

NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS

LOCATION: NARANJA LIBRARY
14850 SW 280th Street, NARANJA, FL

TUESDAY, April 16, 2024 - REGULAR MEETING AGENDA
6:00 PM – 7:30 PM

- I.** Meeting Call to Order, Roll Call, Chairman Remarks Chairman Forbes
- II.** Reasonable Opportunity for the Public to be Heard Chairman Forbes
- III.** Approval of Agenda
- IV.** Approval of Minutes
- February 27, 2024, Meeting
- V. Discussion Items**
- Naranja Grand Development Elon Meyer, HTG, SVP Development & Roosevelt Bradley, Elite Equity Development, Partner
 - Naranja Lakes Community Center & Parking Steve Zelkowitz / Vivian Cao
- VI. Action Items**
- VII.** Proposed Next Meeting Dates & Adjournment
- Tuesday, May 21, 2024 – Time 6:00 P.M.



Regular Board Meeting Minutes - February 27, 2024 – 6:00 P.M.

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

Meeting Call to Order, Roll Call, Chairman Remarks, & Introduction of new board appointees, Derrick Lourdeus, Danny Olgetree & Derek Sippio

Chairman Forbes called the meeting to order at 6:05 P.M. Roll Call was as follows:

- Present: Chairman Ken Forbes, Vice-Chairman Stuart Archer, Derek Sippio, Derrick Lourdeus, and Cornelius Shiver
- Absent: Erick Caceres and Danny Olgetree
- Miami-Dade County Staff Present: Vivian Cao Assistant Director, Jason E. Rodriguez, Business Analyst Manager, and Nicole Jordan, Business Analyst, Office of Management and Budget (OMB)
- CRA Staff Present: Steve Zelkowitz - CRA Attorney, Taylor English Duma LLP

Open Forum for Public Comments

Chairman Forbes opened the forum for the public to have a reasonable opportunity to be heard. There were no participants.

Approval of Agenda

Vice-Chairman Stuart Archer moved to approve the meeting agenda. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Approval of Minutes

Vice-Chairman Archer moved to approve the meeting minutes from the January 31, 2023, meeting. The motion was seconded by Mr. Sippio. Motion passed unanimously.

Discussion Items

2019 FL Statute Ch. 163 Section III: Amended Redevelopment Act - *Do's and Don'ts*

Mr. Zelkowitz explained that the Florida Statute pertaining to Community Redevelopment Agencies was amended in 2019. He stated that Chapter 163.370 before the amendment listed the CRA powers as “including but not limited to” but that following the Statute amendment the words “including but not limited to” were eliminated. Mr. Zelkowitz explained that the impact of eliminating those words is that CRAs can only spent Tax Increment Funding on specific and budgeted initiatives identified in the statute such as, acquisition of real property, development of

affordable housing and community policing innovation. Mr. Zelkowitz noted that marketing and special events are no longer initiatives CRA's can spend funding on. As it relates to marketing, Mr. Zelkowitz elaborated that one of the only things that the CRA could do is to disseminate information about slum and blight so that people can understand what a CRA does. An example of this would be that if the CRA invest in an affordable housing development, the CRA can prepare and distribute materials explaining how CRA TIF revenues collaborated with the housing developers and the impact that such funding contribution could have in the area in terms of property value increase, beautification etc. Mr. Zelkowitz stated that the Florida Redevelopment Association (FRA) will continue to follow propose amendments to the Florida Statute He encouraged board members to reach out to him if they have any questions.

Redland Market Village Apartments – Project Update

Luis Gonzalez, President of the Paramount Group, provided an update on the Redland Market Village. Mr. Gonzalez stated there were 367 units for workforce housing, a clubhouse, secure entrances, and more. Mr. Gonzalez stated that at the last Naranja Lakes CRA meeting, the Board approved a \$5 million grant for costs related to infrastructure for the project. Mr. Gonzalez stated his group continues to work with their partners on the project and mentioned the site plan approval. Mr. Gonzalez mentioned the 12,000 square feet of commercial space the County originally wanted, but after plans review the County is no longer requiring the commercial space and that space will be used for housing.

Mr. Gonzalez stated that DERM has given the appropriate approvals and that the group is aware of their deadlines. He acknowledged that the next 45-60 days will be crucial for financing and the Paramount Group will continue to attend CRA meetings to provide updates on the project. Vice-Chair Archer brought up the issue of cross walking for the children in the area and Mr. Gonzalez stated his group could reach out to the Department of Transportation to see what can be done about this.

After a question from Mr. Shiver regarding the number of units in the project, Mr. Gonzalez clarified that 10% of the units will be for workforce housing and will be between 80%-100% of area median income (AMI). Mr. Shiver followed up with another question inquiring about affordable housing and Mr. Zelkowitz referenced the Fair Housing Act stating that there should be a geographical preference for the housing project to be for those in the redevelopment area. The Paramount Group stated that they will continue to provide updates to the Board as the project progresses.

Innovative Community Policing Initiatives

Major Benny Solis explained the Miami-Dade County Police- Community Resource Unit proposal for the procurement of license plate reader cameras to put in high traffic areas. Major Solis stated he does not know the price of the cameras until he knows what the budget would be, and it would need to go through a bidding process. Additionally, Major Solis also stated that he can place additional officers in certain areas in the CRA. After a question from Mr. Shiver regarding last

year's budget for Community Policing, Ms. Cao clarified there was never a proposed plan given to the Board and that the money is part of the reserves. Ms. Cao also explained that the Florida Statutes now state that Community Policing needs to be innovative, and Mr. Zelkowitz added that what is considered innovative this year may not apply next year. Major Solis stated they want to build the foundation for the initiative and continue adding to it.

Chairman Forbes allowed a public comment from an audience member. Ms. Kametra Driver recommended a camera be put on 206th Street stating this area has high crime and illegal dumping. Vice-Chairman Archer also added there are homeless encampments in the area, which Major Solis responded that they are working with the Homeless Trust to find these individuals housing.

Action Items

A. Update to Redevelopment Plan

Chairman Forbes shared his knowledge from the Florida Redevelopment Association Conference he attended last October and stated that there is a need to update the CRA's redevelopment plan to address the current state of the community. After some discussion between the Board members on how to update the redevelopment plan, it was referenced that County Staff sent Board members a PowerPoint that explained the Community Redevelopment Act.

Vice-Chairman Archer moved to approve to initiate the process to update the redevelopment plan. The motion was seconded by Mr. Shiver. Motion passed unanimously.

Ms. Cao explained the process for updating the redevelopment plan, and Mr. Rodriguez added that the Office of Management and Budget has an established prequalified pool that the request for proposal (RFP) gets sent to and staff will come back to the Board with the updated redevelopment plan.

After further discussion regarding the redevelopment plan, Mr. Shiver suggested that the firm chosen to create the redevelopment plan should engage the community. Mr. Sippio also inquired if the firm chosen would exclusively work with the CRA to which Mr. Rodriguez stated that this firm would develop the redevelopment plan only for the Naraja Lakes CRA.

B. Approval of Agency's FY 2023-24 Budget

Ms. Cao provided an overview of the proposed budget for the Agency and noted the addition of an economic development and grants coordinators. After an inquiry by Mr. Shiver, regarding budget approval and a juvenile program, Mr. Rodriguez stated that the previous assistant director explained to Mr. Shiver that the program he mentioned to fund was not listed in the most current redevelopment plan, and therefore could not be funded. Mr. Rodriguez also added that social services funding is not permitted under Florida Statute Redevelopment Act. Vice-Chairman Shiver suggested that the Community Policing line item be increased to \$600,000 and the additional \$300,000 for this line item be taken out of the reserves.

Mr. Shiver inquired how the Naranja lakes CRA can opt out of paying the 1.5% administrative fee to Miami-Dade County. Mr. Rodriguez stated that the CRA interlocal agreement requires the fee to be paid to the County. Mr. Shiver stated that he is aware some CRA's are not required to pay this fee, however Ms. Cao stated that those CRA's usually have reimbursement that comes back to the county.

Vice-Chairman Archer moved to approve the budget as amended. The motion was seconded by Mr. Shiver. Motion passed unanimously.

C. Request for Proposals- Grants Coordinator and Economic Development Coordinator

After a question from Mr. Shiver, Ms. Cao stated that these will not be employees, but rather two companies and that there is a budget of \$200,000. Ms. Cao explained that the budget line item was based on the cost other CRA's have spent on these Coordinator positions. Ms. Cao also explained the process would need to go through a request for proposal (RFP) that would be managed by the County's Strategic Procurement Department.

Mr. Shiver moved to approve the grants and economic development coordinator position. The motion was seconded by Vice-Chairman Archer. Motion passed unanimously.

Next Meeting Date & Adjournment

Chairman Forbes stated that the next meeting is to be held on Tuesday, March 26th, 2024, at 6:00 P.M.

The meeting was adjourned at 7:35 P.M.