



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

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

May 19, 2008  
As Advertised

Harvey Ruvin, Clerk  
Board of County Commissioners

Kay Madry Sullivan, Director  
Clerk of the Board Division

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**CLERK'S SUMMARY AND OFFICIAL MINUTES  
NARANJA LAKES  
COMMUNITY REDEVELOPMENT AGENCY (CRA)  
MAY 19, 2008**

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 6:09 p.m., May 19, 2008, there being present upon roll call Mr. Stuart Archer, Mr. Kenneth Forbes, Mr. Moe Hakssa, Mr. Daniel Lipe, Ms. Marleen Volkert and Chairperson Nina Betancourt; (Mr. Rene Infante and Mr. Parsuram Ramkissoon were absent); Mr. Mike Iturrey, CRA Coordinator, Office of Strategic Business Management; Mr. Jason Rodriguez, CRA Analyst, Office of Strategic Business Management; and Deputy Clerk Judy Marsh.

**I. Meeting Call to Order and Roll Call**

Mr. Forbes called the CRA Board meeting to order at 6:09 p.m. A quorum was not present upon roll call and there being no objection, the CRA Board proceeded to consider Agenda Item IV and Agenda Item V, Community Policing, out of order.

Mr. Iturrey advised that Mr. Rene Infante had sent an email indicating he would be out of town between May 17, 2009 and June 2, 2008.

**IV. Open Forum for Public Comments (15-min)**

No one appeared in response to Mr. Forbes' call for public comments.

**V. Old Business**

**Community Policing**

Mr. Forbes asked whether any of the CRA Board members had any questions regarding the monthly progress report that was submitted by Sergeant Ozzie Hernandez, Miami-Dade Police Department.

Mr. Archer asked that the community be apprised of the outstanding job being performed by the Miami-Dade Police Department to reduce crime.

Sergeant Ozzie Hernandez, Miami-Dade Police Department (MDPD), Cutler Ridge District, provided an overview of the police enforcement and community policing actions for Monday, April 21, 2008 through Thursday, May 15, 2008. He noted in addition to 24 arrests that were initiated within this time frame, 3 additional arrests were made. Sergeant Hernandez noted that a third stolen car was recovered and a fugitive from Gainesville, Florida was arrested.

In response to Mr. Archer's inquiry regarding feedback from the Waterside and Mandarin Lakes communities regarding troubled spots, Sergeant Hernandez said the District had not received much feedback from Waterside and he did not believe a security guard was still patrolling the premises. He noted a reduction in crime occurred in the Villages of Naranja, as a result of the Guardian Angels security patrolling in unmarked cars and the Cutler Ridge District's officers patrolling in marked cars. He noted robberies had been reduced District-wide with most robberies now occurring north of the CRA District and towards the Goulds area. Sergeant Hernandez indicated officers also came across illegal dumpers in the Sea Pines area. He noted the Cutler Ridge District's officers were addressing a complaint from a homeowner in Mandarin Lakes regarding a troubled house.

Sergeant Hernandez noted although the occupancy of the Modello Trailer Park had decreased, some crime pockets still existed within the general area. He noted cars had been burglarized and stolen late at night, and traffic in and out of the Trailer Park was ongoing.

In response to Mr. Archer's inquiry regarding Heritage Village, Sergeant Hernandez noted very little activity was occurring within the Heritage Village; however, officers were working on two drug houses that were adjacent to the Village.

Mr. Scott Hedge, President, Mandarin Lakes Master Association, appeared before the CRA Board. He noted D. R. Horton continued to support the off-duty; late night security which they paid for and complaints regarding illegal dumping within the Mandarin Lakes neighborhood had decreased.

Sergeant Hernandez noted the lights within Mandarin Lakes were being turned on as houses were being developed.

Mr. Leonard (Len) Anthony, 14820 Naranja Lakes Boulevard, Naranja Lakes Condominium 5, stated it was his understanding that an apartment was broken into and weapons were stolen. He asked whether this incident was included in the community policing report.

In response to Mr. Anthony's question, Sergeant Hernandez said reports of incidents occurring in the general CRA District were submitted by the regular police patrol. He noted he was only made aware of the situation when a citizen contacted him and his report was based on actual enforcement.

Chairperson Betancourt said while Sergeant Hernandez covered the entire CRA District, his report only covered the activities noted by the officers who had entered into a contractual obligation with the CRA. She noted activities covered by regular police patrols were not included in the report submitted by Sergeant Hernandez.

Mr. Forbes noted the CRA had contracted with the patrol unit who only operated at certain hours and Sergeant Hernandez' report was based on the hours of operation that was contracted by the CRA.

Mr. Anthony noted signs were posted outside the Naranja Lakes Condominium advising that parking on the swale was prohibited, however, people continued to park there. He expressed concern that visibility was obstructed by huge vehicles parked on the swale.

Sergeant Hernandez noted he would meet with Mr. Anthony to address his concerns.

## **II. Approval of the Minutes**

### **April 28, 2008 – Regular Meeting**

It was moved by Mr. Forbes that the minutes of the April 28, 2008 regular meeting be approved. This motion was seconded by Ms. Volkert.

Mr. Archer asked that the second paragraph under "Heritage Report" on page 3 of the minutes be corrected to reflect his concern that the new air conditioners and electrical equipment left on the property might be vandalized or stolen.

Upon being put to a vote, the minutes of the April 28, 2008 NLCRA Board meeting was approved as amended, and passed by a vote of 6-0, (Mr. Infante and Mr. Ramkissoon were absent).

## **III. Approval of Agenda**

It was moved by Mr. Archer that the CRA Board approve tonight's (5/19) agenda as presented. This motion was seconded by Mr. Forbes, and upon being put to a vote, passed by a vote of 6-0, (Mr. Infante and Mr. Ramkissoon were absent).

## **IV. Open Forum for Public Comments (15 mins)**

None presented

## **V. Old Business**

### **Community Policing**

Presented

### **Heritage Village**

Mr. Iturrey said the grand opening for the Heritage Village project was originally expected to be sometime in May 2008; however, staff from the Department of Housing

and Urban Development (HUD) advised that in order to obtain the Certificates of Occupancy (CO), the ventilation in six of the units needed to be repaired. Mr. Iturrey noted staff was further advised that the grand opening would occur once the COs were received.

### **Update on General Old Business**

#### **Current re-zoning applications in CRA (5 mins)**

Mr. Iturrey advised there were no current re-zoning applications.

#### **Mandarin Lakes (5 minutes)**

Chairperson Betancourt noted the CRA Board members had received this month's sales/closings for town homes and single-family homes within the Mandarin Lakes project, via email.

Mr. Scott Hedge, Naranja Lakes Construction, (NLC), said the NLC had not received the Letter of Agreement that was previously discussed with Mr. Iturrey and the County regarding construction of the bridge at SW 280<sup>th</sup> Street, which resulted in a delay of the project. He noted he requested a meeting with all the parties on Thursday (5/22), including the County Attorney's Office, to resolve the Letter of Agreement and other issues. Mr. Hedge said it was the NLC's intent to complete the infrastructure.

Mr. Forbes noted the CRA's Legal Counsel, Steven Zelkowitz, should be included in all meetings regarding construction of the bridge.

Mr. Iturrey noted the developer requested the meeting with the Mayor's Office and invited him to attend. He stated that Mr. Zelkowitz had been involved in discussions regarding the draft Letter of Agreement and the County's position on its proposal to the developer. Mr. Iturrey noted the County was an independent party to this Agreement.

In response to Chairperson Betancourt's inquiry why Mr. Zelkowitz was not invited to the meeting, Mr. Hedge said he could not answer that question. He noted the NLC asked the Mayor's Office to schedule a meeting with Mr. Iturrey and the parties involved in the negotiation regarding the Letter of Agreement.

Mr. Archer suggested Mr. Zelkowitz be invited to the meeting to discuss the Letter of Agreement. He noted the project would not be approved by the CRA Board until the CRA received recommendations from Mr. Zelkowitz.

Chairperson Betancourt emphasized the importance of Mr. Zelkowitz, as the CRA's Legal Counsel, being involved in discussions regarding the Letter of Agreement.

Mr. Hedge assured the CRA Board that Mr. Zelkowitz would be invited to the meeting scheduled for May 22, 2008.

Mr. Forbes noted it was the CRA Board's position that its Legal Counsel, the NLC and the County would be representing the interest of the three parties, therefore, the letter sent by the NLC to the Mayor should have been copied to Mr. Zelkowitz. He noted the CRA Board wanted its position to be represented and to be given a legal opinion based on its Legal Counsel.

Chairperson Betancourt asked that in the future, Naranja Lakes Construction be placed on the agenda to discuss infrastructure issues.

Mr. Iturrey clarified that he had always included Mr. Zelkowitz in discussions regarding the construction project.

### **Arterial Road Designation Request**

Mr. Iturrey referenced a report from the Public Works Department in response to the CRA's Board's request to study the feasibility of declaring SW 144 Avenue an arterial road. He noted the Public Works Department Director concluded that based on the criteria used for road designation throughout the county, it was highly unlikely that SW 144 Avenue between SW 288 Street and SW 280 Street would meet the requirements to be designated an arterial roadway.

Mr. Iturrey noted he communicated to the Public Works staff that the subject roadway was heavily used although it was approximately six to seven blocks north and south.

Mr. Forbes said the Public Works Department had presented several alternatives to the CRA Board for providing lighting on SW 144 Avenue. He noted he did not believe the CRA should be deterred by the Public Works Department's response from trying to provide lighting in an area that citizens had complained was a safety issue. Mr. Forbes said the Police Department had also informed the CRA Board that it was a safety issue. He noted Mr. Archer had been very involved and he felt the CRA Board needed to take some action.

Mr. Archer discussed the need for additional lighting within the vicinity of the CRA's Primary Redevelopment Project District (along SW 144 Avenue between SW 280 Street and SW 284 Street) in order to deter crime and illegal dumping. He noted he had contacted the Project Manager for Florida Power and Light who indicated he would determine what could be done on SW 144 Avenue. Mr. Archer stated he was informed that the CRA could not pay for the electricity and he had approached the Sea Pines Home Owner's Association regarding the possibility of paying for the seven additional light bulbs along SW 144 Avenue between SW 280 and SW 284 Street. He noted the Association President was present at tonight's meeting.

It was moved by Mr. Archer that the CRA Board take the necessary steps to amend the current Naranja Lakes CRA's Redevelopment Plan to include additional street lighting within the CRA District, to include lights on SW 144 Avenue, from SW 280 Street to SW

288 Street; and along SW 284 Street, from SW 144 Avenue to SW 147 Avenue, to increase the safety and to help ensure the success of the CRA's Primary Project; and to increase the returns on the tax increment funds for the project. This motion was seconded by Mr. Forbes for discussion.

Mr. Steven Zelkowitz, Legal Counsel for the CRA, described the statutory process for amending the Redevelopment Plan, which he noted could only be made by the Board of County Commissioners, upon recommendations of the Naranja Lakes CRA Board. He noted if the CRA Board wished to proceed with amending the Redevelopment Plan pursuant to Mr. Archer's motion, the Board would have to draft the language that would be included in the Plan, notify the taxing agencies by registered mail pursuant to State Statute, and the proposed amendment to the Plan once approved by resolution by the CRA Board, would be forwarded to the County for approval by the Board of County Commissioners.

In response to Mr. Forbes' inquiry why the Redevelopment Plan would have to be amended when lighting was included in the original Plan, Mr. Zelkowitz noted the Statutes required that if Tax Increment Financing (TIF) funds were going to be used for a capital project within a redevelopment plan, the projected costs and funding source should be identified in the plan. He advised the provisions of the NLCRA Redevelopment Plan that addresses improvements such as streetscape and lighting, were general. Mr. Zelkowitz noted it was conceivable that the TIF Committee may approve the proposed project and allow it in the CRA's budget without a formal amendment to the Redevelopment Plan, or they may require that it be actually included in the Plan.

In response to Mr. Iturrey's inquiry regarding the intent of his motion, Mr. Archer noted the intent was to provide lighting on SW 144 Avenue, from SW 280 Street to SW 288 Street, and across SW 284 Street from SW 144<sup>th</sup> to SW 147<sup>th</sup> Avenue to assist in reducing crime. He noted it was a tremendous turnoff for potential homebuyers entering Mandarin Lakes, via SW 144 Avenue, and he felt the CRA Board needed to make the entrances and approaches to its Primary Project attractive and safe.

In response to Mr. Forbes' inquiry regarding his interpretation of the Statutes as it related to the CRA providing lighting in the CRA District, Mr. Zelkowitz advised his interpretation was that the Statutes allowed the CRA to pay for capital improvements such as the light poles; however, TIF funds may not be used for operational costs. Mr. Zelkowitz noted he would review the section of the Statutes that addresses the prohibition of operational and administrative expenses associated with redevelopment projects. He cautioned that a precedent might be established and an argument could be made that the CRA should be paying for lighting for the entire redevelopment area. Mr. Zelkowitz recommended the CRA Board include a funding request in this year's budget to conduct a lighting study.

In response to Ms. Volkert's inquiry whether anyone had approached Commissioner Moss or any other commissioner regarding the arterial road designation, Mr. Forbes said

he and Mr. Archer had raised this issue at Commissioner Moss' forum. He noted Commissioner Moss was of the impression that the CRA could recommend that money be spent for the arterial road.

Mr. Archer suggested another option would be to install new poles on the Sea Pines side of the right-of-way. He noted he felt Sea Pines would be willing to pay for seven additional street lights on their side of the highway.

Mr. Zelkowitz noted TIF funds could be used for streetscape, including decorative light poles; however, this was the first request he had from someone wishing to pay the electric bill associated with the lights.

In response to Chairperson Betancourt's inquiry as to what would occur at the end of 30 years, Mr. Zelkowitz noted the County would assume the obligation.

Mr. Archer repeated his motion as follows: that the CRA Board take the necessary steps to amend the current Naranja Lakes CRA Redevelopment Plan to include additional street lighting in the CRA District to include lights on SW 144 Avenue, from SW 280 Street to SW 288 Street; and along SW 284 Street, from SW 144 Avenue to SW 147 Avenue, to increase the safety and ensure the success of the CRA's Primary Project; and to increase the returns on the tax increment fund.

Chairperson Betancourt asked that the motion be amended to state "to include but not be limited to." Mr. Archer and Mr. Forbes accepted this amendment.

The CRA Board then voted on the foregoing motion with the amendment noted by Chairperson Betancourt, and upon being put to a vote, passed by a vote of 6-0, (Mr. Infante and Mr. Ramkissoon were absent).

Mr. Darryl Christian, President of Sea Pines, noted he felt the Sea Pines Home Owners Association Board would be willing to agree to pay for the monthly cost for additional street lights.

Chairperson Betancourt cautioned that while Sea Pines was willing to assume part of the financial responsibility for the street lighting; other communities could potentially request the CRA to pay for their lighting needs.

Mr. Iturrey asked the CRA Board to reconsider its vote because the amendment of the Redevelopment Plan might not be necessary.

In response to Mr. Iturrey's request, Chairperson Betancourt said she felt the CRA Board would be willing to reconsider its vote to amend the Redevelopment Plan if the Board's goal to accomplish additional lighting within the CRA's District could be accomplished through other avenues. She noted this was just the initial phase of a more lengthy process.

Mr. Iturrey explained the process involved for preparing an amendment to the Redevelopment Plan and noted that was his rationale for asking the CRA Board to reconsider its motion, pending a response from the CRA's Legal Counsel on whether the Board could proceed with providing additional street lighting. He noted, however, pursuant to the motion to amend the Redevelopment Plan, he would prepare a resolution and place the resolution on the TIF Committee's agenda which would probably occur within the next two weeks.

Chairperson Betancourt relayed the CRA Board's motion regarding the additional lights and Mr. Iturrey's concerns to Mr. Zelkowitz, who had temporarily exited the meeting.

In response to Chairperson Betancourt's inquiry regarding the timeframe for resolving the additional lighting issue and receiving approval from the County Commission, Mr. Zelkowitz noted it should take at least six months.

Mr. Iturrey said staff would meet with the TIF Committee in two weeks; however, the administrative process would take six months. He noted the process would be futile if the CRA Board received an opinion stating that it could not pay for operational costs.

Mr. Archer suggested Mr. Iturrey determine whether the TIF Committee would allow him to proceed under the CRA Board's current Redevelopment Plan.

In response to Chairperson Betancourt's inquiry, Mr. Archer said there were no light poles on the remainder of SW 284 Street to SW 288 Street.

## **VI. New Business**

### **Presentation from Cornerstone Group regarding Villa Capri**

Mr. Gerald Valant, representing the Cornerstone Group, 2121 Ponce De Leon Boulevard, provided an overview of Villa Capri, a 36.88 +/--acre site located at 14500 SW 280 Street. He noted the Cornerstone Group owned approximately 38 acres located on SW 280<sup>th</sup> Street between SW 144<sup>th</sup> and 147<sup>th</sup> Avenue. Mr. Valant said Cornerstone had been in existence for 15 years and had developed over 13,000 apartments. He noted these apartments consisted of affordable or workforce housing, three of which were located within close proximity of the South Dade Government Center. Mr. Valant said the subject property was originally planned for affordable units three years ago, however, as the market changed and construction costs increased, that plan became untenable. He noted at this time, Cornerstone felt construction of an apartment complex would be ideal for this property.

Ms. Mara Mades, Executive Vice President, Cornerstone Group, 2121 Ponce De Leon Boulevard, requested gap financing from the NLCRA in the amount of \$3 million (approximately 8.4% of the project costs) to begin construction on Phase 1 of Villa Capri, a proposed 240-unit multifamily rental community, comprised of a mix of 1, 2 and 3

bedroom garden style residences. She noted Villa Capri's projected cost of \$35.7 million would be financed with tax-exempt bonds for the first mortgage, accompanied by 4% tax credits on the issuance of these bonds. Ms. Mades said the proposed rental apartments would consist of workforce housing and residents could not earn more than 60% of the County's median income. She noted tenant programs would include financial and homeownership counseling and tenants wishing to purchase a home would receive 5% of the cumulative rent they paid while living at Villa Capri, towards down payment on a home. Ms. Mades pointed out the proposed project was not Section 8 rentals.

Ms. Mades said approximately half of the \$3 million being requested from the NLCRA would be used for exterior and some on-site improvements, and the remainder of approximately \$1,350,000 would be used for infrastructure for the proposed 240 rental units. She noted the increased taxes from development of these units would repay the \$3 million in CRA funds over a 12-year period. Ms. Mades said the payback period, investment and infrastructure were similar to other CRAs. She noted the Cornerstone Group had its own lighting requirements.

Upon conclusion of the foregoing presentation, it was moved by Ms. Forbes that tonight's meeting be extended fifteen minutes to complete the agenda. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed by a vote of 6-0, (Mr. Infante and Mr. Ramkissoon were absent).

Mr. Forbes said the proposed Villa Capri site was a sizeable property within the CRA District. He suggested the NLCRA consider working with the Cornerstone Group regarding the proposed Villa Capri project, which he noted would benefit area residents.

In response to Ms. Volkert's inquiry regarding the timeline for additional financing, Ms. Mades said Cornerstone applied to the State on April 7<sup>th</sup> for tax-exempt bond financing through the State Subsidy and would be informed in September whether their funding application was approved. She noted a 4% tax credit would accompany the bonds as long as half of the project cost was financed through the bonds. Ms. Mades said local subsidy was approved last week and the equity would be raised by Cornerstone.

Responding to Mr. Archer's inquiry regarding management of the proposed rental project upon its completion, Ms. Mades said the proposed project would be audited by the Tax Credit Syndicator, the Florida Housing Finance Corporation, Miami-Dade County (if County bonds were issued), the State, and the Credit Enhancer. She noted monthly reports would be sent to the State outlining income, demographic composition, number of tenants and rentals.

In response to Mr. Archer's inquiry whether Villa Capri would be a private, gated community, Ms. Mades said Cornerstone communities were typically gated and it would only be different if the County dictated otherwise because it was located outside the Naranja Lakes Charrette.

In response to Chairperson Betancourt's inquiry, Mr. Steven Zelkowitz, Legal Counsel for the CRA, advised the NLCRA could invest in the proposed Villa Capri project as long as it was a redevelopment project within the CRA's Redevelopment Plan. He noted the NLCRA had contractual obligations with the County and in order to invest in the proposed project, the Redevelopment Agreement for Mandarin Lakes would have to be amended to allow the CRA to utilize the Tax Increment Financing (TIF) for the proposed project. Mr. Zelkowitz said while the County had allowed the CRA to use TIF for small projects, he felt the County would have an opinion on a proposed project of this magnitude.

Mr. Iturrey concurred with the comments made by Mr. Zelkowitz.

Mr. Iturrey responded to questions from Ms. Mades regarding the CRA's loan agreement with the County.

Mr. Forbes noted the CRA's Redevelopment Plan was supposed to include an affordable housing component and the Primary Redevelopment project did not include this component.

It was moved by Mr. Forbes that the CRA's Legal Counsel meet with Cornerstone representatives to discuss the proposed Villa Capri project and to determine how recommendations from the CRA could be presented to the Board of County Commissioners to amend the Redevelopment Agreement between the County and the NLCRA in order to facilitate a partnership with the Cornerstone Group to assist in developing the subject property. This motion was seconded by Mr. Hakssa.

Discussion ensued among the CRA members on the foregoing motion.

Mr. Lipe said enough information was not presented for him to make a decision on a \$3 million investment. He pointed out there was a big difference between affordable housing rentals versus affordable home ownership.

Ms. Volkert suggested staff be directed to research whether any discretionary revenues were available above the TIF dollars that were already pledged, and the impact of the Legislature's actions on future funding for CRAs, before the CRA Board made a determination on the proposed project.

Mr. Archer noted while the NLCRA was responsible for the entire CRA area, its main focus must remain on the Mandarin Lakes project and the remainder of the property to be developed by George De Guardiola. He emphasized the importance of staff determining the amount of funds that were available. Mr. Archer requested input from representatives of D. R. Horton and Mr. De Guardiola regarding the impact of the proposed Villa Capri rental project on the CRA's major project. He noted while he was supportive of homeownership type of projects, he was concerned about rental projects.

Mr. Archer expressed concern regarding the proposed Villa Capri project, in view of the fact that existing homes valued at \$300,000 to \$400,000 were located across the street. He noted significant problems were being experienced due to Waterside and Sea Pines which were serious detractors to the main development.

Ms. Mades discussed the homeownership component of the proposed project. She noted Cornerstone applied in February to the Florida Housing Finance Corporation for Community Workforce Housing Incentive Program (CWHIP) funds for the proposed town home component of Villa Capri and was first on the waiting list. Ms. Mades also discussed the transition from the proposed rental units to homeownership units.

Mr. Hakssa spoke in support of the proposed project. He noted rental units were necessary as not everyone could afford to be a homeowner.

Ms. Mades indicated Cornerstone would be willing to pay the expenses associated with the CRA's Legal Counsel being involved in discussions regarding the proposed project.

Mr. Forbes withdrew his motion on the floor. Mr. Hakssa withdrew his second to the motion.

It was moved by Mr. Forbes that the CRA's Legal Counsel and staff meet with Cornerstone representatives to determine whether it was financially feasible for the NLCRA to be involved in a partnership to provide assistance to the Cornerstone Group regarding the proposed Villa Capri redevelopment project. He noted Cornerstone indicated they would be willing to pay the expenses associated with the CRA's Legal Counsel's involvement. This motion was seconded by Mr. Hakssa.

Following further discussion, the CRA Board asked staff to conduct research to determine whether any discretionary revenues were available over the TIF dollars that were already pledged and the impact of the Legislature's actions on future CRA funding; to determine whether Cornerstone's financial projections regarding taxes and repayment to the CRA were correct; to obtain input from representatives of D. R. Horton and George De Guardiola regarding the impact of the proposed project on home sales in the CRA's current major redevelopment project and to review the CRA's mission. The Board asked that the requested information be provided at the next CRA Board meeting.

Upon being put to a vote, the foregoing motion passed unanimously by a vote of 6-0, (Mr. Infante and Mr. Ramkissoon were absent).

## **VII. Next Meeting Dates:**

### **a. June 23, 2008, Regular Board Meeting**

Chairperson Betancourt announced the next NLCRA Regular Board meeting would be held on June 23, 2008, at 6:00 p.m.

## **VIII. Adjournment**

There being no further business to come before the CRA Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 8:10 p.m.

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Nina Betancourt, Chairperson  
Naranja Lakes Community Redevelopment Agency