



**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

February 23, 2009
As Advertised

Harvey Ruvlin, Clerk
Board of County Commissioners

Kay Madry Sullivan, Director
Clerk of the Board Division

Jill Thornton, Commission Reporter
(305) 375-2505



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY (CRA)
FEBRUARY 23, 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 February 23, 2009; there being present upon roll call: Mr. Danny Lipe, Mr. Moe Hakssa, Mr. Stuart Archer, Mr. Parsuram Ramkissoon and Mr. Kenneth Forbes; (Chairperson Nina Betancourt, Mr. Infante and Ms. Marleen Volkert were absent); staff members present were: Mr. Jorge Fernandez, Office 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 6:06 p.m.

For the record, Mr. Jorge Fernandez noted the following excused absences from tonight's meeting: Mr. Infante was absent due to medical reasons and Ms. Volkert notified staff she would be out of town and unable to attend.

II. Approval of the Minutes

It was moved by Mr. Archer that the minutes of the January 26, 2009, CRA meeting be approved. This motion was seconded by Mr. Hakssa, 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. Lipe, and upon being put to a vote, passed unanimously by those members present.

IV. Open Forum for Public Comments

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

Mr. Randy Pearson, President, SOLO Construction Corporation, 9156 Bay drive, Miami Beach, appeared before the CRA and requested the CRA's assistance regarding an outstanding balance owed to SOLO Construction that was being held by the County for work performed with Naranja Lakes Construction, LLC. He noted a 100% performance bond was provided by SOLO, and the work completed was approved and signed off by the County since April 2008. Mr. Pearson indicated the County was holding the Retainage fees, not the developer. He said he would greatly appreciate any assistance the CRA could provide since the balanced owed had been outstanding for some time.

Responding to Mr. Archer's request for legal advice regarding Mr. Pearson's concern, Mr. Zelkowitz, Legal Counsel for the CRA, said he would look into this matter and he would need to review all payment requests with SRS Engineering to determine the problem.

Mr. Ignacio Serralta, Construction Consultant for the CRA, SRS Engineering, appeared and noted the County had not released the full Retainage fee held for the roadways project because the irrigation and landscaping portions of the project were not completed. Mr. Serralta also noted SOLO Construction submitted a different payment request than the one submitted by the developer, and it was difficult to determine which portion of the request the County or the developer was responsible for. He clarified the issue was between SOLO Construction and the developer, DeGuardiola Properties.

Mr. Pearson noted the issue was not between SOLO Construction and the developer because the work completed was approved for payment by the County at 100% of the value of the work less 6% for the Retainage. He noted the 6% Retainage being held was for landscaping and irrigation components not completed in this project; but those components were outside the scope of work in SOLO's contract.

In response to Mr. Lipe and Mr. Forbes' questions regarding the County's position on this matter, Mr. Jorge Fernandez noted the County's position was that the contract for this project was between SOLO Construction and DeGuardiola, therefore, anything released to SOLO would have to go through the developer. He noted the County was auditing the portion of the Retainage fee already released, but would not release the full Retainage fee until the project was completed.

Mr. Forbes said he felt it would be best for Mr. Zelkowitz to meet with the CRA's Construction Consultant and SOLO Construction to discuss this issue further and then advise the CRA on what would be the best action to take, going forward.

Mr. Zelkowitz stated his advice would be pursuant to the terms in the current Redevelopment Agreement, which provided for a 10% percentage Retainage to be held until the project was completed. He noted while the CRA was in the process of amending and restating its current Redevelopment Agreement, it might be in position to address Retainage for the portion of work completed. He said he would review the documents to see if additional Retainage could be released without further amending the Redevelopment Agreement.

Mr. Pearson noted in similar circumstances in the past, he had requested the Retainage fee be further reduced. He noted he would be satisfied with the County reducing the Retainage fee to 1% or 2% in lieu of a full release of the Retainage fee, in order to give the County some assurance.

Mr. Forbes noted the CRA would be in a better position to take action once the CRA received more information from its Legal Counsel. He asked that SOLO Construction and SRS Engineering representatives meet with Mr. Zelkowitz before the next CRA meeting.

Seeing no one else wishing to speak, the public hearing was closed.

V. Old Business

Community Policing

Mr. Forbes suggested the CRA accept the community policing report provided in the agenda package, since no Miami-Dade Police Department Representatives were present at tonight's meeting to make a presentation

Hearing no objection, the CRA, by motion duly made, seconded and carried, accepted the February 18, 2009 NLCRA Initiative Monthly Progress Report, provided in the agenda package.

Update on General Old Business

Heritage Village

Mr. Jorge Fernandez noted tonight's agenda package contained a memorandum from Mr. Jason Rodriguez informing the CRA of the current status of the Heritage Village project. He noted staff anticipates the presence of Mr. Jose Cintron, Miami-Dade Housing Agency (MDHA) Director, at the next CRA meeting to provide a formal progress report on the Heritage Village project.

Mr. Archer expressed concern with MDHA's inability to complete this project after seventeen (17) years, and with some completed units remaining vacant while people were in need of housing. He suggested the CRA forward the following recommendations to the County Manager or the County Commissioners: 1) that MDHA be given only three more years to complete this project; or 2) that the completed units be donated to worthy organizations; or 3) that the units be demolished and the land sold.

Mr. Forbes suggested Mr. Archer defer making recommendations until the next CRA meeting when the MDHA director was present.

Current re-zoning applications in CRA

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

Mandarin Lakes Sales/Closing Report

Mr. Jorge Fernandez advised CRA members that staff did not receive this month's Mandarin Lakes Sales and Closings report from D.R. Horton Builders, but hoped an updated report would be submitted by the next CRA meeting.

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 – Construction and all final inspections for the Canal Street Bridge were completed. The bridge was currently closed and barricaded off while final legal documents were being prepared for the bridge to be conveyed to and accepted by the County. SRS Engineering approved the final invoice for payment less a Retainage fee to be held until the Bridge was conveyed.
- SW 140th Ave. Plaza (Civic Building) and Entrance Features – The Civic Building project was progressing with most interior walls constructed and the gypsum boards, insulation, switch gears and electrical devices installed. The roof tiles were installed, and the floor tiles were delivered and ready for installation. The contractor submitted a schedule of completion, which projected a mid-March completion date and a final inspection on March 18, 2009. The masonry walls for the SW 140th Street Entrance Feature were constructed and plastered, but the trellis and columns need to be constructed. Plans to relocate the second entrance feature due to issues with the Water and Sewer Department were pending approval by the Public Works Department.
- SW 140th Avenue, SW 143rd Avenue, SW 272nd Street, and Canal Street – Dixie Construction installed the irrigation pumps and was in the process of installing irrigation lines along SW 140th and 143rd Avenues and SW 271st Terrace. Florida Power and Light (FPL) installed the electrical pull box to bring power to the irrigation pumps, but a meeting was requested with the Public Works Department to determine which entity, the Homeowners Association or the County, would pay for the electrical costs to run the irrigation pumps.
- Request for Payment No. 31 – The developer submitted a request for Payment No. 31 in the amount of \$262,896.60, which was reviewed by SRS Engineering and found to be in compliance with the improvements described in the Redevelopment Agreement and the approved schedule of values. The total amount included \$161,897.63 for part 1 of Contract NLC-001; \$89,089.29 for part 2 of Contract NLC-002; and \$4,764.56 for the Developer's Fee, minus a 10% Retainage Fee and a 0.25% Independent Private Sector Inspector General (IPSIG) Fee.

Responding to Mr. Archer's request that staff provide a status report on furnishing the Civic Building, Mr. Fernandez noted staff contracted with the General Services Administration (GSA) Department for the procurement of furniture and space design for this building. He noted GSA needed to do a walk-through inspection of the building to see how the furniture would be used. Mr. Fernandez said he hoped a GSA Representative would be present at the next CRA meeting to make a presentation.

Mr. Forbes suggested GSA consider using surplus furniture for the Civic Building.

In response to Mr. Lipe's question of whether the Civic Building would be completed in time for the CRA to conduct its April 2009 meeting in it, Mr. Fernandez explained that the builder would be conveying the facility to the developer following the March 18, 2009 final inspection; however, a final walkthrough inspection was required before acceptance of the facility by the County, which would not be performed by that date.

Mr. Archer noted he would like to receive input from representatives of DR Horton Builders and the community regarding the type of furniture and the type of activities/events they would like to see in this building, aside from CRA meetings.

Mandarin Lakes Developer Update

Mr. Alex DeGuardiola, representing Naranja Lakes Construction (NLC) LLC, noted Trans Florida Development was under contract with NLC LLC to continue the roadway construction of Naranja Lakes Boulevard from the Canal Street Bridge to SW 145th Avenue, and construction of this project should begin next month. Mr. DeGuardiola also noted he was advised by Trans Florida Development representatives that it would take approximately three months to complete this project before the bridge could be used.

In response to Mr. Archer's question regarding the status of the bridge to be constructed at SW 280th Street, in Phase II of the project, Mr. Fernandez noted that issue would be addressed under Agenda Item entitled New Business.

VI. New Business

Update on Naranja Lakes Library Branch Construction

Mr. Jason Rodriguez noted Mr. Raymond Santiago, Director, Miami-Dade County Libraries, advised he expected the construction of the Naranja Lakes Library to be completed by November 2009, and once completed, it would take approximately three more months to stock and furnish the library before it was opened. He noted Mr. Santiago wished to attend the March or April CRA meeting to make a presentation, and he invited CRA Board members to participate in a walk-through inspection of the Naranja Lakes Library.

Mr. Forbes suggested Mr. Santiago's presentation be scheduled for the CRA meeting in April.

Mr. Hakssa questioned the status of the request for a zoning change to the Naranja Lakes-Leisure City Community Urban Center (CUC). He noted individuals had expressed concerns to him that their zoning requests were being denied because the County Commissioners had some issues approving the request for a zoning change to the CUC, and that currently, no zoning existed in this area.

Mr. Jason Rodriguez noted staff would research and provide the CRA with specific information regarding this issue, and staff would try to have a Zoning Representative present at the next CRA meeting to address any concerns or questions.

Mr. Lipe requested staff provide the information to CRA members by e-mail.

Update on the Amendment to the Redevelopment Agreement

Mr. Fernandez noted he was unable to present the Amended Redevelopment Agreement this month because a computer glitch prevented him from completing it. He also noted staff was currently reviewing the current Redevelopment Agreement with the CRA's Construction Consultant and the developer to see if some items in Phase II of the project could be omitted or delayed. He noted he would address this issue further when the Amendment was presented to the CRA Board for approval.

In response to Mr. Forbes concerns regarding the overgrown weeds and lack of maintenance of the Cornerstone property, located in the CRA District, Mr. Fernandez noted staff would contact the Office of Neighborhood Compliance to see what action could be taken.

Mr. Zelkowitz advised that the subject property was one of six Cornerstone properties in foreclosure, and the CRA should not expect them to take action to clean up this property.

Responding to Mr. Forbes' question whether the County could clean up this property and bill the owner for the service, Mr. Zelkowitz noted Miami-Dade County Code Enforcement might assess certain fines or place a lien on the property, if the matter was a safety issue.

Mr. Fernandez noted staff would check with the appropriate County departments to see if that was possible.

Mr. Archer pointed out that the bank that foreclosed on the property would be responsible for maintaining it.

Regarding the Amendment to the Redevelopment Agreement, Mr. Zelkowitz noted he prepared a draft and received comments from the developer, and currently, the draft was

in the process of being reviewed by the County Attorney. He further noted all parties were in agreement, in concept, but both the County and developer had comments that needed to be addressed. Mr. Zelkowitz said he would present a final resolution of the Amendment to the Redevelopment Agreement for approval at the next CRA meeting. In response to Mr. Archer's question whether the items removed from Phase I would be included in a Phase III, Mr. Zelkowitz noted he was not sure whether a phase III would be implemented, or just a delay of Phase II.

Mr. Fernandez advised that those improvements were part of the zoning requirements for Phase II, and would remain in phase II.

Presentation of Economic Development Action Plan

Ms. Rachael Bach, Economic Development Coordinator for the CRA, noted since presenting the proposed Economic Development Action Plan at the last CRA meeting, she supplemented the actions she recommended in the plan with comments received from CRA members and sent each member a copy. She noted this action plan included several short-term recommendations that would assist the CRA in laying a foundation to begin redevelopment. She recommended the CRA review all of the recommendations; formulate a list of projects to move forward and begin developing a plan during the remainder of this fiscal year to assist the CRA in securing funding for future projects.

Ms. Bach recommended the CRA begin with the short-term goals that did not require much capital, such as community outreach. With regard to economic development strategies, Ms. Bach noted the need to prepare an inventory of all businesses located within the CRA District by types to assist the CRA with creating outreach opportunities. She pointed out that many programs existed that provide and assist businesses with outside grants, and this would be a great opportunity to market materials and learn about the businesses in the CRA District, as well as advertise the CRA in the community.

Ms. Bach also recommended the CRA consider its infrastructure needs. She noted she attempted to include in the foregoing action plan, a list of all capital improvement projects recommended by the County, as well as those capital improvements recommended in previous plans. She further noted the need to identify and analyze the capital projects the CRA wanted to move forward and to identify supplemental funding sources for these projects. Ms. Bach recommended the CRA develop a five-year capital improvement plan to use as leverage in seeking funding from the County or other potential developers in private/public partnerships.

Ms. Bach noted some deficiencies in neighborhoods within the CRA District and communities in need of sidewalk repair or lighting improvements that had not been addressed. She recommended the CRA review the County's maintenance plans to help improve those neighborhoods. Ms. Bach noted now was a key time for the CRA to create a newsletter to provide the community with current information, since the County would soon be receiving Neighborhood Stabilization Funds from the Federal Government. She

noted people needed to know what programs were available, and the CRA could be a part of providing this information to the community. Additionally, Ms. Bach noted the action plan included some long-term goals that were built off the short-term goals, and once the foundation was laid, the CRA could begin identifying funding and implementing projects next year. In summary, Ms. Bach said she wanted to inventory capital projects; direct some general marketing to the community and target direct marketing to local businesses to advertise the CRA. She said the CRA's first steps in reaching out to the community would be to establish an economic development grants program for local businesses and advertise the CRA. The next step would be to formulate a plan on how to complete the projects.

Mr. Forbes commended Ms. Bach on outlining needed projects in the proposed action plan. He questioned whether the \$70,000 Community Development Block Grant (CDBG) allocated to the CRA by the Office of Community Economic Development (OCED) had to be spent in District #8. He noted Commissioner Sorenson usually allocated funds from her District Discretionary Funds for projects in both Districts 8 and 9, because very few disadvantaged communities existed in District 8.

Ms. Bach advised she sent a memorandum to Commissioner Sorenson's Office requesting clarification on the CDBG funding allocated to the CRA, which, at that time, specified that the funds had to be spent within the neighborhood revitalization area located in District 8.

In response to Mr. Forbes' question regarding whether those funds could be recaptured and redistributed, Mr. Fernandez noted those were not county funds, but federal funds with specific guidelines for their use.

Mr. Archer said he did not see a big problem since the Neighborhood Revitalization Area encompassed most of the businesses located on the US 1 Corridor.

Ms. Bach noted some businesses in District 9 would be left out, but those businesses in the primary area, including the Naranja Lakes Shopping Center, would be included. She noted, in planning for the future, she would ensure that funding requests for those types of funds would be designated specifically for the CRA District, which included both Districts 8 and 9. Ms. Bach noted once a plan was in place, the CRA would request funding for specific programs outlined in that plan.

Following discussion, it was moved by Mr. Lipe that the CRA approve the proposed Economic Development Action Plan presented by Ms. Bach. This motion was seconded by Mr. Archer, and upon being put to a vote, passed unanimously by those members present.

Update on the Business Grant Program

Mr. Lipe noted, during the Redevelopment Plan Review Subcommittee's discussions regarding the Economic Development Action Plan, the subcommittee learned the \$70,000 of CDBG funds allocated to the CRA sometime ago could not be used for the CRA's proposed Mom and Pop Grants Program because those funds had limitations that required a new full-time employee position be created for every \$35,000 allocated. He also noted those funds were reimbursable, in that a company qualifying for funds, would need to spend the monies first and then be reimbursed, and the reimbursement had to be paid by June 30, 2009.

Ms. Bach advised she sent a letter to the County requesting clarification on whether the reimbursement had to be paid or the invoice had to be submitted by that date. She noted the rules remained the same as far as terms for job creation and where the monies could be spent, and those rules were included in backup material in all the agenda packets, but were never discussed. Ms. Bach also noted the CRA did not have to allocate \$35,000 of funds to create a job, as long as the aggregate sum of \$70,000 created two jobs.

Mr. Lipe noted the CRA needed to expedite implementing a plan for expending those funds differently than originally discussed. He also noted the CRA needed to disseminate the information to the local businesses, as quickly as possible.

In response to Mr. Forbes' question regarding a timeframe for notifying community businesses on how to access the funds, Ms. Bach noted the CRA needed to first submit a proposed contract to the County for those funds, and then develop criteria for a grants program to ensure it was fundable. She noted she discussed with Mr. Fernandez how the CRA, a county agency, would contract with the County to allocate funds for this program. Ms. Bach said once the contract was approved, the CRA could initiate an application process to allow businesses in the community to apply for funding. She noted one problem with meeting the deadline was that some projects required permitting.

Responding to Mr. Forbes' question whether the CRA would need to advertise a minimum amount of funds for businesses to apply for, since the rules required the creation of full-time jobs, Ms. Bach said she thought the CRA would need to evaluate each application to determine whether it met the federal requirements for economic development and whether it met the following three criteria: 1) would the project create full time jobs, 2) would the project impact the community, and 3) how quickly could the project be completed and reimbursed. She said she did not recommend the CRA advertise a minimal amount of funds because even if some funds were forfeited, the CRA could at least use some in the community.

In response to Mr. Hakssa's question whether the deadline could be extended, Ms. Bach noted she was trying to get clarification regarding the deadline date because that date was a State fiscal year deadline, but the funds were federal funds. Ms. Bach recommended the CRA proceed quickly with contracting with the County and circulating information in the community. She noted she had a list of businesses in the CRA District that she would pare down to reflect those businesses located in the Neighborhood Revitalization Area

where the funds could be spent. She also noted she would do a mail out and go door to door, and would provide technical assistance to applicants who needed help applying for the funds.

Following discussion, Mr. Fernandez advised the CRA that Ms. Bach's contract with the CRA for Economic Development Coordinator services would expire at the end of this month, and staff would bring forth another contract at the April CRA meeting to extend her current contract for another six months, for retroactive approval by the CRA.

Mr. Lipe noted since the CRA's Budget included another \$50,000 allocation for a grants program, the CRA needed to implement a Mom and Pops program simultaneously with this program allocating the \$70,000 CDBG funds.

Mr. Forbes suggested the subcommittee work closely with Ms. Bach to discuss and bring back recommendations to the CRA on how to spend the funds, and if needed, the CRA could call a special meeting to take action.

Following further discussion, Mr. Fernandez advised CRA members that the CRA had only \$30,000 additional funds after the \$70,000 CDBG line-item was deducted from the total \$100,000 allocation in the CRA's Budget for a grants program.

Ms. Bach suggested the subcommittee meet with her to discuss the possibility of using the additional funds for creating a newsletter or other related items, and she could write a mini-budget for whatever discretionary funds were available in the CRA's Budget.

Mr. Forbes noted funds were already set aside in the CRA's Budget for marketing purposes, and the subcommittee needed to discuss the use of these funds and bring back recommendations for the CRA's consideration.

Mr. Archer suggested the additional funds be used to promote child education and reduce truancy in the schools within the community.

Mr. Zelkowitz, Legal Counsel for the CRA, advised the CRA to review its Redevelopment Plan to see what the CRA was authorized to do with its Tax Increment Financing (TIF) funds. He noted the Redevelopment Plan included elements that reflect how educational facilities would be improved once the Naranja Lakes Redevelopment occurred; and the CRA only had authority to provide matching grants to local businesses to do certain facade-type capital improvements program. Mr. Zelkowitz advised this was legal under Chapter 163, but the CRA needed to revise its plan to do this kind of program in the future. He noted the CRA did not have the funds to promote education and provide businesses with equipment. Mr. Zelkowitz said he could provide CRA members with a list of things the CRA could do that the subcommittee could focus on.

Ms. Bach noted Appendix I in the Economic Development Action Plan included a list of goals, objectives and implementation strategies. She also noted under Chapter 163,

which purposed for redevelopment and elimination of slum and blight, education should be more geared towards job skills and training; however, the CRA could work with other organizations to help promote education for children. She also noted other funding sources were available that could be used for job training and the CRA had an enterprise area (a brownfields area) that gave the CRA special incentives to qualify for State funding.

In response to Mr. Archer's comment that he felt the CRA should be able to enhance the Adult Education Center programs within the CRA District area, Ms. Bach noted one of the recommendations in the Action Plan was to evaluate skill and educational needs in the community in order to provide job training and employment in the area.

Non-Agenda Item

Mr. Ramkissoo, Restaurant Owner, International House of Pancakes, Naranja, Florida, appeared before the CRA as a member of the community, and noted he would like to tender his resignation as Board member of the Naranja Lakes Community Redevelopment Agency due to personal issues and business hardships. He expressed appreciation to the County Commissioners for appointing him to this Board, which he served on for the past five years.

Speaking as a non-member of the CRA, Mr. Ramkissoo provided the CRA Board with a copy of a letter entitled "Confirmation of Termination and Demand for Compliance" regarding termination of his franchise. He noted he previously approached the CRA to request assistance to save his business, to no avail. Mr. Ramkissoo further noted he borrowed monies to help improve his business but last year proved to be the most difficult time for him and he fell behind in his bills. He said that losing his business would not free him from the loan obligation, and he needed to stay in business to keep nineteen people employed. Mr. Ramkissoo noted he chose to resign today because he would need to relocate if his business was not saved. He requested any possible assistance from the CRA to help him save his business.

Mr. Neal Allard, 14025 SW 278 Street, Mandarin Lakes Community, Naranja, appeared before the CRA and expressed concern regarding Mr. Ramkissoo's plea for help and need to resign from the CRA because he was losing his business. He pointed out that Mr. Ramkissoo not only managed a quality restaurant, but also provided nineteen jobs in the community. Mr. Allard also noted Mr. Ramkissoo had a vested interest in this community and wanted to see it change. Mr. Allard also expressed concern with the CRA accomplishing only one project in ten years, and noted he had heard much talk about the CRA providing lighting and business grants to the community but nothing had occurred. Mr. Allard said many residents invested their life savings to live in this community, and he was shocked at the state of it. He noted he was one of five remaining residents who purchased homes in the Mandarin Lakes Community, and had resided here since the onset of this project. Mr. Allard said everyone else either, sold, foreclosed, or rented their properties to Section 8 tenants.

Mr. Archer expressed appreciation to Mr. Allard for his comments and noted he shared his frustrations. He also noted he had tried to contact several county departments as well as Florida Power and Light Company and the media to resolve some of the issues noted by Mr. Allard. Mr. Archer noted Mr. Ramkissoon was not the only business at risk, and many other businesses were closing as well. He noted the CRA was trying to help the community, but was limited by county agencies.

Mr. Forbes noted everyone was frustrated by the situation, and he expressed sorrow for Mr. Ramkissoon, whom he noted was a true stakeholder in this community, as well as a contributor to it. Mr. Forbes asked Mr. Ramkissoon to submit a written resignation in order to make it official.

VII. Next Meeting Dates:

March 23, 2009 Regular Board Meeting

Mr. Forbes announced the next NLCRA Meeting would be held on March 23, 2009 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 7:38 p.m.



Kenneth Forbes, Acting Chairperson
Naranja Lakes Community Redevelopment Agency



Naranja Lakes Community Redevelopment Agency

February 23, 2009

Prepared by: Jill Thornton

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	02/23/2009		Meeting Agenda
2	02/23/2009		Roll Call Sheet
3	02/23/2009	V	NLCRA Initiative Monthly Progress Report - dated February 18, 2009
4	02/23/2009	V	Community Response Team – Monthly Productivity Report for month of 01/12/09 to 02/15/09
5	02/23/2009	V.1.	Email from staff re: status of Heritage Village
6	02/23/2009	V.1.	Letter addressed to Director Ainars Rodins, US HUD from Linsey S. Reames, HUD Oversight Administrator re: Heritage Village Turnkey III Project
7	02/23/2009	V.3.	SRS Engineering, Inc. Construction Progress Report on NLCRA construction – February 2009
8	02/23/2009	VI.4.	Document re: eligibility/criteria for NLCRA Business Assistance Grant application (filed 02/25/2009)
9	02/23/2009	Non-Agenda	Letter from Attorneys Genovese Joblove & Battista re: Confirmation of Termination and Demand for Compliance of Ramkissoon Parsuram License Agreement for IHOP 36-086 (filed 02/25/2009)
10			
11			
12			
13			
14			

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

MEETING OF THE BOARD OF COMMISSIONERS

LOCATION: SOUTH DADE GOVERNMENT CENTER – ROOM 203

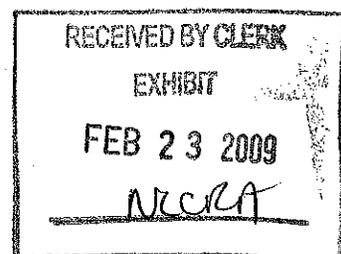
10710 S.W. 211TH STREET, MIAMI, FL

Regular Meeting 6:00PM – 7:30PM

February 23, 2009

MEETING AGENDA

- I.** Meeting Call to Order and Roll Call Chair
- II.** Approval of the Minutes Board
- January 26, 2008 – Regular Meeting
- III.** Approval of Agenda Board
- IV.** Open Forum for Public Comments (15-min)
- V.** Old Business
- Community Policing MDPD Monthly Reports
- Update on General Old Business
1. Heritage Village Staff
2. Current re-zoning applications in CRA Staff
3. Mandarin Lakes Sales / Closing Report Karl Albertson, D.R. Horton
4. Infrastructure Construction Ignacio Serralta, SRS
5. Mandarin Lakes Developer Update Alex deGuardiola
- VI.** New Business
1. Update on Naranja Lakes Library Branch Construction Staff
2. Update on Amendment to the Redevelopment Agreement Staff / Steve Zelkowitz
3. Presentation of Economic Development Action Plan Rachel Bach
4. Update on the Business Grant Program Rachel Bach
- VII.** Next Meeting Dates:
- March 23, 2009, Regular Board Meeting
- VIII.** Adjournment



**NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY**

Roll Call Sheet for 02/23/2009

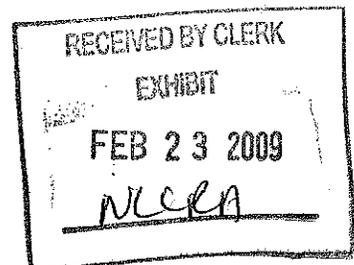
MEMBER	PRESENT	LATE	ABSENT
Archer, Stuart	✓		
Betancourt, Nina, Chairperson			
Forbes, Kenneth	✓		
Hakssa, Moe	✓		
Infante, Rene	-		✓
Lipe, Daniel P.			
Ramkissoo, Parsuram	✓		
Volkert, Marleen			
(One Vacant Seat)			
COMMISSION REPORTER			
START TIME			
END TIME			

NOTE: Five (5) members constitute a quorum

Others:

Revised on 6/14/2006

- Orge Fernandez - OSBM Coordinator
- Jason Rodriguez - CRA Analyst
- Steven Zelfowitz - Council for CRA
- Ignacio Terralte - Construct Consultant
SRS Engineering
- Alex DeGuardiola - Project Manager - NLCUC



Naranja Lakes CRA Initiative
Monthly Progress Report

Reported by: Sgt. Ozzie Hernandez

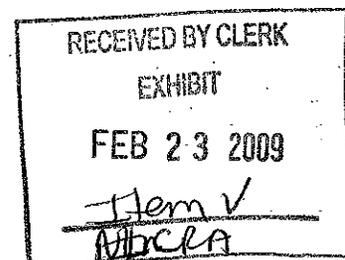
Date of report: February 18, 2009

The following is a synopsis of the police enforcement and community policing actions provided to the Naranja Lakes CRA boundaries from Monday, January 12, 2009 to Sunday, February 15, 2009:

- At the onset of the initiative, an up to date analysis was conducted of the areas of concern to determine the most active days and hours of the week to provide the most efficient coverage.
- A total of 57 four-hour roving patrol details along with 10 enforcement sweeps were conducted during this monthly period. As a result, the efforts produced the following totals:
 1. A total of 26 arrests/apprehensions were initiated of which 2 felony, 6 misdemeanors, 10 warrants, 5 traffics, and 3 PTA arrests. Including two fugitive arrests from Texas and Brevard County for narcotics charges.
 2. A total of 213 traffic citations (112 HMV, 80 NHMV, & 21 parking).
 3. A total of 10 person's message recoveries.
 4. Seizure of 2 grams of marijuana.
 5. A total of 442 Field Interview Reports were written by officers who conducted a stop of an individual who warranted concerns to document there information for future reference.
 6. A total of 58 career criminals were stopped and documented.
 7. A total of 487 citizen contacts were initiative and 141 business contacts.

Highlights:

- * An enforcement initiative was implemented at the Winn Dixie, Naranja Shopping Center to address ongoing concerns with vehicles parking in the Fire Lanes and obstructing the roadway. This effort was directed to address the deteriorating parking situation causing a Quality of Life issue for local citizens.



COMMUNITY RESPONSE TEAM
Naranja Lakes CRA Initiative
Monthly Productivity Report

Month Of: 1/12/09 to 2/15/09

Date: 02/18/09

Hours: Various
Start-Finish

Areas of Concern: SW 268St to 288 St Old Dixie Hwy to the Fl. Turnpike (CRA Boundaries)

Submitted By: Sergeant Oswaldo Hernandez

Weekly Totals

CASES

1. Assigned 26
 2. No Reported 0

CLASS | ARREST (Adults) (Juveniles)

1. Homicide		
2. Sexual Assault		
3. Robbery		
4. Assault		
5. Burglary		
6. Larceny		
7. Auto Theft		

ARRESTS (Adults) (Juveniles)

1. Felony	2	
2. Misdemeanor	6	
3. Traffic	5	
4. Warrant	10	
5. PTA	3	
6. DUI		

SUBJECT CONTACTS

1. FI Cards 442
 2. Career Criminals 58
 3. Curfew Violations 0
 4. Truants 0

COMMUNITY ACTIVITIES

1. Citizen Contact 487
 2. Business Contact 141

RECOVERIES

1. Persons 10
 2. Apprehensions 0
 3. Other Property 0
 4. Vehicles 0
 5. Recovery Value \$ \$0.00

PROPERTY/NARCOTICS SEIZED

1. Type _____
 2. Value \$ 30.00
 3. Marijuana (grams) 2 grams
 4. Hashish (grams) _____
 5. Cocaine (grams) _____
 6. Heroin (grams) _____
 7. Pills (# & type) _____
 8. Currency Seized \$ _____

WEAPONS SEIZED

1. Firearms _____
 2. Knives _____
 3. Other _____

TRAFFIC ACTIVITIES

1. HMV 112
 2. NHMV 80
 3. Parking 21
 4. Verbal warnings 12
 5. Vehicles Impounded 0

RECEIVED BY CLERK
 EXHIBIT
 FEB 23 2009
Jim ✓
 NLCPA

Comments: See Monthly Progress Report.

Thornton, Jill (COC)

From: Rodriguez, Jason E. (OSBM)
Sent: Friday, February 20, 2009 5:19 PM
To: "Nina" Gail Betancourt (ninagail@ninabroker.com); bargaintowninc@cs.com; Daniel Lipe (DANIELL@communitybankfl.com); Ken Forbes; Marlene Volkert; Moe M. Hakssa (moe@lumoprint.com); Parsuram Ramkissoon; Stunjune@aol.com
Cc: Thornton, Jill (COC); 'Steven W. Zerkowitz'; Fernandez, Jorge (OSBM); Dashtaki, Mandana (CAO)
Subject: Heritage Village

Board Members,

Staff continue to seek information regarding the status of Heritage Village. To this end, staff has shared with the Manager's office the Board's frustrations of the lack of activity with the Heritage Village Housing Project.

The new Director of the Miami Dade Housing has informed us that the rehabbed of this public housing site was done under an old HUD program (HOPE III), which is a homeownership program with specific requirements that are very difficult to implement in the present housing situation and marketplace.

Currently, the MDHA do not have any further update on Heritage Village. However, the Agency is in conversations with HUD as to how it might be able to get these units occupied. As we all know, they were recently renovated but have been sitting vacant for too long, creating frustrations in the community, the Board and just about everyone involved.

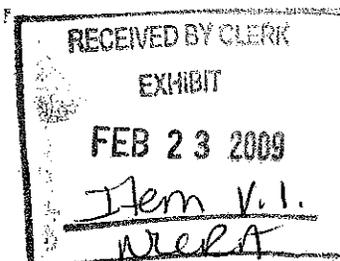
Staff have been assured that MDHA is focusing direct attention to getting this matter resolved and in fact, the HUD team has promised to take this on as one of the assignments for which they will take the lead. While staff invited MDHA to participate at this month's CRA meeting, the Agency believe that they might have a lot more to say about the progress on Heritage Village by the March or April meeting.

Staff will continue to pursue this matter on behalf of the Board in order to provide you with the information available to the County as soon as possible.

Attached please find a letter sent by the HUD Oversight Team when they were in MDC last October specifically addressing Heritage Village. This is the signed version of the letter that staff mentioned at previous meetings.

Thanks.

Jason Emilio Rodriguez,
 Business Analyst
 Office of Strategic Business Management
 305-375-2820
www.miamidade.gov
"Delivering Excellence Every Day"



2/23/2009



Miami-Dade Housing Agency
 Office of the Director
 1401 NW 7th Street
 Miami, Florida 33125-3601
 T 305-644-5100 F 305-541-6716

miamidade.gov

- ADA Coordination
- Agenda Coordination
- Art in Public Places
- Audit and Management Services
- Aviation
- Building Code Compliance
- Building
- Business Development
- Capital Improvements
- Citizen's Independent Transportation Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Countywide Healthcare Planning
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency**
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Urban Revitalization Task Force
- Vizcaya Museum and Gardens
- Water and Sewer

October 10, 2008

Mr. Ainars Rodins, Director
 Special Applications Center
 U.S. Department of Housing and Urban Development
 Ralph H. Metcalfe Federal Building
 77 West Jackson Boulevard, Room 2401
 Chicago, IL 60604-3507

Dear Mr. Rodins:

As part of our recovery work at the Miami-Dade Housing Agency (MDHA), the HUD Oversight Team has encountered the Heritage Village Turnkey III project (FL 5-064 under the old project numbers prior to AMP numbers). This project is comprised of 22 single family units, a shelter, and a community center. All units and the community center are renovated, certified for occupancy by the Miami-Dade County Building Department, and in a condition to be sold immediately.

However, three of the renovated units were previously contracted for homeownership with the current occupants under HUD's old Turnkey III Program. We are awaiting an opinion from the County Attorney's Office on the current status of these three units and presume that they will not be included in the final disposition of the remaining 19 units.

Our dilemma is how to dispose of the remaining units, considering the regulatory requirements of the Turnkey III Program. As you know, this program is decades old. The remaining units have been vacant for decades as well, and there are no current public housing residents in this project to offer this homeownership option to. We understand that MDHA could convert the program to a Section 32 Homeownership Program but have concerns that any delay to sell the units may afford vandals the opportunity to compromise them. We seek an expedited solution to ensure that these highly desirable units are sold to eligible low-income buyers within a relatively short time.

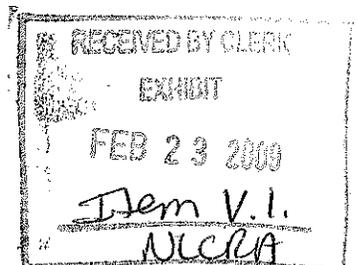
We look forward to hearing your recommendations related to the regulatory issues that will allow us to expedite the sale of these affordable public housing units directly to eligible homebuyers in the Scott Carver HOPE VI or Section 8 Homeownership programs or to a non-profit agency that in turn would sell them to qualified low-income families in the area.

Thank you for your assistance in this matter. If you should need further information on Heritage Village please contact me or Donna Ayala at (305) 644-5112.

Sincerely,

Lindsey S. Reames
 HUD Oversight Administrator

c: Donna J. Ayala, HUD Oversight Team
 Victor Roche, Office of Public Housing, HUD Field Office
 Alex Ballina, Acting Director, Public Housing Division, MDHA





February 19, 2009

Naranja Lakes Community Redevelopment Agency
Miami-Dade County Community Redevelopment Division
Office of Strategic Business Management (OSBM)
111 NW 1st Street, 22nd Floor
Miami, Florida 33128

Attn: Mr. Jorge M. Fernandez, Jr.
OSBM Coordinator

**Re: Naranja Lakes Community Redevelopment Agency
Construction Progress Report-February 2009**

The following is a progress report for the construction activities to date for the Naranja Lakes CRA in accordance with the Redevelopment Agreement.

Construction Activities

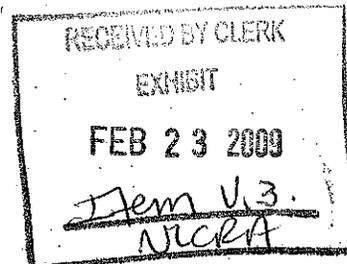
1- Canal Street Bridge (Anzac Construction, Inc.: Canal Street bridge contractor)

- a. Final inspection was conducted by Miami-Dade County Public Works on February 10, 2009 to review the remaining final punch list items for the Naranja Lakes Boulevard Extension Bridge over the C-103 N Canal and it was found that outstanding items have been satisfied and acceptable.
- b. Miami-Dade County Public Works Land Development Section is currently working on preparing the legal documentation for the turn-over of the bridge and acceptance by the County.
- c. No more work has been performed under this activity because the developer is proposing to include the remaining work into Phase II.

**2- SW 140th Ave Plaza (Civic Building) and Entrance Features
(ELCI Construction, Inc.)**

Civic Building

- a. Insulation has been completed and has passed the inspection.
- b. Roof tiles and Stucco installations have been complete.
- c. 95% of the gypsum wall board has been complete.
- d. 90% of the Switch gear and power device have been complete.
- e. Floor tiles have been delivered to the site and are ready for installation.
- f. The Contractor has provided a construction schedule. It is projected that the final inspection will occur on or about March 18th, 2009.



Entrance Features

- a. Stucco on the masonry walls at the SW 140th Avenue entrance feature has been complete.
- b. The relocation of the other entrance feature is still pending Miami-Dade County Public Works approval since it needs to go through a public hearing process.

3- SW 140th Avenue, SW 143rd Avenue, SW 272nd Street, and Canal Street.
(Dixie Landscape, Inc., Landscape and Irrigation Contractor)

- a. Dixie is continuing the installation of the irrigation lines along SW 272nd Street, SW 140th Avenue and at the entrance feature located near SW 271st Terrace.
- b. FPL has installed a new pole for the irrigation's power connection. A electrical pull box still needs to be installed by FPL before the electrical contractor can complete the installation of the conduits since the original point of connection has changed.
- c. A meeting with Public Works is being requested to discuss which entity will be responsible for the payment of the electrical cost of running the irrigation pumps.

4- Request for Payment No. 31

The Developer has submitted the Application for Payment No. 31 - Revision 1. SRS has reviewed the application and found it in compliance with the improvements described in the Redevelopment Agreement and in accordance with the approved Schedule of Values. The quantities and amount submitted for payment have been checked and have been found to be fair and equitable. Total payment amount for this request is \$262,896.60. This amount includes \$161,897.63 for Part 1 of Contract NLC-001, \$89,089.19 for Part 2 of Contract NLC-002, and \$4,764.56 for the Developer's Fee. A 10% retainage has already been deducted from the gross amount invoiced, as well as 0.25% of the IPSIG.

Sincerely,



Ignacio Serralta, P.E.
CRA Construction Consultant



NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

BUSINESS ASSISTANCE GRANT

The Naranja Lakes CRA, as part of its ongoing efforts to redevelop and enhance the District, is currently accepting applications for funding from the NLCRA Business Assistance Grant.

ELIGIBILITY

Grant recipients must meet all of the following eligibility criteria in order to apply for and receive funding:

- Businesses that are physically located within the Naranja Lakes CRA District and Commission District 8 (see map)
- Businesses must be in continuous operation for a minimum of two (2) years
- Businesses must maintain regular business hours
- Businesses must not be in default on any other grants or loans, regardless of funding source
- Businesses must not engage in unlawful activity
- Businesses, if selected to receive funding, must attend a MANDATORY workshop that explains program requirements. Applicants who do not attend meeting will forfeit their grant funding.
- Businesses must agree to participate in a Business Assistance Grant exit survey to be used to evaluate the program
- Funds are available for a limited time - Projects must be able to complete by July 1, 2009

APPLICATION REQUIREMENTS

Grant applicants must submit one copy of application (download here) no later than (date and time). Applicant may only submit one application, even if there is more than one location within the District. Late applications will not be considered. Expired occupational or business licenses will be grounds for disqualifying grant applications. Interested grant applicants may contact the Naranja Lakes CRA Economic Development Coordinator at 954-297-0075 for technical assistance on grant preparation. Applicants are strongly encouraged to seek technical assistance as early as possible to allow adequate time for preparing grant application.

Applications must be enclosed in a sealed envelope indicating "Naranja Lakes CRA Business Assistance Grant" and be received no later than (date, time). Applications must be mailed to (Address).

BUSINESS ASSISTANCE GRANT OVERVIEW

The Naranja Lakes CRA is offering grant funds to qualified businesses to stimulate redevelopment, economic growth and the physical enhancement of the Naranja Lakes commercial district. Grant funds may be used to purchase capital equipment and supplies, construct façade improvements or minor property renovations, or to engage in marketing or advertising. The primary goal of this program is to create or retain jobs within Naranja Lakes CRA.

EXHIBIT
Item VI. 4.

CLERK OF THE BOARD
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CLERK OF THE BOARD
NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

While the program's main intent is to enhance the economic viability of businesses within the District, it also provides businesses with valuable technical assistance to create a better working and business environment, access a range of economic development opportunities, educate business owners about other funding programs, foster better private sector relationships with local government, and identify job training activities.

Due to the funding source that is providing grant funds, the Naranja Lakes CRA must demonstrate the creation of at least two new full time jobs, although these jobs do not need to be created by any one applicant. Applicants demonstrating job creation will be given the highest priority in funding awards.

AWARD CRITERIA

Grants will be awarded based on the extent to which applicant meets the following criteria:

1. Job creation – Has applicant demonstrated that part and/or full time positions will be created?
2. Impact of grant –
 - a. Has applicant demonstrated that grant funds will significantly impact business operations, ability to stay in business, or expand business activity?
 - b. How many people will grant benefit?
 - c. How visible will the effects of the grant be in the CRA District?
 - d. Is application using grant funds to leverage additional funding for a larger impact?
3. Readiness to proceed – Has applicant indicated how long it will take for grant funds will be put to use?
4. Hardship – Has applicant demonstrated that eligible activities cannot be achieved but for the award of grant funds?
5. Complete application - Is application complete?
6. Eligibility - Does application meet baseline eligibility criteria?

AWARD STRUCTURE

Maximum award for this program is \$70,000. Depending on the number and quality of applications, the NLCRA may allocate funds for several smaller funding requests or award maximum funding amount to one large business creating a minimum of 2 full time jobs. Home-based businesses are also eligible to apply. Applications that most fully meet award criteria will be funded first until all available grant funds are expended

NLCRA Miami Dade County CDBG Reporting Requirement

d) Job creation or retention activities

An activity designed to create or retain permanent jobs where at least 51 percent of that, computed on a full-time equivalent (FTE) basis, involve the employment of low- and moderate-income persons. Potentially eligible activities include: construction by the grantee of a business incubator designed to offer space and assistance to new firms to help them become viable small businesses; loans to pay for the expansion of a plant or factory; and assistance to a business to prevent closure and a resultant loss of jobs for low- and moderate-income persons. As a general rule, each assisted business shall be considered to be a separate activity for purposes of determining whether the activity qualifies. However, in certain cases, such as where CDBG funds are used to acquire, develop or improve real property (e.g., a business incubator or an industrial park), the requirement may be met by measuring jobs in the aggregate for all the businesses that locate on the property, provided such businesses are not otherwise assisted by CDBG funds. Additionally, where CDBG funds are used to pay for the staff and overhead costs of an entity making loans to businesses from non-CDBG funds, this requirement may be met by aggregating the jobs created or retained by all of the businesses receiving loans during each program year. Finally, a job creation/retention activity undertaken pursuant to the strategy for a HUD-approved Neighborhood Revitalization Strategy Area may be considered to meet the low/moderate area benefit National Objective under 570.208(d)(5)(i).

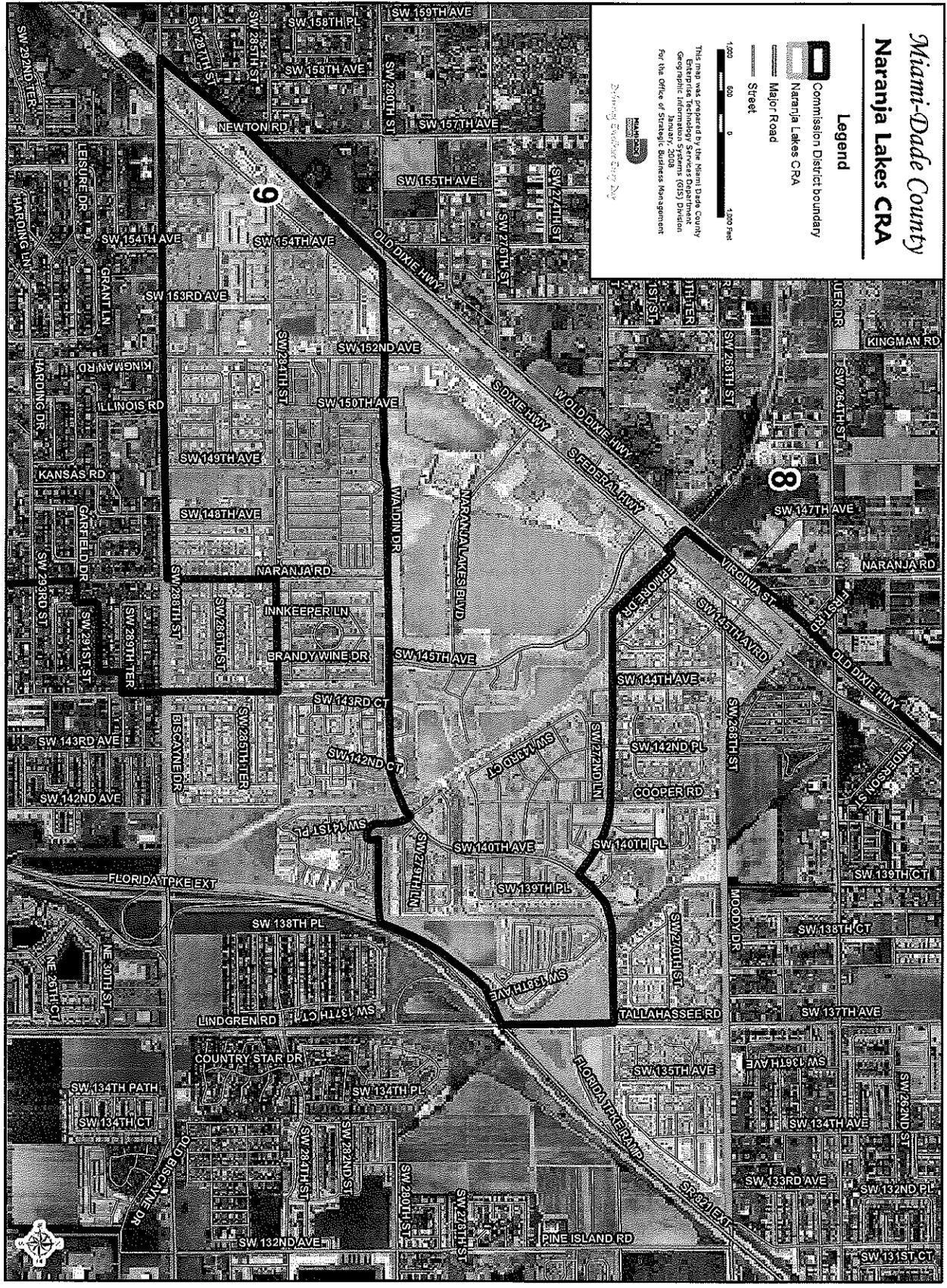
Miami-Dade County Naranja Lakes CRA

Legend

- Commission District boundary
- Naranja Lakes CRA
- Major Road
- Street



This map was prepared by the Miami-Dade County
Enterprise Technology Services Department
Geographic Information Systems (GIS) Section
for the Office of Strategic Business Management
January, 2008



GENOVESE
JOBLOVE &
BATTISTA
PA
Attorneys at Law

Michael D. Joblove
Telephone: (305) 349-2333
Email: MJoblove@gjb-law.com

February 20, 2009

CONFIRMATION OF TERMINATION AND DEMAND FOR COMPLIANCE

Via Certified Mail
Return Receipt Requested

Parsuram Ramkissoon
Kipling, Inc.
27022 S. Federal Highway
Naranja Lakes, FL 33032

RE: License Agreement for IHOP 36-086

Dear Mr. Ramkissoon:

We represent Sunshine Restaurant Partners, LLC ("Sunshine"). Reference is made to the letter dated February 6, 2009 ("Notice of Default") pursuant to which Sunshine notified you that you were in default of the License Agreement, referenced therein (the "Agreement").

This letter confirms that the Agreement is terminated as a result of your failure to cure the default. Accordingly, you have no further right to use the trade name or marks of International House of Pancakes ("IHOP") and the IHOP operating system previously utilized at the above referenced IHOP Restaurant ("Restaurant"). The termination of the Agreement results from your failure to cure the monetary defaults under the Agreement set forth in the Notice of Default within the time specified therein and in the Agreement.

Sunshine hereby demands that you comply with all post-termination covenants contained in the Agreement, including but not limited to, immediately ceasing operation of the Restaurant and the use of IHOP's Marks, and returning to Sunshine the IHOP Operations Manual loaned to you, together with all other material containing trade secrets, restaurant operating instructions or business practices at IHOP.

Any continued use of IHOP's Marks and the IHOP operating system, or your continued operation of the Restaurant, constitutes a violation of, among other things, the Agreement and applicable laws.

The termination of the Agreement is without prejudice to any other rights or remedies Sunshine may have. If Sunshine receives any post-termination payments from you, Sunshine shall hold such payments for application in accordance with the final disposition of Sunshine's damage claims arising from your breach of the Agreement and any continued operation of the

EXHIBIT
Non-Agenda Item

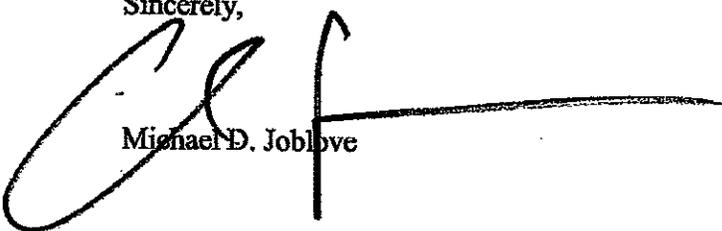
CLERK OF THE BOARD
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CLERK OF THE BOARD

Parsuram Ramkissoon
February 20, 2009
Page 2

Restaurant in violation of Sunshine's rights. You should not construe Sunshine's receipt of these funds as a waiver of your default, Sunshine's termination of the Agreement, or Sunshine's claim for damages. Any such payments should be sent only to my attention at the above address so that same may be forwarded to an authorized Sunshine representative.

Please understand that Sunshine has not authorized any of its employees or agents to modify any of the terms of this letter. Therefore, any reliance by you on alleged oral communications is unwarranted.

Sincerely,


Michael D. Joblove

cc: Mr. Dan Enea

8921-001/069