

**CLERK'S SUMMARY OF MINUTES
NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY (CRA)
MAY 5, 2026**

1A Roll Call

Board of County Commissioners (Board/BCC) Chairman Rodriguez convened the Naranja Lakes Community Redevelopment Agency (CRA) meeting at 10:19 a.m.

In addition to Mayor Daniella Levine Cava, and the BCC members serving as the CRA Board, the following staff members were present:

Mr. Jimmy Morales; Chief Operating Officer, Office of the Mayor;

Dr. Carladenise Edwards; Chief Administrative Officer, Office of the Mayor;

Mr. Roy Coley; Chief Utilities and Regulatory Services Officer; Office of the Mayor;

Ms. Krystal Patterson, Executive Director, Naranja Lakes CRA;

Ms. Stacy Miller, P.E., Director and Chief Executive Officer (CEO), Miami-Dade Department of Transportation and Public Works (DTPW);

Mr. Ray Baker, Director, Miami-Dade Office of Management and Budget (OMB);

Lieutenant Mario Ferguson, South District Neighborhood Resource Unit, Miami-Dade Sheriff's Office (Sheriff's Office);

County Attorney (CA) Geri Bonzon-Keenan;

Assistant County Attorneys (ACA) Terrence Smith and Richard Appleton, and

Deputy Clerks Basia Pruna, Kerry Khunjar Breakenridge and José Soto, Clerk of the Board.

1B Reasonable Opportunity for the public to be heard

BCC Chairman Rodriguez opened the reasonable opportunity for the public to be heard and closed it after no one appeared to speak.

Special Item No. 1

County Attorney Bonzon-Keenan read the title of the proposed item into the record.

BCC Chairman Rodriguez opened discussion by expressing concern that, since the Board took over the Naranja Lakes CRA in February 2026, no one had contacted him in his capacity as CRA chair except for a meeting with County administration the week prior. He noted the administration had advised him that tasks related to reverting the CRA to the Board had been

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completed. He also questioned whether the CRA still had an executive director, since that individual had not contacted him either.

Mr. Baker clarified that the CRA's executive director remained under contract.

BCC Chairman Rodriguez asked Ms. Patterson, in her role as executive director, why she had not updated him.

Before she could respond, Commissioner Hardemon noted that the CRA board lacked a chairperson, who would need to be selected by the CRA itself.

Ms. Patterson explained that she had requested a meeting with the County Attorney's Office for direction and clarity on the CRA, and had assisted OMB with day-to-day operations while the CRA remained at a standstill pending a requested report.

BCC Chairman Rodriguez noted he had received a report from the administration, but it addressed only items on the current agenda; Ms. Patterson confirmed no other issues required immediate attention.

Discussion ensued among the Board members regarding the CRA's leadership structure and meeting logistics.

Commissioner Hardemon stressed that the CRA chairperson should be aligned with the Naranja Lakes community rather than necessarily being the Board chair, and that meetings should be held within the community to encourage resident participation.

Commissioner Bermudez concurred and added that commissioners needed better clarity on their roles and on CRA rules and procedures.

Commissioner Gilbert III agreed a chairperson needed to be formally appointed, suggested that CRA workflow decisions involving OMB and the County Attorney's Office (CAO) should rest with CRA members, and recommended that CRA meetings not be combined with regular Board meetings.

Commissioner Regalado agreed meetings should be held in the community, raised the idea of exploring virtual attendance options, and cautioned about potential conflicts of interest for Board members serving on the CRA.

Chairman Rodriguez stated he did not wish to chair the CRA and noted ongoing disagreement between BCC Vice Chairman McGhee and Commissioner Cohen Higgins, whose districts fell within the CRA, over its direction. He noted that he did not support either of them chairing the CRA or holding meetings in Naranja Lakes.

Commissioner Cohen Higgins referenced a May 1, 2026 administration report on the CRA's status, contracts, and projects, and confirmed with ACA Smith that the Board could retain its

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existing leadership structure or elect a new one for the CRA. She declined to serve as chair herself, recommended Vice Chairman McGhee for the position, and indicated she would be amenable to whatever structure the Board decided.

Commissioner Bastien emphasized that the CRA's core purpose was addressing blight with resident participation, opposed virtual meetings, and supported holding meetings in Naranja Lakes at a time convenient for residents.

In response to a question from Chairman Rodriguez about a possible two-co-chair structure, ACA Smith stated that the leadership decision was the Board's to make.

BCC Vice Chairman McGhee voiced a preference for meetings to be held in Naranja Lakes, noted he had not been notified of the meeting and that agenda items had been set without his input, and asked ACA Smith to confirm that CRA board rules would mirror the Board's own rules.

ACA Smith confirmed the rules would generally align, including the four-day rule for items, though the CRA could adopt its own separate rules.

BCC Vice Chairman McGhee indicated he would be willing to co-chair the CRA with Commissioner Cohen Higgins on an alternating basis every other month, and asked about the timing of the next CRA meeting and the process for submitting agenda items, as well as how outstanding issues involving disposition, bonds, and extensions would be handled going forward.

ACA Smith advised that the frequency of meetings and the agenda-setting process were both matters for the Board to determine.

Commissioner Hardemon cautioned that holding meetings outside the served community would negative impact attendance and participation, and suggested that CRA board membership be limited to seven to nine members drawn from commissioners supportive of the CRA.

Commissioner Gilbert III argued that the Board's rules and procedures should apply to the Naranja Lakes CRA while allowing the CRA to develop its own procedures over time. He objected to applying the four-day rule to CRA agenda items, and reiterated that meetings should be held in Naranja Lakes to facilitate resident and business owner attendance.

Commissioner Gilbert III moved to set quorum at five members, hold meetings every other month in Naranja Lakes, and name Commissioner Hardemon as chairperson based on his CRA experience; he further proposed that the new chairperson work with the CAO to draft new rules and procedures, with Robert's Rules of Order applying in the interim.

BCC Vice Chairman McGhee opposed naming Commissioner Hardemon chair, instead proposing that he and Commissioner Cohen Higgins, as the two commissioners representing Naranja Lakes, serve on the board alongside community members they would select, and that the

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Naranja Lakes Community Board be reinstituted. He indicated his support for setting quorum at five.

ACA Smith clarified that while state statute generally sets citizen board membership at nine with quorum based on a majority of that body, the Board could set its own quorum given that it operated under different statutes and had more than nine members.

BCC Vice Chairman McGhee stated he would move to reinstitute the Naranja Lakes CRA with members chosen by himself and Commissioner Cohen Higgins.

Commissioner Cohen Higgins noted she had received considerable resident support following the removal of the previous CRA leadership due to lack of progress on blight, opposed naming Commissioner Hardemon chair, and supported the proposal that she and Vice Chairman McGhee instead serve as alternating co-chairs. She also suggested scheduling a Sunshine meeting to establish calendars and protocols, and asked BCC Vice Chairman McGhee whether he concurred.

BCC Vice Chairman McGhee indicated his agreement and noted he too had received numerous resident complaints about the prior board's dismantling. He stressed that a date and time for the next meeting should be set that today and that meetings be held in Naranja Lakes with resident input.

Commissioner Gonzalez expressed support for the points raised by Commissioners Gilbert III and Hardemon, favoring Commissioner Hardemon's continued involvement on the CRA with BCC Vice Chairman McGhee and Commissioner Cohen Higgins serving as co-chairs.

Following ACA Smith's clarification that only the Board could create a CRA by ordinance, and that governing body representatives may serve on CRA boards under existing interlocal agreements, Commissioner Gonzalez proposed a nine-member structure: three citizens from District 8, three from District 9, Commissioner Hardemon as the ninth member, and BCC Vice Chairman McGhee and Commissioner Cohen Higgins as co-chairs.

Commissioner Bermudez supported holding meetings in Naranja Lakes, committed to attending, noted that blight affected the county as a whole, and asked the CAO to clarify commissioners' roles and the applicable rules and procedures for CRAs.

Commissioner Regalado stated that a decision on quorum was needed along with resolution of other logistics, including virtual attendance and the chair selection. She supported Commissioner Hardemon serving as interim chair pending a final decision, cautioned that a co-chair arrangement could produce disagreements between the two, committed to attending meetings in Naranja Lakes, and voiced support for Commissioner Gilbert's III pending motion.

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Commissioner Gilbert III moved that CRA meetings be held in Naranja Lakes every other month with quorum set at five members composed of Board members, citing concerns that two co-chairs could create continuity problems, differing agendas, and conflicts of interest; he suggested co-chairs could instead alternate every two years.

Chairman Rodriguez recommended that co-chairs alternate every other month initially, pending a final determination.

Commissioner Gilbert's III motion was amended to have Vice Chairman McGhee and Commissioner Cohen Higgins serve initially as co-chairs, alternating every other month, with the incoming co-chair presenting bylaws at the next meeting; meetings would default to the bylaws and operations of the previous Naranja Lakes CRA in the interim, and agendas would be set jointly by the co-chairs during Sunshine meetings prior to each CRA meeting.

Commissioner Cohen Higgins seconded the motion.

Commissioner Hardemon expressed preference for a quorum of seven rather than five, reasoning that a higher threshold would reduce individual member responsibility while still allowing items to pass, and indicated support for the remainder of the motion.

Commissioner Gilbert III responded that his proposed quorum was intended to ensure agenda items could be adopted.

There being no further comments or questions, the BCC proceeded to vote on the motion which passed 11-2 (Senator Garcia and Commissioner Hardemon voted "no").

Special Item No. 2

BCC Chairman Rodriguez confirmed with the CAO Smith that he would continue serving as CRA chair for the remainder of the meeting.

ACA Smith read the title of the item into the record.

Commissioner Cohen Higgins explained that the item would provide immediate funding for pothole repairs in Naranja Lakes and noted that BCC Vice Chairman McGhee would present a subsequent motion.

Chairman Rodriguez asked why the item did not also address sidewalk repairs.

BCC Vice Chairman McGhee initially responded that his motion would amend the item to include sidewalk repairs, but ACA Smith clarified that his amendment actually pertained to Special Item 4, not Special Item 2.

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BCC Vice Chairman McGhee then asked ACA Smith to incorporate sidewalk repairs into Special Item 2 as an amendment.

ACA Smith read the motion into the record, which requested that the County Mayor or the Mayor's designee develop an implementation plan using a portion of the Fiscal Year 2025–2026 Naranja Lakes CRA infrastructure improvement funds to address lighting, tree trimming, road paving, sidewalk repairs, septic-to-sewer conversion assistance for qualifying low-income families and seniors, and the addition of dedicated bicycle lanes within the CRA area. The motion further requested that the implementation plan be submitted to the Agency within 30 days of the motion's effective date, unless extended, and include anticipated timelines, estimated costs, and confirmation of budget availability for each activity.

Commissioner Hardemon supported the amendment but suggested that the repairs should be funded by the County rather than the CRA, reasoning that CRA funds should be directed primarily toward economic incentives, though he acknowledged some CRA funding could be used for infrastructure improvements with immediate community impact.

Commissioner Regalado raised concerns that the item did not address water, sewer, or stormwater infrastructure, and proposed an amendment requesting an assessment of which community streets needed repair along with an assessment of water, sewer, and stormwater infrastructure.

Dr. Edwards cautioned that 30 days might not be sufficient time to complete the requested assessments.

Commissioner Cohen Higgins accepted both amendments and agreed with Commissioner Hardemon that street repairs needed to proceed promptly to show visible progress in the community.

Dr. Edwards reiterated her concern that 30 days was insufficient for a proper assessment and implementation plan and requested additional time.

Ms. Miller explained that a full infrastructure assessment would require coordination beyond DTPW, involving the Miami-Dade Water and Sewer Department and the Miami-Dade Parks, Open Spaces and Recreation Department, and would take approximately 90 to 120 days to complete. On the pothole repairs specifically, she noted that DTPW lacked sufficient staff to perform the work directly and recommended contracting with private vendors, which would extend the timeline beyond 30 days.

Commissioner Cohen Higgins maintained that the repairs should not take 60 to 120 days and that the issue was one of coordinating repair staff.

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Ms. Miller clarified that the work itself would not take that long, but she wanted to confirm staff availability or secure contracted support.

Chairman Rodriguez acknowledged the work would likely need to be contracted and asked whether DTPW required special Board authorization to expedite the repairs.

Ms. Miller responded that she already had contracting mechanisms in place and did not believe additional authority was needed to use the department's existing contracts.

Commissioner Hardemon noted that while the CRA board could not directly direct County departments, it should be able to contract with an outside entity to perform the repairs given the urgency.

Hearing no further questions or comments, BCC Vice Chairman McGhee moved to adopt the foregoing Special item, as amended. This motion was seconded by Commissioner Gilbert, and upon being put to a vote, passed 12-1 (Senator Garcia voted "no").

The adopted amended item was assigned CRA Resolution No. 01-26.

Special Item No. 3

Responding to a question from Commissioner Cohen Higgins about whether agenda items needed to be considered individually or as a body, ACA Smith confirmed that individual consideration was not required.

Lt. Ferguson voiced support for the foregoing item and described his role as liaison between the Sheriff's Office and the Naranja Lakes community, businesses, and other entities.

ACA Smith read into the record a proposed amendment by BCC Vice Chairman McGhee requiring that the community policing policy include a plan to install additional ShotSpotter gunfire detection systems, increase Neighborhood Resource Officers, and utilize an illegal dumping response team.

Lt. Ferguson noted that a ShotSpotter program already existed in the community and that any increase in Neighborhood Resource Officers would need to be deferred to the Sheriff.

BCC Vice Chairman McGhee maintained his motion unchanged, reiterating the need for additional ShotSpotter systems and Neighborhood Resource Officers in the area and noting that illegal dumping remained a significant problem in Naranja Lakes.

Commissioner Hardemon supported the motion but urged caution, drawing on his past experience with other CRAs that had created community policing initiatives to address crime; he noted that despite dedicated resources, law enforcement had not consistently fulfilled its role in

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those communities. He also reminded the board that it lacked authority to direct the County or the Sheriff's Office.

Hearing no further questions or comments, Commissioner Cohen Higgins moved that the CRA adopt the foregoing proposed item, as amended. This motion was seconded by Vice Chairman McGhee and upon being put to a vote, passed 13-0.

The adopted amended item was assigned CRA Resolution No. CRA-02-26.

Special Item No. 4

ACA Smith read into the record a proposed amendment by BCC Vice Chairman McGhee requesting that the County Mayor or the Mayor's designee utilize the Greater Miami Services Corp., rather than existing County employees or contracts, to provide roadside cleanup and landscaping services, along with conforming changes to the item's title.

Commissioner Cohen Higgins asked BCC Vice Chairman McGhee whether the Greater Miami Services Corp. had the capacity and resources to perform the work.

BCC Vice Chairman McGhee confirmed that it did, and further amended the motion to replace "rather than" with "and/or" so that County employees could be utilized if a shortfall in capacity arose.

Commissioner Gilbert III indicate his support for the motion but noted that the CRA board lacked authority to direct the County or the Sheriff's Office and could only adopt urgings to the BCC. He suggested the CRA instead hire outside vendors directly.

Discussion ensued between Chairman Rodriguez and Commissioner Gilbert III regarding the CRA's administrative structure.

Chairman Rodriguez noted that the CAO had previously advised him that the County functioned as a managing company or administrator for the CRA. Commissioner Gilbert III countered that the County's responsibility to Naranja Lakes predated the CRA's incorporation, and that the CRA existed to contract for services fulfilling the County's obligations to the area.

Commissioner Hardemon clarified that the CRA's current executive director and staff served as its administrators. He noted that some CRAs used their own legal counsel to draft legislation, and that the Naranja Lakes CRA could either hire its own legal staff or continue relying on the CAO, though he questioned the CAO's role in drafting the current agenda items. Commissioner Hardemon emphasized that the administration needed to remain separate from the CRA board.

Commissioner Cohen Higgins agreed with the points raised by Commissioners Gilbert III and Hardemon, noting that the current items were intended to provide immediate relief to the

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community, while long-term vendor contracts could be explored at future meetings. She accepted Vice Chairman McGhee's amendments and moved to adopt the item as amended

Hearing no further questions or comments, Commissioner Cohen Higgins moved that the CRA adopt the foregoing proposed item, as amended. This motion was seconded by Vice Chairman McGhee, and upon being put to a vote, passed 11-0 (Senator Garcia and Commissioner Gonzalez were absent).

Following the vote, Commissioner Bermudez asked ACA Smith to provide CRA board members with the applicable CRA rules going forward.

The adopted amended item was assigned CRA Resolution No. CRA-03-26.

Adjournment

There being no further business to come before the Naranja Lakes CRA, the meeting adjourned at 12:15 p.m.