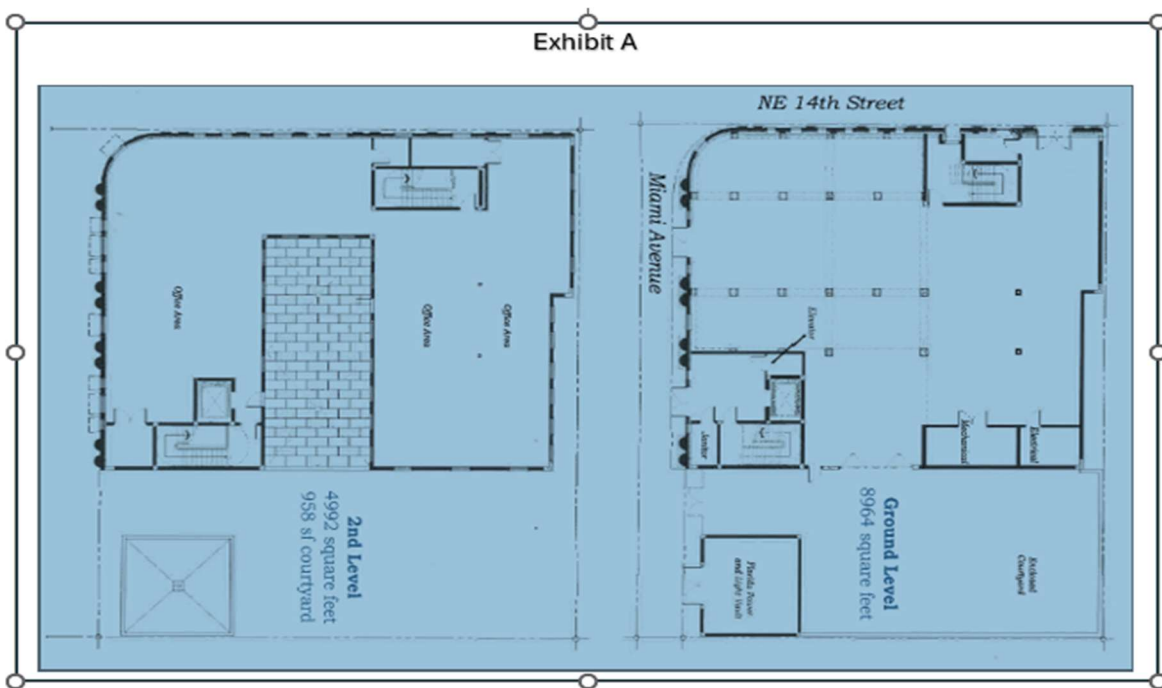


PUBLIC NOTICE OF DISPOSITION OF PROPERTY BY THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY FOR APPROXIMATELY 13,956 SQUARE FEET OF BUILDING AREA IDENTIFIED BY FOLIO: 01-3136-009-0220 LOCATED AT 1367 NORTH MIAMI AVENUE, MIAMI, FLORIDA 33136 LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA

Notice is hereby given pursuant to Section 163.380(3)(a), Florida Statutes, that the Omni Redevelopment District Community Redevelopment Agency (“Omni CRA” or “CRA”), as owner of the fully restored real property known as the Historic Citizens Bank Building identified by “folio 01-3136-009-0220” located at 1367 North Miami Avenue, Miami, FL 33136 (“Property”) intends to sell said Property on or after June 30, 2026.

The Property, as more particularly described in Exhibit “A”, spans 13,956 square feet across two expansive levels, which consists of 8,964 square feet on the ground floor, 4,992 square feet on the second floor, and a 958-square-foot courtyard, offering an exciting opportunity for Adaptive Reuse that fits the Omni CRA's mission of fostering economic growth and community engagement in the district.



Pursuant to Section 163.380(3)(a), Florida Statutes, prior to disposition of any real property in a community redevelopment area, the Omni CRA shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer of real property thereto. The advertisement must invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate the community redevelopment area or any part thereof. Such notice shall identify the properties and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice, and that such further information as is available may be obtained

at the location designated in the notice. The Omni CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The Omni CRA may negotiate with any persons for proposals for the conveyance or lease of any real property acquired by it in the community redevelopment area. The Omni CRA may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, Florida Statutes.

Further, Section 163.380(2), Florida Statutes, requires that such real property or interest shall be conveyed at a value determined to be in the public interest for uses in accordance with the Community Redevelopment Plan and in accordance with such reasonable disposal procedures as the local government or the community redevelopment agency may prescribe.

The Omni CRA desires proposals that will establish a project to complement the surrounding area, adds value to the community, and respects the historical integrity of the Citizens Bank Building. Proposals should demonstrate a thoughtful use of the space, which could range from commercial, office, or mixed-use developments, all aimed at enhancing the vibrancy of the neighborhood.

In determining that the sales price of the real property is in the public interest and that the proposed use is in compliance with the Community Redevelopment Plan, the Omni CRA will take into account and give consideration to:

1. The long-term benefits to be achieved by the Omni CRA based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; and
2. The appraised value; and
3. The uses provided for in the Community Redevelopment Plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property. The sale of this property shall benefit the Omni Community Redevelopment Area; and
5. The objectives of the plan for the prevention of the recurrence of slum or blighted areas.

For the Omni CRA property, in the event the sales price of the real property is less than the appraised value, such disposition requires the approval of the governing body of the municipality which approval may only be given following a duly noticed public hearing. Further the community redevelopment agency may provide in any instrument of conveyance to a private purchaser that such purchaser is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the Omni CRA until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The Omni CRA may require other covenants as part of the conveyance process.

Any party interested in purchasing the Property for the purposes of redevelopment or otherwise is hereby notified that sealed proposals to acquire said Property must be received **on or before 4:00**

p.m. Eastern Standard Time on May 15, 2026. Any responses received after the above date and time, or delivered to a different address or location, will not be considered. Respondents can find this notice on the Omni CRA's website at <https://omnicra.com/> or in the alternative, may submit One (1) original complete proposal package, one (1) duplicate copy of said package and One (1) flash drive copy, to the City of Miami City Clerk's Office, 3500 Pan American Drive, Miami, Florida 33133 – Attention: Andre Simpson, Omni Community Redevelopment Agency, 1401 North Miami Avenue, 2nd Floor, Miami, Florida 33136 on or before the due date stipulated above. All packages shall be clearly marked "PURCHASE OF THE OMNI CRA – CITIZENS BANK BUILDING -1367 NORTH MIAMI AVE., MIAMI, FL 33136." The Omni CRA will not be responsible in the event the U.S. Postal Service or any other courier system fails to deliver any package by the above referenced deadline. Late submissions shall not be accepted. Any such offer must include a description of the proposed uses for purchase on the property, and documentation of the legal ability of the proposer, and availability of funding to enter into sale agreement. Conditions of acceptance of any such proposals may include a right to terminate or repurchase the property at the conveyance price. The Omni CRA may further negotiate terms and conditions of the purchase of the property. The Omni CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes. Further information as may be available regarding the foregoing may be reviewed at <https://omnicra.com/> or by e-mailing omnicra@miamigov.com.

The Property is being conveyed in its current condition.

Interested parties may change its Proposal by submitting a new Proposal. Other than scrivener's errors or other non-material errors that serve the Omni CRA's best interest once revised, no changes to a Proposal will be accepted after the Proposal Due Date. A Proposal shall be irrevocable unless written notice is submitted to the City of Miami City Clerk's Office at the address identified herein. The withdrawal letter shall be on company letterhead and signed by an authorized agent of the Proposer.

Property Appraiser's Parcel Identification Number: 01-3136-009-0220

Anyone for or against this property sale will be given the opportunity to speak at the public hearing.

Any person who decides to appeal any decision made by any board, agency or council with respect to any matter considered at such meetings or hearings will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Any person requiring a special accommodation at these meetings because of a disability or physical impairment should contact the City Clerk at (305) 250-5360 at least 48 hours before the date of the scheduled hearing.

Please direct any questions concerning this Public Notice to the Omni CRA. The email address is omnicra@miamigov.com. The phone number is (305) 679-6868. The Redevelopment Plan may be obtained from the Omni CRA office at 1401 North Miami Ave, 2nd Floor, Miami, Florida 33136, or from the Omni CRA webpage at: omnicra.com.

It is the sole responsibility of all proposers to ensure the receipt of any addenda, and it is recommended that proposers periodically check the Omni CRA webpage for updates and the issuance of addenda.

The Omni CRA reserves the right to accept any responses deemed to be in the best interest of the Omni CRA, to waive any minor irregularities, omissions, and/or technicalities in any responses, or to reject any or all responses and to re-advertise for new responses as deemed necessary by the Omni CRA without notice.

For more information, please contact the Omni CRA office at (305) 679-6868.