.

Chairperson Betancourt asked Mr. Iturrey to contact MDHA-Section 8 Division and inform them of the on-going problems being addressed so that they would have a heightened scrutiny of the units in those developments.

Mr. Archer noted Ms. Sheila Martinez, Development and Loan Administration Division, Miami-Dade Housing Agency, failed to follow-up with this Board regarding at-risk tenants.

Mr. Iturrey noted at the May 21, 2007 Regular NLCRA meeting, Ms. Martinez provided this Board with a report listing the property status, the change in ownership, and the eviction status. He stated the CRA had not received the requested copy of the property management contract with Florida Housing, which the receivership company refused to disclose. Mr. Iturrey noted that the company had to provide that information as a public record request.

It was moved by Mr. Forbes that Ms. Martinez, or an MDHA representative be invited to attend the August 7, 2007 Special Workshop to present a status report on information requested by the CRA Board; and that Commissioners Moss, Sorenson and the County

Manager be informed of the lack of response if the report was not presented. This motion was seconded by Mr. Archer, and upon being put to a vote, passed by a vote of 8-0.

There being no other persons to appear before the CRA, the public hearing was closed.

VI. Presentation of Plaque to Alberto Gonzalez

The CRA Board presented a plaque of appreciation to Mr. Alberto Gonzalez for his dedicated service to the Naranja Lakes Community Redevelopment Agency.

VII. Introduction of New Staff

Mr. Iturrey introduced Mr. Jason E. Rodriguez as the new CRA Analyst. He stated that Mr. Rodriguez recently worked for the Incorporation and Annexation Division with the Office of Strategic Business Management (OSBM), which was to be abolished as a result of the proposed tax reform.

Mr. Rodriguez expressed appreciation for the opportunity to be a part of the Naranja Lakes CRA, and stated that he felt his experience with the Incorporation and Annexation Division, and working with areas looking to incorporate as a new municipality or become new CRA's gave him adequate experience for this position.

The CRA Board welcomed Mr. Rodriguez and noted that his previous experience made him a great addition to the Naranja Lakes CRA.

VIII. Old Business

Community Policing

Sergeant Ozzie Hernandez, Miami-Dade Police Department, Cutler Ridge District, provided an overview of the monthly community policing report entitled "Naranja Lakes CRA Initiative Monthly Progress Report," dated July 17, 2007.

Sergeant Hernandez indicated that robbery and burglary were major issues in the Cutler Ridge District; however, the numbers that he presented to the CRA Board only concerned the CRA District.

Heritage Village

It was moved by Mr. Forbes that the Heritage Village construction report be accepted as presented. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed by a vote of 8-0.

It was moved by Mr. Forbes that tonight's (7/23) meeting be extended by no time certain to consider the remaining items on the agenda. This motion was seconded by Mr. Infante, and upon being put to a vote, passed by a vote of 8-0.

Update on General Old Business

Current re-zoning applications in CRA

Mr. Iturrey advised that no re-zoning applications had been submitted recently for properties located within the NLCRA district.

Mandarin Lakes

Mr. Iturrey noted D.R. Horton Builders' representative, Mr. Paul Herman, was out on personal leave, and his replacement, Mr. Carl Albertson, was unable to attend tonight's (7/23) meeting to present a report. Mr. Iturrey noted he would obtain an updated report and submit it to the CRA Board via E-mail.

Infrastructure Construction

Mr. Ignacio Serralta, representing SRS Engineering, appeared before the Board and gave an update on the Infrastructure Construction project. He stated that the development site was inspected, and construction was progressing. Mr. Serralta noted that landscaping and side walk repairs were performed, but some items still had to be completed. He stated that a schedule of values was almost complete.

Responding to Chairperson Betancourt's question regarding Mr. DeGuardiola's comments regarding the progression of the project, Mr. Zelkowitz, Legal Counsel for the CRA, advised that a meeting was held, and everyone involved a consensus could be reached soon. He stated they were waiting to hear from County Attorney Cuevas on some issues, but should have an update on the development by the next Regular CRA meeting.

Mr. Scott Hedge, Vice President of Architecture and Planning, DeGuardiola Properties, appeared before the CRA Board on behalf of Naranja Lakes Construction, LLC, and noted the developers collaborated with Mr. Iturrey, Mr. Zelkowitz, and the County to resolve outstanding issues, and decided that a complete schedule of values for Phase I and II would be presented to the CRA in August 2007, with language stating the project utilization, the balance of the work, and project reimbursements. Mr. Hedge noted the contracts, bonds, and requirements for the S.W. 144th Avenue Plaza project were being finalized; and meetings were held with contractors regarding the balance of the work, and they were working to refine the budget.

Mr. Hedge introduced Mr. Rick Torres as new staff of DeGuardiola Properties, and that he would oversee the daily operations and maintain the implementation of the project.

Mr. Archer suggested the CRA be provided with an accounting of Phase I of the project, and that it be signed off by an auditor.

Responding to Mr. Archer's concern regarding the performance bonds for this project, Mr. Zelkowitz advised that a letter of agreement was in place for the Phase I improvements.

Mr. Infante noted it seemed to him that requiring an accounting of the project was premature. He stated he felt the CRA Board should wait until they received all of the information from Mr. Iturrey, and then request an audit if they were not pleased with the reports.

Mr. Archer clarified that he was asking for a basic audit on CRA expenditures.

It was moved by Mr. Archer that an accounting of Phase I of the Project be completed and signed off by an auditor. This motion was seconded by Mr. Forbes, and upon being put into a vote, failed by a vote of 1-7 (Chairperson Betancourt, Mr. Forbes, Mr. Hakssa, Mr. Infante, Mr. Lipe, Mr. Ramkissoon, and Ms. Volkert voted No).

IX. New Business

2007-08 Budget Committee Appointment

Mr. Iturrey noted the CRA members could begin preparing their budget once the Budget Committee for FY 2007-08 was appointed. He stated the CRA stood to gain an estimated \$2.278 million in revenues next year based on the proposed millage rate in the County Manager's proposed budget, but the CRA would receive more if last year's millage rate was used. Mr. Iturrey noted that despite a 27% increment in taxable value in the area, the CRA would lose revenue based on the statutory change in the proposed tax reform. He stated he received the Bonding standards to examine whether this Board was entitled to receive it; and noted the CRA Board needed to make a decision on separating their funds should they decide to hire an Executive Director.

It was moved by Mr. Ramkissoon that Mr. Lipe, Mr. Forbes, and Ms. Volkert be appointed as the Naranja Lakes CRA Budget Committee for FY 2007-08. This motion was seconded by Mr. Infante, and upon being put to a vote, passed by a vote of 8-0.

Executive Director Selection Committee Appointment

Chairperson Betancourt noted three (3) letters of interest were submitted for the Executive Director position.

It was moved by Mr. Forbes that this Board terminate the letter of interest distribution cycle, and move forward in securing an Executive Director. This motion was seconded by Mr. Infante for discussion.

Ms. Volkert expressed concern regarding the feasibility of hiring an Executive Director without a final budget to determine the cost of having an Executive Director.

Hearing no further questions or comments, the Board proceeded to vote on the foregoing motion. Upon being put to a vote, the motion passed, 5-3 (Chairperson Betancourt, Mr. Lipe, and Ms. Volkert voted No).

Mr. Forbes clarified the intention of his motion was to allow the Committee to review the submitted letters, and make a recommendation to this Board on hiring an Executive Director; and that a second period of advertising to submit letters of interest would commence should the Committee decide that none of the submitted letters present a qualified candidate.

Mr. Lipe noted he felt the CRA did not thoroughly research what was necessary to implement an Executive Director's Office, which could not be done without knowing the succession management.

Chairperson Betancourt, Mr. Archer, and Mr. Infante volunteered to be on the Executive Director Selection Committee.

Mr. Iturrey noted he would contact members of the FY 2007-08 Budget Committees and the Executive Director Selection Committee to arrange schedules for future meetings.

X. Setting of next Meeting Date

Chairperson Betancourt announced that the next NLCRA meeting would be held on August 27, 2007 at 6:00 p.m. at the South Dade Government Center, and the next Special Workshop would be held on August 7, 2007 at 6:00 p.m. at the Naranja Neighborhood Center to discuss the Villages of Naranja and Hidden Grove Apartments landlord/tenant issues and the available Legal Aid services.

XI. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 8:12 p.m.

Nina Betancourt, Chairperson
Naranja Lakes Community Redevelopment Agency