



Miami CRA 2011 ANNUAL REPORT

Southeast Overtown/Park West Community Redevelopment Area



Omni Community Redevelopment Area



Midtown Community Redevelopment Area





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I. Introduction:

Section 163.356(3)(c), Florida Statutes, mandates that each community redevelopment agency file with its governing body an annual report of its activities for the preceding fiscal year.

II. CRAs' Purpose and Mission:

The Southeast Overtown/Park West ("SEOPW CRA"), Omni Redevelopment District ("Omni CRA") and Midtown ("Midtown CRA") Community Redevelopment Agencies (collectively referred to as "CRAs") were created to preserve and enhance the tax base of Miami's designated community redevelopment areas. The CRAs are successfully accomplishing this goal by removing longstanding slum and blight conditions, and where feasible, by funding rehabilitative activities, upgrades to infrastructure, façade improvements, and job training and economic development programs. The CRAs' mission is to improve the quality of life for residents and stakeholders within the redevelopment areas through activities and programs that create new job opportunities, substantially improve the quality of the housing stock, and improve the physical appearance of the redevelopment areas.

III. CRAs' Boards of Commissioners:

Each CRA Board of Commissioners is comprised of the five Commissioners of the Miami City Commission. Each CRA constitutes a separate, distinct and independent legal entity.

Southeast Overtown/Park West CRA Board of Commissioners:

Chairperson	Commissioner Michelle Spence-Jones
Vice-Chairperson	Commissioner Wifredo Gort
Board Member	Commissioner Marc D. Sarnoff
Board Member	Commissioner Frank Carollo
Board Member	Commissioner Francis Suarez

Omni CRA Board of Commissioners:

Chairperson	Commissioner Marc D. Sarnoff
Vice-Chairperson	Commissioner Francis Suarez
Board Member	Commissioner Wifredo Gort
Board Member	Commissioner Frank Carollo
Board Member	Commissioner Michelle Spence-Jones

Midtown CRA Board of Commissioners:

Chairperson	Commissioner Francis Suarez
Vice-Chairperson	Commissioner Wifredo Gort
Board Member	Commissioner Frank Carollo
Board Member	Commissioner Marc Sarnoff
Board Member	Commissioner Michelle Spence-Jones



IV. CRA Redevelopment Initiatives

A. Southeast Overtown/Park West Community Redevelopment Area Projects

The Southeast Overtown/Park West Community Redevelopment Plan (“SEOPW Plan”) serves as a guide for redevelopment and reinvestment in the Southeast Overtown/Park West Community Redevelopment Area (“SEOPW 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 affordable and 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; and
- Establishing programs that provide resources and financial assistance to new and existing businesses that create new job opportunities for residents.

1. Affordable Housing

The SEOPW CRA budgeted \$30 million over a five-year period beginning in 2006 for low income, affordable, and workforce housing to be built in the redevelopment area, with the first \$5 million allocated for the renovation of existing residential rental units. Affordable Housing grants include rent regulatory agreements between the SEOPW CRA and property owners ensuring compliance with the SEOPW CRA’s rental unit affordability requirements. Funding under this program allows property owners to reduce operating costs and implement more efficient building maintenance practices, while reducing the financial impact on residents: primarily low-to-moderate-income tenants. To date, the SEOPW CRA has granted over \$2.5 million towards residential rental rehabilitation projects and \$14.4 million has been earmarked towards affordable housing initiatives comprising of new construction and renovation projects.



Jint 33-Unit Apartment Building Rehabilitation: The CRA has provided grant funds in the amount of \$620,000 for the interior renovation and build-out of this 33-unit apartment complex. The interior rehabilitation includes complete remodeling of the units with new flooring, kitchens, bathrooms, fixtures, doors and re-painting of all of the units.



St John's 35 Unit Apartment Rehabilitation: The CRA has provided grant funds in the amount of \$520,000 for the interior renovations and roof replacement of this 35-unit apartment complex. The interior rehabilitation includes complete remodeling of the units with new flooring, kitchens, bathrooms, fixtures, doors and re-painting of all of the units. The grant funds also provided for the complete roof replacement for the apartment complex which was completed as phase 1 of the project.

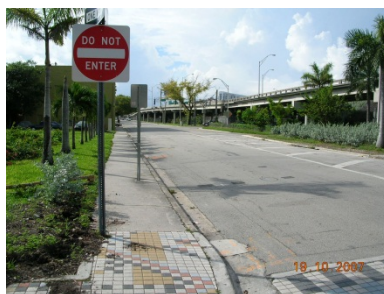


2. Historic Preservation

Overtown Community Center - 300 NW 11th Street: The CRA has allocated \$1.5 million for the interior demolition and adaptive reuse of this 9,000sf historic structure into a community center, banquet facility and training center. The facility will maintain the existing structure and façade and will be internally rebuilt to accommodate its new use. The construction includes complete interior demolition/asbestos removal, reconstruction of the interiors with new electrical, hvac, plumbing, fire suppression and complete build-out including 40-year recertification.

3. Infrastructure

NW 3rd Avenue Streetscape Improvement Project: The redevelopment of NW 3rd Avenue was a crucial component of the redevelopment of the Overtown commercial district. The CRA recently completed the streetscape reconstruction of NW 3rd Avenue from NW 8th Street to NW 14th Street. This \$4.3 million project incorporated wider sidewalks, water main upgrades, milling and resurfacing, new drainage, landscaping, sidewalk furniture, decorative streetlights and decorative crosswalks.



Overtown Roadway Improvement Project: The CRA provided \$1.8 million in funding for the construction of new sidewalks, new curbs and gutters, milling and resurfacing of the streets from NW 1st Ave to NW 3rd Ave and between NW 11th St and NW 14th St.





NW 14th Street, Streetscape Improvement Project (NW 1st Court to NW 7th Avenue): As part of the redevelopment of the NW 14th Street corridor, CIP is spearheading the reconstruction of NW 14th Street from NW 1st Court to NW 7th Avenue providing streetscape enhancements including new wider sidewalks, landscaping, decorative streetlights, new pavement, new water main upgrades, and new curb and gutter to help promote and attract future development along the corridor.



4. Economic Development

Jerry & Joe's Pizza: The CRA provided \$42,749 for the interior build-out of the restaurant. The build-out includes new kitchen equipment, counters and patron areas for the public to enjoy.



House of Wings: The CRA provided \$97,038 for the interior build-out of the restaurant. The build-out includes new kitchen equipment, counters and patron areas for the public to enjoy.





Two Guys Restaurant: The CRA provided \$260,000 for the interior build-out of the restaurant. The build-out includes new kitchen equipment, counters and patron areas for the public to enjoy.

Miami-Dade College Hospitality Institute: The CRA provided a grant in the amount of \$97,000 for the Hospitality Institute to provide training and employment opportunities for the residents of the SEOPW CRA area.

Urgent Inc. Summer Youth Employment Program: The CRA provided a grant for \$322,317 to Urgent, Inc. for the Summer Youth Employment Program designed to teach individuals responsibility through programs that improve skills such as resume writing and interview techniques, punctuality, attendance, grooming and proper dress, etiquette and professionalism, problem solving and conflict resolution, effective work place communication and identifying predominant strengths to encourage career choice. Program participants will receive the skills, work experience, and certifications that will equip them with invaluable tools that will benefit them as they pursue higher education or enter the job market.

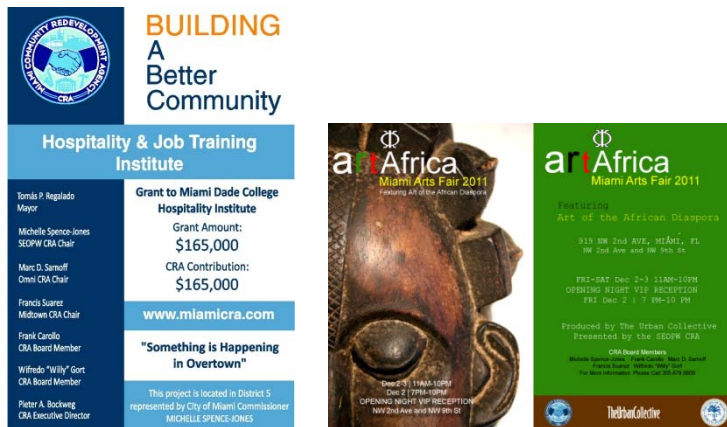


Downtown Miami Partnership Grant Program: The CRA has provided funds on an annual basis to the Downtown Miami Partnership in the amount of \$325,000 from the SEOPW CRA to provide façade enhancements to properties within the SEOPW CRA area. The program was designed to facilitate the improvements to numerous properties by providing funds that required a match from the property owners to help encourage façade improvements such as re-painting of the buildings, replacing windows, doors, awnings and signs to give the buildings better street level presence. In addition, the DMP contracts with local companies to provide these services.



5. Marketing

In an effort to make the community aware of how their CRA dollars are being spent, the SEOPW CRA grant agreements ask that all entities receiving a grant prominently display a sign stating 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.

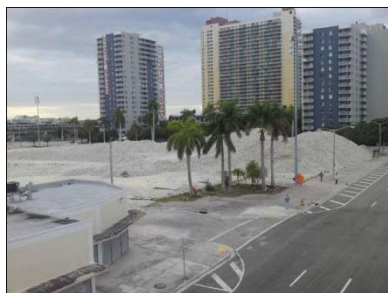


6. Community Policing Initiative

Police Visibility Program: The SEOPW CRA has provided funds to the City of Miami to underwrite funds associated with an expanded police visibility program in the amount of \$250,000. The program consists of enhanced police servicing including patrols, special operations, traffic details, club checks, criminal sweeps, prostitution details, and undercover narcotics details.

7. Parks and Cultural Facilities

Grand Central Park: The CRA funded a \$200,000 grant for the development of a multi-use festival space on the old Miami Arena site. This project encompasses a special events space providing over 2 acres of park type areas including landscaping, trees and pathways. The intent is for a private entity to create a “temporary park” on vacant land and that the park is self-supporting by having special events such as concerts, food vending and parking activities.





9th Street Pedestrian Mall Revitalization: The CRA provided \$40,000 in funding to the revitalization of the 9th street pedestrian mall/pedestrian corridor that travels along NW 9th Street between NW 2nd Avenue and the Metrorail right-of-way which was first completed in 1994. It provides a park like setting to the community with new landscaping, new wrought iron entry gates, pressure washing of the decorative pavers, refurbished and repainted benches and painted Metrorail columns to match as they were painted in 1994.



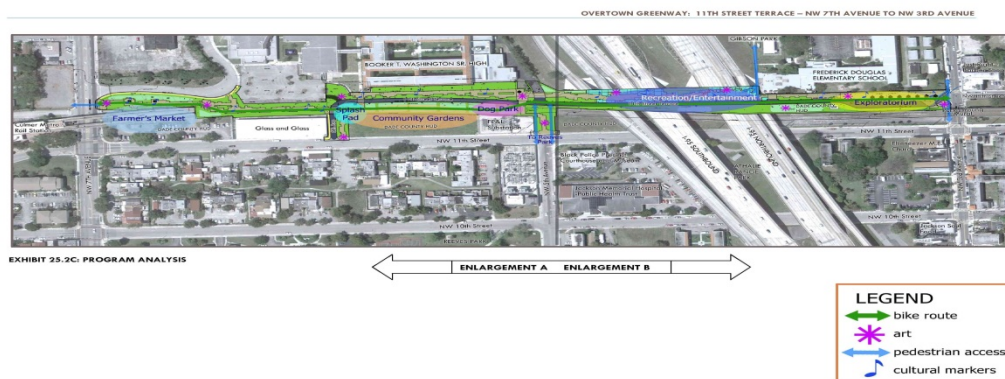
Gibson Park: The CRA is providing the loan repayment funding over a 7 year period totaling \$9 million for the redevelopment of Gibson Park located along the newly revitalized NW 3rd Avenue corridor. The new Gibson Park encompasses approximately 12 acres of land that will incorporate a new football/baseball field, new recreation building with locker room facilities, gymnasium, two swimming pools, kids play area, walking paths and plaza area for the Overtown community to enjoy.



Construction is underway at the Gibson Park site at 401 NW12th Street, in Overtown.



Overtown Greenway (NW 2rd Avenue to NW 7th Avenue – CIP Section): The CRA is providing matching funds in the amount of \$1.1 million for the development of a portion of the Overtown Greenway from NW 2rd to NW 7th Avenue along NW 11 Terrace behind Frederick Douglas Elementary and Booker T. Washington High School. This on-road greenway would further enhance the Overtown area and provide pedestrian and bicycle interconnectivity as well as play areas for the community to enjoy.

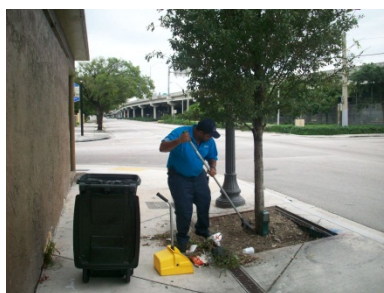


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CITY OF MIAMI CAPITAL IMPROVEMENTS PROGRAM-NOVEMBER 2010 Page | 30

8. Quality of Life Initiatives

Overtown Enhancement Team: The CRA board has allocated \$200,000 in grant funds towards the implementation of the Overtown Enhancement Team. The Overtown Enhancement Team Maintenance Crew (Clean Team) will serve to improve the physical environment of the Overtown and Parkwest areas. The services provided include litter clean-up, trash pick-up, graffiti removal, landscape installation/maintenance services, sidewalk pressure washing and street sweeping. The crew members are required to be residents from within the SEOPW area.



9. Community Events

Folk Life Fridays: The CRA provides \$50,000 in grant funding to New Washington Heights Community Development Conference, Inc. for production of “Folklife Fridays,” a monthly open-air market that is held for six (6) consecutive months on the 9th Street Pedestrian Mall in Overtown. Folklife Fridays attracts

patrons from the Downtown area to the 9th Street Pedestrian Mall where approximately thirty local vendors showcase a variety of items, such as arts and crafts, books, jewelry, clothing, and food.



Art Africa Miami Arts Fair: The CRA provided \$50,000 in grant funding for the production of an art show during Art Basel week. Art Africa featured local African, African-American, and Afro-Caribbean artists. This installation paid homage to the centrality of the African Diaspora’s artistic contributions to modern world art.



10. **SEOPW Land Acquisitions**

People’s Bar-B-Que: The CRA purchase the land located at 402 NW 8th Street and 728-734 NW 4th Ave from the owners of People’s Bar-B-Que for \$235,000. The idea is to convert this property into a mixed-use development.



B. Omni Community Redevelopment Area Projects

The Omni Redevelopment Plan (“Omni 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 affordable and 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; and
- Establishing programs that provide resources and financial assistance to new and existing businesses that create new job opportunities for residents.

1. Historic Preservation

Miami Woman's Club 40-Year Recertification (Grant-CRA): The Omni CRA provided grant funds in the amount of \$3.75 million to restore this historic structure located on Biscayne Bay at NE 17th Street and North Bayshore Drive. The restoration was specific to the 40-year recertification required by Miami-Dade County and included complete structural rehabilitation, life safety and electrical upgrades.



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.

Firehouse #2 Historic Building Redevelopment: As part of the redevelopment of the Omni CRA area and specifically the Media and Entertainment District, the CRA is providing funds in the amount of \$3.5 million to redevelop and restore Firehouse #2 located at 1401 N Miami Avenue. This historic structure will be developed into a mixed-use facility, the ground floor will provide for retail/restaurant opportunities and the second floor will provide for the new location of the CRA offices, centrally located within the CRA districts.



2. 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 invested \$4 million for the reconstruction of North Bayshore Drive. This reconstruction provided new sidewalks, landscaping, decorative streetlights, and roadway and



drainage improvements. This project provided streetscape beautification and pedestrian enhancements that provided better connectivity from the condo towers to Margaret Pace Park and Biscayne Bay.



Omni Waterline Upgrade and Roadway Restoration Project: The CRA has provided \$4.7 million in funds to provide waterline upgrades throughout the Omni CRA district. The waterline upgrades will provide the infrastructure necessary for future development opportunities and to help spur additional private investment. In addition to the waterline upgrades, this project includes the milling and resurfacing of all roads within the project area.

NE 14th Street 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.



3. Economic Development

Performing Arts Center Debt Service: The Omni CRA reimburses Miami-Dade County for the debt service to the Performing Arts Center. In fiscal year 2010-2011 the Omni CRA contributed \$4,145,869.00; year-to-date \$32,711,581.00 have been reimbursed to the county.

Downtown Miami Partnership Grant Program: The Omni CRA has provided funds on an annual basis to the Downtown Miami Partnership in the amount of \$325,000 from the Omni CRA to provide façade enhancements to properties within the CRA districts. The program was designed to facilitate the improvements to numerous properties by providing funds that required a match from the property owners



to help encourage façade improvements such as re-painting of the buildings, replacing windows, doors, awnings and signs to give the buildings better street level presence. In addition, the DMP contracts with local companies to provide these services.

City Hall Restaurant: The Omni CRA provided a grant, in the amount of \$ 80,797.54 to City Hall the Restaurant, LLC to underwrite costs associated with the installation of a 12" water line along NE 20th Street for them to comply with Miami-Dade Water and Sewer Department requirements, including permits and engineering and contractor fees.



Braman Auto, Inc.: The Omni CRA provided a grant, in the amount of \$150,358.60 to Braman Auto, Inc. to underwrite costs associated with the installation of a 12" water main along Northeast Second Avenue for the development and construction of its new Braman Kia showroom, located at 1930 Northeast Second Avenue and to comply with Miami Dade Water and Sewer Department requirements.

4. Marketing

In an effort to make the community aware of how their CRA dollars are being spent, 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.

5. Community Policing Initiatives

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

6. Parks and Cultural Facilities

Margaret Pace Park Shade Structure Replacement and Exercise Equipment Installation: The Omni CRA provided funds in the amount of \$126,000 for the replacement of the children's play area, to provide shade structures over the children's play area and the installation of new outdoor adult exercise/vita-course equipment. The existing shade structure had deteriorated and was in need of replacement and the CRA



responded by providing the necessary funds and management for its replacement. The exercise equipment will provide an adult vita-style course adjacent to the children's play area for the community to enjoy.



Museum Park Environmental Remediation and Miscellaneous Building Demolition: The CRA provided \$2 million in funds 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 at Bicentennial Park.

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.



Museum Park Baywalk (CRA/CIP): As part of the efforts to create Museum Park, the CRA in conjunction with the City of Miami has allocated \$46,500 in funds 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.

Miami Entertainment Complex: The Miami Entertainment Complex is a CRA owned facility within the Omni CRA boundaries that will offer 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 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. For the design phase of this project, almost \$1.1 million has been allocated.

7. Quality of Life Initiatives

Miami Access Tunnel: The Omni CRA has a commitment to provide funding to the Miami Access Tunnel with a \$50 million contribution for this project. The project is a new tunnel that will provide freight ingress and egress to the Port of Miami and allow us to become a mecca for import and export. The tunnel will allow the 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.



8. Omni CRA Land Acquisitions

Miami Skills Center: 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).



C. Midtown Community Redevelopment Area Projects

Midtown CRA is a single purpose district. The land is owned by one entity. A Community Development District (CDD) was created to assume the cost of the infrastructure improvements for the Midtown Miami project. The Tax Increment is used to repay the CDD's debt service.

The Midtown Redevelopment Plan ("Midtown 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;
- Encouraging private redevelopment of the redevelopment areas;
- Recommending financial support for the development of affordable and 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;
- Upgrading substandard public infrastructure; and
- Establishing programs that provide resources and financial assistance to new and existing businesses that create new job opportunities for residents.



V. PRESERVATION AND ENHANCEMENT OF TAX BASE:

The Southeast Overtown/Park West Redevelopment Area experienced a two percent (2%) increase assessed value, with the 2009 Tax Roll reflecting \$1,041,106,026, in assessed value, and the 2010 Tax Roll reflecting \$1,059,376,024.

FY 2010-11 SEOPW CRA Current Year Actual Tax Increment Revenue

Preliminary 2010 assessed value of Tax Increment District	\$1,059,376,024
Taxable value in Base Year – 1983	(\$78,305,502)
Value of Increment	\$981,070,522
Revenue	\$5,058,522
Increase (reduced) for 2008 adjustment (detailed below)*	(\$193,117)
Revenue payable to CRA Miami Dade County - Tax Millage Rate 5.4275	\$4,865,405
Revenue payable to CRA – City of Miami – Tax Millage Rate 7.6740	\$6,845,971
*2008 Adjustment Detail	
Final 2008 Tax Roll	\$664,120,196
Preliminary 2008 Tax Roll	\$706,138,646
Revision per Value Adjustment Board	(\$42,018,450)
Actual 2008 Millage	4.8379
Adjustment	(\$193,117)



The Omni Redevelopment Area experienced a twenty three percent (23%) decreased in assessed value, with the 2009 Tax Roll reflecting \$1,448,324,121 in assessed value, and the 2010 Tax Roll reflecting \$1,118,237,893.

FY 2010-11 Omni CRA Current Year Actual Tax Increment Revenue

Preliminary 2010 assessed value of Tax Increment District	\$1,118,237,893
Taxable value in Base Year – 1986	(\$246,898,822)
Value of Increment	\$871,339,071
Revenue	\$4,492,733
Increase (reduced) for 2008 adjustment (detailed below)*	(\$640,095)
Revenue payable to CRA Miami Dade County - Tax Millage Rate 5.4275	\$3,852,638
Revenue payable to CRA – City of Miami – Tax Millage Rate 7.6740	\$5,336,988

***2008 Adjustment Detail**

Final 2008 Tax Roll	\$1,433,286,913
Preliminary 2008 Tax Roll	\$1,572,558,946
Revision per Value Adjustment Board	(\$139,272,033)
Actual 2008 Millage Adjustment	4.8375 (\$640,042)



The Midtown Redevelopment Area experienced a twenty nine (29%) decrease in assessed value, with the 2009 Tax Roll reflection \$359,031,070, in the assessed value, and the 2010 Tax Roll reflecting \$256,691,249.

FY 2010-11 Midtown CRA Current Year Actual Tax Increment Revenue

Preliminary 2010 assessed value of Tax Increment District	\$256,691,249
Taxable value in Base Year – 2005	(\$29,281,592)
Value of Increment Revenue	\$227,409,657
Increase (reduced) for 2008 adjustment (detailed below)*	\$1,172,553
Revenue payable to CRA Miami Dade County - Tax Millage Rate 5.4275	(\$477,691)
Revenue payable to CRA – City of Miami – Tax Millage Rate 7.6740	\$674,862
	\$900,160

***2008 Adjustment Detail**

Final 2008 Tax Roll	\$213,178,331
Preliminary 2008 Tax Roll	\$317,114,379
Revision per Value Adjustment Board	(\$103,936,048)
Actual 2008 Millage Adjustment	4.8379
	(\$477,691)



VI. FINANCIAL STATEMENTS

In accordance with Florida Statute 163.356(3)(c), an agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year.

The financial statement for the SEOPW CRA, Omni CRA and Midtown CRA are attached.