



THE CITY OF **HOMESTEAD** FLORIDA

**COMMUNITY
REDEVELOPMENT
AGENCY**

Enhancing Our Community

**Fiscal Year 2011-2012
Annual Report**

CITY OF HOMESTEAD

COMMUNITY REDEVELOPMENT AGENCY

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O V E R V I E W



The City of Homestead is the second oldest city in Miami-Dade County. We are a proud community whose continuing accomplishments makes Homestead 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.

The City of Homestead Community Redevelopment Agency (CRA) was created in 1994 following the devastation of Hurricane Andrew 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.

This Annual Report and Financial Statements 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 2012 (October 1, 2011 – September 30, 2012).

CRA MISSION

The City of Homestead Community Redevelopment Agency’s (CRA) Mission is to revitalize the designated area and to provide an economic stimulus such that the future value of the property is optimized.

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**Chairman
Steven C. Bateman**



**Vice Chairman
Jon Burgess**



**Board Member Patricia
Fairclough-McCormick**



**Board Member
Elvis R. Maldonado**



**Board Member
Stephen R. Shelley**



**Board Member
Judy Waldman**



**Board Member
Jimmie L. Williams, III**



Community Redevelopment Area 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.

CRA ACTUAL BUDGET

Fiscal Year 2011-2012

	Budgeted	Actuals*
REVENUES		
City Tax Increment Revenue	\$1,378,800	\$1,378,839
County Tax Increment Revenue	\$1,021,000	\$1,021,002
Previous Year Cash Position	\$4,071,900	\$0
Interest on Investment	\$192,000	\$110,615
Previous Year Roll-Over PO's	\$596,000	\$0
Release of Funds	\$1,986,100	\$0
Miscellaneous Revenues	\$0	\$43,257
REVENUES TOTAL	\$9,245,800	\$2,553,713
EXPENDITURES		
Administrative Expenditures		
Employee Salary and Fringe	\$296,800	\$203,669
Contractual Services	\$40,000	\$12,413
Insurance	\$0	\$0
Audits and Studies	\$25,000	\$0
Printing and publishing	\$3,000	\$570
Marketing	\$0	\$0
Advertising and Notices	\$15,000	\$7,639
Travel & Training	\$5,700	\$7,045
Rent/Lease Costs	\$0	\$0
Equipment (Other than Office)	\$0	\$0
Office Equipment and Furniture	\$5,000	\$4,432
Other Administrative Expenses	\$187,500	\$155,966
Subtotal Admin. Expenses	\$578,000	\$391,734
County Administrative Charge at 1.5%	\$15,300	\$15,315
(A) Total Adm Exp & County Charges	\$593,300	\$407,049
Operating Expenditures		
Employee Salary and Fringe	\$197,800	\$135,780
Contractual Services	\$175,700	\$138,025
Insurance	\$43,700	\$42,352
Audits and Studies	\$0	\$0
Printing and Publishing	\$0	\$0
Marketing	\$20,000	\$7,173
Legal Services/Court Costs	\$50,000	\$90,859
Architect/Engineer Fees	\$54,800	\$5,000
Land/Building Acquisitions	\$0	\$0
Previous Year Roll-Over PO's	\$596,000	\$225,832
Infrastructure Improvements	\$4,025,000	\$998,135
Building Construction & Improvement	\$1,950,000	\$305,631
Debt Service Payments	\$420,000	\$420,000
Assistance to Non-Profits	\$168,000	\$168,000
Public Safety	\$439,400	\$444,178
Other Operating Expenses	\$512,100	\$329,183
(B) Total Operating Expenses	\$8,652,500	\$3,310,148
(C) Reserve/Contingency	\$0	\$0
EXPENDITURES TOTAL (A+B+C)	\$9,245,800	\$3,717,197

* Not Audited

Capital Improvement Projects

Since its inception in 1994, after Hurricane Andrew, it has been the function of the Homestead Community Redevelopments Agency to improve the infrastructure and the image of this area. Our obligation to revitalize the area is an uninterrupted process.

For Fiscal Year 2012, the CRA Board approved eight (8) capital projects to improve the area. The total amount budgeted for these projects were \$5.3 million dollars. Project financing sources came from TIF Funds, in collaboration with other City departments. CRA completed the bid process and encumbered the money for five (5) of the projects (which includes: SW 4th Street, Washington Avenue Phase II, Seminole Theater and Blakey Park).

Figure 1 shows the \$5.3 million dollars distributed by area.

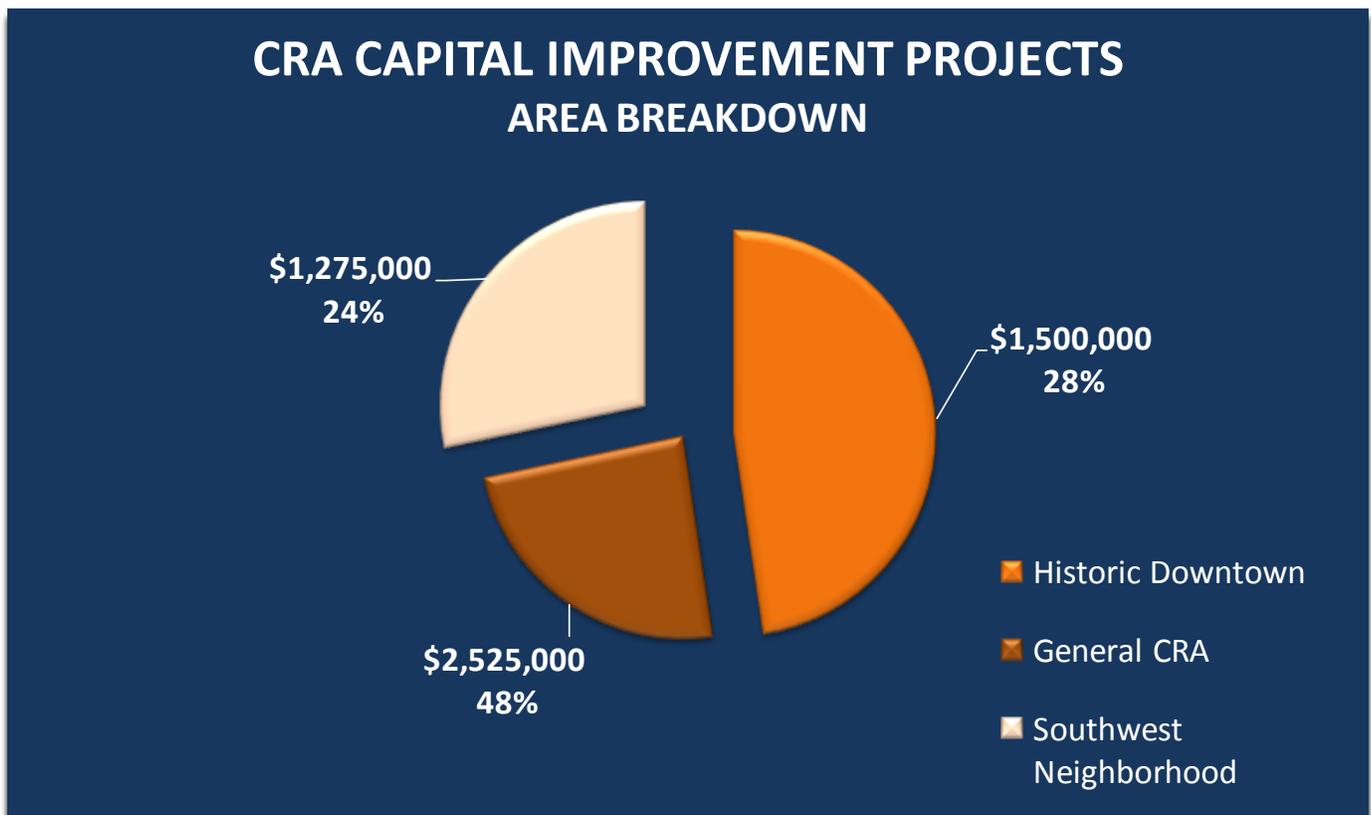


Figure 1 – CRA Capital Improvement Projects Breakdown

The CRA Board strategically prioritized projects all throughout the CRA Area based on their impact on the community and other factors.

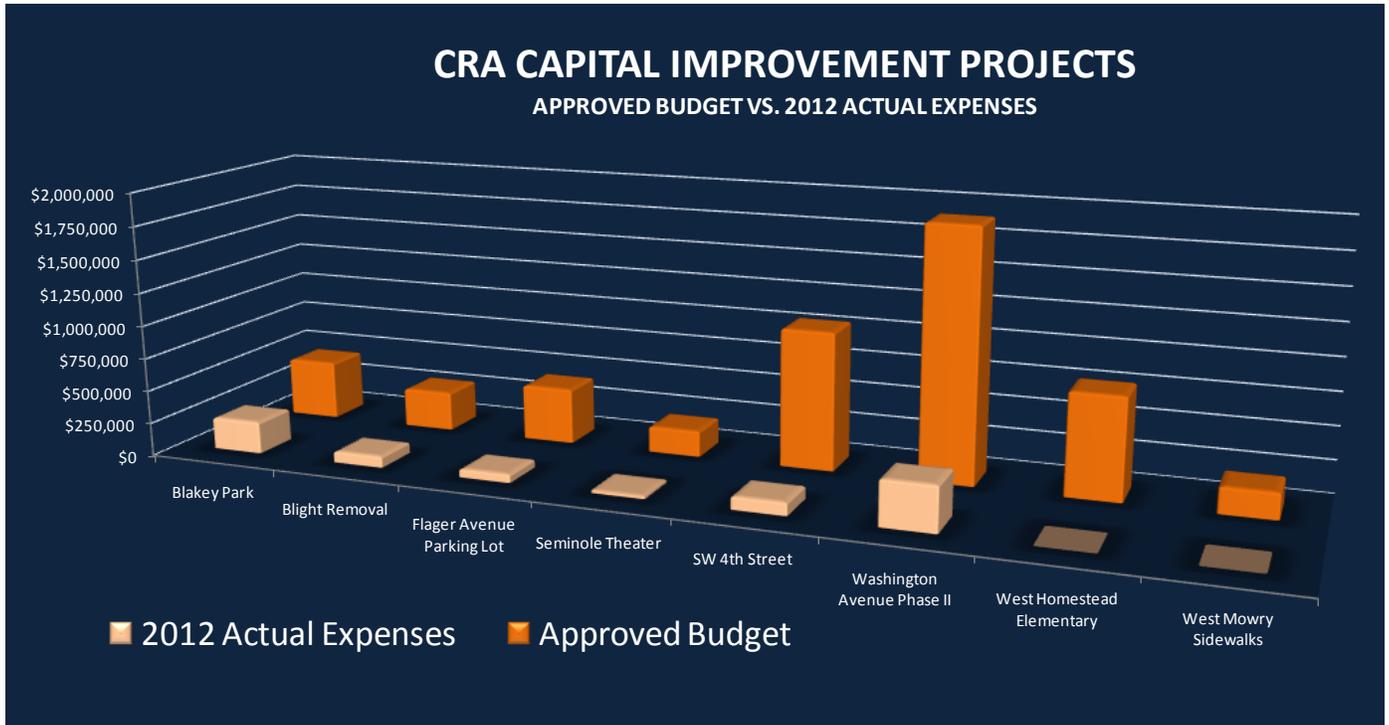


Figure 2 – CRA Capital Improvement Projects – Budget vs. Actual

PROJECT	APPROVED BUDGET	2012 ACTUAL EXPENSES
Blakey Park	\$ 450,000.00	\$ 244,577.08
Blight Removal	\$ 300,000.00	\$ 86,892.57
Flager Avenue Parking Lot	\$ 425,000.00	\$ 65,093.44
Seminole Theater	\$ 200,000.00	\$ 24,892.50
SW 4th Street	\$ 1,050,000.00	\$ 98,450.07
Washington Avenue Phase II	\$ 1,900,000.00	\$ 342,765.00
West Homestead Elementary	\$ 775,000.00	\$ -
West Mowry Sidewalks	\$ 200,000.00	\$ -
TOTAL	\$ 5,300,000.00	\$ 862,670.66

Figure 3 – CRA Capital Improvement Projects – Budget vs. Actual

Historic Downtown District

The Historic Downtown District is a vital part of the City of Homestead; this unique district has accomplished combining the historical value of pioneer theme of Homestead, along with the metropolitan atmosphere.

Washington Avenue Phase II

If the Historic Downtown District is the cultural heart and soul of the City of Homestead, then Washington Avenue is definitely the pulse of the Commercial hub. In Fiscal Year 2012, the CRA commenced the **Washington Avenue Phase II** (North Side) street improvements between N.E. 2nd Street and Campbell Drive.

Improvements were needed to enhance pedestrian and traffic conditions to downtown businesses, bus stops, the college campus, and the future City Hall building. Modifications include new street lighting, expanded sidewalks, street drainage, irrigation, street parking, and new landscaping.



Figure 4 – Washington Avenue Phase II

Seminole Theatre

The Seminole Theatre was originally built in 1920 and restored in 1940. The current work included renovations to the Theatre roof to mitigate a water leak.



Figure 5 – Seminole Theatre

Southwest Neighborhood

The Southwest Neighborhood was originally established in the early 1930's for the growing agriculture African American population. The Southwest Neighborhood has continued to maintain its rich culture and sense of community, though the population is more diverse from its original residents.

During the establishment and early development of the Southwest Neighborhood, **Southwest 4th Street** was known as the community's Main Street; housing many of the area's churches, grocery stores, restaurants, and homes.

In the midst of the 2011-2012 Fiscal Year, the CRA began facilitating the roadway and streetscape improvements of Southwest 4th Street, between 6th Avenue and Redland Road. The project's conceptual design included renovations to curbs, medians, and new landscaping. These improvements will not only improve the functionality of the street but also improve the image of the area as well.

SOUTHWEST 4TH STREET

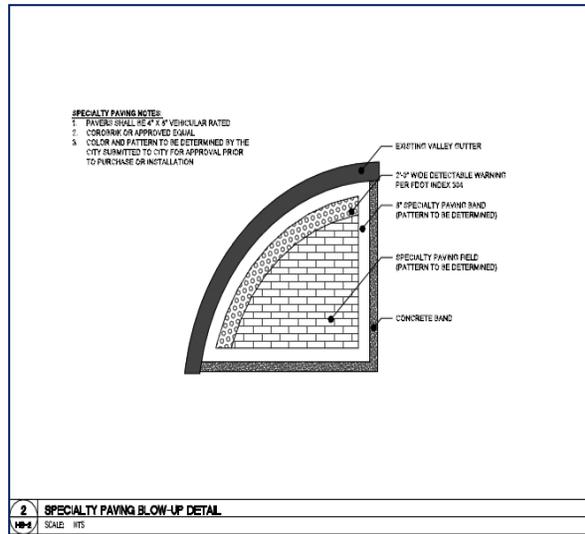
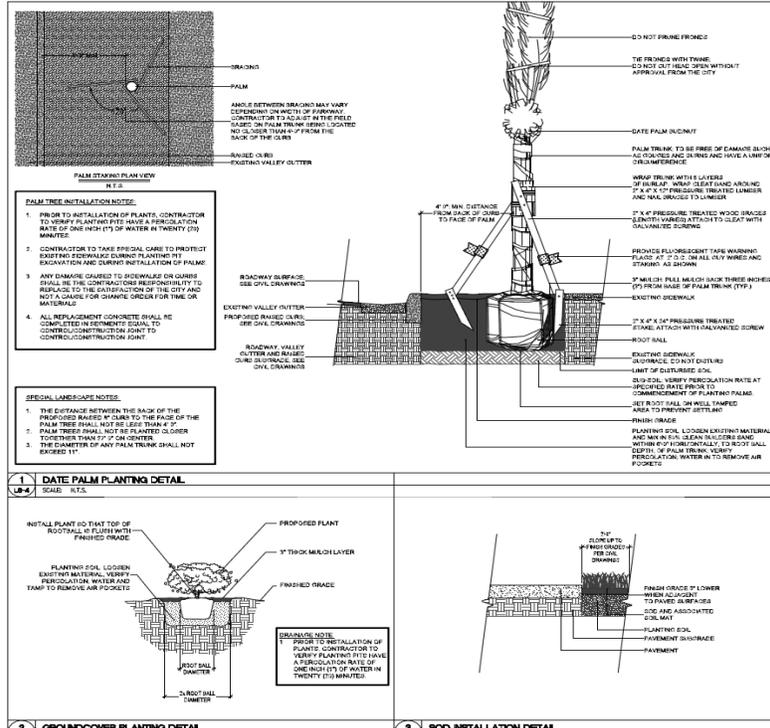


Figure 6 – SW 4th Street

Blakey Park

Blakey Park is one of the most popular parks in the Southwest Neighborhood; located at 4th Street and Redland Road. Many Southwest residents utilize the park's track to stay in shape, but new renovations offer much more.

In addition to bringing the park up to community's standards, proposed renovations included new shade structures, new play and fitness areas, new asphalt, and new track stripping.



Figure 7 – Blakey Park

Blight Removal

After Hurricane Andrew, blight became a widespread problem across the Community Redevelopment Area. After the recent home foreclosure crisis, this trend accelerated. 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.



Figure 8 – Blight Removal

The CRA is working closely with the City of Homestead Code Enforcement Division to mitigate blight conditions and improve the aesthetics of our community. Blight elimination halts further decay and crime. In Fiscal Year 2011-2012, five (5) deteriorated and unsafe buildings were demolished.



Figure 9 – Blight Removal

Residential Grant Programs

The CRA Residential Grant program has been operating effectively for three (3) years. The programs were developed to provide low to moderate income, single-family residents with the financial assistance needed to make necessary improvements and enhance the appearance of their homes. The Residential Grant program consists of three categories, Emergency Home Repair, Residential Façade, and Landscaping.



Figure 10 – Blight Removal

A total of \$120,335 in Residential Grant Funds were disbursed in the 2011-2012 Fiscal Year. A total of seventeen (17) grants were awarded as follow: four (4) landscaping improvements, nine (9) façade renovations and four (4) emergency repairs. Since its inception, our Residential Grant Program has proven to be a success, with more and more families applying to renovate, modify, and beautify their community.

Commercial Enhancement Grant Program

It is the mission of the CRA to stimulate economic development to promote growth within the area. The Commercial Enhancement Grant Program is a three (3) point reimbursement grant program that was designed to assist local business owners offset the rehabilitation costs of their buildings and for business relocation and expansion within the City's CRA District.

- Commercial Façade Improvement
- Commercial Interior Build Out
- Business Relocation and Expansion



Figure 11 – Commercial Enhancement Grant Program

Businesses located within the CRA district are reimbursed a percentage. Depending on the amount of the project, reimbursements can be up to 75% of the cost. Within the Historic Downtown District and the Southwest Neighborhood, grantees are reimbursed at a 90-10% match. The CRA budgeted \$300,000 the inaugural year of the program of which \$297, 111 were expended.



Not-for-Profit Grant Program

Seven percent (7%) of CRA new revenues were designated to assist Not-for-Profit organizations that offered services to residents within the CRA Area. In 2010, a committee was appointed by the CRA Board to review, examine and recommend organizations to receive grant funds.

Organizations were required to have mission statements that fit within the parameters of the CRA Plan and the CRA Mission. Services provided ranged from economic empowerment to cultural and community awareness.

Not-for-Profit Organization	Final Recommendation
Homestead Main Street	\$ 30,000.00
Carrie P. Meek Center	\$ 25,000.00
Historic Homestead Town Hall	\$ 17,000.00
Galata	\$ 23,000.00
Fresh Start Family Services	\$ 5,000.00
Homestead Soup Kitchen	\$ 12,000.00
Art South	\$ 25,000.00
Trinity Empowerment Center	\$ 13,000.00
Caring for Miami	\$ 10,000.00
Fertile Earth	\$ 8,000.00
	<u>\$ 168,000.00</u>

Community Events

The CRA continued its supports to local programs and celebrations. Families and moviegoers were able to enjoy the blockbuster film “The Smurfs” in nature’s stadium during the Southwest Neighborhood annual “MLK Movie in the Park” at Roby George Park. Every year the CRA supports this event in honor of Dr. Martin Luther King, Jr.’s legacy.



Figure 12 – Special Events

The City of Homestead caught on to the Food Truck craze holding a series of Homestead Al Gusto Culinary Experience, organized by Homestead Mainstreet. Homestead residents were invited out to enjoy great cuisine while taking advantage of the jewel that is the Downtown District.

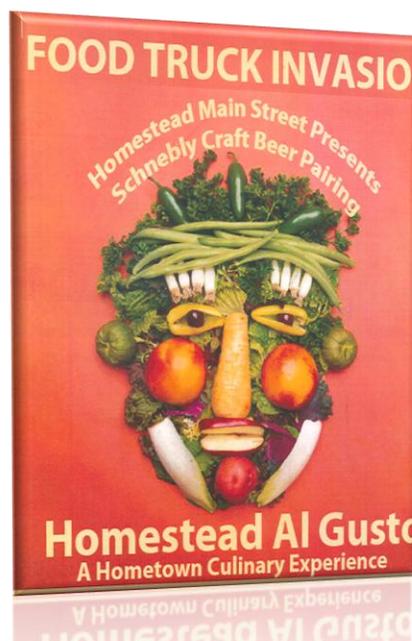


Figure 13 – Special Events

Community Events (Cont.)



Figure 14 – Special Events

The CRA worked in conjunction with the City's Park and Recreation Department to honor the men and women of the armed service for the first *Military Appreciation Day*. Homestead residents were able to enjoy live food and music, with free recreational activities for children. The Homestead Reserve Air Base Jets gave a special demonstration for everyone to enjoy.

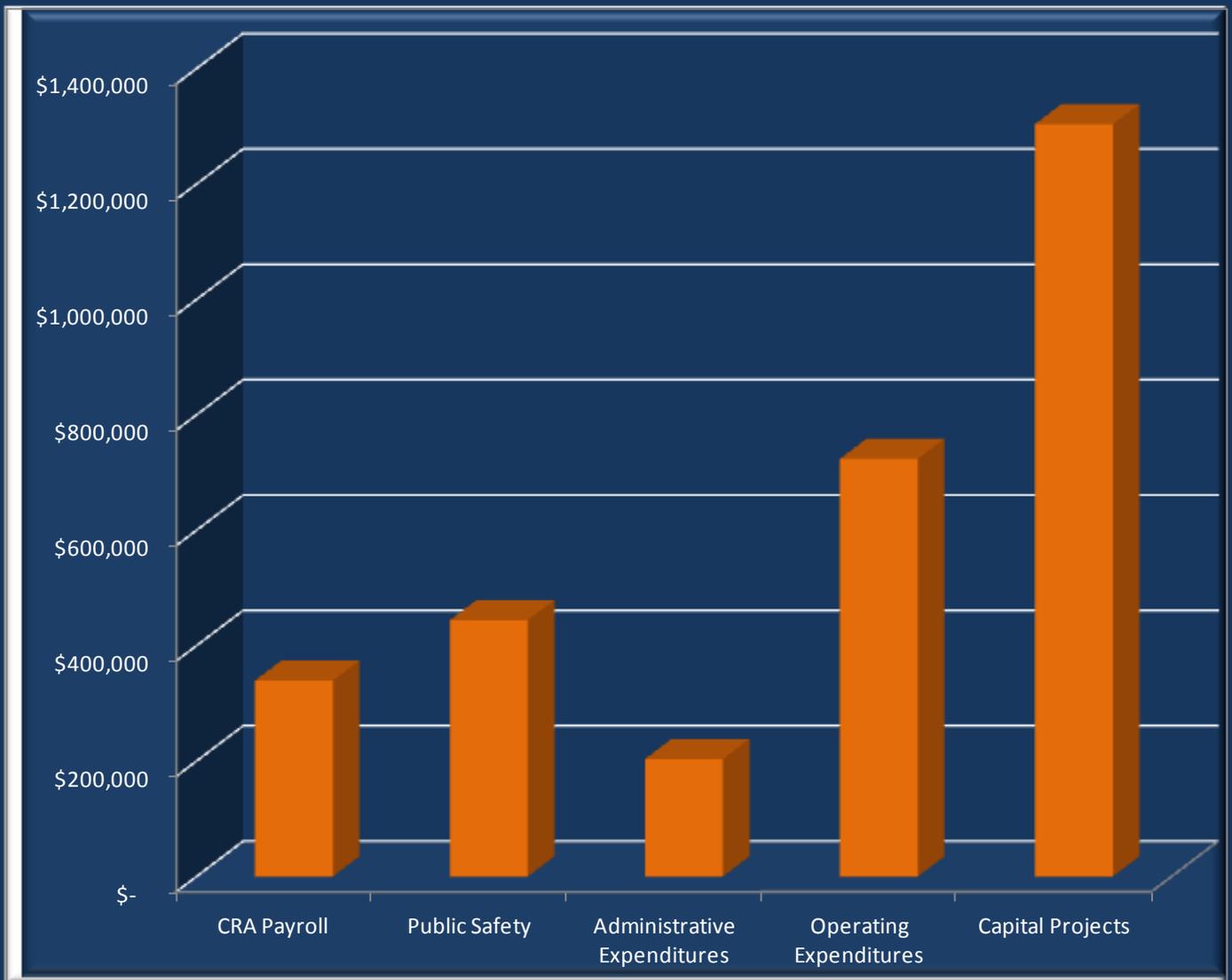


Figure 15 – Special Events



Figure 16 – Special Events

CRA SUMMARY OF EXPENSES FY 2011 – 2012





Community Redevelopment Agency

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Homestead, Florida 33030

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