Regular Board Meeting Minutes – February 12, 2026 – 7:00 P.M.

Naranja Lakes Community Center
27555 SW 140th Avenue, Naranja, FL

Meeting Call to Order, Roll Call, Chairman Remarks

Chairman Shiver called the meeting to order at **7:00 P.M**. Roll Call was as follows:

- Present: Derrick Lordeus, James E. McDonald, Ryan Mosely, Danny Olgetree, Robert K. Parson, Cornelius Shiver, and Derek Sippio
- Absent: Stuart Archer and Rev. Dr. Alphonso Jackson, Sr.
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Office of Management and Budget (OMB); and Chester Rodriguez, Clerk of the Board
- CRA Staff Present: Krystal Patterson, Executive Director, Steve Zelkowitz - CRA Attorney, Taylor Duma LLP

Approval of Agenda

Chairman Shiver moved to amend the agenda by adding a discussion item to provide an update relating to the Board of County Commissioners (BCC) recent meeting where they discussed an item with possible impact to the Naranja Lakes CRA. Additionally, he moved to remove Item 2 listed under the Action Items.

Mr. Parson moved to approve the meeting Agenda, as amended. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Discussion Items

Chairman Shiver stated that the BCC discussed legislation to repeal the Naranja Lakes CRA Board. Chairman Shiver stated that in his opinion there appears to be a desire to repeal the CRA and the CRA Board. He stated that the BCC seems to be willing to give them an opportunity to resolve outstanding issues. He expressed uncertainty as to how to resolve the issues.

Vice Chairman McDonald stated that it is not up to the CRA Board to resolve the issues, but rather the two County Commissioners in the area.

Chairman Shiver stated that District 8 Commissioner is concerned with a Board made of citizens overseeing a $40 million dollar budget. He stated that he intends to reach out to Commissioner Cohen Higgins to see if the CRA Board can satisfy her concerns.

Ms. Patterson stated that the legislative item will be considered by the full BCC on March 3rd.

Open Forum for Public Comments

Chairman Shiver opened the forum for public participation. No one participated.

Approval of Minutes

Mr. Parson moved to approve the minutes for the January 15, 2026, Regular Board Meeting. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Consent Agenda

Mr. Zelkowitz stated that the item in the Consent Agenda is a resolution accepting the Agency's annual report for Fiscal Year 2024-2025, which is a statutory requirement that must be submitted to the State by March 31st.

> RESOLUTION OF THE BOARD APPROVING THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT FOR FISCAL YEAR 2024-2025 IN ACCORDANCE WITH F.S. 163.371

Mr. Parson moved to approve the Consent Agenda. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Action Items

1. Mr. Zelkowitz read the title of the resolution.

Resolution No. CRA-12-2026

> A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING A $3,500,000 GRANT AND $3,500,000 TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT TO HOUSING TRUST GROUP, LLC FOR FUNDING ASSISTANCE FOR ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT 26115 S. DIXIE HIGHWAY, IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR AND NLCRA ATTORNEY TO NEGOTIATE AND FINALIZE A GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT WITH HOUSING TRUST GROUP, LLC TO PROVIDE FUNDING FOR THE DEVELOPMENT OF ARTISAN POINT AFFORDABLE MULTI-FAMILY RENTAL HOUSING IN SOUTH DADE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AND TAX INCREMENT RECAPTURE INCENTIVE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Chairman Shiver stated that people within the redevelopment area should take advantage of these housing opportunities.

Mr. Mauricio Duran, Vice President of Housing Trust Group, stated that an outreach had been conducted through the area churches.

Mr. Duran made a presentation in support to the request for $3.5 million grant and $3.5 million tax increment incentive.

In response to a question from Chairman Shiver, Mr. Duran stated that construction will take approximately fourteen months.

In response to a question from Vice Chairman McDonald, Mr. Duran stated that the initial consideration for commercial spaces is going to be converted into community spaces for the residents, such as large multi-purpose club room, media center, fitness center, library, and a business center.

Chairman Shiver commended the project proposal as a truly affordable housing project.

Vice Chairman McDonald expressed support for the project but requested that in the future a presentation be made first to allow the Board to review and analyze before hearing from the first time and having to make a decision the same day.

Mr. Parson moved to approve the resolution as presented. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Proposed Next Meeting Date & Adjournment

Ms. Patterson stated that the next regular Boad meeting will be on Thursday, March 26th.

The meeting was adjourned at 7:40 P.M.