

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

Naranja Branch Library
Conference Room
14850 S.W. 280th Street
Miami, Florida

September 28, 2009
As Advertised

Harvey Ruvin, Clerk
Board of County Commissioners

Diane Collins, Acting Division Chief
Clerk of the Board Division

Jill Thornton, Commission Reporter
(305) 375-2505



**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY (CRA)
SEPTEMBER 28, 2009**

The Naranja Lakes Community Redevelopment Agency (CRA) Board convened in the Naranja Branch Library Conference Room, 14850 S.W. 280th Street, Miami, Florida, at 6:00 p.m. on September 28, 2009; there being present upon roll call: Interim Chairperson Kenneth Forbes, Mr. Moe Hakssa, Mr. Stuart Archer, Ms. Marlene Volkert, Ms. Keri-Lyn Coleman and Mr. Charles Lopez (Mr. Rene Infante and Mr. Daniel Lipe 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

Interim Chairperson Forbes called the CRA meeting to order at 6:08 p.m.

Upon roll call, and a quorum being present, the Board proceeded to consider tonight's agenda.

For the record, Mr. Jorge Fernandez noted the following excused absences from tonight's meeting: Mr. Rene Infante and Mr. Daniel Lipe. He also noted Mr. Steven Zelkowitz, Legal Counsel for the CRA, would not be present as well.

**II. Approval of the Minutes
August 24, 2009 Regular Meeting**

It was moved by Mr. Archer that the minutes of the August 24, 2009 CRA meeting be approved with amendments noted by Mr. Forbes to correct a scrivener's error in paragraph 1, page 7, to read "Ms." Coleman instead of "Mr." Coleman; and to correct a misstatement of the facts in the second sentence, third paragraph, page 10 to reflect that \$3,000 was allocated for Marketing in last fiscal year's budget to be paid out to Chapman Elementary School and \$5,000 was allocated for Marketing in next fiscal year's budget. This motion was seconded by Mr. Hakssa, and upon being put to a vote, was passed unanimously by those members present.

III. Approval of Agenda

Mr. Archer requested that some time be allotted under Old Business for staff to provide a status report on the Heritage Village project.

It was moved by Mr. Archer that the agenda for tonight's meeting be approved as amended to add an item under Old Business for a status report on the Heritage Village project. This motion was seconded by Ms. Volkert, 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 requested that speakers limit their comments to two minutes.

Mr. Phillip Murray, 13248 SW 256th Terrace, Naranja, Florida, appeared before the CRA and welcomed newest members Ms. Coleman and Mr. Lopez to the CRA Board. He commended Ms. Bach, the CRA's Economic Development Coordinator (ECD), for her professionalism and accomplishments. He expressed concern with the CRA's possible lack of efforts in communicating its goals and progress to the community, and his concern that portions of the community were not represented at CRA meetings. He noted he wanted to ensure the CRA was reaching out to the entire community, not just certain segments of it.

Mr. Archer advised that at next month's CRA meeting, the CRA would discuss developing a brochure outlining the CRA's accomplishments that would be distributed to the community.

Ms. Bach, ECD, added that she was aware of many residents in the CRA District, particularly renters, not receiving the CRA Newsletter, and that she was placing newsletters in grocery stores, the Naranja Branch Library and other places for people to access it.

Seeing no one else wishing to speak, the public hearing was closed and the Board proceeded to consider the next agenda item.

V. Old Business

Community Policing

Sergeant Ozzie Hernandez, Miami Dade Police Department (MDPD), Cutler Ridge District, summarized the NLCRA Initiative Monthly Progress Report dated September 22, 2009. He noted that in addition to the activities listed in this month's progress report, MDPD in conjunction with the Office of Neighborhood Compliance (ONC) conducted enforcement sweeps of the Sea Pines and Waterside Communities to address code violations and "quality of life" issues, which resulted in the issuance of 25 citations. MDPD also addressed dumping along SW 145th Avenue that resulted in 3 arrests, he noted.

Sergeant Hernandez also provided an overview of the MDPD Annual Executive Summary Report for September 18, 2008 through September 29, 2009. He noted crime in the CRA District was low compared to overall crime in the MDPD's South District during this rating period; and crime in the CRA District had decreased in every category except Residential Burglaries and Theft. He noted that crime in these two categories increased by 4.8% and 6.5% respectively; however, burglaries increased by approximately 15% in the MDPD South District. Sergeant Hernandez further noted that traffic enforcement increased this year primarily due to aggressive enforcement of parking violations in the Naranja Lakes Winn Dixie parking lot. He noted crime in the CRA District decreased as follows: Rapes by 55.5%; Robberies by 32.9%; Homicides by 100% (no cases); Vehicle Burglaries by 1.6%; and Motor Vehicle Theft by 6.45%.

Responding to Mr. Archer's inquiry regarding the community's reception of and response to the community policing initiative, Sergeant Hernandez noted the communities of Sea Pines, Waterside, Mandarin Lakes, Villages of Naranja, Hidden Grove, Modello and others had responded well to the initiative because the police had become well known to these communities and developed good relationships with them. He noted that not much information was exchanged between the police and the other communities unless an incident was reported.

Sergeant Hernandez responded to Mr. Archer's inquiry regarding whether Crime Watches had been established in other communities. He noted a Crime Watch was initiated in the Vista Trace community after the police conducted a Residential Empowerment Neighborhood Enforcement Walk (RENEW) of the area. He advised that MDPD would be meeting with the management of the Villages of Naranja tomorrow to discuss establishing a Crime Watch in this community, which had issues with trespassing, rapes and open warrants. He noted the police were trying to assist the building manger in weeding out the bad tenants.

In response to Mr. Archer's inquiry regarding MDPD's relationship with the Mandarin Lakes community, Sergeant Hernandez noted that MDPD maintains contact with Castle Management, the Property Manager for Mandarin Lakes, and has responded to a break-in of their club house. He also noted that MDPD was usually notified by Mandarin Lakes' security if an incident occurred and was trying to gain 24/7 access to their clubhouse. Sergeant Hernandez further noted the security at Mandarin Lakes Clubhouse had improved significantly since a camera surveillance system was installed there.

In response to Mr. Archer's question as to when MDPD anticipated moving into the new CRA Community Center, Sergeant Hernandez noted MDPD was awaiting direction from the CRA once the Memorandum of Understanding (MOU) drafted by Legal Counsel was approved and signed by MDPD's Director and the CRA Board. He also noted that furniture was stored for this office and that General Services Administration (GSA) would provide the locking mechanisms for securing the doors.

Hearing no further comments or questions, the CRA Board accepted the foregoing report as submitted.

Update on General Old Business

1. Mandarin Lakes Sales/Closing Report

The CRA by motion duly made, seconded and carried, accepted the foregoing report as submitted.

2. Infrastructure Construction

Mr. Ignacio Serralta, Construction Consultant for the NLCRA, SRS Engineering, provided an overview of the "NLCRA Construction Progress Report" dated September 2009, and highlighted the following construction activities:

- Canal Street Bridge, Green and Pathways – No additional work had been performed on this project since the last report.
- Entrance Features (ELCI Construction, Inc.) – Landscaping and signage were completed for the entrance features, but irrigation and sod still remained to be completed.
- SW 140th, SW 143rd Avenue, SW 272nd Street, and Canal Street - No additional work had been performed on this project since the last report.
- Request for Payment No. 38 – The developer submitted a request for Payment No. 38 in the amount of \$17,086.47, 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. He noted the total amount included \$16,483.18 for Part II-Contract NLC-002 and \$603.28 for a Developers Fee.

Mr. Serralta noted that no additional work had been performed on the two parks because the developer had difficulties in getting the landscaping plans approved. He noted the Public Works Department (PWD) wanted the original drawings resubmitted for approval with a revision to reflect the use of drought tolerant trees and the removal of some entrance features. He also noted the developer had been waiting for the Building Department to approve the permits in order to build the gazebos in the parks; however, he was informed this morning that the developer had received approval for the permits and would begin working on the gazebos, landscaping and walkways in the parks. Mr. Serralta further noted an issue with the developer getting the maintenance agreement for the right-of-ways approved because PWD wanted this property indemnified. He noted staff was trying to schedule a meeting with the PWD Director to negotiate this matter since this land was not owned by the Homeowners Association.

Hearing no further comments or questions, the CRA Board accepted the foregoing report as submitted.

3. Mandarin Lakes Developer Update

Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, appeared on behalf of Naranja Lakes Construction LLC, and noted the developer's frustration with the process in general and with PWD wanting their own improvements indemnified by the developer. He expressed concern that the County was viewing this project as a private development rather than a partnership between the County and the CRA for a project that was part of the county improvement plans approved by the Commission many years ago. He advised that the developer was doing his best to resolve these issues and was as frustrated as the CRA in wanting to see projects completed, but could not proceed until these issues were resolved. He also noted he reached out to one of Commissioner Sorenson's Aides for assistance since the Aide was helpful in past matters, but the process could take time and the County's budget process had taken precedence.

In response to Mr. Archer's inquiry of how the CRA could assist, Mr. Jorge Fernandez noted staff was in the process of scheduling a meeting with PWD Director Esther Calas to discuss this

matter. He reminded CRA members of the difficulty in getting a meeting scheduled with Ms. Calas because she was very busy.

Pursuant to the suggestions of Mr. Archer and Ms. Volkert, it was moved by Mr. Archer that the CRA's Legal Counsel prepare a letter on behalf of the CRA, and send it to the Public Works Department Director expressing the CRA's frustration with the indemnification issue and the plan approval process for the infrastructure improvements in the redevelopment area; and that the letter should ask for any assistance to expedite the approval process. In addition, certified copies of this letter should be to County Commissioners Sorenson and Moss and the County Manager. This motion was seconded by Ms. Volkert, and upon being put to a vote, was passed unanimously by those members present.

4. Action Plan Update

Ms. Rachel Bach, Economic Development Coordinator (EDC) for the CRA, provided an update on the CRA Action Plan. She noted her objective was to begin next fiscal year developing a program strategy and financing plan for specific projects the CRA wanted to undertake. Regarding the Residential Rehabilitation Program, she noted she was successful in establishing a partnership with the Princeton-Naranja Community Development Corporation (CDC), which submitted an application for Community Development Block Grant (CDBG) housing rehabilitation dollars that included the CRA. She noted Miami-Dade County's Office of Community and Economic Development (OCED) recommended that housing rehabilitation dollars be granted to the CDC in the amount of \$150,000; however, those funds would not be available until some time next spring after the recommendation was processed and approved by the County Commission in the fall. Ms. Bach advised she would continue working on the partnership with the CDC and on developing a program for the CDC and the CRA to assist each other in spending those housing dollars, and she would explore other funding sources as well.

Ms. Bach advised that she was also researching the Weed and Seed Community Designation Program funded by the US Department of Justice, and working directly with MDPD and the South Dade Collaborative, which previously submitted an application, to see if it was feasible for the CRA to apply for this funding next fiscal year.

Regarding the CRA Newsletter, Ms. Bach noted as a result of issuing the CRA Newsletter, she received five calls from businesses within the CRA District inquiring about the CRA's progress and how the CRA could assist them. She also noted she was currently working with two businesses; one forwarded to her by Mr. Hakssa and the other was a landowner wanting information on how he might develop his land located on Old Dixie Highway.

Regarding the CRA's Grant Program, Ms. Bach noted Mr. Zelkowitz, Legal Counsel for the CRA, was still working on the agreements. She also noted she initially brought forth a recommendation for two applicants to be funded in the form of a grant and two applicants to be funded with a loan; however, she worked with World Wide Sensations, a company approved for a loan, to update its request and qualify it for a grant. She advised this company would now be entering into a grant agreement, and the CRA would be awarding three grants and one loan, rather than two grants and two loans.

Ms. Bach commended MDPD Sergeant Hernandez and the Office of Building and Neighborhood Compliance for organizing the enforcement sweeps of the Sea Pines and Waterside communities. She noted she was impressed with the amount of participation in the sweeps and how quickly everyone mobilized. Ms. Bach advised that she was working on a program strategy with specific guidelines for projects to be implemented next fiscal year, and requested the CRA convene a Planning and Vision Subcommittee meeting with her to discuss this program strategy so that she could bring back a final item for approval at the next CRA meeting. Additionally, Ms. Bach advised she and Ms. Kristin Morey would be attending the Florida Redevelopment Associations Conference to be held in Orlando on October 28 through the 30, and would be looking towards bringing back some interesting ideas or materials to share with the CRA.

5. Update on the Heritage Village Project

Mr. Rodriguez advised that the Miami-Dade Housing Authority (MDHA) prepared a legislative item modifying the Heritage Village housing program and submitted it for review by the Housing and Community Development Committee (HCDC) in September 2009; however, that meeting in September was cancelled. He noted the item would be considered at the next HCDC meeting scheduled October 14th, 2009.

Mr. Archer expressed concern that the Heritage Village housing units remained vacant while this process was ongoing.

Mr. Fernandez noted the process was moving forward, but MDHA needed Board of County Commission approval to change the current rental program to a homeownership program.

Mr. Forbes asked staff to include a status report of the Heritage Village project on next month's CRA meeting agenda under Old Business.

I. New Business

1. Approval of RFP Ranking for Property Management Services/Authorize CRA Attorney to proceed with contract Negotiation

Mr. Forbes asked that in Mr. Zelkowitz absence, Mr. Archer provide the report on the Request for Proposal (RFP) rankings and contract awards for the property management services.

Mr. Archer noted the RFP Selection Committee met with Mr. Jason Rodriguez and Mr. Zelkowitz to review and rank the RFPs, and based on the rankings, recommended the Kennedy Wilson Management Company be awarded the contract for property management services. He noted Mr. Zelkowitz was provided the information to begin the negotiations with this company.

Mr. Forbes stated he understood that two companies were selected.

Mr. Rodriguez clarified that the selection committee met in August 2009 to rank the first tier of RFP's submitted for the property management services contract. He noted the two highest ranked companies, Castle Management and Kennedy Wilson Management, presented their

proposals to the committee at a second meeting, and after the scoring process, the committee recommended awarding the contract to Kennedy Wilson Management Company, the highest scored company. Mr. Rodriguez advised the CRA needed to ratify the committee's recommendation in order for Mr. Zelkowitz to proceed with negotiations.

Mr. Forbes asked the owner of Kennedy Wilson Management Company to come forward and introduce herself to the CRA.

Ms. Millie Fernandez, Owner of Kennedy Wilson Management Company and of Innovative Property Management Company, appeared and stated she was really excited about servicing the CRA and her team was ready to get started. She noted she had been a business owner in Naranja since 1998, and had experienced the impact of criminal activity in the community noted earlier by Sergeant Hernandez.

Hearing no further comments or questions, it was moved by Mr. Archer that the CRA approve the recommendation of the RFP Selection Committee to award the contract for property management services to Kennedy Wilson Management Company. This motion was seconded by Ms. Volkert, and upon being put to a vote, passed unanimously by those members present.

2. Approval of CRA FY 2009-10 Budget

Ms. Volkert noted the Budget and Finance Subcommittee met last week and made changes to the proposed FY 2009-10 CRA budget presented at last month's CRA meeting. She reminded CRA members that CRA revenues in FY 2009-10 would be impacted, and reduced Tax Increment Financing (TIF) funds would be received based upon the final millage rate adopted by the County Commission. Ms. Volkert noted that based on the Commission's actions and the projections of less TIF funds, the subcommittee made the following changes to the CRA's budget: reduced funding for Advertisement to \$4,000, the same funding level as FY 2008-09; reduced funding for County Administrative Charges; and reduced funding for Project Management Supplies to \$1,500. Additionally, she noted funding for the Community Policing and Security remained at \$315,000, but the contract would be changed to add two (2) Reside Empowering Neighborhood Enforcement Walk (RENEW) operations.

Mr. Fernandez clarified the committee selected the second of three options originally proffered by MDPD for the Community Policing Initiative, which amounted to \$309,182; however, the committee recommended MDPD conduct two (2) RENEW operations and increased that amount to \$315,000. He noted staff had not spoken with MDPD about this agreement yet, but wanted to ensure the CRA approved the proposed changes before speaking with MDPD.

Ms. Volkert continued her presentation, and noted funds for Legal Services were reduced to \$65,000 and funds for Construction Consultant Fees were reduced to \$96,000. She advised that \$343,557,000 would now be carried over into the Capital account as a result of these changes, and the changes were a result of the final millage rate adopted by the County Commission. Ms. Volkert also advised the CRA needed to consider the options for RENEW operations originally proffered by MDPD in the amount of approximately \$20,000 per year, which would be reduced to two RENEW details twice a year.

Responding to Mr. Archer's question regarding the CRA needing to approve the proposed community policing contract, Mr. Forbes noted the budget could be approved as presented, with provisions that it be amended later to include the agreements reached with MDPD and the Economic Development Coordinator (EDC). He also noted that once the CRA approved this budget, the CRA could not make additional expenditures for the next six months.

Mr. Fernandez advised the CRA could approve the proposed budget as presented and amend it at a later date to include the MDPD and EDC proposals.

Ms. Coleman asked staff to further explain the provisions.

Ms. Bach explained that during the discussions of the Budget and Finance Subcommittee, Mr. Forbes and Ms. Volkert recommended the CRA fund additional activities not included in this proposed budget using funds set aside in the \$25,000 Reserve account.

Following discussion, it was moved by Mr. Archer that the proposed FY 2009-10 budget for the Naranja Lakes Community Redevelopment Agency be approved as presented. This motion was seconded by Ms. Coleman, and upon being put to a vote, passed unanimously by those members present.

3. Designation of Alternates for Standing Committees

Mr. Archer suggested that alternates be designated to the standing subcommittees to assure a quorum was met when members could not be present at a meeting.

Mr. Forbes proposed designating the Interim Chair and Vice-Chair of the CRA as alternates to those subcommittees which they were not members of. He suggested Mr. Archer be designated as the alternate to the Planning and Vision and the Budget and Finance subcommittees, and he be designated as the alternate to the Program and Contract Management and the Community Policing and Public Safety subcommittees. Mr. Forbes pointed out that the Program and Contract Management Subcommittee lacked a member.

Ms. Coleman volunteered to be a member of the Program and Contract Management Subcommittee.

Responding to Mr. Archer's inquiry as to whether additional alternates were needed, Ms. Volkert noted additional alternates were not necessary as a 3-member committee required only 2 members be present to make quorum, and the alternate would only be called upon if a quorum was not met.

4. Set-up Date for a Planning and Vision Committee Meeting

Mr. Forbes asked that members of the Planning and Vision Subcommittee meet with Ms. Bach to discuss her proposals for developing a Program Strategy for FY 2009-10, and bring back a recommendation for the CRA's consideration.

5. Update on items regarding Community Center

Mr. Fernandez advised that the furniture for the Community Center was ordered and should be delivered by the end of October. He also noted the building would be insured and the General Services Administration (GSA) Department would install an alarm system and an entrance key pad at the side entrance door for the Miami-Dade Police Department to access the building.

Mr. Archer expressed concern with some community organizations charging other organizations, Homeowners Associations (HOAs) and businesses in the community up to \$100 per day to utilize their facilities. He noted his desire was that the CRA accommodate the community organizations by allowing them to conduct business meetings in the CRA's Community Center at no charge. He noted the CRA could charge for parties or contingency fees for damage caused to its facility, but he felt the CRA should not charge the community organizations for conducting business meetings.

Mr. Fernandez advised CRA members that they had not approved the Uses of this Building yet, and could include Mr. Archer's suggestions in their deliberations. He noted the CRA needed to determine the uses of the Community Center facility before deciding what fees to charge, if any.

Mr. Archer suggested a subcommittee be assigned to meet with the representatives of the Kennedy Wilson Management Company to get input on the uses of this facility.

Mr. Fernandez advised that the property management company needed to be on board and the building insured before the CRA proceeded with this meeting.

Mr. Forbes asked that members of the Program and Contract Management Subcommittee meet with county staff and the Kennedy Wilson Management team to discuss the uses of the Community Center facility and fees to be charged, and bring back a recommendation within 90 days for the CRA to consider.

In response to Mr. Hakssa's inquiry as to whether a sign would be placed in front of this building identifying it as the CRA Community Center, Mr. Jason Rodriguez advised that the CRA previously adopted a resolution naming this facility after fallen Officer Jose Lazaro Somohano, and he recalled the CRA's discussion of wanting to place a plaque in honor of Officer Somohano near the vicinity of this building.

Mr. Scott Hedge reminded the CRA that the entrance feature proposed to be built at SW 137th Avenue could no longer be built at this location, and that funds designated for this feature were still available in the budget. He suggested these funds be used to purchase a sign identifying the CRA Community Center that could be placed in front of the building.

Mr. Fernandez noted that if the Board went forward with this recommendation, staff would need to work with Mr. Hedge and the Homeowners Association to work out the details.

Mr. Hakssa stated that if the matter became too complicated, he would donate the sign.

Mr. Archer noted his concern for security, and suggested a camera surveillance system or other type security monitoring system be installed at this facility.

Mr. Forbes noted the appropriate subcommittee should discuss all of these suggestions and bring back a recommendation for the CRA's consideration.

Ms. Volkert asked if staff received additional information regarding the foreclosures and short-sales in Mandarin Lakes community that she inquired about at last month's CRA meeting.

Ms. Doris Vantuyl, Castle Management, property manager for Mandarin Lakes, appeared and noted that foreclosure and short-sale numbers had decreased, and that currently, 52% of the community was delinquent in HOA fees and 23% of the homes were in the process of foreclosure. She also noted the HOA documents include an addendum that allows the HOA to collect rent from legal tenants if the property owners were delinquent in HOA fees.

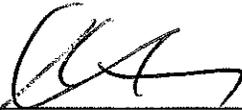
VII. Next Meeting Dates:

October 26, 2009 Regular Board Meeting

Mr. Forbes announced that the next NLCRA Meeting would be held on October 26, 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 7:09 p.m.



Kenneth Forbes, Interim Chairperson
Naranja Lakes Community Redevelopment Agency



Naranja Lakes Community Redevelopment Agency

September 28, 2009

Prepared by: Jill Thornton

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	09/28/2009		Meeting Agenda
2	09/28/2009		Roll Call Sheet
3	09/28/2009	V(a)	NLCRA Initiative Monthly Progress Report - dated September 22, 2009
4	09/28/2009	V(a)	Community Response Team – Monthly Productivity Report for month of 08/17/09 to 09/20/09
5	09/28/2009	V(a)	MDPD Annual Executive Summary Report – 9/24/2009
6	09/28/2009	V.2.	SRS Engineering, Inc. Construction Progress Report on NLCRA construction – September 2009
7	09/28/2009	V.4.	Naranja Lakes CRA Activities Report - August to September 2009
8	09/28/2009	VI.2.	MDPD Naranja Lakes CRA Initiative Proposed Yearly Budget Report for 2009/2010
9	09/28/2009	VI.2.	Resolution No. 2009-01 –Resolution of the NLCRA approving the Fiscal Year 2009-10 Budget for the Naranja Lakes CRA
10			
11			
12			
13			
14			
15			

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

MEETING OF THE BOARD OF COMMISSIONERS

LOCATION: NARANJA LIBRARY BRANCH – MEETING ROOM

14850 SW 280th Street, NARANJA, FL

Regular Meeting 6:00PM – 7:30PM

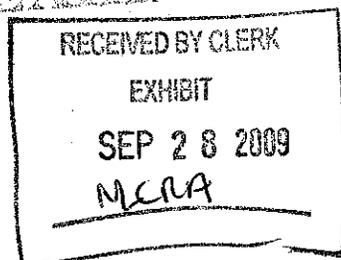
September 28, 2009

MEETING AGENDA

www.miamidade.gov/crepad/Naranja/Mandarin.asp

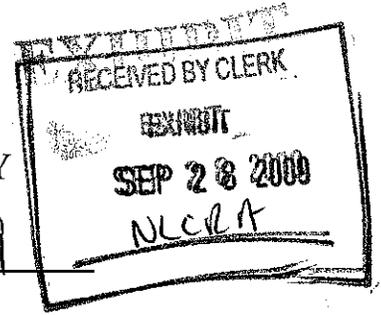
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|--------------|---|-----------------------|
| I. | Meeting Call to Order and Roll Call | Acting Chairperson |
| II. | Approval of the Minutes | Board |
| | August 24, 2009 – Regular Meeting | |
| III. | Approval of Agenda | Board |
| IV. | Open Forum for Public Comments (10-min) | |
| V. | Old Business | |
| | Community Policing | MDPD Monthly Reports |
| | Update on General Old Business | |
| | 1. Mandarin Lakes Sales / Closing Report | D.R. Horton Report |
| | 2. Infrastructure Construction | Ignacio Serralta, SRS |
| | 3. Mandarin Lakes Developer Update | Scott Hedge |
| | 4. Action Plan Update | Rachel Bach |
| VI. | New Business | |
| | 1. Approval of RFP Ranking for Property Management Services / Authorize CRA Attorney to proceed with contract Negotiation | Rene Infante |
| | 2. Approval of CRA FY 2009-10 Budget | Marleen Volkert |
| | 3. Designation of Alternates for Standing Committees | Stuart Archer |
| | 4. Set-up Date for a Planning and Vision Committee Meeting | Rachel Bach / Staff |
| | 5. Update on items regarding Community Center | Jorge Fernandez |
| VII. | Next Meeting Dates: | |
| | October 26, 2009, Regular Board Meeting | |
| VIII. | Adjournment | |

EXHIBIT



**NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY**

Roll Call Sheet for September 28, 2009



MEMBER	PRESENT	LATE	ABSENT
Coleman, Kery-Lyn	✓		
Hakssa, Moe	✓		
Infante, Rene	—		✓
Lipe, Daniel P.	—		✓
Lopez, Charles D.	✓		
Volkert, Marleen			
Archer, Stuart <i>(Interim Vice Chair)</i>	✓		
Forbes, Kenneth <i>(Interim Chair)</i>	✓		
(ONE VACANT SEAT)			
COMMISSION REPORTER			
START TIME			
END TIME			

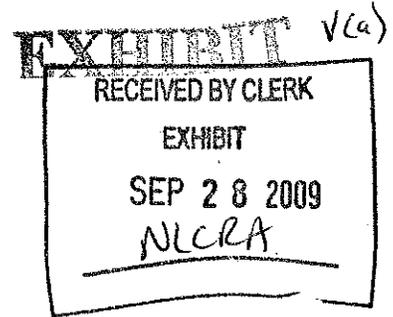
NOTE: Five (5) members constitute a quorum

Revised on 09/10/2009

Others:

J. Rodriguez - OSBM
 J. Fernandez - OSBM
 R. Bach - EDC

S. Hedge, NLC LLC
 J. Serralta, SRS Engineer
 Const. Consultant
 D. Vantuyll - Prop. Manager
 Mand. Lakes



Naranja Lakes CRA Initiative
Monthly Progress Report

Reported by: Sgt. Ozzie Hernandez

Date of report: September 22, 2009

The following is a synopsis of the police enforcement and community policing actions provided to the Naranja Lakes CRA boundaries from Monday, August 17, 2009 to Sunday, September 20, 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 73 four-hour roving patrol details, 13 enforcement sweeps, and 2 RENEW operations were conducted during this monthly period as a summer initiative. As a result, the initiative produced the following totals:
 1. A total of 46 arrests/apprehensions were made of which 2 felony, 5 misdemeanors, 21 warrants, 15 traffic arrests, 2 PTA arrest, and 1 apprehension arrests. Included is 1 fugitive warrant arrest from Collier County.
 2. A total of 298 traffic citations (82 H MV, 202 N H MV, and 14 parking).
 3. A total of 21 person's message recoveries.
 4. A seizure of 8 grams of marijuana and 4 grams of cocaine.
 5. A recovery of a .38 revolver.
 6. An apprehension of 1 truant.
 7. A total of 541 Field Interview Reports were written by officers who conducted a stop of an individual who warranted concerns to document there information for future reference.
 8. A total of 71 career criminals were stopped and documented.
 9. A total of 732 citizen contacts were initiative and 165 business contacts.

Highlights:

On 08/27/09, a RENEW operation was conducted in the area of SW 284 to 288 Street from 142 to 147 Avenue. Several residential home and citizens were contacted. Numerous Gun Bounty brochures and other crime prevention material were provided to the citizens.

On 09/09/09, a RENEW operation was conducted in the Villages of Naranja and Hidden Grove. Numerous apartments and citizens were contacted and provided with crime prevention information.

v(a)

RECEIVED BY CLERK
 EXHIBIT
 SEP 28 2009
NLCRA

COMMUNITY RESPONSE TEAM

Naranja Lakes CRA Initiative Monthly Productivity Report

Month Of: 8/17/09 to 9/20/09 Date: 09/22/09 Hours: Various

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 46
 2. No Reported 0

CLASS I 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	5	
3. Traffic	15	
4. Warrant	21	
5. PTA	2	
6. DUI	0	

SUBJECT CONTACTS

1. FI Cards 541
 2. Career Criminals 71
 3. Curfew Violations 0
 4. Truants 1

COMMUNITY ACTIVITIES

1. Citizen Contact 732
 2. Business Contact 165

RECOVERIES

1. Persons 21
 2. Apprehensions 1
 3. Other Property 0
 4. Vehicles 0
 5. Recovery Value \$ \$0.00

PROPERTY/NARCOTICS SEIZED

1. Type _____
 2. Value \$ 120.00
 3. Marijuana (grams) 8 grams
 4. Hashish (grams) _____
 5. Cocaine (grams) 4 grams
 6. Heroin (grams) _____
 7. Pills (# & type) _____
 8. Currency Seized \$ _____

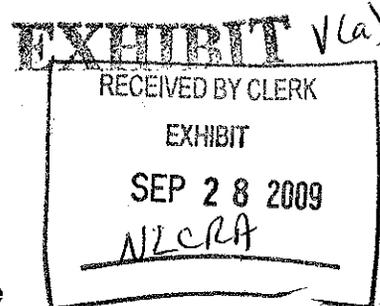
WEAPONS SEIZED

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

TRAFFIC ACTIVITIES

1. HMV 82
 2. NHMV 202
 3. Parking 14
 4. Verbal warnings 15
 5. Vehicles Impounded 0

Comments: See Monthly Progress Report.



**Annual Executive Summary Report
Reported on 09/24/2009**

Naranja Lakes Community Redevelopment Agency Police Initiative

In the 2005 year, the South District experienced an increase in crime throughout an area that is known as the Naranja Lakes Community Redevelopment Agency (CRA). An area which has a boundary comprised of the following subdivided communities: Mandarin Lakes, Modello, Moody Gardens, Villages of Naranja, River Side Villas, Hidden Grove, Sea Pines, Water Side, Heritage Squares, and assorted Leisure City residential neighborhoods. The CRA boundaries also contain commercial businesses along US1 and along Southwest 137 Avenue. The most noted crimes within the boundaries were robberies, burglaries, prostitution, auto thefts, and other crimes of opportunity. In an effort to address these crime trends with minimal impact on limited daily police patrols, the South District partnered with the CRA Board and established an agreement facilitating the development of an enhanced community policing enforcement initiative.

The enforcement operations commenced on September 26, 2006, providing daily roving patrols, weekly proactive enforcement sweeps/operations, Residential Empowerment Neighborhood Enforcement Walks (RENEW), community projects, and community police interactions. The overall goal of the project was to reduce crime through added proactive police enforcement and high visibility in conjunction with community interaction, education, and overall citizen integration through community policing concepts.

This report applies to the time period of September 19, 2008 to September 20, 2009. All of the initiatives goals were successfully achieved in the following three categories:

I. Enforcement:

- A total of 444 arrests were made including 40 felony arrests, 89 misdemeanor arrests, 166 warrants arrests, 102 traffic arrests, 39 PTA arrests, 3 DUI arrests, and 5 apprehensions **(as compared to last year's total of 392 arrests)**.
- A total of 17 fugitives were apprehended from the following states/counties: Mississippi, Osceola Florida, Texas, Brevard County, Seminole County, Putnam County, 4 from Monroe County, Hillsborough County, Lee County, 2 from Collier County, 2 from Broward County, Florida Parole Comm., and 1 from the US Marshall **(as compared to 15 last year)**.
- 171 message recoveries **(as compared to last year's total of 163 recoveries)**.
- 10 curfew violators **(as compared to last years total of 43 curfew violators)**
- 4 truants violators **(as compared to 13 last year)**
- 2 vehicles/.1 jet ski recovered with a total recovery value of \$8,000 **(as compared to last years total of 7 vehicles)**
- 4,766 Field Interview Reports documented **(as compared to 4,577 last year)**.
- 687 career criminals contacted **(as compared to 591 last year)**.
- Narcotics seized totaled: 130.5 grams of marijuana and 15.5 grams of cocaine, with a total street value of \$880 **(as compared to last years amount of 67.8 grams of marijuana and 18.5 grams of cocaine valued at \$1,603 dollars)**.
- 1,935 traffic citations **(as compared to last years 1,398 traffic citations)**.
- 2 vehicles and 1 jet ski were impounded **(as compared to 9 vehicles last year)**
- A total of 6,765 contacts of which 5,260 citizens and 1,505 business contacts initiated **(as compared to last years total of 7,946)**.
- Recovered 3 handguns (a .25 auto, .22 auto, and .38 revolver).

II. Community/Enforcement Highlights:

- On 9/19/08, a roving patrol unit apprehended a subject who was wanted for committing a grant theft. A General Investigative Unit detective responded and charged the subject.
- On 10/14/08, a roving unit arrested a female subject who is a know prostitute and was trespassing in an abandoned house in possession of narcotics.
- On 10/25/08, a roving patrol unit apprehended a subject for a burglary probation warrant with no bond.
- On 10/28/08, a sweep unit arrested a fugitive from Osceola Florida who was wanted for dealing in stolen property and grand theft.
- On 12/05/08, a roving patrol unit arrested a convicted felon in possession of a concealed firearm. The subject was walking in the area of SW 280 Street and 152 Avenue concealing a .25 auto in a bag.
- On 11/12/08, while patrolling the Modello Complex, a roving patrol located and arrested a subject who had just burglarized a vehicle. The victim's property (car radio) was recovered. After interviews, the subject later confessed to GIU detectives to a total of 15 vehicle burglaries that he had committed in the CRA area.
- On 3/02/09, the CRA sweep squad conducted a CRA wide operation to address businesses illegally selling alcoholic beverages to minors. Also recruit to assist was the Intergovernmental Bureau squad to conduct license checks of the businesses. The operation utilized an undercover minor to make purchase at stores located within the CRA area. At the conclusion of the detail 3 store employees from different store were arrested for illegally selling to the undercover minor and two store managers were arrested for failing to have the proper licenses. A total of eight stores and gas stations were targeted during the operation. The detail was a total success and definitely relayed the message to store employees of their responsibility to the safety of our local kids.
- On 4/09/09 a Crime Watch meeting was established at the Vista Trace Condos in order to develop a community crime watch group. The community became aware of the Crime Watch program through the reception of program brochures during a past CRA RENEW operation.
- On 4/20/09 a fugitive wanted by the US Marshals was located at SW 268 Street and 137 Avenue. The subject was wanted for probation violation on cocaine charges.
- On 6/5/09, CRT/NRU, CRA officers in partnership with the CRA Board hosted its third Neighborhood Resource Safety Fair within the CRA community. An estimated 400+ citizens attended this fair, mostly kids who enjoyed all of the event's highlights such a NASCAR race car, a D.A.R.E. car, SRT (SWAT) truck, Canine Unit, Motors, Snake Venom Response Unit, Helicopter display, an Army Hummer vehicle, Community Buses, and other displays. The kids and their parents were treated to D.J. music, a bounce house, along with hot dogs, drinks, popcorn, candy, and other treats along with educational materiel. The Miami-Dade Corrections Department Finger Printing Unit, printed 67 kids and CRT provided several smoke detectors. The event involved over 20 agencies, both within the County and private sources. At its conclusion, the fair was hailed a complete success and a great benefit to our CRA community.
- On 07/16/09, while patrolling the CRA Waterside Community, a roving unit drove upon a subject seriously beating a female victim. The subject had punched the victim multiple times and was dragging her into his house to continue his attack until the officer intervened. Upon seeing the officer, the subject dropped a large clump of the victim's hair and attempted to flee; however the officer successfully apprehended him without incident.

RENEW Operations:

Moody Gardens Complex (11/18/08), Waterside Complex (02/19/09), Cancun Apartments (4/20/09), Heritage Homes (8/6/09), Residential SW 284 to 288 Street from 142 to 147 Avenue (8/27/09), and Villages of Naranja (9/9/09).

III. Crime Analysis:

At the onset of the initiative, an up to date crime analysis was conducted of the areas of the CRA boundaries to determine the most active days and hours of the week to provide the most efficient coverage. This was maintained on a weekly basis to establish weekly scheduling of police coverage. This formula of utilizing intelligence gathering through crime trend analysis and proper placement of police presence is one of the keys to this year's successful **significant reduction** in violent crimes such as **homicide, rape, and robbery**. The area experienced an overall **reduction of -2.79% in Part I Crimes**. This includes Homicide, Rape, Robbery, Burglaries, Auto Thefts, and thefts

MIAMI-DADE POLICE DEPARTMENT
Naranja Lakes Community Redevelopment Agency
Part I Crimes w/o AOA
2007-09-02 thru 2008-09-01 as to 2008-09-02 thru 2009-09-01

	Total Cases 2007/08*	Total Cases 2008/09*	cases +/-	% +/-
Rape	9	4	-5	-55.5%
Robbery	91	61	-30	-32.97%
Burglary (Res)	227	238	+11	+4.8%
Burglary (Veh)	127	125	-2	-1.6%
Motor Vehicle Theft	62	58	-4	-6.45%
Homicide	3	0	-3	-100%
Theft	200	213	+13	+6.5%
	-----	-----		
Total Part I Crimes	719	699	-20	-2.79%

* CRA Part I Crimes Report: 2007/08 Stats were obtained from 09/02/07 to 09/01/08 and 2008/09 Stats were from 09/02/08 to 09/01/09. The 2007/08 Stats were run on Tuesday, September 18, 2008 and the 2008/09 Stats were run on Thursday, September 10, 2009.

Grid(s): 2487, 2488, 2489, 2513, 2514, 2515, 2535, 2536, 2537, 3513, 8535

*This overall positive reduction was accomplished although the CRA continues to experience considerable increase in population growth over the past year and a dropping economy.

Future Goals and Operations for 2009/2010:

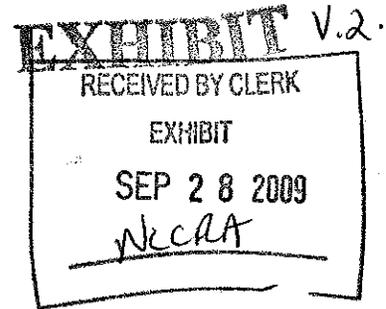
- To continue to improve on the same high quality of enforcement and community policing provided this past year.
- To add a community policing workstation within the Mandarin Lakes area that will be named the Somohano Community Center. To establish youth participation programs within the new center and provide education material on crime prevention.
- The deployment of our Mobile Operations Center (MOC) to reach out throughout all the CRA communities to provided resource normally given only at police stations.
- To perform security surveys in businesses and residences to educate the community in crime prevention through hands-on guidance on how they can better secures their homes.

September 24, 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 - September 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, Green and Pathways
 - a. No additional work has been performed under this item since our last report
- 2- Entrance Features
(ELCI Construction, Inc.)
 - a. Landscaping and signage are complete.
 - b. Irrigation and sod still remain to be completed.
- 3- SW 140th Avenue, SW 143rd Avenue, SW 272nd Street, and Canal Street.
(Dixie Landscape, Inc., Landscape and Irrigation Contractor)
 - a. No additional work has been performed under this item since our last report.

The developer has submitted revised landscaping plans to Miami-Dade County Public Works for their approval. It was agreed to remove some ground plantings, irrigation and street furniture and to provide plants with low water tolerance. As soon as the developer obtains approval from the County, the remaining items for Phase I can be completed. In addition, the scheduled of values for Phase II will be revised to reflect the above described modifications.

4- Request for Payment No. 38 – Revision 1

The Developer has submitted the Application for Payment No. 38 – 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.

September 24, 2009
Page 2

The quantities and amount submitted to us in Payment Requisition No. 38 – Revision 1 have been checked and were found to be fair and equitable. Therefore, we recommend the payment of \$17,086.47 which includes the following:

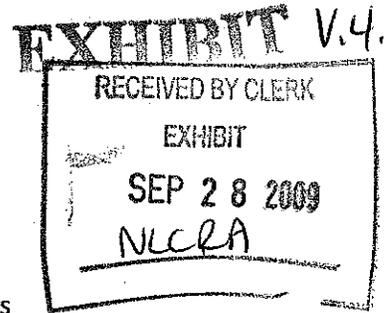
- \$ 0 for Part I – Contract NLC-001
- \$ 16,483.18 for Part II – Contract NLC-002
- \$ 603.28 for Developer's Fee (3.66% of work completed)

A 10% retainage, as well as the 0.25% for the IPSIG has already been deducted from the gross amount invoiced.

Sincerely,


Ignacio Serralta, P.E.
CRA Construction Consultant





Naranja Lakes CRA Activities Report – August to September 2009

1. Weed and Seed Strategy – FY 2010
 - a. Meeting with FY 2008 PLANT Steering Committee Advisors
 - b. Meeting with MDPD
 - c. Correspondence with the US Attorney General's Office and Dept. of Justice Community Capacity office on clarifications from previous grant denial and current limitations on funding.

Status: Trying to get a determination from DOJ if Naranja Lakes CRA would be eligible to apply for funding FY 2010 or if application would be more viable FY 2011.

2. Residential Rehabilitation Program
 - a. Meetings with Charles McKinnon of Princeton CDC to implement a partnership for residential rehabilitation grants within the CRA
 - b. Facilitating correspondence with CRA District Commission representatives to request endorsement of CDBG Housing FY 2010 application for residential rehabilitation, total award recommended by OCED - \$150,000.00.
 - c. Identification of other CRA initiated and CDC initiated funding sources to expand residential rehabilitation funding and funding for Paint it Up/Clean it Up.

Status: MD OCED recommending funding of Princeton CDC to provide residential rehab in the CRA, final approval by BCC slated for October 2009. The CRA will need to execute an MOU with CDC to assist in project management. Additional grant sources have been identified for these activities, but would require CDC to make application and administer grants, CRA would assist in marketing and project management.

3. Royal Colonial Park - At the request of Mr. Forbes, per Chair Moss, Staff is trying to facilitate a coordination meeting with the Chairman's office, NLCRA, Boys and Girls Club, Rabozza Foundation and the Miami Dade County Parks and Recreation Department .

Status: Chair Moss requested this meeting through Mr. Forbes in order to ensure that all parties are on the same page before supporting the interlocal agreement between Miami Dade County and the Boys and Girls Club for the proposed development of a recreation center and ballfields at Royal Colonial Park.

4. Economic Development –
 - a. Assisting two prospects within the CRA, one a potential production studio, second a land owner on the west side of Dixie Highway.

- b. NLCRA BAG – Working with Worldwide Sensations to update budget request to include capital rather than inventory (conversion to grant). Multiple follow ups with CRA attorney on status.
- c. Identifying grant sources to improve businesses along Dixie Highway.
- d. Conducting a land use/property ownership analysis along the Dixie Highway corridor, waiting for certified 2008 Tax Roll. Follow up with County staff on mapping.

Status: CRA Attorney is developing grant agreements for the NLCRA BAG, Staff needs to discuss procedures for grantees to request funding from County. Staff is also working with potential prospects in the area to identify County and State Economic Development incentives prior to making any requests through the CRA.

5. Law Enforcement

- a. Working with MDPD and MD Neighborhood Compliance to coordinate a targeted code sweep in high crime/poor housing condition neighborhoods. Initial meeting scheduled 9/25.
- b. Working with MDPD to identify potential partners willing to establish a satellite Community Empowerment Team within the CRA to improve access to social services.

6. Miscellaneous

- a. Development of a FY 2009/10 Program Strategy. Need to discuss scheduling of public meetings per the CRA Plan.
- b. Participation in the Chapman Elementary Resource Fair
- c. Fielding calls from residents as a result of newsletter.
- d. Follow up with FDOT, District 6 on scope of work for US 1 improvements. Design and engineering firm to be selected end of September, construction to begin 2011.

Naranja Lakes Community Redevelopment Agency (CRA) Initiative
Proposed Yearly Budget Report for 2009/2010

VI.2
EXHIBIT
RECEIVED BY CLERK
EXHIBIT
SEP 28 2009
NLCRA

Reported by: Sgt. Oswaldo D. Hernandez
Miami-Dade Police Department

The anticipated CRA police budget for fiscal year 2009/2010 is as follows:

Budget Breakdown:

- Last year's CRA budget for MDPD South District Station: **\$329,000.00**
- **2009/2010** anticipated CRA police budget if unchanged: **\$329,000.00**

Option I

In the event that Miami-Dade County mandates a 5% reduction in pay for all officers throughout the upcoming 2009/2010 fiscal year; the new police budget would be recalculated to reflect a 5% **reduction of \$16,450** providing a new budget total of:

- **\$312,550.00**

Option II

In the event that no reduction is mandated by Miami-Dade County; however, a cost reduction is still requested by the CRA Board then a termination of the RENEW program would be suggested to avoid a disruption of needed police presence and enforcement from other programs. The removal of the RENEW program would reduce the budget by **\$19,818.00** providing a new budget total of:

- **\$309,182.00**

Option III

In the event that no deductions are required for the new fiscal year, it is suggested that the existing program be enhanced by the addition of a Mobile Operation Center (MOC) project. The MOC project would provide improved personalized services for CRA citizens who would otherwise not have access to them unless they responded to a police station. The project would require two officers or one officer and a Police Records Specialist for a 5 hour detail twice a month and would have an annual cost of **\$16,200**. This would then provide a new budget amount of:

- **\$345,200.00.**

Projects & Calculations:

The project named the **Reside Empowering Neighborhood Enforcement Walk (RENEW)** is comprised of 1 Lieutenant, 2 sergeants and 8 Officers who will saturate a neighborhood and respond door to door to meet all the families. The mass presence is accomplished within a 4 hour detail and provides a high visibility police presence of community policing officers. The operation is calculated at a comprised total of **\$3,303 per detail**, times 6 details for the year that will be conducted every other month in different CRA communities totaling **\$19,818 a year**.

Operational Sweeps: Operational Sweeps consist of one (1) sergeant and four (4) police officers, targeting specific crime trends in the NLCRD utilizing proactive law enforcement operation techniques. Operational Sweeps will last four hours, at an estimated average cost of **\$ 1,307* per operation**.

Roving Patrol: Roving Patrols consist of one (1) uniformed police officer with a marked police vehicle providing high-visibility patrol. This officer will interact with members of the community to facilitate the building of a partnership between the community and law enforcement. Roving Patrols will last four hours, at an estimated average cost of **\$270* per operation**.

The **CRA Administrative Coordinator** position refers to the duties currently performed by Sergeant Oswaldo Hernandez, who oversees the daily/weekly analysis of crime trends along with the weekly scheduling of officers, collection, storage, and dissemination of all CRA files and paperwork to include the monthly, yearly, and periodic reporting of the program to the CRA Board and County staff. These tasks are currently provided for under the existing MOU and are vital to the success of the program. The request is for the allotment of 4 hours of administrative overtime at a current rate of **\$327.10 per 4 hours**, times 52 weeks, providing a **yearly cost total of \$17,009**.

Proposed New Project:

The MOC is a brightly marked police vehicle that is self contained with generators, computers, printers, phone, camera, and other equipment that can be driven to communities throughout the CRA area to add a visible police presence while providing services to citizens who may not ordinarily have the means, ability, or time to respond to a police station. The vehicle provides resources such as finger printing for kids/adults, criminal background checks for employment and housing, educational material for the public, and other resources to aid our CRA communities. The MOC will be staffed with two officers or one officer and a Police Records Specialist for **5 hours** at an estimated cost of **\$675.00** a detail, initiated twice a month providing **24 details** and would have an estimated annual cost of **\$16,200**.

Resolution No. 2009-01

RESOLUTION OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FISCAL YEAR 2009-10 BUDGET FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY

WHEREAS, the Board desires to approve the Fiscal Year 2009-10 budget for the Naranja Lakes Community Redevelopment Agency and transmit said budget to Miami-Dade County Board of County Commissioners for review and approval, and;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The recitals set forth above are true and correct and incorporated herein by this reference.

Section 2. The CRA Board hereby approves the fiscal year 2009-10 budget, in the form attached hereto as Exhibit A.

Section 3. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this 28 day of September 2009.

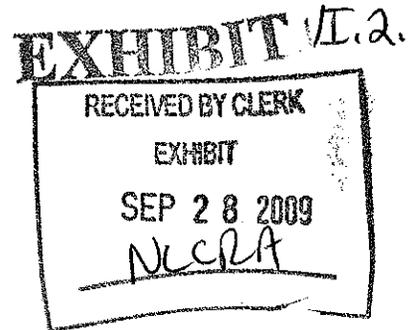
Kenneth Forbes
ACTING CHAIRPERSON

ATTEST:

_____, Board Member

APPROVED AS TO LEGAL SUFFICIENCY

_____, CRA Attorney



Motion to adopt by Board Member _____, seconded by Board Member _____.

Final Vote at Adoption:

Acting Chairperson, Kenneth Forbes	_____
Commissioner Stuart Archer	_____
Commissioner Keri-Lyn Coleman	_____
Commissioner Moe Hakssa	_____
Commissioner Rene Infante	_____
Commissioner Daniel Lipe	_____
Commissioner Charles Lopez	_____
Commissioner Marleen Volkert	_____

**Naranja Lakes
Community Redevelopment Agency
FY 2009 - 2010 Proposed Budget**

Exhibit A

(FY 2009-10 begins October 1, 2009)

	FY 07-08 Adopted Budget	FY 07-08 Actual	FY 08-09 Adopted Budget	FY 08-09 Projection	FY 09-10 Proposed Budget
Revenues					
UMSA Tax Increment Revenue (TIR)	701,232	701,232	712,731	712,731	563,155
County Tax Increment Revenue (TIR)	1,576,998	1,576,998	1,719,902	1,719,902	1,362,855
Carryover from prior year	5,322,300	5,426,545	4,443,449	4,848,063	4,166,648
Other- OCED Economic Development Grant	70,000	-	70,000	-	-
New Bonds Issues (net of Cap interest)	4,679,601	-	-	-	-
Interest earnings	75,534	220,444	122,907	79,967	54,086
Revenue Total	12,425,665	7,925,219	7,068,989	7,360,663	6,146,744

Expenditures

Administrative Expenditures:

Employee salary and fringe	-	-	-	-	-
Contractual Services (Economic Dev. Coord.)	10,000	22,000	88,000	81,487	85,000
Insurance	-	-	-	-	-
Audits and studies	2,500	-	2,500	-	2,500
Printing and publishing	-	100	-	3,283	6,000
Meeting Costs	5,000	2,253	4,000	1,980	1,500
Advertising and notices	3,900	4,349	4,700	3,764	4,000
Travel (includes Educational Seminars)	6,500	953	3,000	-	-
Rent/lease costs	-	-	-	-	-
Office equipment and furniture	-	-	-	-	-
CRA Support Staff Office	216,187	-	75,000	-	-
Memberships and State Fee	-	200	1,095	1,070	1,070
Other Admin. Exps (Direct Cnty Support)	96,021	98,505	127,326	124,273	121,967
(A) Subtotal Admin Expenses	340,108	128,360	305,621	215,856	222,037
County Administrative Charge at 1.5%	34,173	34,173	36,489	36,489	28,890
County Reimbursement of Advances	-	-	-	-	-
(B) Subtotal Admin Exp & County Charge	374,281	162,533	342,110	252,346	250,928

Operating Expenditures:

Employee salary and fringe	-	-	-	-	-
Contractual services (Construction Consultant)	104,400	77,224	132,000	79,282	96,000
Insurance	-	-	-	-	-
Economic Development Program (OCED)	70,000	-	70,000	-	-
Project Mgt. Supplies	1,000	1,892	2,000	1,200	1,500
Marketing Contingency	-	-	-	3,000	5,000
Community Policing and Security	325,000	306,729	329,000	327,325	315,000
Legal services/court costs	75,000	48,044	75,000	52,682	65,000
Community Center Building	-	-	-	30,000	65,000
Infrastructure improvements	10,270,984	1,580,098	4,800,000	1,628,411	4,000,000
Building construction & improvements	-	-	-	-	-
Debt service payments	1,015,000	833,521	1,150,000	803,869	1,300,000
Redevelopment grants - residential	14,100	-	14,100	-	-
Redevelopment grants - commercial/residential	15,900	-	15,900	15,900	20,000
Transfers out to others (attach list)	-	-	-	-	-
Debt Issuance Costs	-	-	-	-	-
Enhance Lighting and Lighting Survey	110,000	-	-	-	-
(C) Subtotal Oper. Expenses	12,001,384	2,847,508	6,588,000	2,941,669	5,867,500
(D) Reserve	50,000	-	50,000	-	28,317
Expenditure Total (B+C+D)	12,425,665	3,010,041	6,980,110	3,194,015	6,146,744

Cash Position (Rev-Exp)

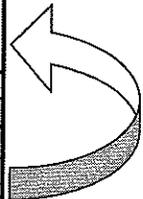
	-	4,848,063	-	4,166,648	-
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Projects:

	FY 07-08 Planned Expenditures	FY 07-08 Actual Expenditures	FY 08-09 Planned Expenditures	FY 08-09 Projected Expenditures	FY 09-10 Proposed Expenditures
Primary Redevelopment Project (Mandarin Lakes)	10,270,984	1,580,098	4,800,000	1,628,411	4,000,000
Community Policing [Security Studies]	325,000	306,729	329,000	327,325	315,000
US1 corridor plan aesthetics	-	-	-	-	-
Other Studies to be determined	-	-	-	-	-
Economic Development Programs	50,000	-	70,000	-	-
Redevelopment grant program - residential	45,000	-	14,100	-	-
Redevelopment grant program - commercial	60,000	-	15,900	15,900	20,000
Additional projects - attach list	-	-	-	-	-
Total project dollars here:	10,750,984	1,886,827	5,229,000	1,971,636	4,335,000

**NARANJA LAKES CRA
FY 2009-10 PROPOSED OPERATING BUDGET**

	FY 08-09 ADOPTED BUDGET	FY 08-09 ACTUAL AS OF 09-23-09	FY 08-09 PROJECTION	FY 09-10 PROPOSED
REVENUES				
Carryover	672,125	719,585	719,585	550,474
TIF Revenues				
UMSA Tax Increment Revenue	712,731	712,731	712,731	563,155
County Tax Increment Revenue	1,719,902	1,719,902	1,719,902	1,362,855
CDBG Grant	70,000	-	-	-
Interest	63,761	19,906	22,271	10,500
Revenue Total	3,238,519	3,172,124	3,174,489	2,486,984
EXPENDITURES				
Administrative Expense				
Contractual Services (Economic Dev. Coord.)	88,000	71,487	81,487	85,000
Audits and Studies	2,500	-	-	2,500
Printing & Publishing	-	3,283	3,283	6,000
Meeting Costs (Includes After Hours Security)	4,000	1,580	1,980	1,500
Advertising and Notices	4,700	3,680	3,764	4,000
Travel (Includes Educational Seminars)	3,000	-	-	-
CRA Support Staff Office	75,000	-	-	-
Direct County Support	127,326	124,273	124,273	121,967
(A) Subtotal Administrative Expense	304,526	204,303	214,786	220,967
Operating Expense				
County Administrative Charge (1.5%)	36,489	36,489	36,489	28,890
F.R.A. Membership and State Fee	1,095	1,070	1,070	1,070
Project Management Supplies	2,000	-	1,200	1,500
Marketing	-	3,000	3,000	5,000
Community Center Building		12,285	30,000	65,000
Redevelopment Grants - Residential	14,100	-	-	-
Redevelopment Grants - Commercial/Residential	15,900	15,900	15,900	20,000
Community Policing and Security	329,000	297,325	327,325	315,000
Enhance Lighting and Lighting Survey	-	-	-	-
Economic Development Programs (OCED)	70,000	-	-	-
Legal Services	75,000	47,682	52,682	65,000
Debt Payments	1,150,000	803,869	803,869	1,300,000
Construction Consultant	132,000	72,282	79,282	96,000
Reserves	50,000	-	-	25,000
Transfer to Capital	1,058,410	1,058,410	1,058,410	343,557
(B) Subtotal Operating Expenses & Reserves	2,933,994	2,348,313	2,409,228	2,266,017
Expenditures Total (A+B)	3,238,520	2,552,616	2,624,014	2,486,984
Revenues Less Expenditures Total	0	619,508	550,474	(0)



**NARANJA LAKES CRA
PROPOSED FY 2009-10 CAPITAL BUDGET**

	FY 08-09 ADOPTED BUDGET	FY 08-09 ACTUAL AS OF 09-23-09	FY 08-09 PROJECTION	FY 09-10 PROPOSED
REVENUES				
Carryover	3,771,324	4,128,478	4,128,478	3,616,174
Transfer from Operating Funds	1,058,410	1,058,410	1,058,410	343,557
New Loan (Projected Funding Gap)		-	-	
Interest	59,146	52,889	57,697	43,586
Revenue Total	4,888,880	5,239,777	5,244,585	4,003,317
EXPENDITURES				
Issuance Costs	-	-	-	-
Payments to Construction Consultant	-	-	-	-
Payments Towards Construction	4,800,000	1,611,283	1,628,411	4,000,000
Debt Payments	-	-	-	-
Construction Reserve	88,880			3,317
Expenditure Total	4,888,880	1,611,283	1,628,411	4,003,317
Revenue Less Expenditures	0	3,628,494	3,616,174	0