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

January 26, 2009
As Advertised

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Board of County Commissioners

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CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY (CRA)
JANUARY 26, 2009

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 January 26, 2009; there being present upon roll call: Mr. Rene Infante, Mr. Moe Hakssa, Mr. Stuart Archer and Mr. Kenneth Forbes; (Mr. Danny Lipe was late); (Chairperson Nina Betancourt, Mr. Parsuram Ramkissoon and Ms. Marleen Volkert 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 6:03 p.m., and noted as a quorum was not yet 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 disappointment with the turnout of the community meeting held last Thursday (01/22) by the CRA. He expressed concern with the meeting location being changed after it was publicly announced and the new location being unfamiliar to the community. Mr. Murray pointed out that CRA meetings were previously held at the Mays Community Middle School or the Naranja Neighborhood Center. He noted that changing a meeting location after publicizing it was not conducive to community participation at CRA meetings. Mr. Murray also expressed concern with much of the CRA's budget focused on the Mandarin Lakes project, since very few Mandarin Lake residents attended the CRA meetings. He asked how the Mandarin Lakes Development would serve the entire CRA community, and had the developer involved any of the community in that project.

In response to Mr. Murray's comments, Mr. Hakssa noted the CRA had anticipated conducting community workshops at various locations; however, the location of the last meeting was changed due to more room needed to present a PowerPoint slide show comfortably. He noted the next public workshop would be held at a different location.

Mr. Archer pointed out that the Mandarin Lakes project was the CRA's primary project, which generated tax revenues to support the CRA's Redevelopment Plan. He noted, if not for the Mandarin Lakes Project, the CRA would not have the resources to do other projects.

Mr. Forbes clarified, as long as he had been a member of the CRA, he could not recall a CRA meeting ever being held at the Mays Community Middle School, but meetings were always held at either the Neighborhood Center located on SW 264th Street, or the South Dade Library. He noted subcommittee meetings were held at the Community Bank of Florida in Homestead. He also noted all meetings were properly noticed, and he felt the CRA had met the necessary requirements for advertising them.

Mr. Forbes further noted the CRA partnered with the developer, Naranja Lakes Construction, and the County for the development of Mandarin Lakes to generate revenues for other projects. He explained the CRA agreed to provide the infrastructure, and the County, as guarantor, financed the CRA with a Sunshine State Loan that the CRA agreed to repay with Tax Increment Financing (TIF) dollars generated from the primary project. Mr. Forbes noted the CRA would soon have public facilities constructed that would allow the CRA to conduct meetings in closer proximity to the community. He also noted Ms. Rachel Bach, the CRA's Economic Development Coordinator, was currently working with the CRA to develop other projects and programs for the benefit of the residents and local businesses within the CRA District. He said although it might appear to the general public that the CRA was not progressing, he believed the CRA had made some progress.

Seeing no one else wishing to speak, Mr. Forbes closed the public hearing. A quorum now being present, the CRA proceeded to consider tonight's agenda.

II. Approval of the Minutes

It was moved by Mr. Archer that the minutes of the December 15, 2008 CRA meeting be approved. This motion was seconded by Mr. Lipe, 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, provided an overview of the NLCRA Initiative Monthly Progress Report, dated January 21, 2009, and highlighted the following:

- Three fugitives were apprehended from Monroe County, Putnam County and Collier County.

- Two additional subjects were apprehended: one arrested for armed robbery with a deadly weapon (knife) on December 8, 2008, and the other arrested for Burglary and Grand Theft on January 14, 2009.

Sergeant Hernandez noted he inadvertently omitted from this month's report, information on the Toy Drive conducted by the Hispanic Police Officers Association (HPOA). He said this year's HPOA Toy Drive was intended to benefit the migrant camps, but also included the Sea Pines Community. He noted the Toy Drive was successfully coordinated, and resulted in a great turnout of approximately 80 children from various South Dade communities. He concluded by noting December 2008 was an active month for the NLCRA community policing initiative, resulting in a total of 38 arrests. Sergeant Hernandez introduced Major Ariel Artime, the new Major assigned to MDPD's Cutler Ridge District.

Major Ariel Artime introduced himself to CRA members, and briefly reviewed his work experience with MDPD, including assignments to Road Patrol, Investigations and the Internal Affairs Unit. Mr. Artime said he looked forward to working with the CRA and hoped to build a long lasting relationship. He invited CRA members to reach out to him for any assistance he could provide within his capacity.

Mr. Archer commended Sergeant Ozzie Hernandez and the Community Policing Enforcement Team for all their accomplishments within the CRA District. He questioned how the CRA could assist the police in banning AK-47 rifles and other high-powered assault weapons from the streets.

Major Artime noted MDPD considered this a very serious issue since MDPD Officer Jose Somohano was shot and killed with a high-powered rifle. He suggested the CRA could assist by disseminating information throughout the community about the MDPD's Gun Bounty and other anti-crime programs. He noted the Gun Bounty Program provided up to $1,000 to individuals who provide tips or information leading to the arrest and/or conviction of persons in possession of illegal firearms. He further noted MDPD operated a mobile unit that traveled from location to location, serving as a store front for promoting the Gun Bounty Program, and providing fingerprinting, clearance letters, background checks and other related services to the community.

Mr. Archer asked what the CRA could do to encourage and support community participation in the Crime Stoppers Program; and questioned how the CRA could better support the police. He expressed concern with the police department not responding to crimes in a timely manner and not providing victims with the outcome of an arrest. He also expressed concern with career criminals remaining out on the street. Mr. Archer noted the CRA needed to work with the police department on resolving these issues.

Major Artime noted the police shared the same concerns and frustrations of the CRA, and MDPD's aim was to reduce crime and fear within the communities. He advised he would be meeting with Lieutenant Naranjo and Sergeant Hernandez to discuss developing some innovative ideas that would address these issues. Major Artime noted he assigned Sergeant Hernandez a project he planned to spearhead in the Goulds community, based on his background and

experience with community policing. Major Artime stated he was happy to report a reduction in crime during the first three weeks of this year (2009), and that MDPD was trying very hard to ensure the safety of the communities. He said he would be available to meet with CRA members to discuss any ideas that might address their concerns.

Update on General Old Business

Current re-zoning applications in CRA

Mr. Jorge Fernandez reported that no re-zoning applications were submitted for properties located within the NLCRA District boundaries during the months of November or December, 2008.

Mandarin Lakes Sales/Closing Report

Hearing no objection, the CRA accepted the Mandarin Lakes Sales and Closing Report submitted to the CRA members via e-mail and included in tonight's agenda packet.

Infrastructure Construction

Mr. Ignacio Serralta, Construction Consultant for the NLCRA, SRS Engineering, provided an overview of the document entitled "NLCRA Construction Progress Report-January 2009,"and highlighted the following:

- Canal Street Bridge – The Canal Street Bridge was completed with handrails installed. A final walk-through inspection was conducted by the County, along with the Structural Engineer of Record, who still needed to submit the final documents to the Public Works Department for approval. Temporary barricades were installed at each end of the bridge to prevent anyone from crossing it since the connecting roads had not been completed.

- SW 140th Ave. Plaza (Civic Building) and Entrance Features – Construction of the Civic Building project progressed slowly last month due to the holidays and some electrical inspection issues, which delayed the drywall installation. The developer was advised that he needed to stay on top of this project. The project site had since been inspected, and workers were observed onsite preparing the ceilings of the exterior porches for plastering. All stud walls, plumbing and electrical were installed in the building, but the drywall was not completed. Regarding Entrance Features, the walls and columns were constructed and being prepared for plaster/stucco.

- SW 140th Avenue, SW 143rd Avenue, SW 272nd Street, and Canal Street – The irrigation pumps, main lines and control panels for the two irrigation stations were installed by Dixie Construction.

- Request for Payment No. 30 – Request for Payment No. 30 in the amount of $214,042.31 was submitted by the developers; reviewed by SRS Engineering and found to be in compliance with the improvements described in the Redevelopment Agreement and with the approved schedule of values. The total amount included $193,183.45 for part 1 of Contract NLC-001 and $13,301.51 for part 2 of Contract NLC-002.

In response to Mr. Infante's question regarding whether the CRA could be provided with a completion schedule for the Civic Building, Mr. Serralta noted the developers had anticipated this project being completed by the beginning of February 2009; however, that schedule would probably not be met since the interior walls and landscaping had not been completed. Mr. Serralta noted Mr. Scott Hedge, Representative, Naranja Lakes Construction, was present during the walk-through inspection of this project, and was advised of the CRA's eagerness to see this building completed.

Mr. Infante asked Mr. Serralta to relay a message to the developers advising them that the CRA expected the Civic building to be completed soon. He also requested the developers inform staff and CRA members by e-mail of the completion date for this project, and the opening date for the Canal Street Bridge.

Mr. Serralta noted the opening of the Canal Street Bridge could take some time since the roads approaching the bridge had not been developed yet. He noted this was the next project the developers needed to submit for approval. Mr. Serralta reiterated the area was inspected a few times over the last few weeks and, as he previously indicated, no one was working during the holidays due to some electrical and duct work issues; however, construction work had since proceeded. Mr. Serralta noted he stressed to Mr. Hedge the CRA's desire to see the Civic Building project completed soon.

Mandarin Lakes Developer Update

Mr. Alex DeGuardiola, representing Naranja Lakes Construction, LLC, stated he had little to add to Mr. Serralta's report except to advise that he had requested ELCI Construction Inc to supply a schedule of completion for the Civic Building, and Trans Florida Development to complete the plans for the Canal Street Bridge road connections as soon as possible. He said he hoped to provide the CRA with this information soon.

In response to Mr. Archer's question regarding whether the size and seating capacity of the Civic Building was sufficient to conduct community meetings, Mr. DeGuardiola noted he believed the seating capacity in the Main Hall of the Civic Building was sufficient to seat the amount of people that currently attend CRA meetings.

Mr. Jorge Fernandez advised CRA members that staff provided Mr. George DeGuardiola with a draft copy of the negotiated Redevelopment Agreement the CRA agreed to amend by removing certain benchmarks in order to allow the developers to proceed with phase II of the project. He noted staff just received a response from Mr. Guardiola and was working on responding to his

comments; and staff would bring back the amended document for the CRA's approval at the next CRA meeting.

Mr. Archer indicated the sooner the CRA could get the amended redevelopment agreement approved, the sooner job opportunities could be provided to the community.

VI. New Business

CRA Action Plan and Grant Program Update

Ms. Rachael Bach, Economic Development Coordinator for the CRA, noted the success of the public workshop held last Thursday (01/22). She noted approximately 48 people attended the workshop of whom several raised valid questions/concerns and many were unaware of the CRA's purpose. Ms. Bach noted, at the workshop, she reviewed the goals, actions and strategies she recommended in her proposed Action Plan that prioritizes projects in short-term, mid-term and long-term goals over a five-year period. She noted if the CRA approved the proposed Action Plan, she would be submitting a final draft with exhibits to the County for approval. Ms. Bach provided an overview of the proposed NLCRA Action Plan and highlighted the following:

Short-Term Goals:

Economic Development: 1) Develop a Small Business Grants Program and allocate its funding by the end of FY2008-09. 2) Analyze existing businesses and core sectors within the CRA District, and create a data base to assist the CRA in conducting more outreach. 3) Inventory and compile a list of the existing business assistance programs to assist the CRA in promoting awareness and providing local businesses with information on available assistance programs.

Housing: 1) Develop policies/programs and conduct public workshops to encourage and facilitate homeownerships within the CRA District. 2) Conduct a survey to identify dilapidated, vacant and nuisance properties; and develop a joint program with Miami-Dade Police Department, Team Metro, and Commissioner Sorenson's Office to clean up these properties quickly. 3) Analyze/monitor existing public housing programs implemented in the CRA District to determine expirations, future plans, and identify which public housing assistance programs would be transitioning renters to homeownership programs.

Infrastructure: 1) Identify proposed and needed infrastructure projects within the CRA District. 2) Partner with other governmental agencies for implementing capital improvement projects. 3) Conduct a lighting feasibility study to assist the CRA in providing lighting in the CRA District.

Mid-Term Goals:

Economic Development: 1) Identify major employers within the CRA District and explore employment opportunities. 2) Conduct a Linkage study to link major employers with skill centers for job training.

Housing: 1) Conduct an analysis of overcrowding in the CRA District, and work with the police department to address this issue.

Infrastructure: 1) Identify future Capital Improvement Projects and strategies for financing them, once identified.

Long-Term Goals:

Economic Development: 1) Assess the signage in the CRA district, specifically along the US 1 Corridor, and launch a District Signage and Wayfinding program. 2) Tap into the Florida Department of Transportation (FDOT) or Metropolitan Planning Organization (MPO) funding sources or other entities for this project.

Environment: 1) Assess environmental issues within the CRA District. 2) Assess vacant land within the CRA District and ways to enable the CRA to redevelop those areas in the near future once the housing market improved.

Ms. Bach noted her primary goal was to advocate for projects, and coordinate with other agencies to fund those projects already recommended for the CRA District. She recommended the CRA develop a communications plan that included a website, newsletter and brochures for providing residents and businesses in the community with information about the CRA, job openings and the grants programs. She also recommended the CRA conduct some community events, such as job fairs or housing fairs, and to supplement the MDPD's efforts in this area. Ms. Bach said that balancing available federal funds as Government Neighborhood Stabilization Grants against reductions in the State's budget for housing would be challenging. She noted the CRA might need to reach out to other organizations for support in encouraging and facilitating homeownership within the CRA District.

Discussion ensued between CRA members, staff and Ms. Rachel Bach regarding the $3,000 allocation approved by the CRA for the William A. Chapman Elementary School, and the need to establish qualifying criteria for the grants program.

Mr. Fernandez advised that tonight's agenda included a proposal by Ms. Bach to develop a Mom and Pop Grants Program for the CRA's consideration.

Ms. Bach noted she was previously employed by another CRA that offered a Community Aid Grants Program, which differed from a business assistance grants program and specifically targeted organizations that met that CRA's goals and objectives in its redevelopment plan in order to be eligible to apply for community aid. She suggested developing a program like this one for allocating funds to the schools.

Mr. Infante stressed the need for the CRA to fund the William A. Chapman Elementary School since it served underprivileged children.

Mr. Archer noted another project the CRA needed to support was the proposed Boys and Girls Club.

Ms. Bach noted she included a recommendation in her proposed Action Plan to identify strategies for developing the Royal Colonial Park, which included the Boys and Girls Club proposal. She cautioned the CRA Board about justifying allocations, and the need to follow a process. She also recommended the CRA compare the projects they desired with the current Redevelopment Plan to see what would be appropriate. Ms. Bach further recommended the CRA be more involved in service-oriented activities and develop a communications plan within the first year. She noted, as things progressed, the CRA could become more involved with program-related activities.

Mr. Forbes expressed concern that the proposed action plan failed to reflect how the CRA could access the $70,000 allocated from the Office of Community Economic Development (OCED) for a grants program. He noted some Targeted Areas could apply, annually, for certain pools of funds through a competitive bid process, or by managerial decisions or by allocation from a County Commissioner's Discretionary Office Funds for projects within their District. He asked if the CRA planned to apply for funds from these various pools if CRA projects were identified in the targeted areas.

Ms. Bach responded that it would depend on the type of project as to how it would be funded, adding that CDBG dollars could be used to fund infrastructure projects. She noted the CRA might prefer to advocate for a county-funded infrastructure project rather than apply for funding, since the monies would originate with the County. She also noted the CRA might want to apply for funding from the Economic Development and Small Business Programs on an annual basis. The CRA might also consider soliciting the County for CDBG dollars to help fund a capital improvements project, such as road beautification, while simultaneously applying through the MPO for an FDOT Beautification Grant, Ms. Bach noted.

In response to Mr. Forbes' question regarding whether the CRA would be presented with any proposals, Ms. Bach noted the first step would be to identify the projects before seeking the funding. She said she had prepared a good list of projects the CRA wanted, but needed to identify the capital projects the County would be implementing in the area that the CRA could piggyback on.

Responding to Mr. Forbes' comments that those projects should be short-termed, Ms. Bach concurred that the process needed to move quickly. She recommended the CRA proceed with the funds already allocated for economic development projects, and then prioritize those capital projects already identified for the area, before seeking additional funding.

In response to Mr. Infante's question regarding a timeframe in which the grants program would be implemented, Ms. Bach noted she envisioned a program being implemented within a month. She further noted she could write the program fairly quickly, but the program's criteria needed to be established and approved by the CRA and the County.

Mr. Forbes asked if Ms. Bach would need to work with the Subcommittee members to develop the criteria for this program.

Mr. Infante advised that he would be unavailable to participate in the Subcommittee's discussions for the next two months due to medical reasons, and that he would need to be substituted by an alternate member. He stated he believed Mr. Forbes was selected as the Subcommittee's alternate member.

Mr. Fernandez reiterated that Ms. Bach prepared a proposed contract to develop a Mom and Pop Grants Program for the CRA's consideration, and he wanted to be certain of what tasks she and staff would be working on.

Mr. Lipe noted he felt the CRA needed to approve Ms. Bach's proposed Action Plan first before moving forward with the proposed Grants Program. He stated he felt the proposed Action Plan presented by Ms. Bach was what the CRA wanted.

Ms. Bach clarified the proposed Action Plan she presented tonight was a draft and her intentions were to just get feedback from the CRA before presenting the final document for approval at the next CRA meeting. She noted she and the Subcommittee members discussed the need to establish criteria for the grants program that would comply with OCED's guidelines for use of the CDBG funds. They also discussed the need to develop criteria for application submittal and review, and to establish a funding structure, Ms. Bach noted.

Mr. Lipe spoke in support of the door-to-door services option in Ms. Bach's proposed contract to create a Mom and Pop Grants Program, but questioned whether the $8,470 cost included developing and implementing the entire program.

Ms. Bach noted she would include conducting an initial evaluation of the applicants to see who met the guidelines, and she would try to monitor compliance with the program, but would need to coordinate this task with the County as well.

Mr. Fernandez pointed out other costs would be associated with this contract, such as legal fees.

In response to Mr. Lipe's request that staff clarify whether the CRA's Budget included other allocations besides the CDBG funds for the grants program, Mr. Fernandez affirmed the CRA's Budget included an additional $30,000 allocation for the grants program.

It was moved by Mr. Lipe that the CRA approve the proposed contract by Ms. Bach to develop a Mom and Pop Grants Program with optional services, in the amount of $8,470. This motion was seconded by Mr. Infante for discussion.

Responding to Mr. Archer's inquiry whether the foregoing proposed contract would include the development of a communications program and website for the CRA, Mr. Forbes noted the communications program needed to be addressed separately.

There being no further questions or discussion, the CRA proceeded to vote on the foregoing motion, and upon being put to a vote, passed unanimously by those members present.

Discussion regarding CRA Webpage

Mr. Archer noted the need for the CRA to create its own website to provide information to the community on the CRA's progress and events. He stated he believed the CRA's budget included funds to accommodate this initiative.

Ms. Rachael Bach noted one of her recommendations in the proposed Action Plan was a short-term goal to develop a comprehensive communications plan that included developing a website and a newsletter for the CRA.

Following further discussion, the CRA directed Ms. Bach to work with staff and Mr. Archer to create a website for the CRA as soon as possible.

VII. Next Meeting Dates:

February 23, 2009 Regular Board Meeting

Mr. Archer questioned when the CRA would be provided with a status report on the Heritage Village Project. He noted he felt the County had been negligent in providing information on this project, which had units available that were unoccupied while people were in need of housing.

Mr. Forbes noted he believed Mr. Zelkowitz, Legal Counsel for the CRA, sent a letter to Miami-Dade Housing Agency (MDHA) requesting a response to the inquiry of the status of this project.

Mr. Fernandez advised CRA members that the County signed an agreement with the U.S. Department of Housing and Urban Development (HUD) to resume responsibility of the MDHA, which was in the process of being transitioned back to the County. He noted he would reach out to Mr. Jose Citron, Director of MDHA, to let him know the Heritage Village Project was a major priority for the CRA. He said he hoped to provide a report by the next CRA meeting.

Mr. Forbes announced the next NLCRA Meeting would be held on February 23, 2009 at 6:00 p.m.

Mr. Infante advised he would be unable to attend the February 23, 2009 meeting due to medical reasons.

VIII. Adjournment

There being no further business to come before this Board, the Naranja Lakes Community Redevelopment Agency meeting was adjourned at 7:10 p.m.

Kenneth Forbes, Acting Chairperson
Naranja Lakes Community Redevelopment Agency