



THE CITY OF MIAMI
OMNI / MIDTOWN CRA
2013 ANNUAL REPORT



BUILDING

A
Better
Community

OMNI / Midtown CRA

Located in the newly restored Historic Firehouse #2
1401 North Miami Ave, 2nd floor,
Miami, FL 33136

OMNI / MIDTOWN CRA - MIAMI
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What we do

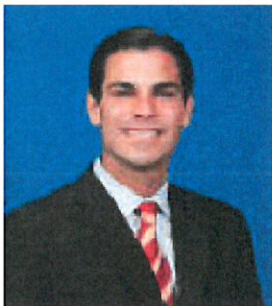
What is a Community Redevelopment Agency (CRA)?

A Community Redevelopment Agency (CRA) is an area targeted for redevelopment and/or revitalization. CRAs are authorized by Florida Statute (Chapter 163, Part III) but 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 **Omni** (created in 1986), **Midtown** (created in 2003) and **Southeast Overtown/Park West** (created in 1982). The intended result when designating CRAs is the creation of vibrant communities.

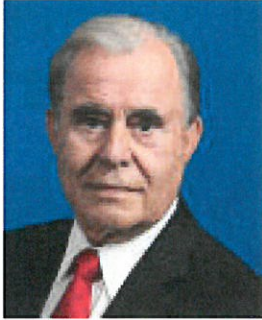
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Omni/Midtown CRA Staff

| | | |
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Our Mission & Vision



Mission

The Omni/Midtown CRA's mandate is governed by Florida Statutes, Chapter 163, Part III. The Omni/Midtown CRA's goal is to revitalize specifically designated areas within our city through good planning and the implementation of sound infrastructure improvements, thus enabling us to generate successful redevelopment projects, from both the private and public sector, thereby achieving the complete eradication of slums and blight from the targeted areas. We are totally committed to the preservation and enhancement of property values, stimulating the creation of new job opportunities for residents, and improving the quality of life of those who reside within the redevelopment neighborhoods.

Vision

The Omni/Midtown CRA's longstanding vision is to improve the quality of life for residents and stakeholders of the Omni/Midtown community redevelopment areas. The Omni/Midtown CRA's vision is to generate successful redevelopment projects, from both the private and public sector such as mixed-use construction developments and infrastructure improvements. Ultimately, the Omni/Midtown CRA envisions a neighborhood that is filled with small urban parks, residential complexes, greenways, sidewalk merchants and pedestrian-friendly streets that promote walking within the neighborhood. This vision can be realized through the elimination of unsanitary, economic, and physical conditions that contribute to slum and blight, and the creation of jobs.

FY 2014 vs FY 2013 Revenues

| <u>OMNI CRA:</u> | <u>FY 13-14</u> | <u>FY 12-13</u> |
|-------------------------|-----------------|-----------------|
| TIF City Contribution | \$ 6,730,834 | \$ 5,947,771 |
| TIF County Contribution | \$ 4,175,796 | \$ 3,650,900 |

| <u>MIDTOWN CRA:</u> | <u>FY 13-14</u> | <u>FY 12-13</u> |
|-------------------------|-----------------|-----------------|
| TIF City Contribution | \$ 2,101,700 | \$ 1,741,241 |
| TIF County Contribution | \$ 1,289,640 | \$ 1,080,196 |

| <u>TOTALS</u> | <u>FY 13-14</u> | <u>FY 12-13</u> |
|---------------|-----------------|-----------------|
| OMNI CRA | \$ 10,906,630 | \$ 9,598,671 |
| MIDTOWN CRA | \$ 3,391,340 | \$ 2,821,437 |

2013-2014 Budget

OMNI /Midtown CRA Budgets

The Amended Budgets were presented and approved on March 5, 2014

| OMNI SPECIAL REVENUE FUND | |
|---|--------------------------|
| 2013-2014 Amended Budget | |
| | 2013/14 |
| REVENUE: | AMENDED |
| CITY OF MIAMI - Tax Increment Funds | 6,730,834 |
| MIAMI DADE COUNTY - Tax Increment Funds | 4,175,796 |
| FY 2013 FUND BALANCE | <u>18,890,662</u> |
| TOTAL REVENUE | <u>29,797,292</u> |
| | |
| EXPENDITURE | |
| PROFESSIONAL SERVICES | 165,436 |
| OTHER CONTRACTUAL SERVICES | 29,606 |
| INTERFUND TRANSFER (Administration) | 600,000 |
| OTHER CURRENT CHARGES AND OBLIGATION | 3,817,321 |
| INTERFUND TRANSFER (Debt Service) | 4,262,285 |
| INTERFUND TRANSFER (Grant) | 1,337,822 |
| CONSTRUCTION IN PROGRESS | 16,501,222 |
| OTHER GRANTS AND AIDS | 2,983,600 |
| BUDGET RESERVE | <u>100,000</u> |
| TOTAL EXPENDITURES | <u>29,797,292</u> |
| | |
| REVENUES LESS EXPENDITURES | <u><u>-</u></u> |

OMNI SPECIAL REVENUE FUND
2013 - 2014 Amended Budget

| | | | | | | 2013-2014 Funding Source | |
|-----------------------------------|--|--------------------|-----------------|-------------------|------------------------|--------------------------|--------|
| DESCRIPTION | Category | Reso # | Amount Budgeted | Remaining Balance | Carryover Fund Balance | FY 2013/14 TIF Revenue | |
| Professional Service | | | | | | | |
| 1 | External Legal Counsel Services | Admin. | 10-0002 | 75,000 | 157 | 157 | |
| 2 | FY 2013 Available for Wragg & Cases | Admin. | 13-0055 | 75,000 | 70,630 | 70,630 | |
| 3 | FY 2013/14 External Auditing: Sansom Kline Jacomino Tandon & Gamarra, LLP | Admin. | 13-0055 | 15,000 | 15,000 | 8,000 | 7,000 |
| 4 | Federal Government - Lobbyist | Admin. | 11-0021 | 48,000 | 2,000 | 2,000 | |
| 5 | Doug Bruce & Assoc. - Lobbyist Florida State Government | Admin. | 10-0054 | 62,600 | 3,063 | 3,063 | |
| | | | 13-0055 | 55,000 | 28,330 | 28,330 | |
| 6 | First Southwest Financial Services | Admin. | 12-0024 | 28,000 | 6,256 | 6,256 | |
| 7 | Available for Other Professional Services | Admin. | 13-0055 | 48,927 | 40,000 | 40,000 | |
| Other Contractual Services | | | | | | | |
| 8 | Purchases of Streetlight Pole - Superblock | Infrast. | 11-0025 | 7,900 | 7,900 | 7,900 | |
| 9 | Landscape Maintenance (CRA Owned Vacant Lots) | Quality of Life | 11-0005 | 12,226 | 2,254 | 2,254 | |
| | | | 11-0018 | 4,452 | 4,452 | 4,452 | |
| 10 | Horsepower Electric, Inc. - Streetlight Maintenance | Quality of Life | 13-0055 | 15,000 | 15,000 | 1,697 | 13,303 |
| SUBTOTAL | | | | 447,105 | 195,042 | 174,739 | 20,303 |
| TOTAL BUDGET AMOUNT | | | | | | \$195,042 | |

OMNI SPECIAL REVENUE FUND
2013 - 2014 Amended Budget

| | | | | | | 2013-2014 Funding Source | |
|--|---|-----------------|----------------------|-------------------|------------------------|--------------------------|-----------|
| DESCRIPTION | Category | Reso # | Amount Budgeted | Remaining Balance | Carryover Fund Balance | FY 2013/14 TIF Revenue | |
| Interfund Transfer (Administration) | | | | | | | |
| 1 | FY 2013 OMNI TIF: Contribution General Operating Fund | Admin. | 13-0055 | 600,000 | 600,000 | | 600,000 |
| Other Current Charges and Obligations | | | | | | | |
| 2 | FY 2014 PAC Contributions | Infrast | Interlocal Agreement | 3,817,320 | 3,817,320 | | 3,817,320 |
| Interfund Transfer (Debt Service) | | | | | | | |
| 3 | FY 2014 OMNI/Port Tunnel Loan Payment | Infrast | Loan Payment | 5,801,792 | 4,262,285 | 4,262,285 | |
| Interfund Transfer (Grants) | | | | | | | |
| 4 | Overtime Police Visibility Pilot program IV | Quality of Life | 11-0064 | 350,000 | 162,822 | 162,822 | - |
| 5 | Overtime Police Visibility Pilot program IV | Quality of Life | 13-0055 | 350,000 | 350,000 | | 350,000 |
| 6 | CRA Police | Quality of Life | FY 2014 | 825,000 | 825,000 | | 825,000 |
| SUBTOTAL | | | | 11,744,112 | 10,017,427 | 4,425,107 | 5,592,320 |
| TOTAL BUDGET AMOUNT | | | | | | \$10,017,427 | |

OMNI SPECIAL REVENUE FUND
2013 - 2014 Amended Budget

| | | | | | | 2013-14 Funding Source | |
|---------------------------------|--|-----------------------------------|--|---------------------------------|-------------------------------|-------------------------------|--------------------|
| DESCRIPTION | Category | Reso # | Amount Budgeted | Remaining Balance | Carryover Fund Balance | FY 2013/14 TIF Revenue | |
| Construction In Progress | | | | | | | |
| 1 | Fire Station No. 2 North Miami Ave. & 14th St. NE | Infrast | 08-0065 | 3,500,000 | 464,700 | 464,700 | |
| 2 | 14th Streetscape Corridor Project | Infrast | 08-0047 | 6,000,000 | 2,945,352 | 2,945,352 | |
| 3 | Museum Park | Infrast | 12-0027 | 5,000,000 | 2,557,603 | 2,557,603 | |
| 4 | MEC/Media & Entertainment Complex Design Phase | Infrast | 11-0043 13-00401 FY 2014 | 1,087,268 5,535 6,252,176 | 887,768 5,535 6,252,176 | 887,768 5,535 1,133,170 | 5,119,006 |
| 5 | MEC/Media & Entertainment Complex | Infrast | Rent Collected | 34,000 | 34,000 | 34,000 | |
| 6 | North Bayshore Drive Improvements | Infrast - To be Deobligated | 07-0045 | 500,000 | 333,491 | 333,491 | |
| 7 | Bayshore Drive Project | Infrast - To be Deobligated | 07-0056 | 4,100,000 | 2,287,246 | 2,287,246 | |
| 8 | Reimbursement to the City of Miami (Museum Park - Design Phase) Bayshore Drive | Infrast | Directive Given By The CRA Board | 733,351 | 733,351 | 733,351 | |
| SUBTOTAL | | | | \$27,212,330 | \$16,501,222 | \$11,382,216 | \$5,119,006 |
| TOTAL BUDGET AMOUNT | | | | | | \$16,501,222 | |

OMNI SPECIAL REVENUE FUND
2013 - 2014 Amended Budget

| | | | | | | 2013-14 Funding Source | |
|------------------------------|---|-----------------|--------------------------|-------------------|------------------------|------------------------|-----|
| DESCRIPTION | Category | Reso # | Original Budgeted Amount | Remaining Balance | Carryover Fund Balance | FY 2013/14 TIF Revenue | |
| OTHER GRANTS AND AIDS | | | | | | | |
| 1 | Trinity Church for exterior repairs and 40 year recertification | Infrast | 09-0013 | 1,000,000 | 100,000 | 100,000 | |
| 2 | Matching Grant with City of Miami - Miami Woman Club Baywalk | Infrast | 10-0034 | 46,500 | 7,211 | 7,211 | |
| 3 | Matching Grant with City of Miami - Miami Woman Club Baywalk | Infrast | 13-00401 | 150,000 | 150,000 | 150,000 | |
| 4 | Museum Park Baywalk - Matching Funds FIND Grant Total Project Cost \$8,617,449 | Infrast | 11-0033 | 1,143,000 | 1,143,000 | 1,143,000 | |
| 5 | Environment Remedial on Bicentennial Park | Infrast | 11-0046 | 2,000,000 | 1,001,652 | 1,001,652 | |
| 6 | Tunnel Facility Fee | Infrast | 10-0074 | 160,000 | 160,000 | 160,000 | |
| 7 | FY 2010 Art Basel | Art and Culture | 10-0095 | 50,000 | 43,165 | 43,165 | |
| 8 | Dog Run for Margaret Pace Park | Art and Culture | 10-0026 | 80,000 | 50,320 | 50,320 | |
| 9 | FY 2010 DMP Wrap Around Program | Job Creation | 10-0012 | 325,000 | 53,252 | 53,252 | |
| 10 | Cab and Brown Box Fire Truck | Quality of Life | 13-00685 | 100,000 | 100,000 | 100,000 | |
| 11 | Homeless Assistance | Quality of Life | FY 2014 | 175,000 | 175,000 | 175,000 | |
| SUBTOTAL | | | | \$5,229,500 | \$2,983,600 | \$2,983,600 | \$0 |
| TOTAL BUDGET AMOUNT | | | | | | \$2,983,600 | |

MIDTOWN SPECIAL REVENUE FUND

2013-2014 Amended Budget

| | AMENDED |
|---|-------------------------|
| | <u>2013/14</u> |
| REVENUE | |
| CITY OF MIAMI - Tax Increment Funds | 2,076,177 |
| MIAMI DADE COUNTY - Tax Increment Revenue | <u>1,289,640</u> |
| TOTAL REVENUE | <u><u>3,365,817</u></u> |
| | |
| EXPENDITURE | |
| PROFESSIONAL SERVICES | 4,500 |
| INTERFUND TRANSFER (Administration) | 29,158 |
| INTERFUND TRANSFER (Grant) | - |
| OTHER CURRENT CHARGES AND OBLIGATION | 3,332,159 |
| OTHER GRANTS AND AIDS | <u>-</u> |
| TOTAL EXPENDITURES | <u><u>3,365,817</u></u> |
| | |
| REVENUES LESS EXPENDITURES | <u><u>-</u></u> |

MIDTOWN SPECIAL REVENUE FUND
2013-2014 Amended Budget

| | | | | | | | Funding Source 2013/14 | |
|--|---|----------|----------------------|--------------------|--------------------|------------------------|------------------------|--|
| DESCRIPTION | | Category | Authorization | Amount Budgeted | Remaining Balance | Carryover Fund Balance | FY 2013/14 TIF Revenue | |
| Interfund Transfer (Administration) | | | | | | | | |
| 1 | FY 2013 MIDTOWN TIF Contribution - General Operating Fund | Admin. | FY 2013 Budget | 33,658 | 33,658 | - | 33,658 | |
| Other Current Charges and Obligations | | | | | | | | |
| 2 | FY 2013 Midtown CDD - Debt Services | Infrast | Interlocal Agreement | \$3,332,159 | \$3,332,159 | - | 3,332,159 | |
| TOTAL BUDGET AMOUNT | | | | \$3,365,817 | \$3,365,817 | \$0 | \$3,365,817 | |

| PROFESSIONAL SERVICES - OTHER | | | | | | | |
|--------------------------------------|---|--------|----|---------|---------|---------|---|
| 1 | FY 2013 External Audit - Sanson Kline Jacomino & Company, LLP | Admin. | NR | \$4,500 | \$4,500 | \$4,500 | - |



PROJECT UPDATES AND ACCOMPLISHMENTS

The Omni Redevelopment Plan serves as a guide for redevelopment and reinvestment in the Omni Redevelopment Area and provides for the following CRA objectives:

- Encouraging private reinvestment within the community redevelopment areas;
- Encouraging private redevelopment of the redevelopment areas;
- Recommending financial support for the development of mixed-income residential housing;
- Supporting legislative changes that will prevent slum and blight conditions and encourage sound
- development projects through smart growth principles;
- Encouraging property owners to maintain their properties in accordance with local codes and regulations;
- Identifying properties suitable for historic designation and preservation;
- Upgrading substandard public infrastructure (i.e. 14th Street);
- Establishing programs that provide resources and financial assistance to new and existing businesses that create new job opportunities for residents.
- Streetscape improvements – 14th Street roadway and sidewalks
- Miami Entertainments Complex (MEC) contract approved; construction commencing.

Project Updates

Historic Preservation

Miami Woman's Club Baywalk (Grant-CRA)

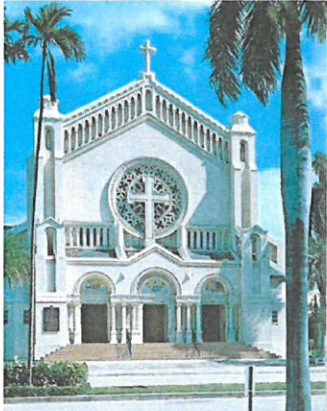
The Omni CRA provided grant funds in the amount of \$ 197K, which are matching grants by Florida Inland Navigation District (FIND) to help design and construct a baywalk in the area behind the historic Miami Women's Club to allow the public access to the waterways.

Construction Stage: Ongoing

Trinity Cathedral 40-Year Recertification Grant

The CRA allocated \$1 million in grant funds towards the rehabilitation of the historic Trinity Cathedral. The restoration is specific to the 40-year recertification required by Miami-Dade County and included complete structural rehabilitation, roofing, life safety and electrical upgrades.

Construction Stage: Completed



National Historic Firehouse #2 Redevelopment

The redevelopment and restoration of the National Historic Firehouse #2 located at 1401 N Miami Avenue, is part of the redevelopment of the Omni CRA area in the Media and Entertainment Overlay District. The Omni CRA has providing funds in the amount of \$3.0 million to this national historic structure which is developed into a mixed-use facility as part of the redevelopment vision. The ground floor will be occupied by a restaurant and the



second floor is currently providing for the new location of the Omni/Midtown CRA offices, centrally located within the Omni CRA District. Construction Stage: Completed





National Historic Firehouse #2 Ribbon Cutting Ceremony - 2013

Infrastructure

North Bayshore Drive Roadway Reconstruction Project

As part of the major private investments that had been undertaken along North Bayshore Drive in front of Margaret Pace Park with the numerous new condominium towers, the Omni CRA provided \$4.0 million in funds to provide infrastructure upgrades throughout the Omni District for the reconstruction of North Bayshore Drive. This reconstruction provided new sidewalks, landscaping, decorative streetlights, and streetscape beautification and pedestrian enhancements. The updated infrastructure improvements provide better connectivity from the condo towers to Margaret Pace Park and Biscayne Bay.

The upgrades also will provide the infrastructure necessary for future development opportunities helping spur additional private investment. This project includes the milling and resurfacing of all roads within the project area. Construction Stage: Completed

NE 14th Street Infrastructure & Streetscape Improvement Project

As part of the redevelopment of the Media and Entertainment District, the CRA has committed \$6 million to the reconstruction of N 14th Street from NE 2nd Avenue to NW 1st Avenue providing streetscape enhancements that connect the Performing Arts Center with the Media and Entertainment District. These improvements include new wider sidewalks, decorative pavement, new curb and gutter and a 12" water main upgrade to help promote and attract future development along the corridor. Construction Stage: 95% Complete

Economic Development

Performing Arts Center Debt Service

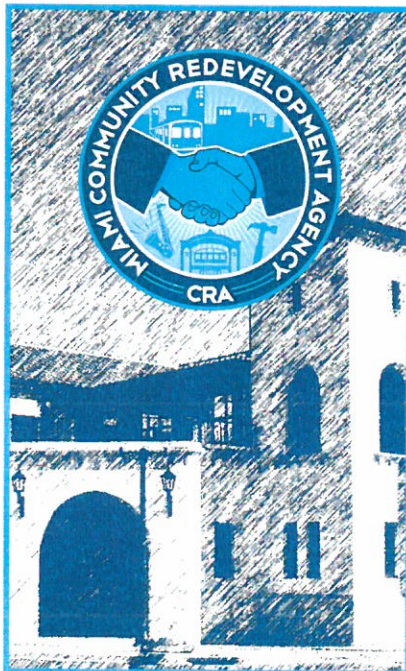
The Omni CRA reimburses Miami-Dade County for the debt service to the Performing Arts Center. As of fiscal year 2012-2013 the Omni CRA has contributed year-to-date \$37,974,630 to the county.



| <u>Fiscal Year</u> | <u>Annual Amount</u> | <u>Year-To-Date Amount</u> |
|--------------------|----------------------|----------------------------|
| 2009-2010 | \$ 5,631,384 | \$ 28,565,712 |
| 2010-2011 | \$ 4,145,869 | \$ 32,711,581 |
| 2011-2012 | \$ 1,902,610 | \$ 34,614,461 |
| 2012-2013 | \$ 3,360,169 | \$ 37,974,630 |


Marketing

In an effort to keep the community aware of how the Omni CRA and Increment Funding expenditure dollars are being spent, and to educate the private sector, the Omni CRA is proactive in providing news and information on activities in the district. One example is grants requirements, an update Facebook, regular press releases of future and current projects and updated marketing materials.



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 A Community Redevelopment Agency (CRA) is an area targeted for redevelopment and/or revitalization. CRAs are authorized by Florida Statute (Chapter 163, Part III) but 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.

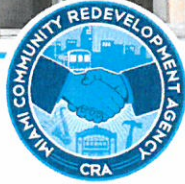

Marc D. Sarnoff
Board Chair



Pieter A. Bockweg
Executive Director

OMNI / Midtown CRA office is located at the newly restored Historic Firehouse #2
 Located at 1401 North Miami Ave. 2nd floor,
 Miami, FL 33136
 Phone: 305-679-6968
www.miamicra.com/omnimidtown

The Omni CRA Grant Agreements ask that all entities receiving a grant prominently display that they are sponsored by the CRA. All projects and programs display signage where they are conducting business describing their scope of work and the grant amount received by the CRA. The CRA also receives mention in any and all publications and promotional materials created by the grantee.



The Omni CRA Redevelopment Plan:

- Connectivity
- Sustainable Regional Destination
- Variety of Housing
- Improvements to the Public Realm
- Strategies for Public/Private Partnerships (PPP)

CRA's Specific Goals for the :

- Removal of Slum and Blight
- Creation of Jobs

The Omni CRA has obtained the services of a local public relations firm to provide professional marketing services; including headline developments, design/production of projects and events that occur in the district. Project Stage: On-Going

Community Policing Initiatives

Police Visibility Program

The Omni CRA has provided funds to the City of Miami to underwrite "Quality of Life" issues associated with an expanded police visibility program in the amount of \$350,000 from the Omni CRA. The program consists of enhanced police services, including patrols, special operations, traffic details, club checks, criminal sweeps, prostitution details, and undercover narcotics details.

operations, traffic details, club checks, criminal sweeps, prostitution details, and undercover narcotics details.



These "T3's" were purchased to coincide with our vision to enhance the quality of life through increase police presence and mobility. As part of the Omni CRA vision to increase quality of life, the Omni CRA is committed to funding the Police Visibility Program.

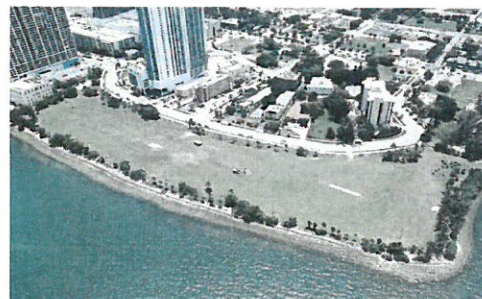
Project Stage: On-Going

Parks and Cultural Facilities

Margaret Pace Park Shade Structure Replacement and Exercise Equipment Installation

The Omni CRA provided funds in the amount of \$145,000 for the replacement of the children's play area, to provide shade structures over the children's play area, installed new outdoor adult exercise/vita-course equipment, and enlarged the playground area with a new fence. The existing shade structure had deteriorated and was in need of replacement.

[Picture to the right: Park space before Improvements]





New Outdoor Exercise/Vita Course Gym Area

The exercise equipment provides an adult vita-style course adjacent to the children's play area for the community to enjoy. This outdoor gym provides health and fitness and additional amenities to the Margaret Pace Park; has become incredibly popular with resident. This is consistent with the Omni CRA's mission of improving the public realm and making our area a more attractive place to live, work, and invest in. Project Stage: On-Going



Shaded Canopy Children's Play Area



The Doggie Station "Scoop The Poop"

Museum Park Project

Museum Park Project - Consists of Museum Components, which will house the Perez Art Miami Museum (PAMM) and the Frost Museum of Science (FMOS) on approximately 8 acres in Bicentennial Park (a/k/a Museum Park) and a Park Component, to be developed by the City of Miami on the rest of the site, consisting of approximately 21 acres. The Omni CRA has allocated and spent approximately \$14M in Phase I.

Environmental Remediation & Miscellaneous Building Demolition - The Omni CRA earmarked \$2 million in funding for the environmental remediation of soils located at the site of the new museum facilities as well as managed the demolition of two abandoned building structures within the Museum Park plan area. These projects, located within the Omni CRA boundary are the beginning efforts in providing the ground work for the new Museum Park Project.

Museum Park Baywalk (CRA/CIP) and Infrastructure - As part of the efforts to create Museum Park, the CRA in conjunction with the City of Miami has allocated \$46,500 in matching funds from Florida Inland Navigation District (FIND) for the development of the baywalk. The baywalk encompasses 4,000 feet of decorative walkway which includes landscaping, lighting, benches and trash receptacles along the eastern boundary of the park fronting Biscayne Bay. Construction Stage: On-Going

Miami Entertainment Complex

The Miami Entertainment Complex is a CRA owned facility within the Omni CRA boundaries just west of the Arsht Performing Arts Center. The MEC will serve major movies, television series and independent filmmakers offering sound stages and production spaces for media, film, TV, music, sound, animation and entertainment industries a suitable working environment within the Media and Entertainment District of Miami. The CRA purchased this facility from The School Board of Miami-Dade County for the purchase price of \$3.1 million for the purpose of developing the Miami Entertainment Complex (MEC).The complex will provide a year round facility for multiple venues and it is the intent of the CRA to outsource the day to day programming of the facility once it has been build-out. The location of this complex is the recently CRA acquired property previously known as the Miami Skills Center located at 50 NW 14 Street, just 5 blocks west of the Performing Arts Center. The CRA is currently working with Film, TV and Music industry professionals to help develop the build-out program for the facility. In addition, the CRA administration has reached out to local higher learning institutions for discussions about including an educational component. \$200,000 was allocated for the design phase of this project and has been completed. Construction Stage: On-Going



A rendering of the Miami Entertainment Complex (MEC) located at 50 NW 14th St. in Miami’s Media and Entertainment District

Quality of Life Initiatives

Miami Access Tunnel (MAT)

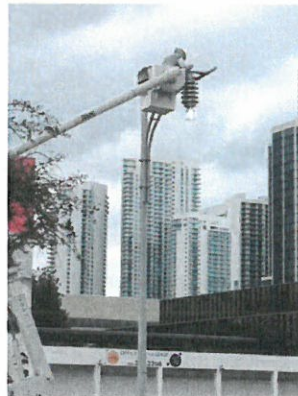
The Omni CRA has a commitment to funding the debt service of the \$50 million, the City of Miami's contribution the Miami Access Tunnel (MAT) project. The MAT project is destined to provide increase accessibility to freight ingress and egress to the Port of Miami. The tunnel will allow for 18 wheelers we see every day to have direct access to the port. This will minimize the amount of infrastructure damage that these trucks cause and will relieve traffic congestion in the area making it much safer for visitors and residents to get around.

Construction Stage: On-Going



Land Acquisitions: None planned at this time

➤ Annually On-Going Programs



- CRA Owned Streetlight Maintenance
- Landscape Maintenance of CRA Owned Properties

operations, traffic details, club checks, criminal sweeps, prostitution details, and undercover narcotics details.



These "T3's" were purchased to coincide with our vision to enhance the quality of life through increase police presence and mobility. As part of the Omni CRA vision to increase quality of life, the Omni CRA is committed to funding the Police Visibility Program.

Project Stage: On-Going

Parks and Cultural Facilities

Margaret Pace Park Shade Structure Replacement and Exercise Equipment Installation

The Omni CRA provided funds in the amount of \$145,000 for the replacement of the children's play area, to provide shade structures over the children's play area, installed new outdoor adult exercise/vita-course equipment, and enlarged the playground area with a new fence. The existing shade structure had deteriorated and was in need of replacement.

[Picture to the right: Park space before Improvements]





New Outdoor Exercise/Vita Course Gym Area

The exercise equipment provides an adult vita-style course adjacent to the children's play area for the community to enjoy. This outdoor gym provides health and fitness and additional amenities to the Margaret Pace Park; has become incredibly popular with resident. This is consistent with the Omni CRA's mission of improving the public realm and making our area a more attractive place to live, work, and invest in. Project Stage: On-Going



Shaded Canopy Children's Play Area



The Doggie Station "Scoop The Poop"

Museum Park Project

Museum Park Project - Consists of Museum Components, which will house the Perez Art Miami Museum (PAMM) and the Frost Museum of Science (FMOS) on approximately 8 acres in Bicentennial Park (a/k/a Museum Park) and a Park Component, to be developed by the City of Miami on the rest of the site, consisting of approximately 21 acres. The Omni CRA has allocated and spent approximately \$14M in Phase I.

Environmental Remediation & Miscellaneous Building Demolition - The Omni CRA earmarked \$2 million in funding for the environmental remediation of soils located at the site of the new museum facilities as well as managed the demolition of two abandoned building structures within the Museum Park plan area. These projects, located within the Omni CRA boundary are the beginning efforts in providing the ground work for the new Museum Park Project.

Museum Park Baywalk (CRA/CIP) and Infrastructure - As part of the efforts to create Museum Park, the CRA in conjunction with the City of Miami has allocated \$46,500 in matching funds from Florida Inland Navigation District (FIND) for the development of the baywalk. The baywalk encompasses 4,000 feet of decorative walkway which includes landscaping, lighting, benches and trash receptacles along the eastern boundary of the park fronting Biscayne Bay. Construction Stage: On-Going

Miami Entertainment Complex

The Miami Entertainment Complex is a CRA owned facility within the Omni CRA boundaries just west of the Arsht Performing Arts Center. The MEC will serve major movies, television series and independent filmmakers offering sound stages and production spaces for media, film, TV, music, sound, animation and entertainment industries a suitable working environment within the Media and Entertainment District of Miami. The CRA purchased this facility from The School Board of Miami-Dade County for the purchase price of \$3.1 million for the purpose of developing the Miami Entertainment Complex (MEC). The complex will provide a year round facility for multiple venues and it is the intent of the CRA to outsource the day to day programming of the facility once it has been build-out. The location of this complex is the recently CRA acquired property previously known as the Miami Skills Center located at 50 NW 14 Street, just 5 blocks west of the Performing Arts Center. The CRA is currently working with Film, TV and Music industry professionals to help develop the build-out program for the facility. In addition, the CRA administration has reached out to local higher learning institutions for discussions about including an educational component. \$200,000 was allocated for the design phase of this project and has been completed. Construction Stage: On-Going



A rendering of the Miami Entertainment Complex (MEC) located at 50 NW 14th St. in Miami's Media and Entertainment District

Quality of Life Initiatives

Miami Access Tunnel (MAT)

The Omni CRA has a commitment to funding the debt service of the \$50 million, the City of Miami’s contribution the Miami Access Tunnel (MAT) project. The MAT project is destined to provide increase accessibility to freight ingress and egress to the Port of Miami. The tunnel will allow for 18 wheelers we see every day to have direct access to the port. This will minimize the amount of infrastructure damage that these trucks cause and will relieve traffic congestion in the area making it much safer for visitors and residents to get around.

Construction Stage: On-Going



Land Acquisitions: None planned at this time

➤ **Annually On-Going Programs**



- CRA Owned Streetlight Maintenance
- Landscape Maintenance of CRA Owned Properties

Other Accomplishments

1401 Group, LLC

The OMNI CRA Administration has committed to create a destination location for the local residents and visitors to enjoy fine foods, wine and entertainment. With this thought in mind, the National Historic Firehouse #2 (FH2) building offered a unique and exciting venue for such a place. We are in the final stages to fulfill this business attraction. 1401 Group, LLC, an experienced local Hospitality group, will use the first floor of the FH2 which is approximately 5,400 square. The anticipation and completion of a totally new Restaurant venue within the FH2 building will very shortly take fruition. This further enhances our vision to heighten the area's visual attractiveness to business and residents by creating opportunities for new development through improvements to the public realm.

Bicentennial Park Café Building and Fountain Demolition

As part of the on-going Omni CRA redevelopment and implementation of the Museum Park project, the CRA provided the funding and demolition oversight of the café building and fountain structure at Bicentennial Park. These facilities were unsafe structures that were demolished in preparation of new park areas to be developed. The total demolition costs were approximately \$70,000.

Stakeholders & Agencies

In further assisting and supporting the local Stakeholders and other State and Local Government affiliated Community Agencies; the OMNI CRA's Administration has opened its doors and Conference Room to allow the use by these Agencies and Community Groups to enjoy the FH2 facilities.

Many local Community meetings have been held by our City Agencies, such as the Miami Police Department with their NRO officers having instructional and informative presentations on the enhancement of City of Miami Police programs.

The OMNI CRA continues to meet with all interested parties from all over the World; Individuals, Business People and Developers are constantly seeking the advice from the OMNI CRA's Administration. We provide information on our areas planned growth, Quality of Life, Schools and Media & Entertainment concerns.

What's new?

On March 5, 2015, the Omni Board of Commissioners approved and adopted the Resolution to assign the winning bidder with the MOU and Lease Agreement to design, build, manage, and operate the Miami Entertainment Complex located at 50 NW 14th Street, Miami, Florida.



MIAMI – March 5, 2014 – The Miami Omni Community Redevelopment Agency’s Board of Commissioners voted unanimously to approve a contract with EUE/Screen Gems Studios, for the development and operation of the Miami Entertainment Complex (MEC), a movie studio and related facilities. In November 2013, the Miami Omni CRA announced that EUE/Screen Gems Studios had been selected as the top ranked bidder to design, build, operate and manage the major film and television studio

"Today we are securing Miami as one of the top destinations for film production in the Southeast. The creation of this mixed-use studio is a major step forward in revitalizing the film industry in Miami and the Omni District. This studio will create hundreds of jobs and generate millions of dollars locally and regionally. As more productions see that Miami is serious about attracting the industry and that it has state-of-the-art facilities to accommodate major projects, the industry be enhanced across the board," said Miami Omni CRA Chairman Marc D. Sarnoff.

"The final contract took approximately three months to negotiate, and the project has been put on a 14 to 16 month fast-track construction schedule. The Miami Omni CRA, which owns the land and existing structure, will reimburse EUE/Screen Gems Studios up to \$11.5 million in development costs," explained Pieter A. Bockweg, executive director of the Miami Omni CRA. "This agreement was negotiated with the intent of creating a long-term public private partnership."

Once operational, EUE/Screen Gems Studios will lease the MEC for ten years with an option to renew for nine years. The annual lease payment will be \$100,000 plus an 11 percent gross revenue share.

"In addition to being a revenue generator for the OMNI CRA and the City of Miami, this facility will be a focal point for providing invaluable experience for our community's up and coming talent in the entertainment industry, as EUE/Screen Gems Studios has committed to partnering with local educational institutions to create a student intern program," added Bockweg.

EUE/Screen Gems Studios owns and operates film and television production facilities in New York City, Atlanta, and Wilmington, N.C. The Wilmington studio is the largest production studio in the United States outside of California, with 10 sound stages that encompass more than 150,000 square feet. Since 1985, more than 350 film, television and commercial projects have been shot at the Wilmington studio. Most recently it was the location for the filming of, "Iron Man 3," and "The Conjuring." The Atlanta studio complex offers 10 stages with 138,000 square feet of production and flex space. It has hosted more than 20 scripted television shows and feature films since opening in 2010.

"The Cooney Family and EUE/Screen Gems Studios have a 50-year history of developing smart collaborations in evolving business climates," said Chris Cooney, COO and the co-owner of the EUE/Screen Gems Studios. "We are excited and are looking forward to starting construction on the studio."

With 50-foot ceiling heights, the MEC will provide production crews with approximately 70,000 SF of studio space including two fully operational film sound stages of 15,000 SF, and 12,000 SF of office, editing suites, and accessory rooms to accommodate a wide variety of productions.

“Miami offers a seasoned film community and experienced crew. The locations here are like no other in the country, and the Hollywood community is very aware of the assets Florida offers. We are grateful to the CRA Board of Directors for their vote of confidence,” said Cooney.

The South Florida based design/build team includes: the architectural team from AECOM’s Coral Gables office, along with the surveying team of J. Bonfill & Associates, the Miami engineering firm of Kaderabek Company (KACO) and Fort Lauderdale based Facchina Construction of Florida.

As part of the overall redevelopment of the Media and Entertainment District, the Miami Omni CRA is near completion of a \$6 million reconstruction of NE 14th Street from NE 2nd Avenue to NW 1st Avenue, providing streetscape enhancements that connect the Performing Arts Center with the Media and Entertainment District. These improvements include new wider sidewalks, decorative pavement, new curb and gutter and a 12” water main upgrade to help promote and attract future development along the corridor.

About EUE/Screen Gems

EUE/Screen Gems supplies production space, production services, studios, technological infrastructure and support for television, film and commercial producers worldwide. Headquartered in New York City and owned by the Cooney family, the company also produces original content across traditional and digital platforms. EUE/Screen Gems Studios offers television and film production complexes with lighting and grip services in Wilmington, NC and Atlanta. www.euescreengems.com or www.euescreengemsstudios.com.

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Becky Roper Matkov



March 28, 2014

Mr. Pieter Bockweg, Executive Director
Omni/Midtown Community Redevelopment Agency
1401 North Miami Ave. Upstairs
Miami, FL 33136

Dear Pieter,

It is with pleasure that I inform you that Dade Heritage Trust, Miami's largest nonprofit historic preservation organization, has voted to honor the Omni/Midtown Community Redevelopment Agency with a DHT Preservation Award. The award recognizes your organization's outstanding work in renovating Fire Station # 2 and in supporting a preservation ethic in our community.

The award will be presented at our DHT Annual Preservation Awards, to be held Tuesday, April 29, 2014 at 6 p.m. at the historic Coral Gables Museum, 285 Aragon Avenue, Coral Gables. A reception with refreshments will precede the ceremony.

We look forward to your coming as our guest that night, and we hope you will extend this invitation to others involved in the good work you do.

Please call or e-mail us the names of all those from the CRA who should be recognized that night.

Congratulations—and we hope to see you soon!

Sincerely,

A handwritten signature in blue ink that reads "Becky Roper Matkov".

Becky Roper Matkov, CEO



PROJECT UPDATES AND ACCOMPLISHMENTS

The Midtown Redevelopment Plan serves as a guide for redevelopment and reinvestment in the Midtown Redevelopment Area and provides for the following CRA objectives:

- Encouraging private reinvestment within the community redevelopment areas;
- Assist with Retail and Residential construction
- Removal of Blight and Slum (Demolition of old buildings)
- Facilitate public parking (Parking Garage Bonds)
- Support community events

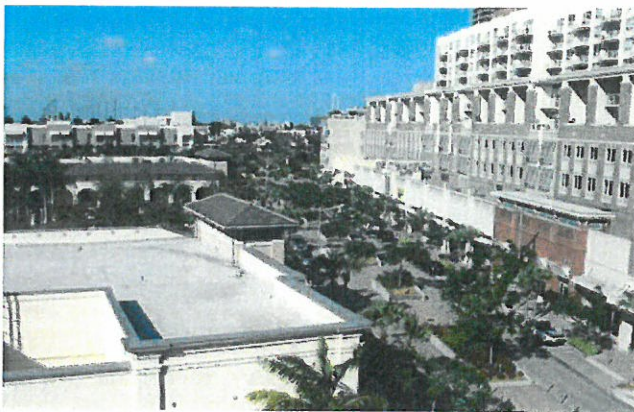


Midtown Community Redevelopment Area Projects

Midtown CRA is a single purpose district created to contribute financially to the cost of the infrastructure improvements undertaken at the Midtown Miami project. The Tax Increment generated is used to repay the debt service incurred by the Midtown Community Development District (“Midtown CDD”). To date, the Midtown CRA has generated \$17,194,852 in tax increment revenue. Of this amount, ninety-nine percent (99%) of the total tax increment revenue has been transferred to the Midtown CDD for debt service. The remaining one percent (1%) is retained by the Midtown CRA for administration.

The Midtown Redevelopment Plan (“Midtown Plan”) serves as a guide to measure the success of the redevelopment activities envisioned for the Midtown Redevelopment Area. The primary objective of the Midtown Plan is to ensure compliance with the design standards established by Miami City Code, as SD 27 Midtown Miami Special District and restated as Appendix C: Midtown Overlay District in the City of Miami’s new Zoning Code (Miami 21). The Midtown Overlay District objectives are:

1. Promote the efficient use of land resources through compact building forms, infill development, and moderation in street and parking standards in order to reduce automobile traffic and promote multimodal transportation;
2. Promote the creation of a Miami midtown environment through intensive urban mixed-use development with a twenty-four hour activity pattern;
3. Enhance the pedestrian environment and connectivity of the existing surrounding areas by extending the city street grid through the district; and
4. Provide intensive new housing opportunities needed to sustain future commercial growth and commuter transit facilities. To this end, the district promotes streetscapes and mixed-use buildings designed to provide pedestrians with lively, interesting, well-landscaped and highly usable public spaces with a maximum interrelationship with ground floor building uses



What's new?

New Retail Developments - Restaurants and the increased ownership and rental components in the Residential Towers.

FINANCIAL STATEMENTS