

ANNUAL REPORT

City of Homestead

Community Redevelopment Agency



FY 2014—2015

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About City of Homestead CRA

*T*he City of Homestead is the second oldest city in Miami-Dade County. The hometown atmosphere that welcomes visitors comes from a community that is proud of the continuing accomplishments that are making the Homestead area an increasingly desirable place to live, work and raise a family. The City of Homestead maintains a unique "small-town" atmosphere with all the urban amenities. Homestead is adjacent to two national parks. Ten miles west of Homestead is a wealth of natural beauty: Everglades National Park. The Everglades are home to vast mangrove forests and watery saw grass plains. The Everglades are truly a subtropical wilderness that shelters alligators, ibis, eagles, manatees, and panthers. East of the city is Biscayne National Park encompassing the bay, barrier islands, and coral reefs. Just south of the city are the Florida Key's with an abundance of recreational activities.

*T*he Community Redevelopment Agency (CRA) was created in 1994 following Hurricane Andrew's devastation under the powers granted by legislature under Florida Statue 163.3. Our goal is to fight neighborhood deterioration and eliminate blight in the designated area. The Community Redevelopment Plan formulated comprehensive strategies to promote community development in various neighborhoods within the Community Redevelopment Area.

*T*his Annual Report and Financial Statement are prepared pursuant to 163.356(3)(c) of the Florida Statutes that requires each CRA to provide an annual report by March 31 of each year to the Governing Body. This report is submitted in fulfillment of that requirement and to provide information to the public for Fiscal Year 2015 (October 1, 2014 – September 30, 2015).

*T*he Community Redevelopment Agency (CRA) mission is to revitalize the designated area and to provide an economic stimulus such that the future value of property is optimized.

Community Redevelopment Agency Board



Jeff Porter
Chairman



Stephen R. Shelley
Board Member



Patricia Fairclough
Vice-Chairwoman



Elvis R. Maldonado
Board Member



Jon Burgess
Board Member

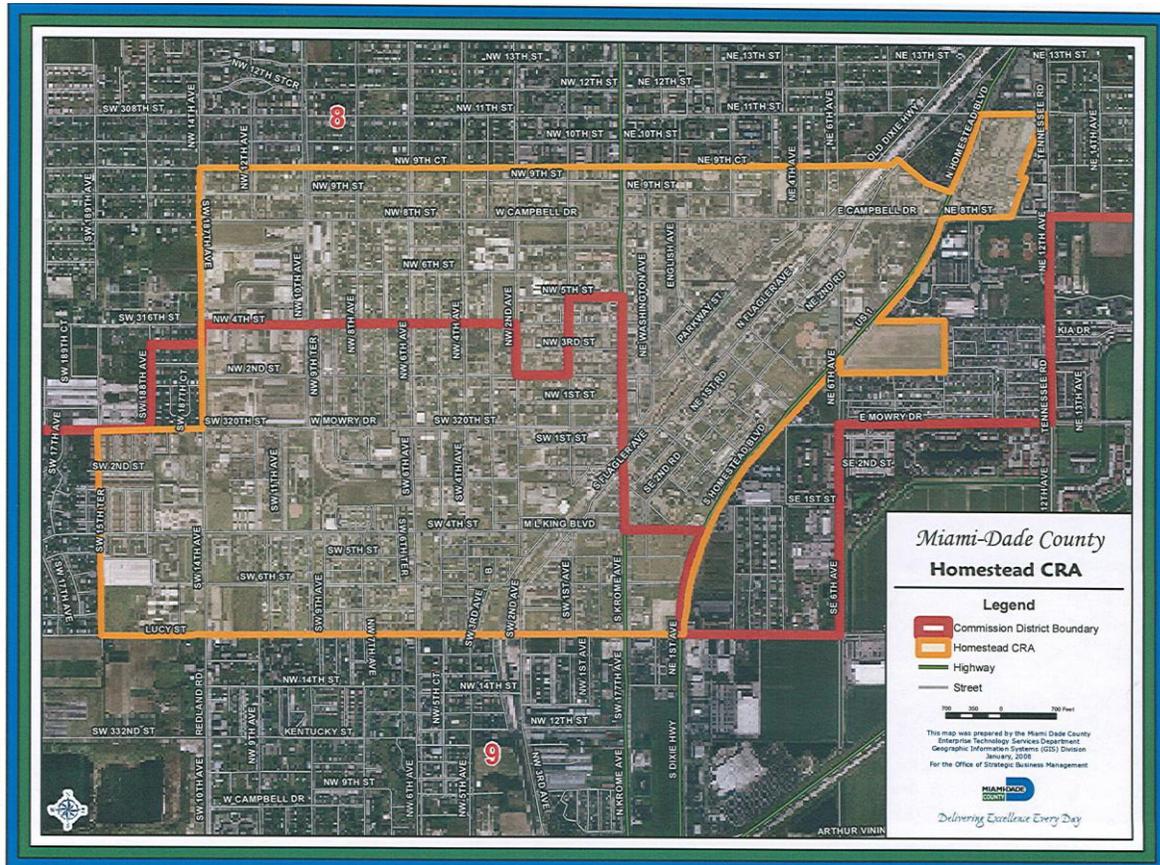


Jimmie L. Williams III
Board Member



Larry Roth
Board Member

Community Redevelopment Agency Map



The designated Community Redevelopment Area (CRA) is located within the city limits of Homestead. NW/NE 9th Court, Lucy Street (8th Street, Canal Drive), South Dixie Highways (US. 1), and 187th Avenue/ Redland Road border the area. The two predominant sub communities with historical significance within the Community Redevelopment Area are the Historic Downtown District and the Southwest Neighborhood.

The Historic Downtown District is also considered the Krome Avenue Corridor. This area starts at SW 1st Street and South Miami Dade Busway on the south to NW 4th Street on the north; the west boundary follows the rear of commercial properties along Krome Avenue to the east side of the South Miami Dade Busway and Flagler Avenue.

The Southwest Neighborhood is approximately 357 acres, bordered by West Mowry Street on the north, Lucy Street on the south, Redland Road on the west, and US.1 on the east. The neighborhood divided by SW 4th Street, comprises of two distinct sections, the heavily commercial/industrial area on the north side and the residential communities in the south.

Planning for the Future

As part of future development within Downtown Homestead, located in the CRA District, the CRA completed surveys and appraisals on various properties. Also, the CRA contracted consultant services for cost studies, renderings and conceptual design for different projects. To maintain residents informed of the changes in the area, the CRA sent a massive mailer with detail information on these projects.



The Seminole Theatre was open to the public on December 12, 2015.



On October 7th, 2015 was hosted the Ground Breaking Ceremony for the new building for the Police Department, located at the Center of Downtown Homestead.

Planning for the Future



The New City Hall, located in Washington Avenue, is opening the Second Quarter of Fiscal Year 2016.



New plans for a new Parking Garage in Krome Avenue and an Imaginarium/Virtual Library in Downtown Homestead are in progress.

Projects & Programs

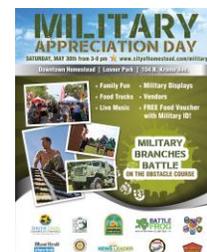
BLIGHT REMOVAL

Deteriorating and unsafe buildings, dilapidated, overcrowded and unsafe housing, and illegally dumped trash are a drain on the community and a hindrance to business investment. As part of the CRA Blight Removal Program, the property located at 605 SW 5th Avenue was completely demolished. The structure was a hazard to safety or health by reason of inadequate maintenance, delapidation, obsolescence, or abandonment. The structure was partially destroyed, was vacant and abandoned, and the doors and windows were not covered.



COMMUNITY EVENTS

The CRA joined the City of Homestead in honoring our troops partnering for the fourth annual **Homestead Military Appreciation Day** celebrated on Saturday, May 30, 2015. Once again, the free event was a complete success. The real draw for this year's event was an obstacle course designed to showcase the strength of our military. The event was also an exceptional military display with vehicles and weaponry not often accessible to the public.



Projects & Programs

From January 17 to January 19 the Community celebrated the **Martin Luther King Festival**. The Festival included a Parade and Induction Ceremony and the traditional MLK Movie Night on the Park. This year the movie “*Teenage Mutant Ninja Turtles*” was shown and kids all ages enjoyed the movie, pizza, a bounce house and giant slide in addition to a selection of gaming booths.



During Fiscal Year 2015, the CRA partnered with Homestead Main Street for six (6) Community Events at Losner Park. In October “Main Street Book Fair”, in November “2014 Burger Brawl”, in December “Holiday in the Park”, in January, “Al Gusto Movie in the Park”, in February “2015 Eco-Fair” and, in April “Easter Car Show”. Music, dance performances, competitions, food and, games were part of the events.

This year the CRA partner with the City of Homestead Police Department for a “**Celebrating Safe Communities**” Event. The event took place on March 13th at Blakely Park. Our Police Department offered Crime Prevention Techniques and valuable community resources were in attendance. Music, entertainment and games were part of the event. On May 9th the CRA sponsors the “Haitian Flag Day Event” at Losner Park organized by Three Virtues Organization, Inc. During Christmas, a distinctive display of lights and decorations was installed along SW 4th Street.



Projects & Programs

CRA BUILDING IMPROVEMENTS



The ADA Railing for the handicap ramp at the CRA Office Building was replaced. The Lily Lawrence Bow Library Building restored and listed on the National Registry of Historic Sites in 2008, was named after Lily Lawrence Bow, the first Librarian in the City of Homestead. A Historic Designation Plaque was mounted on a monument block structure in front of the building. In addition, an air conditioning unit was replaced in one CRA property.

GRANT PROGRAM - COMMERCIAL

The CRA Commercial Enhancement Grant program is for the improvement or rehabilitation of the interior and/or exterior of existing qualified commercial buildings and for businesses' relocation to and expansion within the City's CRA district, including but not limited to the removal of architectural barriers that improve access for people with disabilities.

GRANT PROGRAM - RESIDENTIAL

The CRA combined efforts with the City and their Community Development Block Grant (CDBG) Funds and continue offering our residents financial assistance to fix and beautify their properties. The CRA hired a part-time position to review and process the applications. During fiscal year 2015, twelve (12) grants were processed and approved and, six (6) roofs jobs were completed. This year, the CRA awarded six (6) commercial grants and a total of \$155,000 in grant monies were used to assist businesses within the CRA to rehabilitate and beautify their properties. New roof, landscape and fencing were part of the jobs covered by the grants.

Projects & Programs

SEMINOLE THEATRE



The Seminole Theatre was originally built in 1921, was first restored in 1940 with the iconic Art Deco façade you see today. The theatre, a central part of Homestead's social life, was mainly used as a movie house until it closed its doors in 1979. In 1992, it suffered a near total loss as a result of Hurricane Andrew. In an attempt to salvage the historic property, citizen groups embarked on a renovation effort that would span decades. In anticipation to the Grand Opening of the Theatre, the CRA contributed with banners, and construction/directional signs.

WEST HOMESTEAD K-8 CENTER

On February 9th, the Homestead Community gathered to kick off improvements to the West Homestead K-8 Center. The renovation project will include select building demolition, new construction of additional general purpose and science classrooms to achieve the school's full conversion to a K-8 center, accommodating approximately 270 middle school students. The project also includes art and dining patios, P.E. spaces, playgrounds, remodeling of the existing remaining buildings to include HVAC system improvements, classroom remodeling, covered walkways, parking and site improvements.



Support to Not-for-Profit Organizations

Less than six percent (6%) of new CRA revenues were used to assist Not-for-Profit organizations that service CRA residents. A committee was appointed to review and examine the applicants. After the review process, the Committee made recommendations to the Board to award the funds. Below is a list of organizations that participated and the amounts and descriptions of the programs.

Homestead Main Street

The Main Street program was created to develop a comprehensive strategy that encourages economic development and historical preservation. The funds were used to assist the efforts to engage the Homestead community into the Downtown District through a series of events and projects. Some of these projects were: Movie and Dinner in the Park, NASCAR Burger Brawl, Mardi Grass Parade and Crawfish Boil, Main Street Car Show, Holiday in Losner Park, Main Street Book Fair, etc.

Le Jardin Community Center, Inc.



Le Jardin is a childcare center that provides educational, nutritional, medical and parenting training services to 512 children and their families. The funds were used to replace a playground at the Early Head Start Center located at 107 SW 8th Street, Homestead.

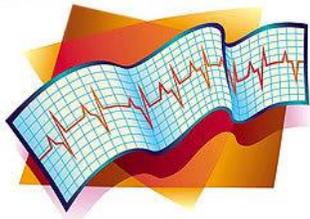
Mexican American Council

Mexican American Council used the funds to support the operations of the Mariachi Music Academy. The academy is an after school program for Homestead Students in grades K-12. The funds covered for music instructors, administration, musical instruments and costumes.



Support to Not-for-Profit Organizations

Open Door Health Center



Open Door Health Center is a free clinic for people that cannot afford primary healthcare. The funds were used to partially cover the purchase of an EKG machine.

Start Off Smart, Inc.

Start Off Smart (SOS) is an organization working with families who have been exposed to violence. Their facility houses a dedicated classroom that will be utilized as a free technological hub for families without computers or internet access at their homes. The funds covered the purchase of ten (10) computers and printers, internet connection, office supplies, purchase of a van that will transport children to and from the facilities, and a part-time tutor.



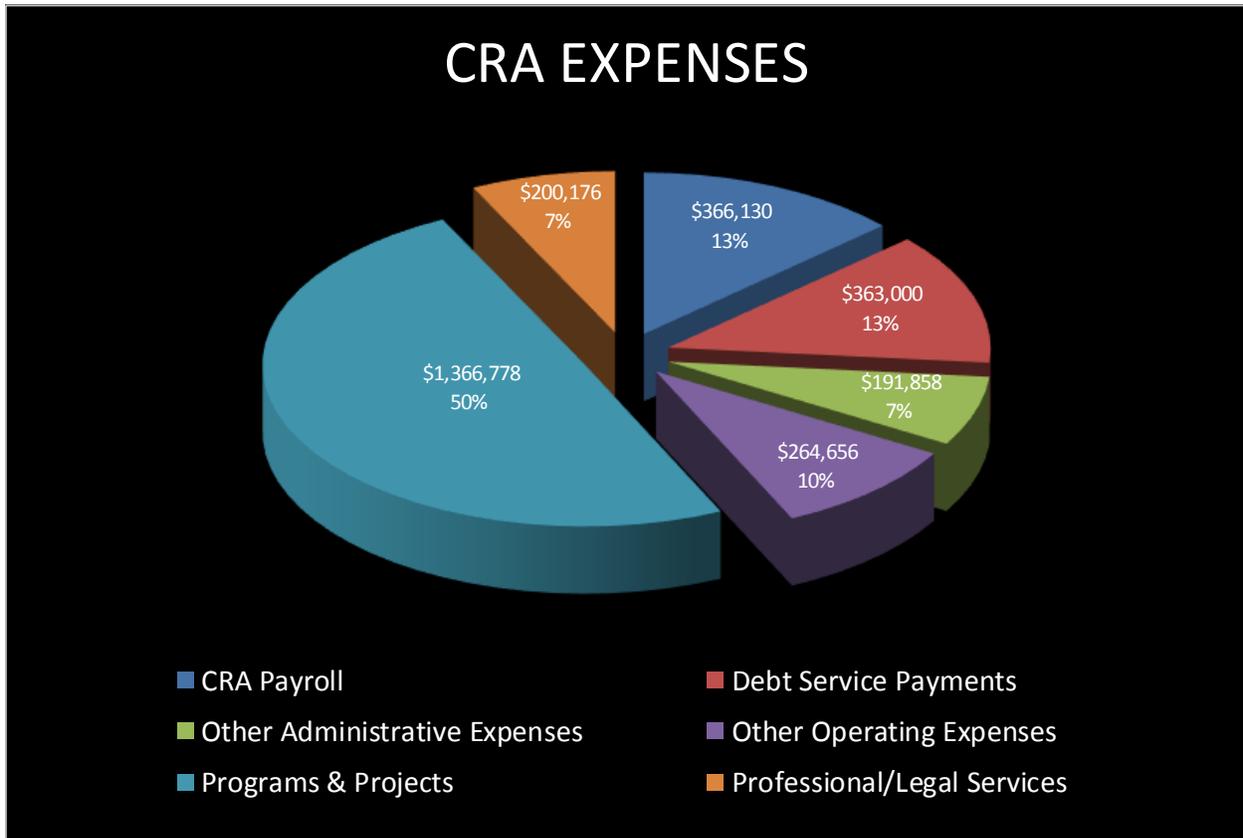
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Financial Report

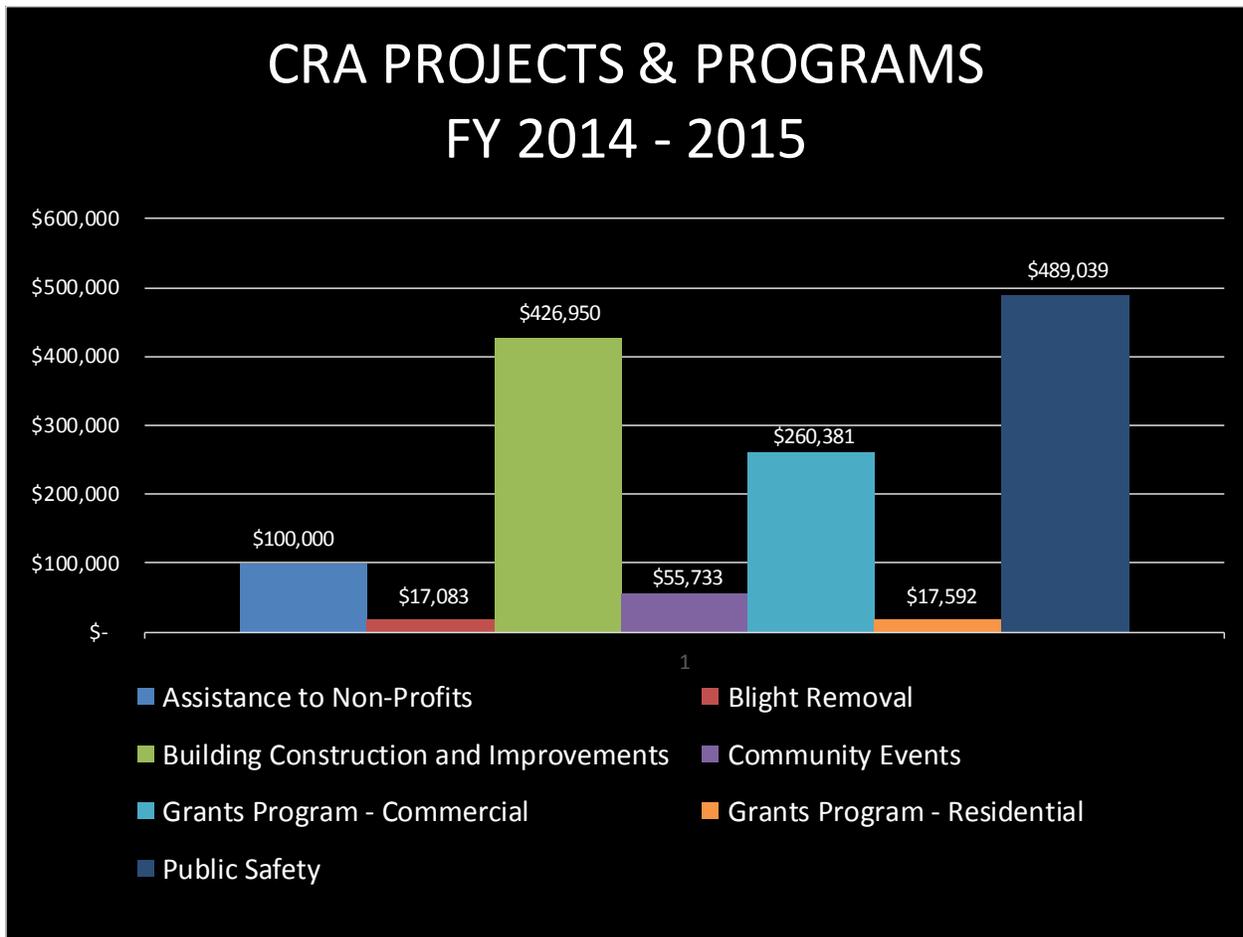
	Adopted Budget	Budget Actuals*
REVENUES		
City Tax Increment Revenue	\$1,028,315	\$1,028,315
County Tax Increment Revenue	\$790,208	\$790,207
Previous Year Cash Position	\$725,447	\$874,222
Interest on Investment	\$50,130	\$56,883
Miscellaneous Revenues	\$0	\$2,971
REVENUES TOTAL	\$2,594,100	\$2,752,598
EXPENDITURES		
Administrative Expenditures		
Employee Salary and Fringe Benefits	\$237,800	\$219,678
Contractual Services	\$29,000	\$18,213
Insurance	\$20,300	\$22,319
Audits and Studies	\$0	\$0
Printing and Publishing	\$500	\$402
Marketing	\$0	\$0
Advertising and Notices	\$500	\$2,358
Travel and Training	\$10,000	\$4,696
Rent/Lease Costs	\$4,200	\$4,129
Equipment (Other than Office)	\$0	\$0
Office Equipment and Furniture	\$0	\$0
Other Administrative Expenses	\$132,100	\$127,781
Subtotal Admin. Expenses	\$434,400	\$399,576
County Administrative Charge at 1.5%	\$11,900	\$11,960
(A) Total Admin. Expenses & County Charges	\$446,300	\$411,536
Operating Expenditures		
Employee Salary and Fringe Benefits	\$158,500	\$146,452
Contractual Services	\$118,500	\$167,509
Insurance	\$29,200	\$29,182
Audits and Studies	\$0	\$0
Printing and Publishing	\$0	\$0
Marketing	\$52,000	\$10,303
Legal Services/Court Costs	\$30,000	\$32,667
Architect/Engineer Fees	\$0	\$0
Land/Building Acquisitions	\$0	\$0
Infrastructure Improvements	\$0	\$17,083
Building Construction and Improvements	\$410,000	\$704,922
Debt Service Payments	\$363,000	\$363,000
Assistance to Non-Profits	\$100,000	\$100,000
Public Safety	\$494,800	\$489,039
Other Operating Expenses	\$365,900	\$280,905
(B) Total Operating Expenses	\$2,121,900	\$2,341,062
(C) Reserve/Contingency	\$25,900	\$0
EXPENDITURES TOTAL (A+B+C)	\$2,594,100	\$2,752,598

* Not Audited

Financial Report



Financial Report





Community Redevelopment Agency

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