



**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

October 27, 2008
As Advertised

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Board of County Commissioners

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Clerk of the Board Division

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**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
OCTOBER 27, 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 October 27, 2008; there being present upon roll call: Mr. Rene Infante, Mr. Moe Hakssa, Mr. Stuart Archer and Mr. Kenneth Forbes (Ms. Marleen Volkert was late), (Chairperson Nina Betancourt, Mr. Danny Lipe and Mr. Parsuram Ramkissoon 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 6:01 p.m., and noted as a quorum was not present, informational items would be heard first.

There being no objection, the following agenda item was considered out of order.

IV. Open Forum for Public Comments

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

Mr. Phillip Murray, 13248 SW 256th Terrace, Naranja, appeared before the CRA and expressed concern with there being no contingency fund in the CRA Budget. He questioned if the entire community would benefit from the funding used to facilitate the primary reconstruction project, Mandarin Lakes, and when the remaining community would benefit from the activities funded by the CRA.

Mr. Forbes explained that Tax Increment Financing (TIF) dollars, generated within the CRA District, were required by a State Statute to be spent within the CRA's boundaries. He noted the CRA believed that some of the improvements accomplished by the CRA would impact the entire CRA District overall, as well as benefit the communities surrounding Mandarin Lakes. He noted the CRA was seeking to have the existing communities blend with the new community to better serve the CRAs efforts.

Mr. Infante stated he felt the action plan being developed by Ms. Bach, NLCRA's Economic Developer Coordinator, would enable the CRA to spread its funds around the entire CRA District.

Hearing no further comments regarding the foregoing issue, Mr. Jorge Fernandez, OSBM Coordinator, advised that Mr. Len Anthony was unable to attend tonight's meeting and

forwarded an email to staff expressing his concerns regarding the rezoning of the Leisure City Community Urban Center (LCCUC) District.

Mr. Forbes inquired whether the CRA members had read Mr. Anthony's letter of concerns.

Mr. Hakssa stated he had worked in the Naranja Lakes Community over twenty-eight (28) years and was very concerned with the rezoning of Leisure City, and with renaming the Naranja Lakes-Leisure City CUC to the Leisure City CUC. He noted the CRA needed to discuss this issue, since the name Naranja Lakes had been in existence for some time with a good history.

Mr. Archer stated he felt it was imperative that the CRA ensure the name of the area remained Naranja Lakes and the name of the CRA remained the Naranja Lakes CRA.

Mr. Fernandez reminded CRA members that, as both board members and citizens of the area, they could participate in the November 06, 2008 public hearing before the Board of County Commissioners (BCC) to express their concerns regarding the rezoning of the LCCUC District.

Upon a roll call, Mr. Forbes noted a quorum was now present, and the CRA could move forward with approving a resolution regarding this issue.

Later in the meeting, Mr. Archer made a motion directing staff to draft a letter on behalf of the CRA, expressing the CRA's desire and support of retaining the name of the Community Urban Center as the Naranja Lakes-Leisure City Community Urban Center (LCCUC) in lieu of changing it to the Leisure City Community Urban Center; and that this letter be signed by the CRA Chair and presented to the County Commissioners at the November 6, 2008 public hearing for a rezoning of the LCCUC. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

II. Approval of the Minutes

Mr. Fernandez noted, for the record, that Mr. Lipe advised staff he would be unable to attend tonight's (10/27) meeting.

It was moved by Mr. Archer that the minutes of the July 28, 2008 and the August 25, 2008 CRA meetings be approved. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed unanimously by those members present.

It was moved by Mr. Archer that the minutes of the September 29, 2008 CRA meeting be approved. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

It was moved by Mr. Hakssa that the minutes of the October 06, 2008 CRA Special meeting be approved. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed unanimously by those members present.

III. Approval of Agenda

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

V. Old Business

Community Policing

Sergeant Ozzie Hernandez, Miami-Dade Police Department (MDPD), Cutler Ridge District, summarized the NLCRA Initiative Monthly Progress Report and the NLCRA Police Initiative Annual Executive Summary Report, highlighting the following points:

- 44 roving patrols and 9 enforcement sweeps were conducted in the area, resulting in 29 arrests;
- A fugitive from Mississippi wanted for rape, was apprehended in the area;
- A total of 348 Field Interview Cards were written, including 55 career criminals interviewed/documented; 298 citizens and 95 businesses were contacted.
- On 09/19/2008, a subject wanted for committing a Grand Theft was apprehended by a roving patrol unit.
- On 10/14/2008, a female subject known for prostitution was arrested by a roving patrol unit for possession of narcotics and trespassing in an abandoned house near the Modello area. Prostitution was an ongoing problem in the Naranja Lakes area, and lately, was occurring near the Exxon Gas Station on US 1.
- Six Residential Empowerment Neighborhood Enforcement Walks (RENEW) were conducted, covering the following areas: the Villages of Naranja; the Hidden Grove Apartments, the communities of Modello, Vista Trace, Sea Pines, Waterside, Naranja Condos, Mandarin Lakes, and the Palm Gardens Trailer Park.

Sergeant Hernandez noted the number of arrests this year increased to 392, including the apprehension of 15 fugitives from various states and counties, compared to 201 arrests last year. He also noted a significant decrease in crime last year compared to a small 3.36%, reduction in crime this year. Sergeant Hernandez explained the amount of enforcement remained the same in both years, but a considerable amount of criminal activity was occurring in the CRA due to an increase in population and a drop in the economy over the past year. Sergeant Hernandez further noted an overall reduction in crime this year, although crime had increased some in categories as Robbery, Residential/Vehicle Burglaries and Homicide.

In response to Mr. Archer's inquiry of how the CRA could encourage the community to get more involved with the police, Sergeant Hernandez recommended the CRA encourage partnerships between the property/business owners and the police department to engage residents in efforts to clean up the areas and facilitate the police with better enforcement tools as "We Care" signs.

In response to Mr. Archer question of whether the companies managing the Villages of Naranja Lakes, the Modello community and other housing complexes were cooperating with the police, Sergeant Hernandez noted Community Policing Officer Eddie Smith, Roving Patrol Unit, was communicating with the management company for the Modello community, and those issues were being resolved.

Sergeant Hernandez noted the owner of the Exxon gas station on US 1 partnered with the police to clean up the area and allowed "We Care" signage posted for better enforcement against trespassing. He noted an issue with prostitutes trespassing in abandoned areas, and the amount of enforcement needed to control prostitution. Sergeant Hernandez noted the issue with traditional enforcement was that no partnerships were established between the department and the property owners to support and facilitate undercover operations.

Mr. Hakssa pointed out the CRA's community policing officers were off duty on weekends when most crimes occurred. He noted his business was burglarized last Sunday, and his neighbor's store was burglarized six times during daylight hours. He also noted he contacted the owner of the property located near the International House of Pancakes (IHOP), between SW 272nd and 277th Streets on US1, and proposed the area be cleaned up. He stated the owner was currently in California, but agreed and sent monies to initiate the process; however, the County would not allow it. Mr. Hakssa asked what the CRA could do to get this property cleaned up.

Sergeant Hernandez noted the police department previously reached out to Mr. Ramkissoon, CRA member and owner of IHOP, to have him arrange with the property owner to clean up the property next to IHOP because the police had witnessed a camp of homeless people living in that field. Sergeant Hernandez noted the individual who burglarized Mr. Hakssa's business happened to live in that field and was arrested. He emphasized the importance of property owners working with the police department to ensure that vacant properties/fields were cleaned up.

In response to Mr. Hakssa's comment that the individual who burglarized his business was arrested on a Sunday and released back on the street the following day, Sergeant Hernandez noted that was an issue the police department dealt with on a daily basis. He noted, pursuant to the statistics, the highest number of crimes occurred on Tuesdays, especially robberies; and the second highest number of crimes occurred on Thursdays or Fridays.

Mr. Infante noted his business was also burglarized several times in the past few months, prompting him to hire additional security. He pointed out that most small businesses could not afford hiring security during these tough economic times. Mr. Infante also addressed the issue of transients living in the area.

Mr. Forbes suggested the CRA establish a Community Policing Ad Hoc Committee that could meet with Sergeant Hernandez to discuss the CRA's concerns with security and report back to the CRA with recommendations. He asked if any CRA members would like to volunteer as a member of this committee.

Mr. Archer, Mr. Hakssa and Mr. Infante volunteered to serve as a member of the Community Policing Ad Hoc Committee that would meet with Sergeant Hernandez to discuss security issues.

Update on General Old Business

Heritage Village Report

Mr. Jorge Fernandez, OSBM Coordinator, noted tonight's agenda packet contained a draft of a letter addressed to Mr. Rodin, Special Application Center, US Housing and Urban Development (HUD) from Ms. Lindsey S. Reames, HUD Oversight Administrator, regarding the Heritage Village Project. He noted staff was not satisfied with this report and hoped to receive a letter back from HUD indicating particulars on the status of the Heritage Village Project. Mr. Fernandez advised that staff would remain in contact with the Miami-Dade Housing Agency for updates on this property.

Current re-zoning applications in CRA

Mr. Jorge Fernandez reported that no current re-zoning applications had been submitted for properties located within the NLCRA district boundaries.

Mandarin Lakes

Mr. Jorge Fernandez, OSBM Coordinator, advised that Mr. Karl Albertson, Representative for D.R. Horton Construction, was unable to attend tonight's (10/27) meeting, but provided a report on the Sales and Closing of Mandarin Lakes Homes via email, which reflected the activities for the month of September 2008 as nine (9) sales and seven (7) closings.

Infrastructure Construction

Mr. Ignacio Serralta, SRS Engineering Construction Consultant for the CRA, provided an overview of the document entitled "NLCRA Construction Progress Report-October 2008" listing the infrastructure construction activities to date, in accordance with the Redevelopment Agreement, and highlighted the following:

- Canal Street Bridge – Construction of the bridge had not been completed; however, the project was moving forward and on schedule. Anzac Construction poured the concrete slab for the main deck of the bridge, and currently, was constructing the parapet walls.
- SW 140th Ave Plaza (Civic Building) and Entrance Features – ELCI Construction, Inc completed the construction of the shell of the Civic Building, installed the tie beams and began constructing the roof and the interior walls. The developers began coordinating the plans for the exterior work, landscaping and the construction of the entrance features, which would begin soon.
- SW 140th Avenue, SW 143rd Avenue and SW 272nd Street roadway projects – The Landscaping Contractor proceeded with the irrigation work and re-sodded the areas damaged by construction work. The developer met several times with county staff and the Public Works Department (PWD) to discuss the pending landscaping issues, and

scheduled another meeting with them today (10/27) to work out a solution for the ongoing issues concerning the sight visibility triangles.

In response to Mr. Archer's question regarding when the developers expected to complete the Civic Building and receive a Certificate of Occupancy (CO), Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, appeared before the CRA on behalf of ELCI Construction, Inc and noted the contractor was trying to complete the construction of the Civic Building before Christmas, but probably would complete it in the first part of the new year.

Mr. Hedge noted the developers met with PWD's staff and Director, Ms. Esther Calas, along with Mr. Ignacio Serralta and staff from Commissioner Sorenson's Office regarding the Landscaping Plan issues. He noted the issues had not been resolved yet, but a modification to the CRA's Redevelopment Agreement might be required. Mr. Hedge noted the developers needed to meet with the Landscaping and Design Consultants to re-evaluate the plans and determine what type of trees they were willing to certify based on PWD's criteria for types of trees that could be planted and the interpretation of the Code. He noted he hoped to have a final solution by the next CRA meeting, but the Redevelopment Agreement would probably need to be amended. Mr. Hedge also noted he could provide a more accurate date of when the Civic Building would be completed at the next CRA meeting. Additionally, Mr. Hedge advised that the developers of the Mandarin Lakes Homes discontinued the services of the off-duty volunteer security officers and hired a full-time, 12-hour patrol through the Homeowners Association for night time security, which would be funded by both the developers and the residents.

VI. New Business

Update on Florida Supreme Court decision regarding Strand vs. Escambia

Mr. Steven Zelkowitz, Legal Counsel for the CRA, provided an oral report on the latest decision rendered by the Florida Supreme Court pertaining to the Strand vs. Escambia case. He noted, last fall, the Florida Supreme Court issued a unanimous opinion requiring a referendum in order for CRA's to be allowed to issue debt backed by a pledge of Tax Increment Financing (TIF) funds. Mr. Zelkowitz noted very little detail was given in the opinion regarding the referendum requirements. He further noted, as a result of the decision, a number of organizations filed a motion for a rehearing before the Florida Supreme Court, which was granted; the hearing was held and a revised opinion was rendered last month. Mr. Zelkowitz noted, in the revised opinion, the Florida Supreme Court reversed its previous decision and ruled that the cases decided thirty (30) years ago, allowing CRAs to issue bonds backed by TIF, were appropriate and a referendum was not required for CRA's to issue debt backed by a pledge of TIF.

Mr. Zelkowitz noted the revised opinion appeared to clear the way for CRAs to issue debt, and would have been final thirty (30) days from the date it was issued; however, the petitioner, Dr. Strand, and others opposed to the decision, filed a motion for another rehearing. He noted this action should not affect the revised opinion as it applied to CRAs, since Dr. Strand argued that his case was unrelated to CRAs, but involved the County and a special taxing district, and should be decided separately from the cases involving CRAs. He noted the Florida Supreme Court had not yet ruled on the motion for rehearing, but most attorneys were confident that the motion

would be denied. Mr. Zelkowitz advised that until a decision was rendered on the motion for rehearing, the revised opinion issued by the Florida Supreme Court was not final, and no Bond Council would issue an opinion allowing CRAs to issue debt.

In response to Mr. Forbes' questions regarding when the revised decision would become effective if the motion for rehearing was denied by the Florida Supreme Court; and could this case end up in Federal Court, Mr. Zelkowitz advised that the revised decision would become effective immediately upon the Florida Supreme Court's decision to deny the motion for rehearing. He also advised that the issues pertaining to the Strand vs. Escambia case were issues that dealt with an interpretation of the State Constitution and would not rise to the federal level.

Update Report on Redevelopment Agreement Amendment

Mr. Steven Zelkowitz, Legal Council for the CRA, stated he was working on an amendment to the Redevelopment Agreement and had met with County staff, the Assistant County Attorneys and the developers to discuss their positions. He noted he was in the process of drafting an amendment to bring the Redevelopment Agreement up-to-date by removing those items already completed, and addressing the primary issue regarding benchmarks. He stated the benchmarks requiring the developer to obtain a certain amount of building permits and Certificate of Occupancy's (CO) before moving forward with Phase II of the Project, would be deleted as discussed at prior CRA meetings. He noted the decision to delete those benchmarks was based on the current economy and the amount of TIF funds generated exceeding the amount projected. Mr. Zelkowitz advised that he anticipated completing the draft within a few days, and presenting it to the CRA for approval by the next CRA meeting.

In response to Mr. Archer's question regarding whether the Civic Building had been insured, Mr. Zelkowitz noted a liability insurance policy was in place that covered the property deeded over to the CRA, and the contractor had an insurance policy to cover accidents during construction. Mr. Zelkowitz also noted it was discussed at a prior CRA meeting that once the construction of the Civic Building was completed, the liability insurance policy should be modified to include the structure, and that county staff was aware of this issue.

Progress Report regarding Economic Development

Ms. Rachel Bach, Economic Development Coordinator for the CRA, provided a summary of the findings she concluded after reviewing the existing plans of the Naranja Lakes Community Redevelopment Area (NLCRA). She noted her intention was to focus on the CRA District as a whole, rather than focus on the primary redevelopment project, Mandarin Lakes, and to explore ways to stabilize the areas surrounding Mandarin Lakes and create a stable and fully functioning community. She reminded everyone that redevelopment was a slow process and the CRA's Redevelopment Plan gave the CRA thirty years or until 2033 to achieve its ultimate vision, but she hoped to help the CRA achieve its goals sooner. Ms. Bach noted the Leisure City Charrette Area and the Naranja Charrette Area were two planning districts that contained portions of the NLCRA. She also noted other areas within the NLCRA District that were not included in any planning area and not accounted for, including the primarily single-family residential neighborhoods. Ms. Bach stated her goal was to consolidate these plans into one cohesive plan,

including those areas unaccounted for, and to develop some action plans for moving other projects forward.

Ms. Bach noted the good news was that the CRA District was located within two primary census tracts, designated as Neighborhood Revitalization Strategy Areas, which meant priority for the CRA to access any available Community Development Block Grant (CDBG) funds. She noted these funds were open-ended for many projects, and could provide a real opportunity for the CRA to move forward with other projects that the CRA envisioned. She also noted the County had an annual application process for accessing these funds.

Ms. Bach noted the existing housing stock within the CRA district consisted of mixed housing, including new construction (Mandarin Lakes); moderate income level housing; newer infill construction in existing neighborhoods; older dilapidated, substandard and abandoned buildings; and a plethora of rentals properties. She noted the homeownership rate in the CRA District was very low at 42%, and the vacancy rate of housing units was very high at 18%. She also noted approximately 28.6% of the CRA's total housing units were being subsidized through public housing, low income housing tax credits or other low-income financing mechanisms.

Ms. Bach noted another a big issue in the CRA District was foreclosures. She stated the County was in the process of evaluating foreclosures countywide, and had identified the highest rankings of foreclosures in Commission Districts 8 and 9. She further noted the Federal Government recently passed the Neighborhood Stabilization Act, a one-time allocation of large quantities of CDBG funds to assist communities with foreclosures, and Miami-Dade County would be receiving approximately \$2 million. She stated these funds could not be used to keep people from losing their homes, but could be used for land banking, property acquisition and for rehabilitating and re-circulating homes back into the community. Ms. Bach stated this would be a huge opportunity for the CRA to accomplish some of its goals, since the CRA was in a good position to capture some of these funds. She advised that the County's application process was already underway and proposals would be solicited sometime in January 2009. Ms. Bach noted many creative strategies could be developed to help the CRA acquire these funds.

Mr. Forbes noted an enormous amount of public assistance housing existed in the areas surrounding Naranja Lakes as well. He stated he hoped Ms. Bach would provide the CRA with solid recommendations for improving the entire CRA District, otherwise, making improvements to the Naranja Lakes area only, while other areas remained in slum and blight, would only create problems.

Ms. Bach agreed that one area could not be considered independently of other areas given the economic, crime and unemployment issues, and Mandarin Lakes would not succeed if surrounding communities were not considered as well. She stated she was trying to develop some plans and programs that would help stabilize the community and empower the people to sustain themselves. She noted the CRA District's unemployment rate was significantly high at 14%, and only 37% of its population had a high school diploma or better. She stated she wanted to explore the employment of local industries in the area to see which ones could sustain unemployed individuals, and explore the job educational/training programs to ensure those resources were provided to the community. Additionally, Ms. Bach noted she wanted to conduct

further marketing analysis on consumer spending and on the existing retail goods/services in the community to identify a good match of mixed-use development for this community.

Mr. Forbes noted a small industrial element was proposed by each of the Charrette Planning Areas mentioned earlier. He suggested Ms. Bach speak with Commissioners Moss and Sorenson to solicit their support of some of the primary developments proposed by each of the Charrettes.

Regarding Economic Development, Ms. Bach noted businesses were currently in an economic downturn; however, the CRA was located in a Miami-Dade Urban Target Area and a State Brownfield Redevelopment Area, two designated areas that allowed local businesses additional incentives to access funding from the County's resources. She further noted the County would be releasing its 2009 Economic Development Funds for countywide organizations, including several micro loan programs and small business assistance programs that the CRA should be able to tap into. Ms. Bach stated, since very little funding had been provided to this community in the past and virtually nothing had been funded in the Urban Target Area, a key priority would be to match the local businesses with the available funding sources. In Addition, Ms. Bach noted the County would be accepting Requests for Proposals (RFP) in January 2009 for its annual Commercial Revitalization Grants, which would be a good opportunity to match local businesses with these grants. Regarding the CRA's \$70,000 budget allocation for businesses, Ms. Bach noted she met with County staff to discuss the best way these funds could be used to help the local businesses in the CRA. She suggested, possibly, the funds could be used as collateral to assist small businesses in securing small business loans and generating more income/cash flow.

Mr. Forbes pointed out the Kissimmee and Charlotte County CRAs had developed good grant/loan programs to assist their small businesses. He suggested those programs be explored to see how the businesses located within the NLCRA District could be sustained.

Ms. Bach agreed that exploring programs to sustain small businesses, along with exploring the Neighborhood Stabilization Act funds should be a priority. She stated she planned to identify the capital improvements that had been prioritized for the area, which would require further research. She noted the CRA needed to stay abreast of state and county agency projects being constructed in the area that the CRA could piggy back on. Ms. Bach advised that the Department of Transportation (DOT) was preparing to commence work on US 1, and the County was working on a project at SW 268th Street. She noted, had the CRA exercised prior planning with DOT, an opportunity might have been created for the CRA to obtain some of the amenities that it sought. She further noted ongoing activities would include identifying and prioritizing the specific capitol projects the CRA wanted, and keeping an eye on the ball to ensure no opportunities were missed. Ms. Bach noted her next step would be to meet with the PWD staff to evaluate the infrastructure of the existing neighborhoods in the CRA District, and see how the stormwater drainage, utility maps and other plans could serve future redevelopment in the CRA.

Responding to Mr. Forbes comments concerning lighting in the area, Ms. Bach noted lighting in the area was a huge issue that would be prioritized.

Ms. Bach noted her next steps before completing the Action Plan would be to get more feedback on community services; conduct a round table with local organizations; identify existing

services; gather additional information on youth services, which seemed to be a huge priority; meet with all CRA members, County Commissioners for Districts 8 and 9, and some residents selected by the CRA, and then schedule a public workshop. Finally, Ms. Bach noted she would work with County staff to evaluate the CRA's current tax roll to identify the number of homesteaded properties in the area and evaluate the CRA's business types and turnarounds. Ms. Bach advised that she could provide a draft of the Action Plan by the next CRA meeting, but preferred to have the public's input before finalizing the document.

Mr. Archer commended Ms. Bach on what she had accomplished so far with the action plan. He expressed concern with only 37% of the CRA's population having high school diplomas, and noted a school located at 28152 SW 152nd Avenue that offered a GED program. Mr. Archer said the people in this community had very little knowledge of what benefits or opportunities were available to them, and the county agencies and CRA were responsible for ensuring this information was provided to the various community agencies that served the CRA's residents. Regarding Capital Projects, Mr. Archer noted he wanted to ensure the CRA cooperated in getting the Boys and Girls Club implemented. He also noted he would like more information on the park and library being built on SW 280th Street, to be published to the community.

Ms. Volkert suggested Ms. Bach contact Ms. Maria Garza at the South Dade Skills Center, who could assist in disseminating this information to larger areas, such as the Sea Pines and the Modello communities.

In response to Ms. Volkert's question directed to Ms. Bach on whether she would be preparing the paperwork and applications for accessing the funds the County would be releasing in January 2009, Ms. Bach noted she assumed she would be preparing the applications, but the CRA needed to direct her to do this task.

Mr. Forbes stated he felt the CRA should wait to receive Ms. Bach's recommendations on how the funds would be used by the CRA, before going forward with the application process. He pointed out the funds would come in several pools and this process would involve the recommendations of the County Manager and the Board of County Commissioners (BCC) as well. Mr. Forbes stated he felt the CRA would be in a better position to go before the BCC to request an allocation of funds, once the CRA received and adopted a report of recommendations from Ms. Bach.

Ms. Bach noted a goal of the CRA should be to obtain some of the Neighborhood Stabilization Funds, as well as some of the upcoming Commercial Revitalization Funds. She noted, as part of the Action Plan, she would address the Neighborhood Stabilization Funds, make recommendations on the uses of those funds, and develop a strategy for putting forth the applications.

In response to Mr. Archer's question regarding the timelines for these funds, Ms. Bach noted the County would be accepting applications in January 2009, but would not allocate any of the funds until sometime in March or April. She further noted the County released a draft application today, and she would be working towards meeting the requirements of the application process.

Responding to Mr. Archer's question regarding furniture, maintenance and the open house expenditures for the Civic Building, Mr. Jorge Fernandez noted the CRA had funds in its budget for these purposes. Ms. Volkert pointed out that these functions required a lot of planning.

Mr. Hakssa commended Ms. Bach on the foregoing report, noting this was the best information the CRA had received on economic development, in awhile.

VII. Next Meeting Dates:

October 27, 2008, Regular Board Meeting

Mr. Forbes announced the next NLCRA Regular Board Meeting would be held on November, 17, 2008 at 6:00 p.m. He suggested that CRA members should consider whether or not they would like to hold a CRA meeting in December.

In response to Mr. Archer's request that staff provide an update report on issues not referenced in the agenda, Mr. Fernandez noted all issues pertaining to the CRA's business were included in the agenda, and staff would be willing to respond to any other concerns raised by CRA members during the meetings.

VIII. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:23 p.m.

Kenneth Forbes, Acting Chairperson
Naranja Lakes Community Redevelopment Agency