



Omni
C R A

ANNUAL REPORT 2018

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What is a Community Redevelopment Agency (CRA)


A Community Redevelopment Agency (CRA) is an agency that serves an area targeted for redevelopment and 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 (SEOPW, 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 while providing housing affordability. 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 enhance the area for the future.

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



Omni CRA Board Members



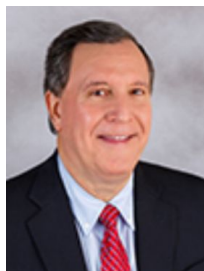
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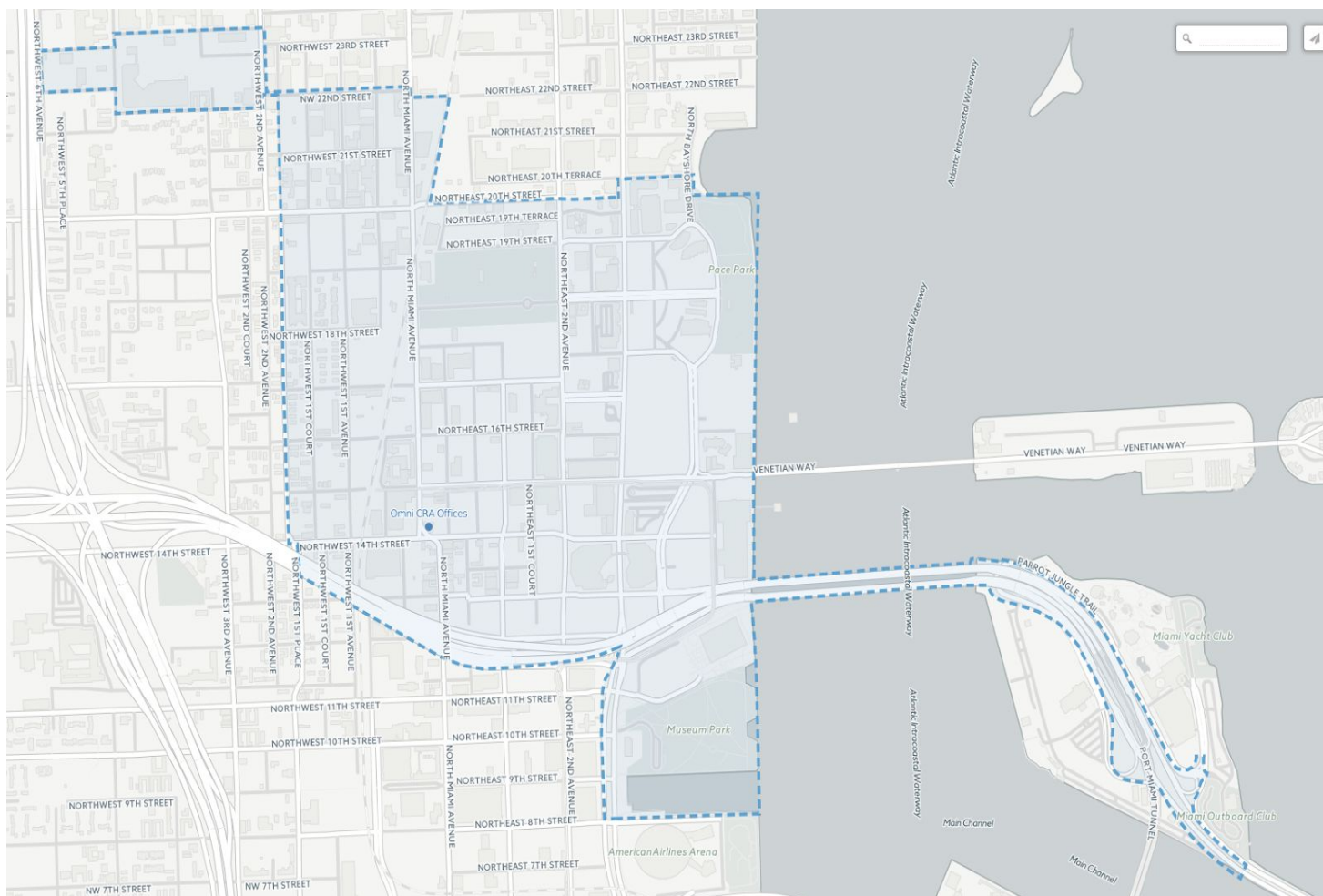
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Omni CRA Boundaries



Mission

To 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.

Omni Community Redevelopment Agency

1401 N. Miami Ave. • (305) 679-6868 • www.OmniCRA.com

Housing Affordability

16 Corner, LLC

This project is an historic renovation and restoration of five 1950s garden apartment buildings 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.

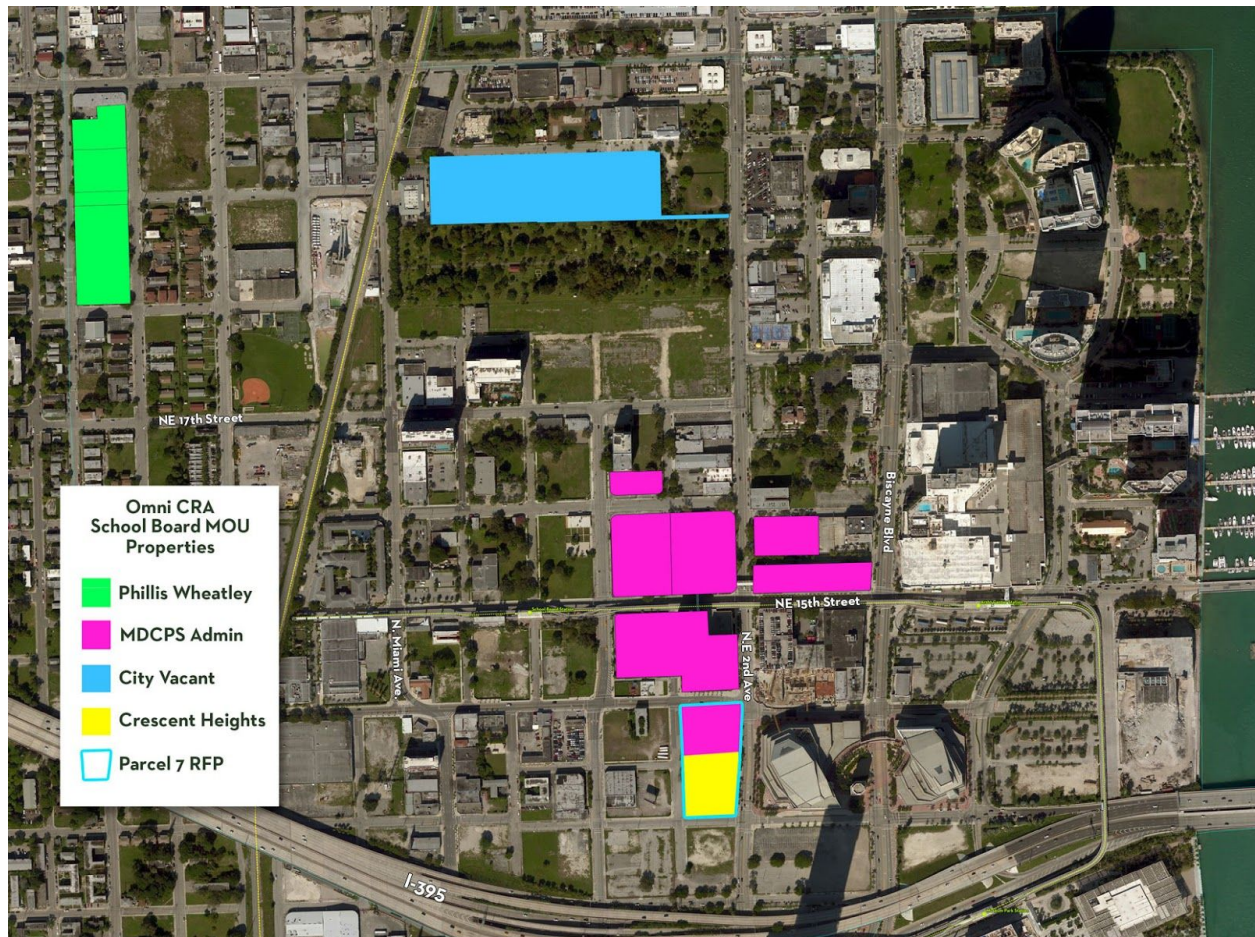


The CRA has partnered with 16 Corner, LLC, a group composed of Developer Avra Jain's Vagabond Group and Mt. Zion CDC, to help purchase the buildings and stabilize rents, preventing displacement and keeping the existing tenants there. The renovation will occur in a phased process that will allow individual 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.

2043 N. Miami Ave. - Wynwood Lots

The Omni CRA has purchased a half-acre assembly of 3 parcels in the Wynwood BID, zoned for 8-12 stories. An RFP for a mixed income housing development will be posted in 2019.

School Board Project



The Omni CRA has continued negotiations with the School Board of Miami-Dade County to redevelop their 10.5 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.

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 library 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 completed in early 2019.

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.

Employment and Business Development



Miami Avenue Activation Plan

The CRA builds on its work with Plusurbia to preserve Omni's remaining 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 I-395 Underdeck, Miami Worldcenter, 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 the street, prioritizing a safe environment for active users of the

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.

Business Development Grants

The Omni CRA Business Incentive Grant Program assists qualified business or property owners with building and property improvements that are directly related to expanding or opening 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 eyes on the street, improving safety and comfort for residents and visitors.



Ampersand Studios
31 NE 17th St.
www.amperstudios.com

Ampersand Studios is a coworking space with creative studios, bringing together visual creators, entrepreneurs and dynamic companies in Miami's Arts & Entertainment District. The Omni CRA helped offset the cost of a complete rehabilitation of a forme

Bunbury
1420 NE Miami Place
bunburymiami.com

Occasionally, fine wine and exquisite food come together in just the right way. The mundane sensations of time seem to melt into the joys of the moment. You need only a good friend for sincere conversation and the delectable sweets and savories brought to your table at Bunbury. This restaurant started with the foundational belief that hard work makes big dreams come to life. As it turns out, they bring affection to the neighborhood as well. Omni CRA has helped beloved local restaurant Bunbury relocate and expand its neighborhood feel into newly built Square Station, opening in April 2019.



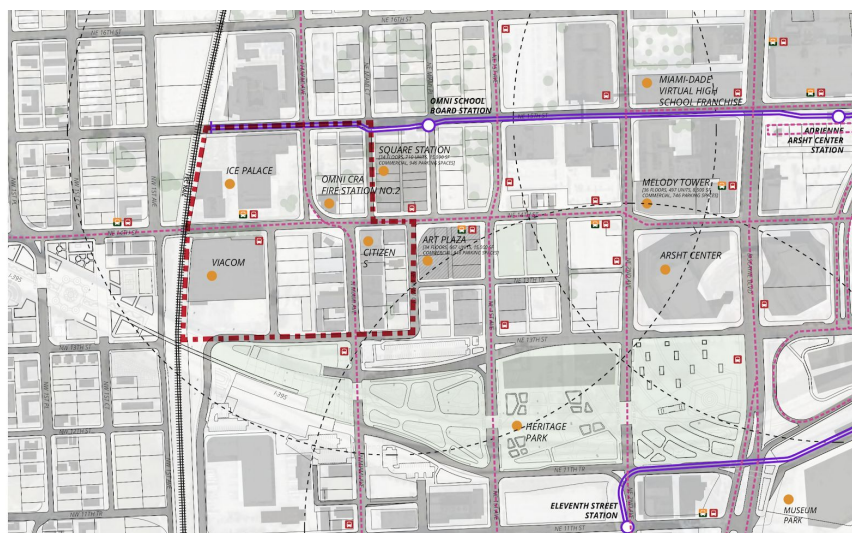


Morgan's Restaurant
137 NW 14th Street
themorgansrestaurant.com

Beloved local restaurateurs The Morgan's Group will be moving their flagship restaurant to 14th Street to continue the family tradition of rehabilitating old buildings and renewing neighborhoods. The El Doris building has a classic charm, but has fallen on hard times. When it is fully renovated and reopened it will be a centerpiece to the 14th Street business district in Overtown, serving great food with the ambience of an old time speakeasy.

Connecting Neighborhoods

FDOT I-395 Project



FDOT has awarded its bid for a complete reenvisioning of I-395 currently separating 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 connect Overtown and the Omni neighborhood to the Bay and Museum Park. Currently the City, along with both CRA's, the Downtown Development Authority, and the Miami Parking Authority are working on a world-class design that will be maintainable for the long term prosperity of the whole region.

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.

Purple Shirts

Due to great success in the previous 2 years, 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

For several years, Rebuilding Together Miami-Dade has worked with the Omni CRA to provide home repairs and modifications to vulnerable homeowners free of charge.

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
(finished 2018)

Aria on the Bay – 648 residential condo units.
(finished 2018)

Melody Tower – 497 residential units.
(finished 2018)

Square Station – 710 residential units.
(finished 2018)

Art Plaza – 667 residential units.
(in construction 2019)

UPCOMING

Miami Plaza – 437 residential units.

Financial Statements & Audit

[\[see attachment\]](#)