



CITY OF MIAMI



OMNI

COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT 2017



MIAMI OMNI CRA

2017 ANNUAL REPORT

Table of Contents

	Page
Introduction	3
What is a CRA?	
Message from the Director	
Omni CRA Board Members & Staff	4
Omni CRA Boundaries	5
Mission	5
Project Updates & Accomplishments	
Housing	6
School Board	7
Historic Preservation	8
Business Incentives	9
Quality of Life Initiatives	12
New Developments in Omni	13
Basic Financial Statements & Auditor's Report	Appendix A



MIAMI OMNI CRA 2017 ANNUAL REPORT

What is Community Redevelopment Agency (CRA)

A Community Redevelopment Agency (CRA) is an area targeted for redevelopment and/or revitalization. CRAs are authorized by Florida Statute (Chapter 163, Part III) and created at the local level by cities and counties for the purpose of carrying out redevelopment activities that include revitalizing dilapidated buildings and neighborhoods, improving public infrastructure and amenities, and enhancing the quality of life for residents within the CRA boundaries, and creation of jobs. The City of Miami is home to three CRA districts. They are Southeast Overtown/Park West (created in 1982), Omni (created in 1986), and Midtown (created in 2003). The intended result when designating CRAs is the creation of vibrant communities with the removal of Slum and Blight conditions.

Message from the Director

This community redevelopment agency is located within the City of Miami, a City that is experiencing rapid growth both socially and economically. The Omni Community Redevelopment Agency is tasked with eliminating and preventing the growth of slum and blight. As the Executive Director my number one goal is the success of our Community. Our team, our community partners, our board and I are committed to our new initiatives and delivering results that will not only develop the area but will sustain.

This report highlights the work the Omni CRA is currently doing and also highlights some projects for the future. We aim to provide a better quality of life for our citizens and create opportunities to enhance development.

Thank you,

Jason Walker
Executive Director
Omni Community Redevelopment Agency





MIAMI OMNI CRA 2017 ANNUAL REPORT

Omni CRA Board Members



Ken Russell
Chair, Omni CRA
Miami City Commissioner, District 2
Email: krussell@miamigov.com
Telephone: (305) 250-5333



Manolo Reyes
Omni CRA Board Member
Miami City Commissioner, District 4
Email: mreyes@miamigov.com
Telephone: (305) 250-5420



Wifredo "Willy" Gort
Omni CRA Board Member
Miami City Commissioner, District 1
Email: wgort@miamigov.com
Telephone: (305) 250-5430



Joe Carollo
Omni CRA Board Member
Miami City Commissioner, District 3
Email: jcarollo@miamigov.com
Telephone: (305) 250-5380



Keon Hardemon
Vice Chair, Omni CRA
Miami City Commissioner, District 5
Email: khardemon@miamigov.com
Telephone: (305) 250-5390

Omni CRA Staff

Jason Walker
Executive Director
Email: jwalker@miamigov.com
Telephone: (305) 679-6868

Isiaa Jones
Chief Legal Officer
Email: ijones@miamigov.com
Telephone: (305) 679-6868

Hilda R. Tejera
Assistant to Executive Director
Email: htejera@miamigov.com
Telephone: (305) 679-6868

Anthony Balzebre
Assistant Director
Email: abalzebre@miamigov.com
Telephone: (305) 679-6868

Krystina Del Oro
Legal Assistant
Email: kdeloro@miamigov.com
Telephone: (305) 679-6868

Adam Old
Director of Planning and Policy
Email: aold@miamigov.com
Telephone: (305) 679-6866

[illegible]

Revitalize our redevelopment area and improve quality of life with good planning, business assistance, affordable housing, innovative policing, and the implementation of sound infrastructure improvements. Generate successful redevelopment projects, from both the private and public sector, thereby achieving the complete eradication of slums and blight from the targeted areas.



MIAMI OMNI CRA 2017 ANNUAL REPORT

Housing

16 Corner, LLC

This project is an historic renovation and restoration of five 1950s garden apartment buildings with 44 units in the Overtown section of the Omni CRA. The buildings were originally housing for construction workers, other laborers, and their families, before the Interstate freeway was built, destroying much of Overtown. They are what is referred to as *Naturally Occurring Affordable Housing*, and the buildings were up for sale at a price that would most likely have lead to a demolition and speculation or an increase in the rents if left to private market factors.

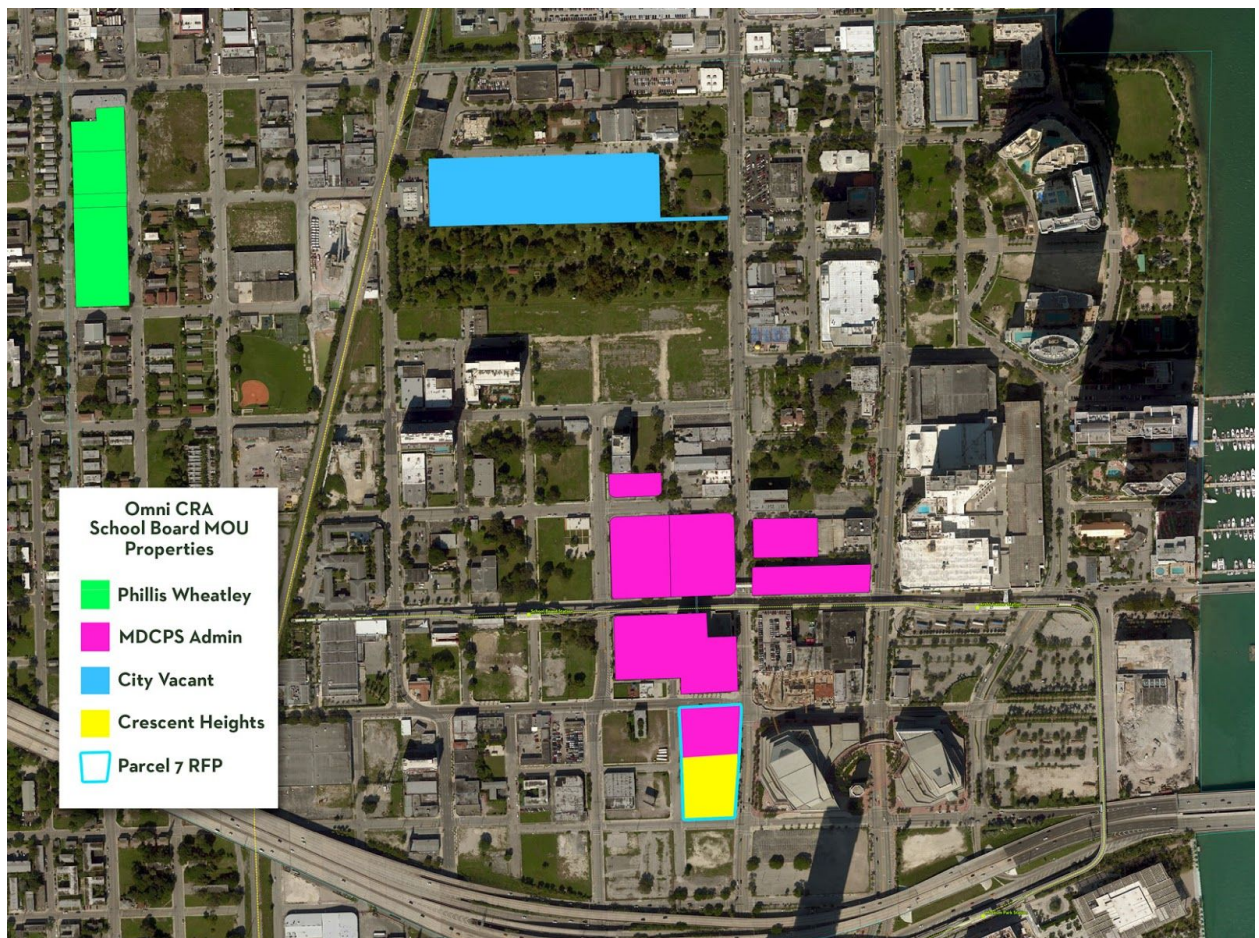


The CRA will partner with 16 Corner, LLC, a group composed of Developer Avra Jain's Vagabond Group and Mt. Zion CDC, to help purchase the buildings and stabilize rents, preventing displacement and keeping the existing tenants there. The renovation will occur in a phased process that will allow individual tenants to relocate on site while their apartment is under construction. The landscaping, new windows, roofs, and exterior improvements will continue our aesthetic improvements of the neighborhood, while reviving the historic character of these buildings.



School Board

The Omni CRA has continued negotiations with the School Board of Miami-Dade County to redevelop their 10 acre administrative site within the CRA. Omni CRA is proud to host the School Board and its employees in our neighborhood, and would like to keep their offices within the area, but also realizes that their site is a great redevelopment opportunity. The CRA also has analyzed the potential tax revenue that a redevelopment on the school board property could generate, and it is substantial. The CRA and the School Board are working together to investigate pathways to development for their current surface parking lots and aging buildings, as well as possibly relocating and expanding their administration building, WLRN, their parking facilities, and the iPrep Academy, a county Magnet School of Excellence, and enhancing Phillis Wheatley Elementary School in Overtown. The Miami-Dade County School Board and the CRA Board of Directors have each passed resolutions in support of these common goals, and this work will continue.





MIAMI OMNI CRA 2017 ANNUAL REPORT

Historic Preservation



Dorsey Library

Dorsey Library, bequeathed to the City of Miami by Overtown's first black millionaire, D.A. Dorsey in 1941, was the second to serve the African-American public and is located in Overtown. It was the first city-owned building constructed specifically for library purposes, and was used for 20 years and then abandoned and left to fall into disrepair. The City had been unable to fully fund the repairs, but the Omni CRA pledged \$850,000 to bridge the gap on this historic gem. Work began on the preservation of D. A. Dorsey Memorial Library in November of 2017 and it should be rehabilitated by the end of 2018.

Citizens Bank Building

The Omni CRA has purchased the historic 1925 Citizens Bank Building, designed by H. George Fink, and has solicited a Request for Qualifications (RFQ) for Architecture & Engineering services to complete an accurate historic rehab to the exterior of the building and a white-box interior. The CRA feels that this building will be a cornerstone for the Miami Avenue activation.



Miami Woman's Club



The Omni CRA has funded the Miami Woman's Club for in obtaining their headquarters' 40-year recertification. The Miami Woman's Club is an excellent example of the adaptation of Spanish Renaissance Revival style architecture to the South Florida environment and is particularly noteworthy for the quality of its design, craftsmanship and detailing. The rehab of this building will allow the Woman's Club to improve their meeting rooms, open several new restaurants in the area, and allow the improvement and reconnection of that segment of the Baywalk.



Business Incentives Grants

The Omni CRA Business Incentive Grant Program assists qualified business or property owners with building and property improvements that are directly related to opening of a new business, improving an existing business, remedying code violations, providing ADA access and eliminating blighting neighborhood conditions in the targeted areas of the Omni CRA. The CRA has helped many local businesses to open and expand, enhancing street life and activity within the district. Each business incentive grant expands employment opportunities in the neighborhood and activates the street. Small business owners likely to reinvest in their own neighborhood, and keep their eyes on the street, improving safety and comfort for residents.



Miami Avenue Activation Plan

The CRA has worked with Plusurbia, a Miami-based award-winning urban design firm to create a plan to adapt and grow with the surrounding neighborhood, while preserving Omni's architectural character and history.

We will invest on the open space network to promote and expand public spaces. Enhance and create new connections to future developments such as Heritage Park and the Miami Innovation District. Our goal is to enhance and improve circulation and access for ALL within

Miami Avenue Entertainment District boundary and though Omni by implementing a holistic approach to mobility, prioritizing a safe environment for active users of the streetfront businesses, and welcoming pedestrians and bicyclists.

This will strengthen the identity and character of the Omni neighborhood by preserving and enhancing its existing assets. It will promote and enhance Omni's unique "architectural and urban scale" identity.

We will seek to promote context-sensitive development with a focus on the historic fabric and urban scale identity that identifies the area, and promote the development of open spaces by focusing on more compact smaller development with a well-balanced mixed of uses.



MIAMI OMNI CRA 2017 ANNUAL REPORT

Business Development Grants



1306 Lounge
1306 N. Miami Avenue
1306miami.com

An urban oasis in the heart of Downtown. Escape the concrete jungle and enter our serene garden courtyard where you never know what type of event will be bringing it to life. A neighborhood bar where old world charm meets the Downtown Miami skyline. 1306 now will serve food and open in the early evenings.

New York Pizza & Restaurant
245 NE 14th Street
nypizza.cafe

New York Pizza Roma & Restaurant is the authentic NY slice. These beautiful pizzas feature that classic New York style ultra thin crust, that folds perfectly in one hand. They have a family-friendly environment with a free party room that is great for birthday parties. Come in today to try their delicious real New York pizza, made with fresh cut ingredients. From meat lovers to vegetarians, they have you covered. The Omni CRA helped with the buildout and exhaust hood for this local restaurant relocating into a larger space.



Taula Fresh Mediterranean
1657 N Miami Ave, #E
taulafresh.com

Taula Fresh Mediterranean Food, a uniquely concise concept: Taula is the first restaurant in the neighborhood to serve high-quality mediterranean food at affordable prices. The simple menu is designed so that each customer can create their own experience, mixing and matching to their personal taste. Taula aims to alter people's perception of Mediterranean cuisine. The Omni CRA helped build out the kitchen of the business.



MIAMI OMNI CRA 2017 ANNUAL REPORT

Little Executives Preschool
119 NE 14th Street
littleexecutivespreschool.com

Little Executives Preschool strives to provide a stimulating and educational experience which will promote each child's social, emotional, physical and cognitive development. Their goal is to prepare their students for the future by treating them as individuals to help them grow to be independent, creative and self-confident. Creating an environment that will give a variance of experiences through art, music, math, reading and exercise, with a multilingual enrichment. Emphasizing on a hands-on approach, that is fundamental in the early ages of development. Their commitment is focused on their children as much as their parents and they provide support and encouragement to assist those who desire for their children to be functional life-long learners. The Omni CRA repainted the building and repaired the fence.

FunDimension
2129 NW 1st Court
fundimensionusa.com

A great deal of imagination, thought and team effort went into the creation of Fun Dimension. It is an inclusive environment that both children and adults enjoy together! They recognized the value of creating a local state-of-the-art Entertainment Complex where kids can freely exercise their imagination in a safe and sanitized setting, while giving parents a chance to unwind and connect with friends. The result is a boutique-style indoor



family entertainment center combined with a delicious food/coffee/beer/wine lounge all in one. The Omni CRA paid to improve the outdoor area and help with repainting this industrial building.

Mrs. Moore's Grocery
122 NW 14th Street
mrsmooresbakery.com

Where everything is made with love. Since 1967, Mrs. Moore's Bakery is family-owned and operated in Miami's Historic Overtown Community. Mrs. Moore began baking with her mother and has decided to bless Miami with her delicious treats. Mrs. Moore and her family treat every customer like they are family. Stop by whenever you want! The Omni CRA will install impact windows, new tiles, doors, and fresh paint.



MIAMI OMNI CRA 2017 ANNUAL REPORT

Connecting Neighborhoods

FDOT I-395 Project



FDOT has awarded its bid for a complete reenvisioning of I-395—which currently separates the Omni from Park West and the Miami World Center. The 7.5 acre temporary activation of Omni Park on this land will begin turning into a new green space for the residents downtown. The 55-acre Heritage Trail will enhance community activities like nowhere else in Miami. The Trail is envisioned to provide a destination and gathering place with plazas, an amphitheater, community garden, dog play area, children’s play areas, and interactive fountains at each end that reflect the Fountain Signature Bridge. The Trail will serve to revitalize the Omni area from Biscayne Boulevard to NW 1st Place, providing a true reconnection both east to west and north to south.

Quality of Life Initiatives

Community Policing

The Omni CRA has created a \$500k grant to the City of Miami Police Department to pay for a special detail of Omni CRA police. These officers conduct targeted operations, patrol within the Omni CRA boundaries and are on call to address any issues arising as soon as they are noticed.



MIAMI OMNI CRA 2017 ANNUAL REPORT

Purple Shirts



Due to great success last year, the Omni CRA has increased the Purple Shirts Program and allocated \$100,000 to train and pay the wages of twelve workers and a manager from the Chapman Partnership Homeless Assistance Center, to assist in enhancing the quality of life in the Omni CRA by picking up litter, pressure washing graffiti and sidewalks, landscaping, and keeping up the public and green spaces in the Omni. This enhanced services team is modeled

after—and trained by the same managers as—the Downtown Development Authority's Downtown Enhancement Team program.

Single Family Home Improvements - Rebuilding Together

Over the past year and a half, Rebuilding Together Miami-Dade has worked with the OMNI CRA to provide home repairs and modifications to vulnerable homeowners free of charge. As a result of this partnership, 16 condos and one single-family home received new roofs, hurricane impact windows and doors, exterior painting, landscaping and a variety of repairs to improve the safety and health of each home. Additionally, one homeowner's unsafe fence, damaged during Hurricane Irma, was torn down and rebuilt. Thanks to this partnership, homeowners will have an improved quality of life and peace of mind during hurricane season. Additionally, this partnership preserved affordable housing for long-term residents in a rapidly gentrifying neighborhood.

Ms. Betty Johnson, one of the residents who received services, was especially grateful for her new fence. "This fence has made a huge impact in my life. My fence was already in rough shape and when Hurricane Irma came along, sections started to fall completely from the wind. I am a senior citizen and was only working part-time at the public school so I didn't have the ability to make repairs on my own. Right after work on the fence was completed, I had a stroke. I was in the hospital for a few days and then stayed with my son while I recovered. I felt so much better leaving my home unoccupied just knowing that I had the security of a locked fence. Thank you so much for all your help, the fence came out perfectly and is exactly what I wanted."

Trina Harris, St. John's HOA Representative said, "I can't say enough how much we appreciate the assistance that was provided by the OMNI CRA and Rebuilding Together! At St. John's, we had many severe problems that we would not have been able to pay to repair on our own. Because of the help we were able to get new roofs, hurricane impact windows and doors, as well as painting and landscaping. These items were in dire need of repair and had been in poor condition for many years. The residents of St. Johns are overly grateful for all of the help we received and we don't know where we'd be without the help of the OMNI CRA and Rebuilding Together!"



New Developments in the Neighborhood



New Developments in Omni

The Omni CRA's ongoing investment in infrastructure, streetscapes, quality of life, and major catalytic projects in the area has opened the neighborhood for development. Many projects are currently proposed/approved/completed within the CRA boundaries. Some developments in construction or recently completed that will take advantage of the 14th Street Infrastructure & Streetscape Improvement Project, North Bayshore Drive Roadway Reconstruction, and the Margaret Pace Park Improvement Project are:

Canvas – 517 residential condo units.

Aria on the Bay [pictured] – 648 residential condo units.

Melody Tower – 497 residential units.

Square Station – 710 residential units.

UPCOMING

Miami Plaza – 437 residential units.

Art Plaza – 667 residential units.



MIAMI OMNI CRA **2017 ANNUAL REPORT**

Financial Statements & Audit

[\[see attachment\]](#)