



**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

September 29, 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)
SEPTEMBER 29, 2008**

The Naranja Lakes Community Redevelopment Agency (CRA) Board convened in the South Dade Government Center, 10710 S.W. 211 Street, Room 203, Miami, Florida, at 6:00 p.m., on September 29, 2008; there being present upon roll call: Mr. Danny Lipe, Mr. Moe Hakssa, Mr. Stuart Archer, and Mr. Kenneth Forbes (Chairperson Nina Betancourt, Mr. Rene Infante, Ms. Marleen Volkert and Mr. Parsuram Ramkissoo were absent); Staff members present were: Mr. Jorge Fernandez, Offices of Strategic Business Management (OSBM) Coordinator; Mr. Jason Rodriguez, CRA Analyst, OSBM; and Deputy Clerk Jill Thornton.

I. Meeting Call to Order and Roll Call

Mr. Forbes called the CRA Board meeting to order at 6:08 p.m., and noted, as a quorum was not present, the CRA Board would consider informational items only.

II. Approval of the Minutes

Not considered.

III. Approval of Agenda

Not considered.

IV. Open Forum for Public Comments

Mr. Forbes opened the floor for public input and the following person(s) appeared:

Mr. Alex Rodriguez-Roig, Executive Director, Boys & Girls Club of Miami-Dade, 2805 SW 32nd Avenue, appeared before the CRA and noted his interest in pursuing a partnership with Miami-Dade Parks & Recreation Department to bring a Boys & Girls Club to the Naranja Lakes Community. He noted the mission of the Boys & Girls Club was to serve underprivileged children from disadvantage neighborhoods with after-school programs, and the Boys & Girls Club currently served about 13,000 children countywide through five different facilities.

Mr. Fred Rebozo, CEO, Rebozo Foundation/Executive Board Member, Boys & Girls Club, 12400 SW 62nd Avenue, appeared before the CRA. He noted his late uncle established the Boys & Girls Club in Miami approximately seventy years ago and left a sizeable foundation. Mr. Rebozo further noted the Rebozo Foundation Board Members decided to build a new Boys & Girls Club in memory of his uncle, and after researching many locations, determined that SW 280th Street and 152nd Avenue in Naranja, near the site where a county library was being built, would be a prime location. He noted the Boys & Girls Club essentially served to help children and could serve several communities in the CRA District at this location. Mr. Rebozo further

noted the Rebozo Foundation committed to providing \$5 million in seed monies, and proffered a partnership with Miami-Dade County Parks & Recreation Department in a joint effort to begin building this Club. Mr. Rebozo stated this seemed to be a perfect union since the County's budget had to be reduced and the Rebozo Foundation was financially stable. Mr. Rebozo said he met with Mr. Jack Kardys, Parks & Recreation Department Director, and with County Commissioners Sorenson and Moss, who were supportive of this proposal provided that it would serve all constituents fairly.

Mr. Archer said he was familiar with the Boys & Girls Club and its success at helping children. He noted this proposal would be extremely beneficial to the CRA's community, and he was eager to work with County staff to see what could be accomplished.

In response to Mr. Hakssa's question whether all of the subject property belonged to the County, Mr. Rebozo noted much of the property was designated to the Parks and Recreation Department. He noted the intent of this proposal was to partner with the County to create a Boys and Girls Club as a public facility, and, hopefully, the County would provide the park fields and maintain the facility.

Responding to Mr. Hakssa's question regarding what would be the next step; Mr. Rodriguez-Poiz noted the next step would be to meet with the County Commissioners and the Parks & Recreation Department staff to identify the community's needs and to develop a master plan detailing the costs of this project.

Mr. Rebozo noted the Foundation was ready to proceed with this project once it received the County Commissioners' and the CRA's support. He noted blueprints for Boys & Girls Clubs nationwide were available to help with the design of the proposed 20,000 to 30,000 square foot facility, and the facility could be built quickly. Mr. Rebozo further noted it was anticipated that the 2010 National Football League (NFL) Super Bowl would be held in Miami, and that NFL Super Bowls usually generate about \$1 million in partnerships. He stated that if the proposed facility was built by 2010, a partnership between the NFL and the Boys and Girls Club could bring tremendous publicity to the CRA District.

Mr. Rodriguez-Poiz added that this proposal was intended to be a community project, and would only be enhanced if more partners were on board.

Mr. Archer stated he was fortunate enough to have worked with some NFL football players when he worked with the Sunniland Optimist Club, and he commended the sports program for its accomplishments in that community. He asked Mr. Rebozo to leave his contact information with Ms. Rachel Bach, the CRA's Economic Development Coordinator.

Mr. Forbes stated when he was approached by Mr. Rebozo, he asked Mr. Rebozo to present his proposal to the Director of Miami-Dade Parks and Recreation and to the District County Commissioners because he felt the Rebozo Foundation was in a better position, financially, than the County was to provide Naranja with a quality program. He noted the importance of the CRA supporting this proposal as well.

Mr. Rebozo noted, essentially, the Foundation was seeking the CRA's verbal support rather than its financial support, and wished to inform the community of this proposal as well. He also noted he was confident he could gain the community's support, since the Boys & Girls Club's programs had been successful for many decades.

Mr. Phillip Murray, 13248 SW 256th Terrace, Naranja, appeared before the CRA and welcomed Ms. Rachel Bach as the new Economic Development Coordinator for the CRA. He noted a Boys & Girls Club in the NLCRA District was a wonderful proposition and he hoped it would be implemented successfully. He questioned if the community would be given an opportunity to provide feedback on this proposal prior to its implementation. Mr. Murray commended Sergeant Hernandez for the success of the Community Policing Program; however, he expressed concern with police officers approaching individuals walking around the community and creating Field Investigation Cards (FIC)/databases on them without probable cause.

Mr. Forbes asked Mr. Murray if he would like to direct his concerns to Sergeant Hernandez.

Sergeant Ozzie Hernandez, Miami-Dade Police Department (MDPD), Cutler Ridge District, appeared and advised that police officers were not permitted to stop individuals without a cause, but usually stopped a person for investigative purposes, a suspicious activity or because a person had a known history of illegal activities. He noted FICs were not written on individuals just walking down the street, but the information obtained was entered into a database for investigative purposes only and used in print comparisons, as future references or as investigative leads to help solve crimes.

Mr. Murray questioned whether an individual stopped by an officer, without probable cause for arrest, was obligated by law to provide information or respond to the officers' questioning.

Sergeant Hernandez advised that an individual stopped by an officer for cause was obligated to provide the officer with identification. He noted problems could arise if the person refused. Additionally, Sergeant Hernandez further noted most of the officers assigned to the Community Policing detail were well-trained in the task of writing FICs.

Mr. Archer noted one reason why the CRA reached out to the Miami-Dade Police Department for security assistance was because of the unusual amount of criminal activity occurring in Naranja. He noted the community policing officers were being proactive in an effort to prevent crime, and were doing what the CRA requested of them. Mr. Archer said he had not heard any complaints from the residents, but only gratitude expressed for this service.

Mr. Murray stated he wanted to ensure the rules and procedures carried out by the community policing officers were being carried out equally among all ethnic groups.

V. Old Business

Community Policing

In addition to the information provided in this month's Community Policing Report, included in tonight's agenda package, Sergeant Ozzie Hernandez, Miami-Dade Police Department (MDPD), Cutler Ridge District, noted he attended a Mandarin Lakes Homeowners Association (HOA) meeting this month at Water Stone Elementary and several residents attended. He noted the primary complaint voiced by residents at that meeting was not about crime, but about a ten-year contract with their telephone and television cable service providers. Following the HOA meeting, Sergeant Hernandez noted a lady approached him to express her appreciation for MDPD's efforts and the community policing program, which had significantly decreased the crime in the Mandarin Lakes area.

Update on General Old Business

Heritage Village Report

Mr. Alex Ballina, Director, Public Housing, Miami-Dade Housing Agency (MDHA), appeared before the CRA and noted he was assigned by U.S. Housing and Urban Development (HUD) as part of the Agency Oversight and Recovery Team to oversee MDHA, and had identified the Heritage Village Project as one issue. He noted all work relative to this project had been completed and all buildings had received certificates of occupancy; however, this project was funded by a federal grant for a Turnkey III Program that needed to be converted to a Section 32 Homeownership Program. Mr. Ballina noted he was in the process of making that change and had filed an application with HUD. He noted he was awaiting HUD's guidance on how to proceed with the regulatory process for identifying eligible, low income home buyers; or in the alternative, whether to disclose these units to non-profit agencies to identify eligible Section 8 residents, in which many displaced residents of the Scott Carver Hope VI Project would qualify.

Mr. Archer questioned if Mr. Ballina was currently responsible for the Heritage Village Project, in which Mr. Ballina responded that he was.

Mr. Archer stated this project was a disgrace in that status reports had been compiled for seventeen years, while units remained empty, and staff waits for the processing of the paperwork. He noted someone should be held responsible for the waste of taxpayers' dollars and someone should be responsible for assisting people to occupy these units.

Mr. Ballina stated he understood the frustration of the CRA members; however, he was unaware of this issue prior to it being identified and him being assigned to it as part of the recovery team. He noted, pursuant to HUD's regulations, this project had to be addressed by the Homeownership Program with the purpose of selling units to eligible home buyers, and could not be given over to the Rental Community Program.

Mr. Hakssa questioned how long the process would take to convert the Turnkey III Program to the Section 32 Homeownership Program, and questioned how the CRA could expedite the process.

Mr. Ballina noted the application was filed with HUD's Special Application Processing Center; and, as part of HUD's oversight team, he could give an influential push to get this project

completed. He stated he definitely wanted to see these units sold, if the Homeownership Program was approved, or in the alternative, receive approval for the Rental Program to assist the many families in need of housing.

Mr. Forbes asked Mr. Ballina to meet with the CRA's Economic Development Coordinator, Ms. Rachel Bach, to update her on the Heritage Village project and to determine what joint efforts could be applied.

Mr. Ballina noted this project was one of many issues now identified at MDHA, and he intended to address it as quickly as possible. He stated although he could not take responsibility for past actions, he agreed there was no excuse for these units being empty for seventeen years, and he assured the CRA members that he would take all possible action to get these units occupied. Mr. Ballina advised that MDHA just closed off the waiting list for Section 8 and public housing assistance, and received over 71,000 applicants.

In response to Mr. Archer's question as to when the Heritage Village properties would be available for occupancy, Mr. Ballina said as soon as he received HUD's approval, but, hopefully, this issue would be resolved within a few months. He stated he would follow up by providing the CRA with a status report in December.

Current re-zoning applications in CRA

Mr. Jorge Fernandez advised that one zoning application seeking the release of several covenants was recently submitted for a property located within the NLCRA district.

Mandarin Lakes

Mr. Jason Rodriguez advised that the Sales and Closing of Mandarin Lakes Homes report, submitted in tonight's agenda package, pertained to last month's activities and staff was awaiting the current month's report.

Infrastructure Construction

In addition to the construction progress report submitted by SRS Engineering and contained in tonight's agenda package, an unidentified speaker advised that the construction of the Canal Street Bridge had been completed enough to enable pedestrians to cross it, and noted the construction of the substructure had begun.

Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, appeared before the CRA on behalf of the developer, Naranja Lakes Construction (NLC), LLC and noted the vertical construction of the Civic Building was progressing and should be completed soon. Regarding Irrigation, he noted all underground material for the irrigation system was being installed. Regarding the Landscaping Plan issues, he noted the developers met with County staff, but needed to meet further with the Public Works Department Director; and hoped to resolve this issue by next month. Mr. Hedge noted the Civic Building should be completed by

the end of this year, at which time the developers would be conveying it to the CRA. He suggested the CRA establish a subcommittee to discuss the use and maintenance of this facility.

VI. New Business

Update on Florida Supreme Court decision regarding Strand vs. Escambia

Not considered.

Progress Report regarding Economic Development

Ms. Rachel Bach, Economic Development Coordinator for the CRA, noted she was working diligently at developing the CRA's Action Plan, and had met with County staff for assistance in consulting with other county departments. She noted she would be meeting this week with the staff of the Office of Community Economic Development and the Department of Planning and Zoning to gather information on the zoning plans developed for the CRA area. Ms. Bach noted since most of these plans did not fully encompass the CRA District, she would review them and create a more comprehensive set of plans for the CRA District. She also noted she would meet with the Planning Department to discuss the Traditional Neighborhood Design (TND), and with the developers to identify their county contact for the TND zoning aspect. Ms. Bach further noted she would contact each CRA member within the next two weeks to schedule individual meetings with them to discuss community issues. She advised that the notice to proceed on the action plan was issued on September 12, 2008, and that she anticipated providing a draft copy to the CRA by October 12, 2008; however, she expressed a need for more time if the CRA wanted to include community input. She stated she would like to include a community roundtable with non-profit organizations; a public workshop and some individual interviews with members of the community that the CRA selected.

Mr. Forbes and Mr. Lipe stated they would like to include community input in the action plan.

Mr. Archer suggested Ms. Bach be allowed to present her report at the October 24th CRA meeting to allow extra time for community outreach.

Ms. Bach noted although she would not write the actual action plan, she could have the data analysis and the plans available by that deadline to share with the public and get their feedback.

Mr. Forbes asked Ms. Bach to meet with him last, since he would be out of town for most of the next two weeks.

Ms. Bach noted, as a follow-up, she would meet with Mr. Alex Ballina, MDHA's Public Housing Representative and Mr. Rebozo, the Boys and Girls Club Representative, regarding the community's social perspective. She noted, at this time, she was mainly focused on completing the action plan, and once completed; she would seek the CRA's direction on its implementation.

Mr. Archer suggested that Ms. Bach and Mr. Scott Hedge coordinate with Mr. Rebozo and provide him with input on the proposed Boys & Girls Club for the CRA District.

Budget Committee and General FY 08-09 Budget Discussion

Mr. Jorge Fernandez noted, for the record, Chairperson Nina Betancourt and member Ms. Marleen Volkert contacted him to advise they could not be present at tonight's meeting.

Mr. Fernandez advised CRA members that staff met with the CRA Budget Subcommittee this month to discuss the proposed FY2008-09 NLCRA Budget. He noted the package provided to CRA members last week was amended as follows: the proposed UMSA and the County TIF revenues were adjusted to reflect the actual millage rates adopted by the Board of County Commissioners; and the Reserves were adjusted to reflect \$50,000 instead of \$5,000 to accommodate the maintenance expense of the new Civic Building. Mr. Fernandez noted other than these few adjustments he mentioned, the proposed FY2008-09 NLCRA Budget in tonight's agenda package was exactly the same as that presented to the CRA's Budget Subcommittee.

Mr. Archer questioned whether the CRA could proceed in approving the foregoing proposed budget tonight, if no quorum was present, by conducting a vote with other CRA members via telephone or by email.

Following a discussion between CRA members and staff regarding the legalities of CRA members voting on the foregoing proposed budget via telephone, staff contacted Chairperson Betancourt by telephone and placed her on speaker phone to discuss the proposed FY2008-09 NLCRA Budget.

Upon a roll call, Mr. Forbes noted a quorum was present with Chairperson Betancourt voting by cell phone.

Following a brief discussion with Chairperson Betancourt via cell phone, it was moved by Mr. Archer that the foregoing proposed FY2008-09 CRA Budget be accepted, as presented. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed by a vote of 5-0 (Chairperson Betancourt voting via cell phone), (Mr. Infante, Mr. Ramkissoon and Ms. Volkert were absent)

Mr. Phillip Murray, concerned citizen, reappeared before the CRA and noted his objections for the record concerning a CRA member voting via cell phone and whether the person speaking by phone was actually Ms. Betancourt.

Note: On October 6, 2008, a Special CRA Meeting was held for the CRA Board to reconsider its actions taken at the September 29, CRA meeting, at which time, the CRA Board voted to approve a resolution adopting the FY2008-09 CRA Budget. (See Exhibit entitled "Summary and Official Minutes of NLCRA October 6, 2008 Special Meeting")

Regarding the Civic Building, Mr. Archer directed a question to Mr. Hedge and noted he envisioned the CRA arranging for the Homeowners Association to handle the maintenance and day to day affairs of this facility.

Mr. Fernandez advised that staff would be working with Mr. Steven Zelkowitz, Legal Counsel for the CRA, and the developers regarding the maintenance of the Civic Building facility and would come back before the CRA with some recommendations.

In response to Mr. Hedge's question whether the proposed budget line-item, Debt Payments, used to pay back the County's loan, included interest payments only, Mr. Fernandez noted that line-item included both principle and interest payments. In response to Mr. Hedge's question whether it was fair of him to interpret the proposed budget as having a surplus if the projected TIF revenues generated exceeded the debt payment, Mr. Fernandez affirmed that was correct.

VII. Next Meeting Dates:

October 27, 2008, Regular Board Meeting

Mr. Forbes announced the next NLCRA Regular Board Meeting would be held on October 27, 2008 at 6:00 p.m.

VIII. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:02 p.m.

Kenneth Forbes, Acting Chairperson
Naranja Lakes Community Redevelopment Agency