

**CLERK'S SUMMARY AND OFFICIAL MINUTES
NARANJA LAKES
COMMUNITY REDEVELOPMENT AGENCY
JUNE 22, 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 June 22, 2009; there being present upon roll call: Mr. Stuart Archer, Ms. Keri-Lyn Coleman, Mr. Moe Hakssa, Mr. Rene Infante, Mr. Daniel Lipe and Interim Chairperson Kenneth Forbes; (Ms. Marleen Volkert was absent); Mr. Jorge Fernandez, Office of Strategic Business Management (OSBM) Coordinator; Mr. Jason Rodriguez, Business Analyst, OSBM; Mr. Steven Zelkowitz, Legal Counsel for the CRA, and Deputy Clerk Judy Marsh.

I. Meeting Call to Order and Roll Call

Mr. Forbes called the CRA Board meeting to order at 6:00 p.m.

a. Welcome New Board Member

Ms. Keri-Lyn Coleman said she was pleased to be serving as a member of the Naranja Lakes Community Redevelopment Agency (NLCRA) Board and expressed appreciation to County Commissioner Katy Sorenson for appointing her to this Board. She noted that she and her family moved to the Mandarin Lakes neighborhood approximately two years ago and felt it was important to have a safe, healthy neighborhood to raise a family. Ms. Coleman said she had a stake in the Board's actions within the community and looked forward to building more relationships and working with Board members to develop the community.

Ms. Coleman said her professional background included community development and working at the White House Office of National Drug Control Policy where she oversaw the Drug Free Community Program, a \$9 million grant program that served communities around the country to develop community coalitions to reduce substance abuse. She noted that she currently worked as a community consultant and assisted communities around the country to develop strategic planning, implement drug and alcohol programs, and other youth development programs. Ms. Coleman said she was hopeful that her professional background and commitment to the neighborhood would lend support to this Board.

Interim Chairperson Forbes and the Board members welcomed Ms. Coleman to the NLCRA Board.

II. Approval of the Minutes

April 27, 2009 – Regular Meeting

May 18, 2009 – Regular Meeting

It was moved by Mr. Archer that the minutes of the April 27, 2009 and the May 18, 2009 NLCRA meetings 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. 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. Len Anthony, 14020 Naranja Lakes Boulevard, appeared before the Board and discussed efforts by Florida Power and Light (FPL) to generate more power within the Naranja Lakes area. He noted his desire that this Board would support these expansion activities; however, he expressed concern regarding electromagnetic fields resulting from potential new high powered transmission lines to be erected on U.S.1. Mr. Anthony suggested the Board obtain an expert opinion to determine whether different alternatives could be identified. He also expressed concern regarding the storage of spent nuclear reaction rods located within nuclear reactors noting that for years these rods were stored in a building that was not structurally sound. Mr. Anthony said FPL previously kept its supply of radiation antidote on hand in the event of a radiation leakage at its storage facilities; however, that was changed and the antidote would only be available at the Florida International University (FIU) facility. He pointed out that the community would be affected by a real radiation dosage before arriving at that facility. Mr. Anthony said the problem had become more acute in recent years because representatives in Nevada decided that Yasa Mountain would no longer be a storage facility for spent fuel rods and consequently, storage of these rods were kept on site. He noted the only plan FPL had developed was a sealed, metal cast in which the rods would be stored and then buried in a marshy area next to the plant. Mr. Anthony said the Sierra Club had also taken a position on this issue. He noted that while he was supportive of FPL's efforts to increase its power output; he was concerned that no solid efforts were in place to correct these deficiencies.

Mr. Forbes directed questions to Mr. Anthony regarding the Nuclear Regulatory Commission (NRC) approval being sought by FPL. He asked whether Mr. Anthony would be interested in the Board convening a community meeting to facilitate questions from the public with the understanding that the Board might prepare a resolution in the future. Mr. Forbes noted FPL had assured the public that all precautions were taken to

comply with the most stringent NRC's guidelines.

Mr. Anthony said the formal presentation to the NRC would be held in November 2009. He noted his interest in a community meeting; however, he pointed out that County Commissioner Katy Sorenson held a similar meeting and FPL expressed its inability to attend this meeting. Mr. Anthony said he felt community meetings were necessary because the FPL issue was important to the redevelopment of the area as well as current activities in the area. He noted he was not sure to what extent FPL would agree to participate in a community meeting in view of pending litigation but he would inform FPL representatives that litigation issues would not be discussed.

V. Old Business

Community Policing

Mr. Hakssa expressed appreciation to the Miami-Dade Police Department for hosting its Neighborhood Resource Safety Fair in conjunction with the CRA Board on June 5, 2009 within the Mandarin Lakes community. He noted the Fair which was well attended was a complete success.

The CRA Board accepted the foregoing report as submitted.

Update on General Old Business

1. Heritage Village

Mr. Jorge Fernandez noted the conversion of Heritage Village to the Homeownership Program would be considered by the County Commission's Housing and Community Development Committee on July 15, 2009.

2. Mandarin Lakes Sales/Closing Report

The CRA Board accepted the foregoing report as submitted.

3. Infrastructure Construction

Mr. Ignacio Serralta, CRA Construction Consultant, advised that a walk-through of the Civic Building was scheduled for June 25, 2009 at 10:30 a.m. with County personnel. He noted the framing for the sidewalks were in place and he anticipated that the concrete would be poured by the end of this week after which the Civic Building would be ready.

Mr. Jorge Fernandez noted this was a general walk-through to review the punch list and to determine items for completion in order for the County to accept the Civic Building. He noted a date was not set for the Board members to inspect the building; however, if any Board member wished to attend the walk-through, he would advertise it as a public hearing.

Mr. Forbes noted it would not be necessary for the walk-through to be advertised since Mr. Hakssa would be the only member participating.

In response to Ms. Coleman's inquiry regarding completion of the entrance feature, Mr. Serralta noted he expected this feature to be completed possibly within the next month.

The CRA Board accepted the foregoing report as submitted.

4. Mandarin Lakes Developer Update

Mr. Scott Hedge, Vice-President, Architecture and Planning, DeGuardiola Properties, noted trees were planted in the park and the landscaping and irrigation improvements would begin. Concerning the walk-through, Mr. Hedge said he wanted to provide the contractor with an all-inclusive list in order to complete the job. He noted the sidewalks for the Civic Building would be installed by the appropriate party. Mr. Hedge said he was trying to meet with representatives of the Miami-Dade Water and Sewer Department regarding the extension of Mandarin Lakes Boulevard from the bridge.

In response to Mr. Archer's inquiry, Mr. Hedge provided an update on Phase 2 of the Mandarin Lakes Project. He noted he met with staff regarding Phase 2 relative to irrigation and landscaping, which would be ongoing obligations of the CRA and/or the County that would either go back to the Association or to the County. Mr. Hedge said he was looking at the entire schedule of values on the home improvements for Phase 2 to ensure that all of the issues concerning Phase 1 could be included in the final amendment to the Redevelopment Agreement. He noted he was trying to address some of the issues related to owning/operating the irrigation system with staff to ensure these improvements should be included in the Phase 2 Plan.

Mr. Archer asked that construction of the bridge on SW 280 Street begin in order to generate employment within the community and to address safety issues.

Responding to Mr. Archer, Mr. Hedge said construction of the bridge would be undertaken in a scenario in which the Letter of Credit and bonding would be applicable; however, because of the complexity of the Agreement, he wanted to make sure that a comprehensive plan would be submitted to the County Commission. Mr. Hedge noted an additional Service Agreement was issued for the Landscape Architect to revise the plans to include plants that were more xeriscape, drought tolerant, easier for the community to maintain and upkeep, and the least expensive to replace. He said a cost had to be developed for the schedule of values and the roadways for Phases 1 and 2 in order to amend the Agreement. Mr. Hedge noted while construction of the bridge on SW 280th Street would not begin immediately, the planning stages were being implemented.

Mr. Archer pointed out that the CRA would need to amend some of its contracts if construction activity was not occurring.

Mr. Hedge said infrastructure of the roadway would begin shortly, which would be monitored by the CRA's engineering consultant; however, the current focus was on completion of the parks on the east side of the canal, and extending the roadway in Phase 1. He noted Phase 2 would proceed once the Agreement was in place.

Responding to Ms. Coleman's inquiry regarding a completion timeframe; and the percentage of public property that would be maintained by the CRA or the County versus the percentage of private property that would be maintained by Mandarin Lakes homeowners, Mr. Hedge said permit applications were submitted for the shelter and the gazebo area in the north park and permits were being pulled to proceed with construction of the sidewalks, landscaping and irrigation into those parks. Concerning the property maintenance in Phase 2, Mr. Hedge said the park by the bridge on the west side and the main village green areas would be owned and maintained by the CRA, similar to the Civic Building in Phase 1. He noted the public improvements were located in County-owned right-of-ways; therefore, the County required a signed covenant for the ongoing maintenance of these facilities. Mr. Hedge said he was trying to determine the CRA's budget obligations or the Master Association's budget to maintain these facilities and to determine the amount of contributions, if any, the CRA would make for these facilities, or whether the homeowners would be responsible for them. He noted the Agreement did not specify who would be responsible for these facilities or the operational costs. Mr. Hedge said the Association was operating on a budget to maintain the properties that it currently owned and having to maintain miles of County right-of-ways and roadways was a major burden to the Association.

Mr. Hakssa expressed appreciation to Mr. Hedge for addressing the sidewalk issue.

5. Action Plan Implementation Update

Ms. Rachel Bach, CRA Economic Development Coordinator, provided an update on the Action Plan implementation. She noted the Economic Development Grant Program was created and her assistant and herself were working to identify organizations within the community, either through the County, State or Federal, to support businesses through this Program. Ms. Bach said the CRA's Action Plan Subcommittee identified economic development programs, housing programs and education as the CRA Board's priorities. She noted the Economic Development Grant Program would be ongoing and work would begin on the Housing Program. Ms. Bach said the County received an allocation under the Neighborhood Stabilization Program (NSP) from the Federal government which would be used to subsidize homeowners in purchasing homes or to assist in the renovation and sale of foreclosed homes. She recommended an NSP bonus program for the developer or the homeowner to encourage similar activity in the Naranja Lakes area. Ms. Bach said the County had prepared a draft application for the second round of the NSP and her assistant and herself were reviewing that application and would provide an update at the next CRA Board meeting. She noted this grant was competitive; however, the other funds the County received were not.

Ms. Bach said a survey of dilapidated structures would be conducted and the Miami-

Dade Police Department would assist with identifying these structures in the area. She noted the goal would be to create a target area within the CRA in which to funnel as many of these programs into as possible.

Ms. Bach noted she would be soliciting input from the Board members for the next issue of the Naranja Lakes Newsletter.

In response to Mr. Archer's inquiry regarding the response from businesses to the door-to-door marketing, Ms. Kristin Mory, Assistant to Ms. Bach, said most businesses were unaware of the CRA or its activity, and basic education about the CRA was provided to them. She noted efforts would be made to inform these businesses of the federal funds as a result of the door-to-door marketing. Ms. Mory said people were interested in weatherizing or improving the energy efficiency of their businesses; bricks and mortar improvements, façade improvements, street visibility for their businesses and the economic downturn. She noted many business owners were also interested in relocating and looking for cheaper rent. Ms. Mory pointed out that a weatherization fund was included in the Stimulus Package.

Mr. Hakssa noted the Board's interest to build a town center in the Naranja Lakes area on U.S. 1 and asked Ms. Bach to provide the Board with a report on a proposed Auto Zone that was being constructed in this location.

Mr. Fernandez said staff provided the Board with a monthly report on zoning changes; however, if the property referenced by Mr. Hakssa was zoned for a particular use, staff would not be aware of that use. He noted staff would have to contact the property owners to determine their plans for the property or track it through a building permit which was very costly to generate monthly.

Mr. Infante pointed out that the property owners' rights could not be violated, and the CRA's plans could not precede ownership of the building or the land.

Mr. Archer said information regarding the properties in the Naranja Lakes community was not available, particularly, in the Shopping Center area that the Board was interested in developing. He noted the Board needed to be informed of actions that were occurring in the community.

Ms. Bach noted many properties along Dixie Highway had been identified from the tax rolls in order to contact and educate the owners on the actions that were occurring in the CRA.

In response to Mr. Lipe's inquiry regarding the high cost for pulling building permits, Mr. Fernandez explained that it was expensive because the Building Department had building data for the entire County and had to run a specific program each time a request was made for a geographical area. He also pointed out that the zoning for the area would not be downgraded.

Mr. Infante noted the mixed use program was not working today because banks were not financing buildings.

Mr. Forbes said the Board needed to identify the property owners in the Naranja Lakes area and determine whether the owners' intentions matched the Board's plans to stabilize the area. He noted dollars could be targeted for the area but needed to be appropriately packaged.

It was moved by Mr. Archer that staff determine the amount of funds that could be used as an incentive to develop a town center along the business corridor of U.S. 1; and in the interim, Ms. Bach and her staff could schedule a meeting with the property owners to determine their plans for the properties and to inform them of the CRA's interest in developing the area. This motion was seconded by Mr. Infante for discussion.

Mr. Infante said he would support the motion if it was compatible to the Board's mixed use program.

Mr. Fernandez reminded the Board that its primary rebuilding project was the Mandarin Lakes Project. He noted another loan had to be issued to complete this project and the moneys in the CRA's budget would be used to repay the County for the project. Mr. Fernandez said he understood the Board wanted to address other needs in the community; however, staff's focus was on the Mandarin Lakes Project.

Mr. Forbes noted the Board was interested in any potential funds that could be directed towards further development of the Naranja Lakes area and was prepared to ask the County Commission to amend the CRA's Loan Agreement to accomplish this intent.

Mr. Hakssa pointed out the Board could also issue bonds.

Ms. Coleman said Phase 2 of the Mandarin Lakes Project included commercial development to which Mr. Hakssa noted the Board was concerned about future development in the area.

In response to Mr. Hakssa's inquiry as to why the Mandarin Lakes Project was the only CRA project, Mr. Fernandez said the CRA's agreement with the County was to fund this project for \$17 million. He noted the County fronted the money for the developer to begin those improvements and the CRA must repay the County first once the monies were available. Mr. Hakssa pointed out that it was difficult for the CRA to become involved in other projects because of these restrictions, and he felt that funds would not be available to revitalize the Shopping Center.

Mr. Archer noted he felt the Board needed to direct its efforts towards the town concept as it was included in the Naranja Lakes Charette. He indicated that it was never concrete that all the moneys had to go directly to the County.

Ms. Bach offered to follow up with the County's planning staff regarding the Charette.

Mr. Infante noted the CRA had a responsibility to improve the neighborhoods adjacent to the Mandarin Lakes Project.

Ms. Bach cautioned the Board with developing a lump sum, noting that it was typical to analyze projects to determine the amount of revenues to be generated from the Tax Increment Financing (TIF).

Mr. Forbes said the Board wanted to utilize available dollars noting that other entities were considering how to obtain federal dollars while the CRA Board was only discussing the Mandarin Lakes Project. He noted the Board needed to develop other projects to assist the community.

Mr. Infante suggested that Mr. George DeGuardiola be included in these discussions.

Mr. Lipe said he was supportive of discussing potential commercial and/or residential development with CRA residents; however, he was not supportive of using CRA dollars. He pointed out that tax revenues would be down this year and recommended the Board hold discussions with the residents and then develop a plan.

Mr. Forbes noted CRA dollars were not TIF dollars and improvements had to occur before TIF dollars could be generated.

Responding to Mr. Archer's concern, Mr. Fernandez read the following language from page 41 of the Redevelopment Agreement, Section 5.02: "The CRA agrees that all tax increment revenues on deposit in the Trust Fund are pledged through payment of any County obligation or TIF bonds or to the reimbursement of the County for any County advance."

Mr. Lipe offered a friendly amendment to the foregoing motion to provide that the CRA Board would approach commercial residents about a plan if any State or Federal dollars were identified.

Mr. Infante noted the CRA needed to meet with the property owners first to determine their plans, and then proceed if a plan to obtain State and Federal funds was developed.

Mr. Archer pointed out that a charette was being developed which was one of the CRA's basic guidelines for the community. He noted the Board was not aware of the available TIF, State, Federal or other funding source(s) and in the interim, staff could inform the community about the charette and the Board's intent to obtain funds.

Ms. Coleman recommended an assessment of the U.S.1 corridor be conducted for future development, as well as identifying the number of property owners, physical buildings versus vacant lots and the property owners' plans and an assessment of available funding.

Mr. Forbes expounded further on the TIF dollars.

Following discussion, it was moved by Mr. Archer that staff prepare an assessment of the U.S.1 commercial corridor from approximately SW 268 Street to SW 288 Street, identifying the types of businesses and property owners; identifying available Federal, State and local funds, as well as increases/decreases in TIF funds and the debt service the TIF would support on bonds; and educating businesses in the community of the Naranja Lakes Charette. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

VI. New Business

1. Report on Responses to CRA Grant Applications Set meeting date for Grant Committee Meeting

Ms. Bach advised that applications for the CRA's Economic Development Grant Program were posted on the County's Website and notices were published in the CRA's Newsletter. She noted the closing date for submittal of the applications was June 15, 2009, and 18 applications were received. Ms. Bach recommended that staff evaluate the initial responses to determine whether they met the minimum criteria of the Program and that the Action Plan Committee subsequently convene to review and rank the applications.

Mr. Infante asked that Ms. Bach provide him with the business addresses of the applicants.

Ms. Bach asked that she be allowed to work with the CRA's attorney on the grant agreements.

It was moved by Mr. Infante that Ms. Bach be allowed to proceed with the Economic Development Grant Program. This motion was seconded by Mr. Lipe.

In response to Ms. Coleman's inquiries regarding the scoring process for the grant applications, Mr. Forbes recommended Ms. Coleman serve as a member of the Action Plan Committee.

Mr. Jason Rodriguez clarified that the Grants Committee would be convening on Monday, June 29, 2009, to consider the grant applications and a tentative time of 10:30 a.m. or 2:30 p.m. was being proposed.

The Board recommended the Grants Committee meeting be scheduled for 2:30 p.m.

Upon being put to a vote, the motion made by Mr. Infante and seconded by Mr. Lipe passed unanimously by those members present.

It was moved by Mr. Archer that tonight's (6/22) CRA meeting be extended an additional

ten minutes to complete the agenda. This motion was seconded by Mr. Hakssa, and upon being put to a vote, passed unanimously by those members present.

2. Memorandum of Understanding with MDPD for a Work Station

Mr. Steve Zelkowitz, Legal Counsel for the CRA, advised that language for the Memorandum of Understanding (MOU) between the CRA and the Miami-Dade Police Department (MDPD) for a proposed work station was completed. He noted that he was waiting for a Certificate of Occupancy for the community facility and the areas where the MDPD would be utilized would be identified in the floor plans. Mr. Zelkowitz said once this was completed, he would bring back the MOU for the Board's consideration and approval.

Mr. Archer noted two rooms in the back of the Civic Building were available.

3. Update on Request for Proposal for Community Center Building Management Services

Mr. Fernandez said the Request for Proposal (RFP) for the Community Center Building Management Services was advertised in the Daily Business Review, The Miami Herald and on the CRA's Website. He noted the pre-submittal conference meeting was held on June 11, 2009 and Castle Management was the only company that picked up an application. Mr. Fernandez said the deadline to submit applications was July 1, 2009.

In response to Mr. Archer's comment that additional maintenance might have been overlooked when the RFP was advertised, Mr. Scott Hedge noted this was not a problem. He noted the way the RFP was written the company would be selected and then the scope of services for that company would be specified.

Mr. Fernandez noted currently the scope of services related to the building. He noted Mr. Hedge's earlier comments referred to the Redevelopment Agreement and the common areas which were currently being addressed by staff and this would be specified when the Redevelopment Agreement was brought forward.

Mr. Hedge noted he felt the RFP allowed for the management company to maintain park areas that were owned by the CRA.

4. Discussion on the Preliminary Estimate for the 2009 Property Tax Roll from the Property Appraiser

Mr. Fernandez said the preliminary tax rolls would be available on July 1, 2009 and currently the June 1st estimate for the NLCRA was \$481,439,000, which represented a decrease of \$37 million or 7 percent from the 2008 preliminary rolls. This did not necessarily constitute a decrease of 7.1 percent in CRA revenues Mr. Fernandez noted, as this was dependent on the County Commission's action regarding the Countywide and UMSA millage rates. He stated staff might not be aware of the proposed budget millage

rates on July 1st.

VII. Next Meeting Dates:

July 27, 2009, Regular Board Meeting

Mr. Forbes announced the next regular CRA Board meeting was scheduled for July 27, 2009.

VIII. Adjournment

There being no further business to come before the Naranja Lakes CRA Board meeting, the meeting was adjourned at 7:35 p.m.

Subsequent to the adjournment, and there being no objection, it was moved by Mr. Archer that the Board reopen tonight's meeting for five minutes to allow for comments from Mr. Jairo Garces. This motion was seconded by Mr. Infante, and upon being put to a vote, passed unanimously by those members present.

Mr. Jairo Garces, 5803 SW 112 Way, Cooper City, Florida, 33330, appeared before the Board. He expressed concern regarding the crime situation in the areas adjacent to the Mandarin Lakes Project and requested assistance from the Miami-Dade Police Department to address this issue.

Mr. Forbes suggested Mr. Garces discuss this issue with Sergeant Chris Reid, MDPD who was in the audience.

There being no further business to come before the Naranja Lakes CRA Board meeting, the meeting was adjourned at 7:38 p.m.

Kenneth Forbes, Interim Chairperson
Naranja Lakes Community Redevelopment Agency