

2025

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ANNUAL REPORT

Annual Report for 2025 summarizes Omni CRA's efforts to reduce blight, expand affordable housing, and support redevelopment through strategic investments and partnerships.

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MESSAGE FROM THE EXECUTIVE DIRECTOR



Carlos I. Suarez
Executive Director

As I step into this role, I am proud to continue the strong foundation already in place at the Omni Community Redevelopment Agency. This year has been one of continued progress and meaningful impact for the CRA. Through strategic investments and strong partnerships, we have remained focused on our core mission to reduce blight, expand affordable housing, and create opportunities that strengthen our community.

From the activation of long-underutilized properties to the completion of transformative projects, we are seeing tangible results across the district. Developments like Project Peach demonstrate how thoughtful planning and targeted funding can turn even the most overlooked spaces into vibrant, productive assets. At the same time, our ongoing investments in larger mixed-use developments continue to expand housing options and support economic growth.

We have also taken deliberate steps to preserve the character of our community. As development continues, it is critical that we balance growth with respect for the history and identity that define our district. Our work reflects that commitment by supporting projects that are not only functional, but meaningful to the people who live and work here.

None of this progress would be possible without the collaboration of our residents, partners, developers, and Board of Commissioners. Their continued support and shared vision allow us to move projects forward and deliver results that matter. As we look ahead, we remain focused on building on this momentum. The work is ongoing, but each project completed and each milestone reached brings us closer to a stronger, more connected community.

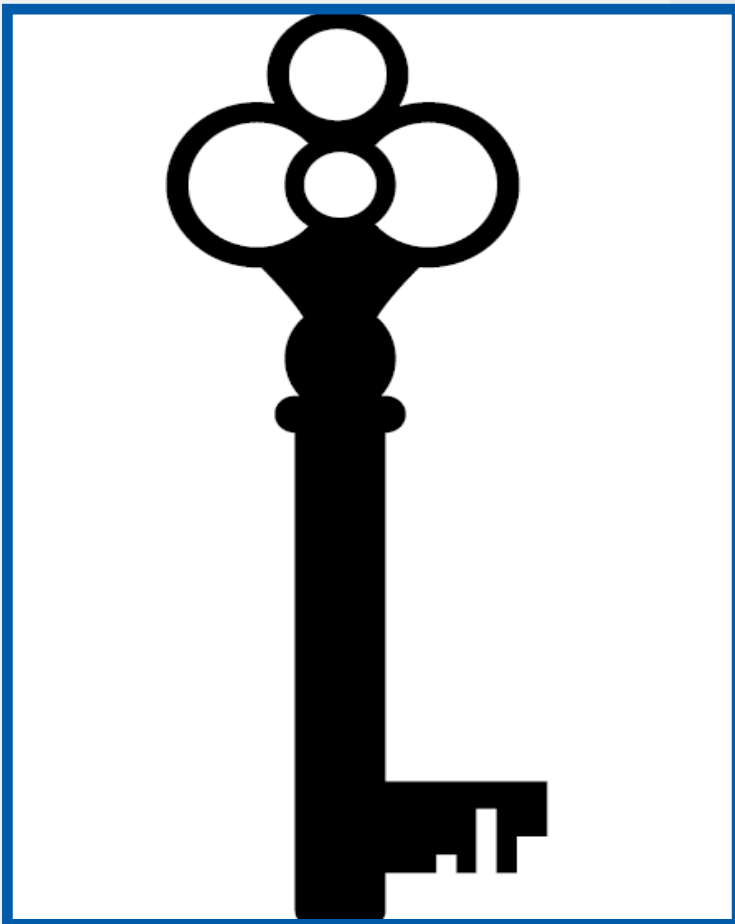
Thank you for your continued trust and partnership.





HIGHLIGHTS OF KEY DEVELOPMENTS

Key projects advancing affordable housing, activating underutilized properties, and supporting economic growth across the CRA district.



1348 NW 1ST AVENUE REHABILITATION

The Omni CRA supported the rehabilitation of an 18-unit residential building that had experienced significant challenges, including vandalism and fire damage. The project will deliver long-term affordable housing, with six units reserved at 80% of Area Median Income for 25 years, helping stabilize and revitalize the surrounding area.

1433-1435 NW 1ST COURT MIXED-INCOME

The Omni CRA invested approximately \$2.97 million to support an 11-unit mixed-income housing project with rents restricted for 30 years. Led by EWB Holdings, LLC and Dr. Evalina Bestman, the project preserves local ownership while delivering housing that supports stability and community-focused redevelopment.

PROJECT PEACH (123 NW 14 STREET)

Completed with a ribbon-cutting in December 2025, Project Peach transforms a small residual parcel into a mixed-use building featuring three affordable housing units, approximately 6,000 square feet of commercial space, office space, and a central courtyard. Supported by a \$1.3 million CRA grant, the project highlights how underutilized lots can be activated to support both housing and economic development.

Beautification Program

Funds exterior improvements like painting, landscaping, and minor repairs for homes and businesses Awards go up to \$5,000 for residential and \$10,000 for commercial properties.

Business Incentive & Assistance Program

CRA Business Incentive & Assistance Program provides matching funds up to \$200,000 for business and property improvements that support openings, expansions, code compliance, ADA access, and blight

Business Assistance Microgrant

Up to \$35,000 to support job creation, training, and retention at businesses within the Omni CRA district. The program aims to increase employment opportunities and strengthen the local workforce.

Property Improvement Grant

Up to \$20,000 in CRA funding for recertification, engineering, architectural, geotechnical, and permitting costs to support building improvements and redevelopment within the Omni CRA district.

+

AFFORDABLE HOUSING GROWTH

The Omni CRA has supported the completion of 661 affordable housing units across the district, from Wynwood Works to Project Peach. These investments reflect a sustained commitment to increasing housing accessibility, activating underutilized sites, and strengthening neighborhood stability through long-term affordability.

@2047

CRA EXTENSION OF LIFE

On May 8, 2025, the Omni CRA's life was extended to 2047, allowing continued advancement of long-term redevelopment and affordable housing goals.

+/-150M

BONDING CAPACITY UNLOCKED

The Omni CRA has unlocked \$150 million in bonding capacity, strengthening its ability to fund affordable housing, infrastructure, and redevelopment projects across the district.

+ 437

AFFORDABLE HOUSING PIPELINE

In 2025, the Omni CRA advanced an additional 437 affordable housing units in the development pipeline, building on its ongoing efforts to expand housing accessibility across the district.

1.5M

PUBLIC SAFETY & BLIGHT REDUCTION

The Omni CRA has invested approximately \$1.5 million in enhanced police services and blight management initiatives, supporting safer neighborhoods and improved community conditions across the district.

OUR BOARD



DAMIAN PARDO
Omni CRA Chair
Commissioner, District 2



CHRISTINE KING
Omni CRA Vice Chair
Commissioner, District 5



**MIGUEL ANGEL
GABELA**
Board Member
Commissioner, District 1



ROLANDO ESCALONA
Board Member
Commissioner, District 3



RALPH ROSADO
Board Member
Commissioner, District 4



Legal Description

THE STUDY AREA IS PHYSICALLY DEFINED AS BEGINNING AT THE EASTERN SHORELINE AND NORTH SIDE OF NE 20TH STREET; THEN SOUTH ALONG THE EASTERN SHORELINE TO THE NORTHSIDE OF MACARTHUR CAUSEWAY RIGHT-OF-WAY; THEN EAST ALONG THE NORTHSIDE OF THE MACARTHUR CAUSEWAY RIGHT-OF-WAY TO THE EASTERN SHORELINE OF WATSON ISLAND; THEN SOUTH ALONG THE EASTERN SHORELINE OF WATSON ISLAND TO THE SOUTH SIDE OF THE MACARTHUR CAUSEWAY RIGHT-OF-WAY; THEN WEST ALONG THE SOUTH SIDE OF THE MACARTHUR CAUSEWAY RIGHT-OF-WAY TO THE EASTERN SHORELINE; THEN SOUTH ALONG THE EASTERN SHORELINE TO 20 FEET SOUTH OF THE FEC SLIP; THEN WEST ALONG THE 20 FEET SOUTH OF THE FEC SLIP TO THE WEST SIDE OF BISCAYNE BOULEVARD; THEN NORTH ALONG THE WEST SIDE OF BISCAYNE BOULEVARD TO THE SOUTHERN EDGE OF THE 1-395 ROW; THEN FOLLOWING THE SOUTHERN EDGE OF THE 1-395 ROW TO THE WEST SIDE OF NW 1ST PLACE; THEN NORTH ALONG THE WEST SIDE OF NW 1ST PLACE TO THE SOUTH SIDE OF NW 14TH STREET; THEN WEST ALONG THE SOUTH SIDE OF NW 14TH STREET TO THE WEST SIDE OF NW 1ST PLACE; THEN NORTH ALONG THE WEST SIDE OF NW 1ST PLACE TO THE SOUTH SIDE OF NW 22ND STREET; THEN WEST ALONG THE SOUTH SIDE OF NW 22ND STREET TO THE EAST SIDE OF NW 2ND AVENUE; THEN SOUTH ALONG THE EAST SIDE OF NW 2ND AVENUE TO THE SOUTH SIDE OF NW 22ND STREET; THEN WEST ALONG THE SOUTH SIDE OF NW 22ND STREET TO THE WEST SIDE OF NW 5TH AVENUE; THEN NORTH ON THE WEST SIDE OF NW 5TH AVENUE TO THE SOUTH SIDE OF NW 22ND STREET; THEN WEST ALONG THE SOUTH SIDE OF NW 22ND STREET TO THE WEST SIDE OF NW 6TH AVENUE; THEN NORTH ALONG THE WEST SIDE OF NW 6TH AVENUE TO THE NORTH SIDE OF NW 23RD STREET; THEN EAST ALONG THE NORTH SIDE OF NW 23RD STREET TO THE WEST SIDE OF NW 5TH AVENUE; THEN NORTH ALONG THE WEST SIDE OF NW 5TH AVENUE TO THE NORTH SIDE OF NW 23RD STREET; THEN EAST ALONG THE NORTH SIDE OF NW 23RD STREET TO THE EAST SIDE OF NW 2ND AVENUE; THEN SOUTH ALONG THE EAST SIDE OF NW 2ND AVENUE TO THE NORTH SIDE OF NW 22ND STREET; THEN EAST ALONG THE NORTH SIDE OF NW 22ND STREET TO THE EAST SIDE OF NORTH MIAMI AVENUE; THEN SOUTH ALONG THE EAST SIDE OF NORTH MIAMI AVENUE TO THE NORTH SIDE OF NE 20TH STREET; THEN EAST ALONG THE NORTH SIDE OF NE 20TH STREET TO THE FEC ROW; THEN SOUTH ALONG THE FEC ROW TO THE NORTH SIDE OF NE 20TH STREET; THEN EAST ALONG THE NORTH SIDE OF NE 20TH STREET TO THE WEST SIDE OF BISCAYNE BOULEVARD; THEN NORTH ALONG THE WEST SIDE OF BISCAYNE BOULEVARD TO THE NORTH SIDE OF NE 20TH TERRACE; THEN EAST ALONG THE NORTH SIDE OF NE 20TH TERRACE TO THE EASTERN SHORELINE; THEN SOUTH ALONG EASTERN SHORELINE TO THE NORTH SIDE OF NE 20TH STREET.



1433 and 1435 NW 1st Court

BUILDING HOUSING WITHOUT DISPLACING COMMUNITY

True Affordable housing is not just about building new “low rental” units. It is also about who chooses to stay, who chooses to invest, and how redevelopment takes shape within an existing community.

The Omni Community Redevelopment Agency moved forward with a mixed-income housing project at 1433 and 1435 NW 1st Court, supported by an allocation of approximately \$2.97 million. The project, led by EWB Holdings, LLC and Dr. Evalina Bestman, will bring 11 new residential units to the area, serving a range of income levels, with rents restricted for 30 years. Buildout is scheduled to begin in early 2026.

AMI'S

30% : 2 UNITS

60% : 3 UNITS

60%-80% : 3 UNITS

80%-100% : 2 UNITS

70% : 1 UNIT



✓ **\$2.97 MILLION**

What makes this project meaningful is how it came together. In many growing areas, long-time property owners are often pushed to sell, and properties change hands without a direct benefit to the surrounding community. Here, that did not happen. The owner made a deliberate decision to retain the property and use it to create housing that reflects the needs of the neighborhood.

✓ **RENT RESTRICTED FOR 30 YEARS**

Dr. Bestman’s connection to Overtown reinforces that approach. Having grown up just blocks away, her work has long focused on serving residents through health services, supportive housing, and community-based initiatives. Through EWB Holdings, this project continues that effort by creating safe, modern, and energy-efficient housing designed for families at different income levels.

1348 NW 1ST AVE.

REVITALIZING OVERTOWN'S AFFORDABLE HOUSING STOCK

The Omni CRA is proud to support the rehabilitation of 1348 NW 1st Avenue, an 18-unit residential building in Overtown led by Tracksland Holdings LLC. This project is about more than restoring a building. It is about bringing hope, safety, and stability to a neighborhood undergoing rapid change.

18 UNITS

6 UNITS @ 80% AMI

\$825,000 INVESTMENT

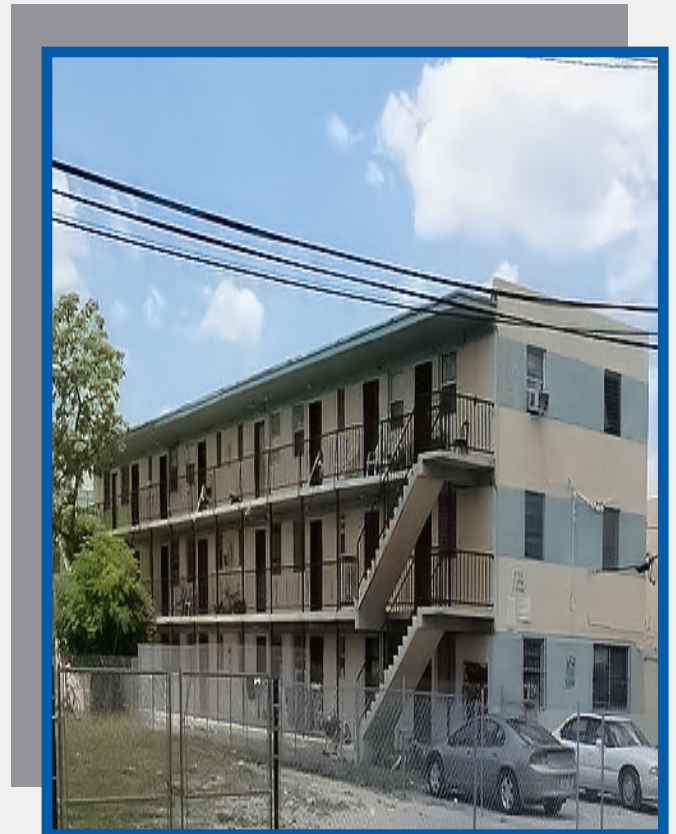
RENT RESTRICTED 25 YEARS

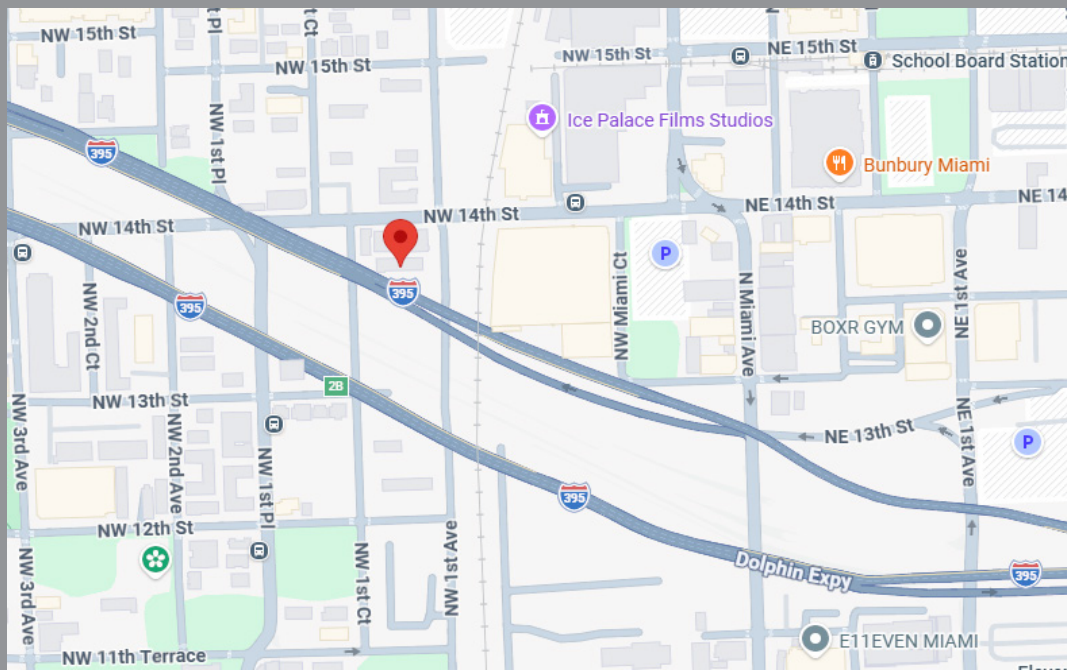


ELIMINATE BLIGHT

When acquired by Tracksland Holdings LLC, the property was occupied by non-paying squatters and required full rehabilitation. During construction, the developer encountered significant unforeseen conditions, including acts of vandalism that resulted in a fire and required the re-submittal of plans to the City of Miami. Given these conditions, the continued need for affordable housing, and the Omni CRA's priority to eliminate blight and support the rehabilitation of underutilized buildings, the CRA determined it was prudent to provide assistance to help ensure the project's completion. Despite these challenges, six of the 18 units, three one-bedroom and three two-bedroom, will be reserved for families at 80% of the Area Median Income for 25 years.

With up to \$825,000 in CRA support, contingent on the 2026 Tax Increment Revenue Bonds, this project reduces blight, improves safety, and provides long-term affordable housing. It is a testament to resilience, vision, and the power of public-private partnerships to renew neighborhoods.





ACTIVATING SPACE THROUGH ART AT WYNWOOD WORKS

2035 North Miami Avenue

In 2025, the Omni Community Redevelopment Agency (CRA) took a practical step toward strengthening the cultural and economic fabric of the district by activating a portion of Wynwood Works for public art use. Through Board action, approximately 945 square feet of retail space at 2035 North Miami Avenue was set aside as a temporary exhibition and arts space open to the community, with interior improvements for the space anticipated to be completed by early 2026.



CULTURAL ACTIVATION FOCUS

The activation of Wynwood Works for public art transforms underutilized space into a free, accessible platform for local artists and cultural groups. This initiative strengthens the district's identity by increasing visibility for creative work and



ECONOMIC & COMMUNITY IMPACT

By placing 945 square feet of retail space into active cultural use, the CRA drives foot traffic, supports nearby businesses, and activates a key corridor without long-term barriers. The flexible model ensures continuous programming while advancing both economic activity and neighborhood vibrancy.

COST TO CREATIVES

\$0.0

THE EFFORT IS SIMPLE

This effort is simple in concept but meaningful in impact. Instead of allowing space to sit idle, the CRA is putting it to work and creating an accessible platform for local artists, cultural organizations, and non-profit partners to share their work with the public. The space is being offered without rent, lowering the barrier to entry and giving creatives a place to be seen, test ideas, and connect with the community.

Art plays a key role in how people experience a neighborhood. Within the Omni CRA boundaries, it does more than add visual interest, it helps define identity, supports local talent, and brings consistent foot traffic to commercial corridors. That activity benefits surrounding businesses, encourages engagement, and contributes to a stronger, more active environment overall.

The Initiative also allows for flexibility. By using temporary agreements and establishing clear guidelines, the CRA can keep programming fresh while maintaining accountability for the space. This approach supports a range of uses without long-term constraints, ensuring the space remains active and responsive to the community.

At its core, this is about making intentional use of what we have. By prioritizing activation through art, the CRA continues to support economic development while reinforcing the cultural character that makes this area distinct.



The Omni CRA recognizes the importance of creatives in shaping community identity, driving cultural engagement, and strengthening the district's economic vitality.

A SAFER DISTRICT THROUGH PRESENCE AND TECHNOLOGY

2025 Investment - \$750,000.00

Creating a safe environment

Creating a safe environment does not happen through a single approach, it takes consistency, visibility, and the right tools in place. In 2025, the Omni Community Redevelopment Agency moved forward on both fronts by continuing its investment in enhanced policing services while introducing new technology to strengthen how public safety is delivered across the district.

The rollout of the Real Time Crime Center (RTCC) Camera Program marks an important addition. By working with the City of Miami, the CRA is integrating camera systems into an existing real-time monitoring network. This allows law enforcement to observe activity as it happens and respond with better awareness of the situation on the ground. It is a straightforward upgrade, but one that significantly improves how quickly and effectively incidents can be addressed.

At the same time, the CRA is maintaining its Enhanced Policing Services Program, ensuring that increased police presence remains a constant within the redevelopment area. These services continue to support foot patrols, targeted enforcement, and day-to-day visibility; things that residents and businesses notice and rely on.



REDUCTION CRIME REDUCTION CRIME REDUCTION CRIME REDUCTION



What makes this approach effective is the combination. Technology extends reach, while officers provide the human presence that builds trust and deters activity before it starts. Together, they create a more complete public safety strategy.

For the CRA, this is a necessary part of redevelopment. Safe and stable conditions allow businesses to operate with confidence, residents to feel secure, and public spaces to remain active. These investments are not separate from redevelopment; they are a part of it!

By continuing what works and adding tools that improve response and coordination, the Omni CRA is reinforcing its commitment to the people within its boundaries and making sure the district remains not only active but protected.

KEEPING BUSINESSES MOVING FORWARD

“\$500,000 in funding to the Business Grant Program, part of a new five-year investment”

Behind every open storefront is a business working to stay competitive, adapt, and grow. In the Omni CRA area, that progress does not happen on its own, it takes support, especially for small and local businesses that are operating within a changing environment.

This year, the Omni Community Redevelopment Agency reinforced that support by committing an additional \$500,000 in funding to the Business Grant Program, part of a new five-year investment to continue building on what has already been proven to work. This is not a new concept but the continuation of a program that has already made a measurable difference across the district.

Since its inception, more than 54 businesses have benefited from the program. That support has translated into real outcomes, expanded services, improved storefronts, operational upgrades, and in many cases, the ability for businesses to keep their doors open during challenging periods. These are not abstract results; they are visible throughout the corridor in the form of active spaces and growing businesses.

The structure of the program also matters. By allowing funds to be distributed as grants or loans and even paid directly to vendors on a reimbursement basis, the CRA is removing common barriers that often slow projects down. Businesses can focus on executing improvements rather than navigating complicated funding processes.

Continuing this program is about stability as much as it is about growth. When businesses are supported, they are more likely to stay, invest back into their space, and contribute to the overall character of the area. That consistency strengthens commercial corridors and supports the broader redevelopment effort.

For the CRA, this is a practical investment. Strong businesses create jobs, increase activity, and help shape a district that people want to visit and be part of. Maintaining that momentum requires ongoing commitment, and this additional funding ensures that the program can continue delivering results where it matters most.



SUPPORTS PROJECTS THAT PROMOTE BUSINESS GROWTH, CODE COMPLIANCE, ADA ACCESS, AND BLIGHT REDUCTION, SUBJECT TO AVAILABLE FUNDING AND CRA APPROVAL.

\$200,000.00

GRANT AMOUNT

Provides up to \$200,000 in CRA matching funds for eligible business and property improvements within the district.

25%

MATCHING FUNDS

Requires a 25% private match from the applicant and is typically reimbursed based on approved invoices and documentation.

RECOGNITION, RESULTS, AND CONTINUED INVESTMENT IN THE PURPLE SHIRTS PROGRAM

In 2025, the Omni Community Redevelopment Agency's Purple Shirts Program received the Florida Redevelopment Association Award for Innovative Blight Management in the Large City category. This recognition reflects what the program has already shown on the ground: real results that improve the district while creating meaningful opportunities for residents.

What started as a pilot effort has grown into a consistent, year-round presence across Omni and Overtown. Each day, Purple Shirts are out maintaining the area by removing graffiti, collecting litter, and caring for public spaces. These efforts are visible, but the impact goes beyond appearance. The program currently supports more than 15 residents with livable wages, job training, and a path toward long-term stability.

Building on that success, the CRA approved the continuation of the program with an allocation of up to \$741,905 for an additional year. This funding not only ensures continuity, but also introduces key improvements, including an increase in hourly pay and expanded personnel. These changes strengthen the program by making it more sustainable for participants while increasing its overall reach within the redevelopment area.



The value of this program is in how it connects people to opportunity while directly improving the community. It addresses blight in a hands-on way while also investing in individuals who are working to rebuild and move forward. That combination is what makes it effective and why it continues to deliver results.

Partnerships remain a critical part of its success. Collaboration with the Miami Downtown Development Authority, Camillus House, and Chapman Partnership has helped create a program that is both structured and supportive, offering not just jobs, but real second chances.

Looking ahead, the CRA intends to build on this momentum. In 2026, the goal is to make the program even stronger by expanding its reach and continuing to improve how it serves both the community and its participants.

The Purple Shirts Program shows that redevelopment is not only about physical improvements. It is also about investing in people, creating opportunity, and maintaining a district that residents can take pride in every day.





UNI DOS

The Omni CRA is moving forward on a major step in revitalizing a key property within its boundaries with the 14th Street Development, a mixed-use, mixed-income project spanning 1441 to 1455 North Miami Avenue, 25 and 31 Northeast 14th Street, and several adjacent properties. This strategic project transforms a long-vacant, underutilized property into a vibrant community hub while wrapping around the Omni CRA offices, making the agency a visible part of the neighborhood it serves.

To date, the CRA has made a total investment of \$27 million, including an additional \$12 million recently approved to expand income-restricted housing within the project. This funding allows the development to provide a mix of fully restricted units, from 60% to 140% of Area Median Income, and extends the affordability period to 27 years. With nearly 398 housing units and ground-floor retail, the project addresses both housing needs and economic vitality within the CRA boundaries.

27M INVESTMENT

The project is scheduled to break ground in 2026, signaling a new chapter for this key property and the surrounding community. Alongside the CRA-supported UNI Tower project, this development will bring a total of approximately 650 fully income-restricted units within the CRA boundaries, creating homes for working families, supporting neighborhood revitalization, and driving long-term investment.



Through targeted funding, strong partnerships, and a focus on long-term affordability, the CRA continues to take decisive steps toward transforming vacant spaces into thriving, sustainable neighborhoods.

PROJECT PEACH - COMPLETION AND RIBBON-CUTTING, DECEMBER 2025

123 Northwest 14 Street

The Omni CRA is proud to report the successful completion of Project Peach, with its ribbon-cutting in December 2025 marking the official opening of the development. Located on a small, residual parcel at 123 Northwest 14 Street, this mixed-use project, developed by Laura Weinstein-Berman of Caprock 123, LLC, provides three affordable residential units, office space, and ground-floor commercial space within the CRA's redevelopment area.

As a pilot project for Overtown, Project Peach demonstrates the strategic value of utilizing overlooked parcels to preserve the historical character of the area while providing high-quality, sustainable development. The building incorporates a central courtyard, ensuring natural light and shared space for residents, and supports economic activity by accommodating small business operations, including the first location of Juice Fountain 305.

Project Peach represents the CRA's commitment to fostering affordable housing, economic development, and thoughtful urban design that aligns with community objectives.



BRINGING 2003 NORTH MIAMI AVENUE TO LIFE

Some buildings tell a story, and 2003 North Miami Avenue is one the Omni CRA was determined to preserve. Strategically taking on this project, the CRA is ensuring that a piece of the historical character of the area endures, even as the neighborhood evolves. The project, led by Kush Property LLC, will combine residential units with vibrant street-level commercial space, creating a lively hub that honors the past while welcoming the future.

The CRA invested \$3.1 million to move this project forward, reflecting a commitment not just to development, but to the careful stewardship of the district's heritage. The building will feature ten modern residential units, with eight reserved for Moderate-Income households at 80% of Area Median Income, and two for households at 100% AMI, making housing both accessible and thoughtfully integrated into the historic context of the community.

The project team has faced challenges along the way, from structural updates to accessibility improvements, but each obstacle was met with care and determination. Every brick and beam has been treated as part of a larger story, honoring the past while creating something that residents, neighbors, and visitors can enjoy for decades to come.

Work is ongoing and is expected to be completed in 2026, a milestone that will breathe new life into the property and into the neighborhood. This is more than just a building; it's a place where people will live, work, and connect. It's where history meets hope, and where the CRA's strategic vision turns into something tangible for the community.



STATEMENT OF NET POSITION

September 30, 2025

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash	\$ 27,324,566
Restricted cash equivalents	2,526,095
Interest receivable	277,407
Non-current assets:	
Capital assets (net of accumulated depreciation):	
Land	17,155,178
Construction-in-progress	6,673,092
Infrastructure	<u>13,270,504</u>
Total assets	<u>67,226,842</u>
LIABILITIES	
Current liabilities:	
Accounts payable and accrued liabilities	1,096,444
Non-current liabilities:	
Due within one year	
Notes payable	2,405,000
Due in more than one year:	
Notes payable	7,805,000
Compensated absences	<u>134,091</u>
Total liabilities	<u>11,440,535</u>
NET POSITION	
Net investment in capital assets	37,098,774
Restricted for debt service	2,521,095
Unrestricted	<u>16,166,438</u>
Total net position	<u>\$ 55,786,307</u>

For full financial analysis, please visit:

<https://omnicra.com/wp-content/uploads/Omni-CRA-Financial-Statements-2025.pdf>

OMNI COMMUNITY REDEVELOPMENT

2025

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