

THE CITY OF **HOMESTEAD** FLORIDA

Community Redevelopment Agency



Enhancing Our Community

Fiscal Year 2012-2013

Annual Report



BLAKEY PARK



WASHINGTON AVENUE

CITY OF HOMESTEAD

COMMUNITY REDEVELOPMENT AGENCY

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OVERVIEW



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 properties is optimized.

The City of Homestead is the second oldest City in Miami-Dade County. We are a proud community whose continuing accomplishments make Homestead an increasingly desirable place to live, work and raise a family. The City of Homestead maintains a unique "small town" atmosphere with urban amenities.

The City of Homestead Community Redevelopment Agency 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 2013 (October 1, 2012 – September 30, 2013).



**Chairman
Jeff Porter**



**Vice Chairman
Stephen R. Shelley**



**Board Member
Patricia Fairclough**



**Board Member
Elvis R. Maldonado**



**Board Member
Jon Burgess**

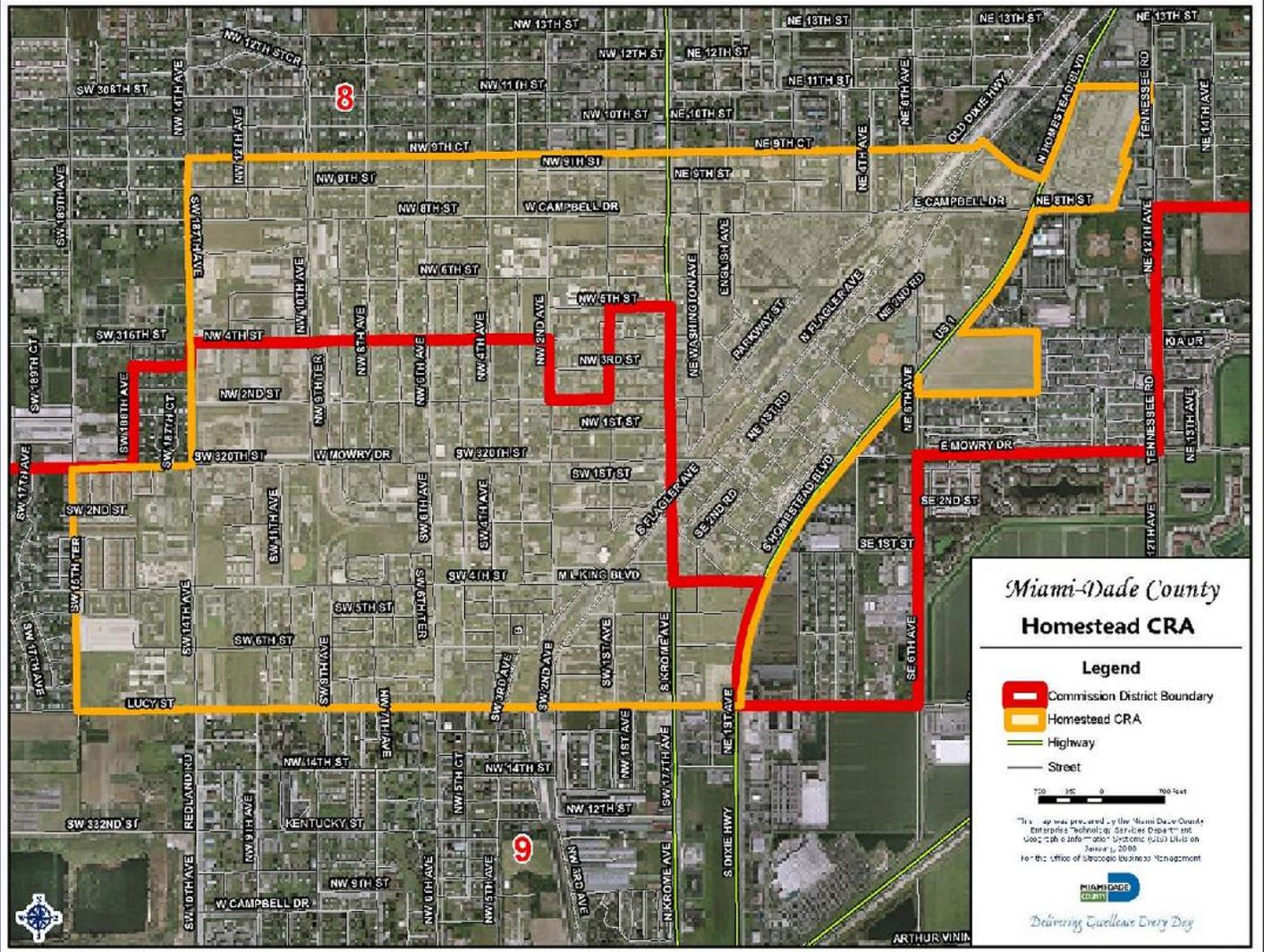


**Board Member
Judy Waldman**



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





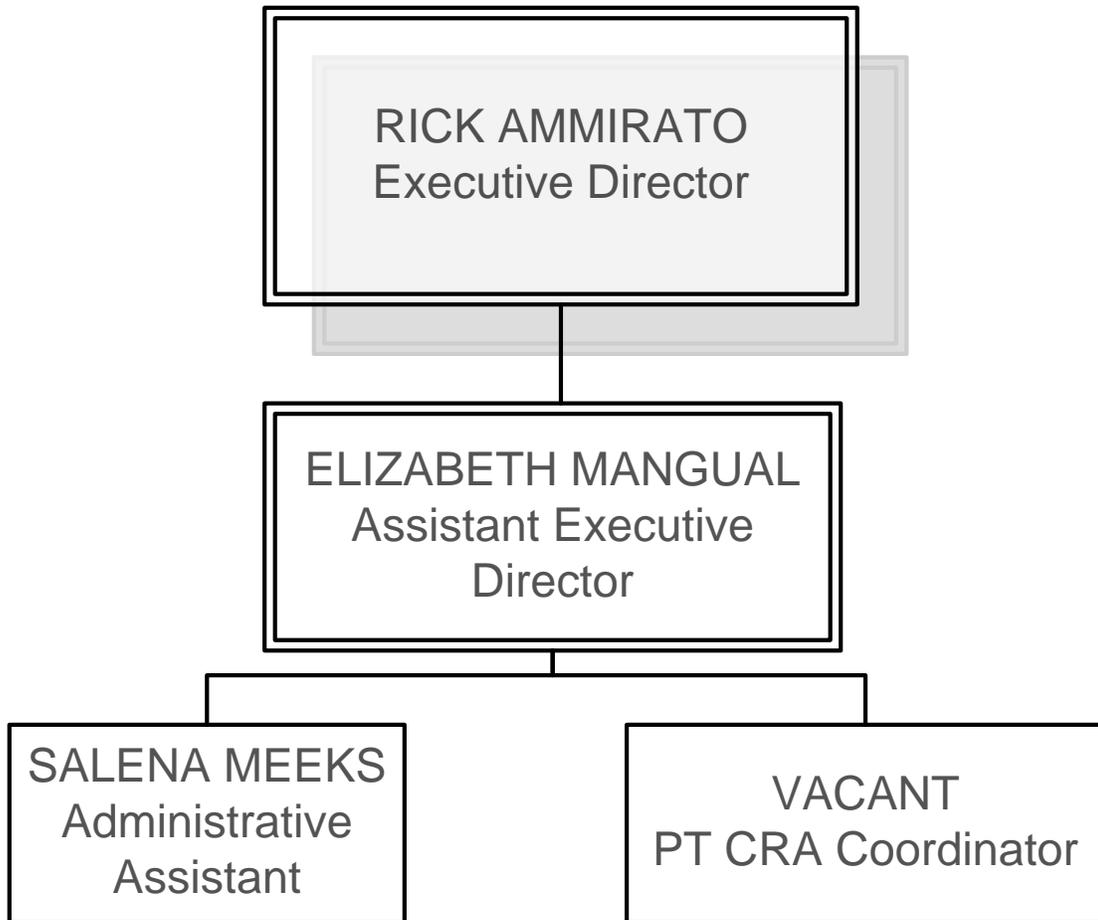
Community Redevelopment Area Map

The designated Community Redevelopment Area is located within the city limits of Homestead. NW/NE 9th Court, Lucy Street (8th Street, Canal Drive), South Dixie Highway (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 Drive 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 ORGANIZATIONAL CHART



CRA ACTUAL BUDGET

Fiscal Year 2012-2013

	Adopted Budget	Budget Actuals*
REVENUES		
City Tax Increment Revenue	\$1,363,800	\$1,363,828
County Tax Increment Revenue	\$939,300	\$961,628
Previous Year Cash Position	\$730,200	\$0
Interest on Investment	\$75,000	\$65,411
Miscellaneous Revenues	\$0	\$4,448
REVENUES TOTAL	\$3,108,300	\$2,395,315
EXPENDITURES		
Administrative Expenditures		
Employee Salary and Fringe Benefits	\$269,000	\$211,706
Contractual Services	\$10,000	\$0
Insurance	\$25,600	\$25,575
Audits and Studies	\$0	\$0
Printing and Publishing	\$1,000	\$245
Marketing	\$0	\$0
Advertising and Notices	\$10,000	\$2,300
Travel and Training	\$8,300	\$4,365
Rent/Lease Costs	\$0	\$0
Equipment (Other than Office)	\$0	\$0
Office Equipment and Furniture	\$0	\$1,916
Other Administrative Expenses	\$152,900	\$164,340
Subtotal Admin. Expenses	\$476,800	\$410,448
County Administrative Charge at 1.5%	\$14,100	\$14,424
(A) Total Admin. Expenses & County Charges	\$490,900	\$424,872
Operating Expenditures		
Employee Salary and Fringe Benefits	\$179,400	\$141,137
Contractual Services	\$142,000	\$135,362
Insurance	\$22,900	\$17,755
Audits and Studies	\$0	\$0
Printing and Publishing	\$0	\$0
Marketing	\$5,000	\$560
Legal Services/Court Costs	\$75,000	\$59,923
Architect/Engineer Fees	\$0	\$0
Land/Building Acquisitions	\$0	\$0
Previous Year Roll-Over PO's	\$0	\$126,419
Infrastructure Improvements	\$0	\$2,382,690
Building Construction and Improvements	\$675,000	\$343,595
Debt Service Payments	\$390,000	\$390,000
Assistance to Non-Profits	\$168,000	\$150,000
Public Safety	\$469,600	\$452,892
Other Operating Expenses	\$470,700	\$397,893
(B) Total Operating Expenses	\$2,597,600	\$4,598,225
(C) Reserve/Contingency	\$19,800	\$0
EXPENDITURES TOTAL (A+B+C)	\$3,108,300	\$5,023,097

* Not Audited



CAPITAL IMPROVEMENT PROJECTS

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

During Fiscal Year 2013, four (4) Capital Improvement Projects were completed at a total cost of \$3,133,700. The total amount budgeted for these projects was \$3.6 million. Project financing sources came from TIF Funds, in collaboration with other City departments. The Chart below shows the \$3.6 million distributed by area.

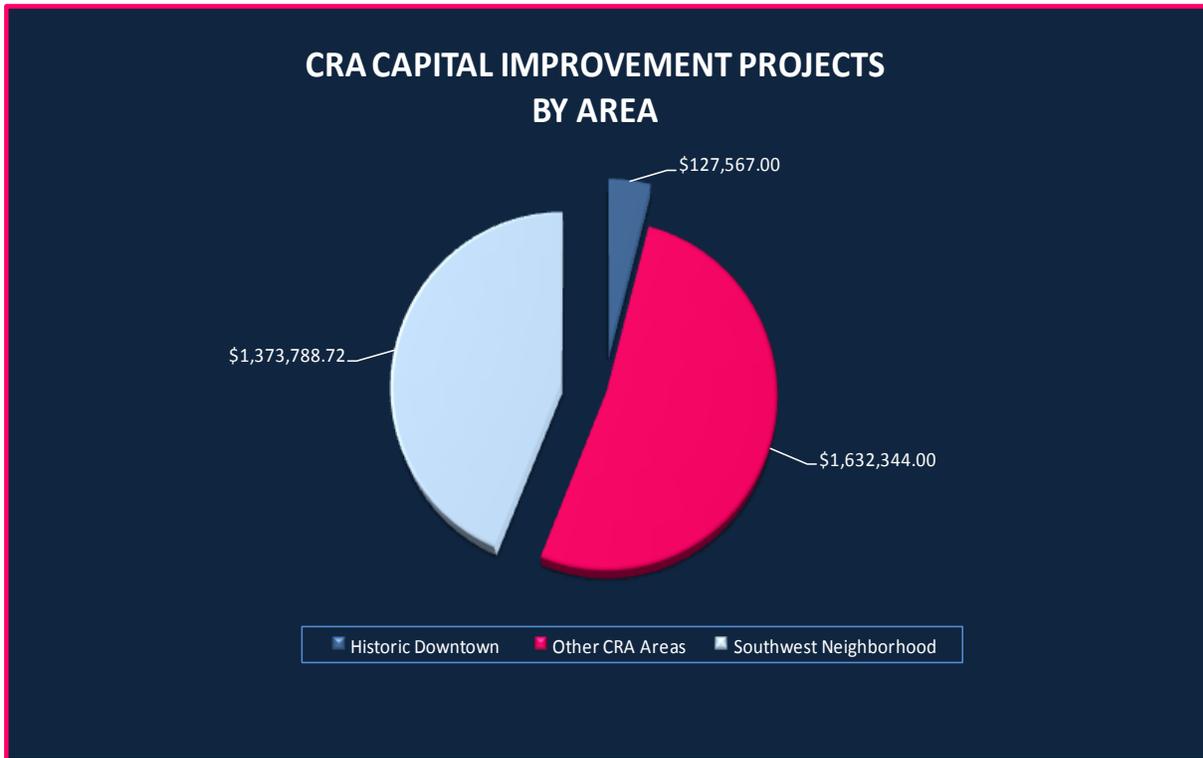


Figure 1 – CRA Capital Improvement Projects Breakdown for FY 2013

SEMINOLE THEATRE ROOF REPAIRS \$127,567



The CRA completed repairs of the existing roof at the Seminole Theater located at 25 West Mowry Drive in Downtown Homestead. The purpose of this job was to mitigate water penetration into the facility. The Scope of Service included: the removal of the existing roof system, installation of new roofing system (TPO single ply roofing membrane), stucco and waterproof existing parapet walls, parapet caps, scuppers, flashing, roof penetrations, waterproofing of exposed horizontal and vertical concrete and roof scuttle, and installation of miscellaneous connections to the roof drain system. Work was completed in April 2013.



BLAKEY PARK RENOVATIONS

\$403,471

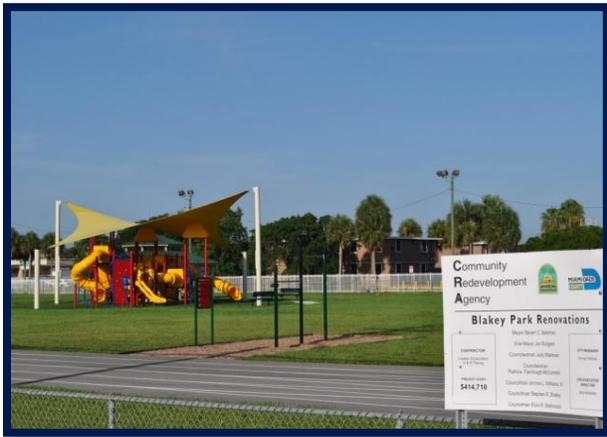
The Community Redevelopment Agency completed renovations to Blakey Park located at 600 SW 14th Avenue. Two new playgrounds were installed in the park, which for years held nothing but a running track. Also, two event pavilions with benches are now open for the community to rent for events or simply use as shelter from the sun. One of the most exciting new features at Blakey Park is the fitness stations, which offer residents exercise equipment with workout routine instructions.

BEFORE



BLAKEY PARK RENOVATIONS (Continued)

AFTER



WASHINGTON AVENUE – PHASE II
\$1,632,344

BEFORE



The CRA completed construction on Washington Avenue – Phase II (North Side) between N.E. 2nd Street and Campbell Drive. These street improvements were needed to enhance pedestrian safety and improve traffic conditions within the Downtown Area. The improvements included: the expansion of sidewalks, street drainage, new irrigation system, a new water main line, additional parking spaces, new street lighting, and new landscaping.



WASHINGTON AVENUE – PHASE II (Continued)

AFTER



The construction was completed on September 2013. This project has improved pedestrian safety and improves traffic conditions in the area. It has also increased the aesthetic of the street, added more parking spaces and increases the value of commercial properties in the area.



SW 4TH STREET IMPROVEMENTS \$970,317

BEFORE



The CRA completed street improvements on SW 4th Street between 6th Avenue and Redland Road. The Scope of Services included: new landscaping, new curbing, sidewalk repair, new crosswalks, light pole retrofitting, milling and repaving of the street.



SW 4TH STREET IMPROVEMENTS (Continued)

AFTER



The street improvements to SW 4th Street were completed in September 2013. This project has improved pedestrian safety and improves traffic conditions in the area. It has also increased the aesthetic value of the street.



CAPITAL IMPROVEMENT PROJECTS

The chart below (Figure 2) shows the efforts of the CRA Staff to complete the projects on or below budget. A total savings of \$466,300 was documented for the four (4) projects completed in FY 2013.

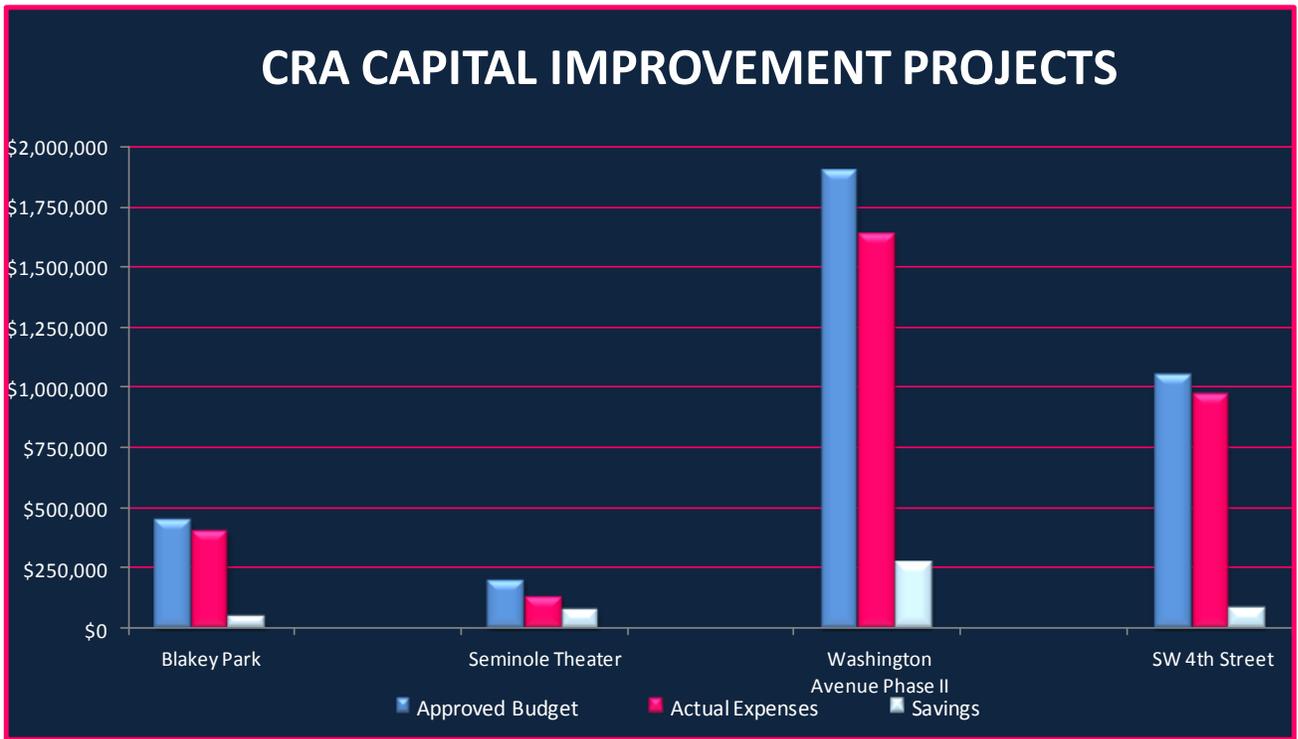


Figure 2 – CRA Capital Improvement Projects – Budget vs. Actual

RESIDENTIAL GRANT PROGRAMS

The CRA Residential Grant program has been operating effectively for three (3) years. The program was 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 (3) categories, Emergency Home Repair, Residential Façade, and Landscaping.

A total of \$203,048 in grant money was used to improve homes in the CRA district. This fiscal year, twenty-two (22) grants were awarded to residents to improve and beautify their houses. Eleven (11) Landscape, six (6) Façade, and five (5) Emergency Grants were distributed to continue the transformation of this community. For the second year in a row, the program has been a success. More and more residents are engaging with the CRA to renovate, modify and beautify their homes.



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 has three (3) categories of reimbursement 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

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 90% with a 10% match.

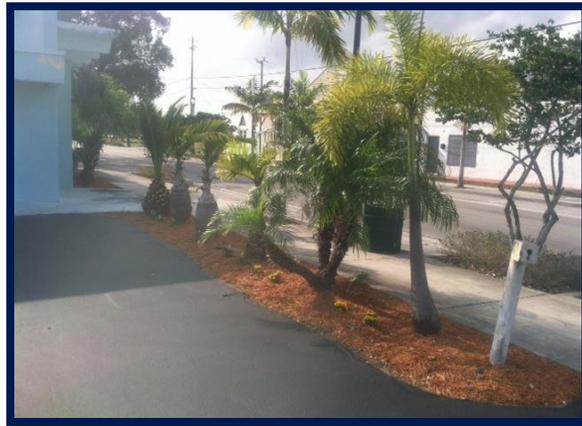
For FY 2012-2013 the CRA budgeted \$300,000 to assist businesses in the area to improve their exterior, fixed interiors and relocate to new facilities.

BEFORE



**COMMERCIAL ENHANCEMENT GRANT PROGRAM
(Continued)**

AFTER



NOT-FOR-PROFIT GRANT PROGRAM

Six percent (6%) of new CRA revenues was used to assist Not-for-Profit organizations that service CRA residents. A committee was appointed to review and examine the applications. After the review process, the Committee made recommendations to the Board to award the funds. Below is a list of organizations that participated in the program and the amounts that were awarded in FY 2012 - 2013:

NOT-FOR PROFIT ORGANIZATION	FINAL RECOMMENDATION
Art South	\$ 20,000.00
Fresh Start Family Services	\$ 10,000.00
Greater Miami Youth for Christ	\$ 35,000.00
Homestead Main Street	\$ 35,000.00
Le Jardin Community Center	\$ 20,000.00
South Dade Weed and Seed	\$ 20,000.00
We Count!	\$ 10,000.00
TOTAL	\$ 150,000.00

Below is a detailed description of the organizations and the programs funded.

ArtSouth

CRA funds contributed to continue and expand ArtSouth's Mission to enhance neighborhood growth through the cultivation of the arts, promoting the relationship between the arts and community revitalization. These funds supported the youth educational programs, guest artist lecture series, ArtSouth's monthly Second Saturday open-house, traveling fine arts shows, the rare permanent art collection, drumming circles, multi-ethnic arts festival, holiday events, films, musical/dance ensemble shows, traveling theater performances, children's concert series, special commemorative affairs and exhibition/collection events, community theater, live stage performance and various media outreach promotions in surrounding cultural arts facilities.

NOT-FOR-PROFIT GRANT PROGRAM (Continued)

Fresh Start Florida, Inc.

CRA funds were used to create a "drop-in" center that engages at-risk youth leading to reduced drop-out rates and increased college/career preparedness. Fresh Start currently receives an average of 25 referrals per month from local high schools, churches and families. Youth ages 15-21 may come to the drop-in center when they are not in school. At the Center, youth can access the computer lab to complete homework assignments, attend virtual school, conduct job searches, complete resumes, and research colleges and universities.

Greater Miami Youth for Christ

CRA funds were used to support day camps during the summer that provided lunch, daily fun activities, a special week of performing arts camp, a football league with a neighborhood tournament, two (2) week-long camping trips, and weekly local service projects for teens in the community. Also, it funded the after school and evening programs for at risk, low-income teenagers in the southwest community of Homestead.

Homestead Main Street

Homestead Main Street is a community leader in the preservation, restoration and economic development of the Historic Downtown core. The requested funds were used to assist the efforts to engage the community in the Historic Downtown District, and attract new businesses that will assist in the revitalization efforts.

Le Jardin Community Center

CRA funds were used to continue providing exceptional service and adequate recreational environment for children in the community by replacing a worn-out playground in their facility located at 107 SW 8th Street.



NOT-FOR-PROFIT GRANT PROGRAM (Continued)

South Dade Weed and Seed

CRA funds were used to implement a Mentoring Program for young men and young women in the 6th through 12th grades, specifically aimed at the youth who live or attend school within the CRA area. The program seeks to foster academic success and personal responsibility to approximately 20 female and 20 male youth.

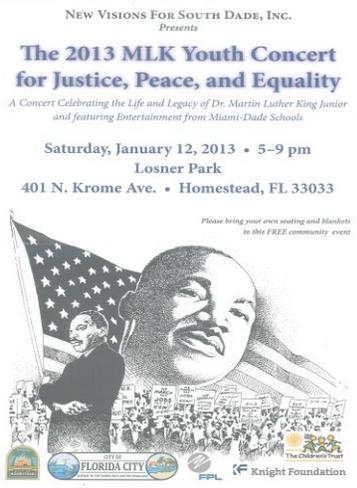
We Count!

CRA funds were used to promote the preservation and growth of Latino owned small businesses in Downtown Homestead, the integration of Latino immigrants, and the celebration of immigrant cultures and contributions to the community.



Figure 3 – Not-for-Profit Organizations Distributions of Funds

COMMUNITY EVENTS



As part of the Martin Luther King Jr. Holiday Festivities, the CRA presented a Youth Concert at Losner Park on January 12, 2013. On January 13, 2013, the CRA presented the traditional Movies in the Park event at Blakey Park. Residents and visitors enjoyed a pizza dinner and watched the movie with their families.

The CRA joined the City of Homestead in honoring our troops partnering for the Military Appreciation Day celebrated on Labor Day weekend. People from all over South Florida came to Historic Downtown Homestead and Losner Park on Saturday, May 25th to pay tribute to our Military Men and Women during the



second annual Military Appreciation Day in Homestead. The event successfully attracted thousands of civilians and military personnel and their families who enjoyed family fun with live music, dance performances, food trucks, rides, bounce houses, military displays and demonstrations.

COMMUNITY EVENTS

This year, the CRA partnered with Main Street for four (4) “Al Gusto” Festivals, a “Dinner and a Movie”, one Antique Car Show and a Hispanic Heritage Celebration. These events took place along Krome Avenue and Losner Park in the Homestead Historic Downtown District. Music, dance performances and food trucks were part of the events. Children played in the “Kids Zone” and jumped in bounce houses, while adults had the opportunity to support local vendors.



CRA SUMMARY OF EXPENSES FY 2013 – 2014

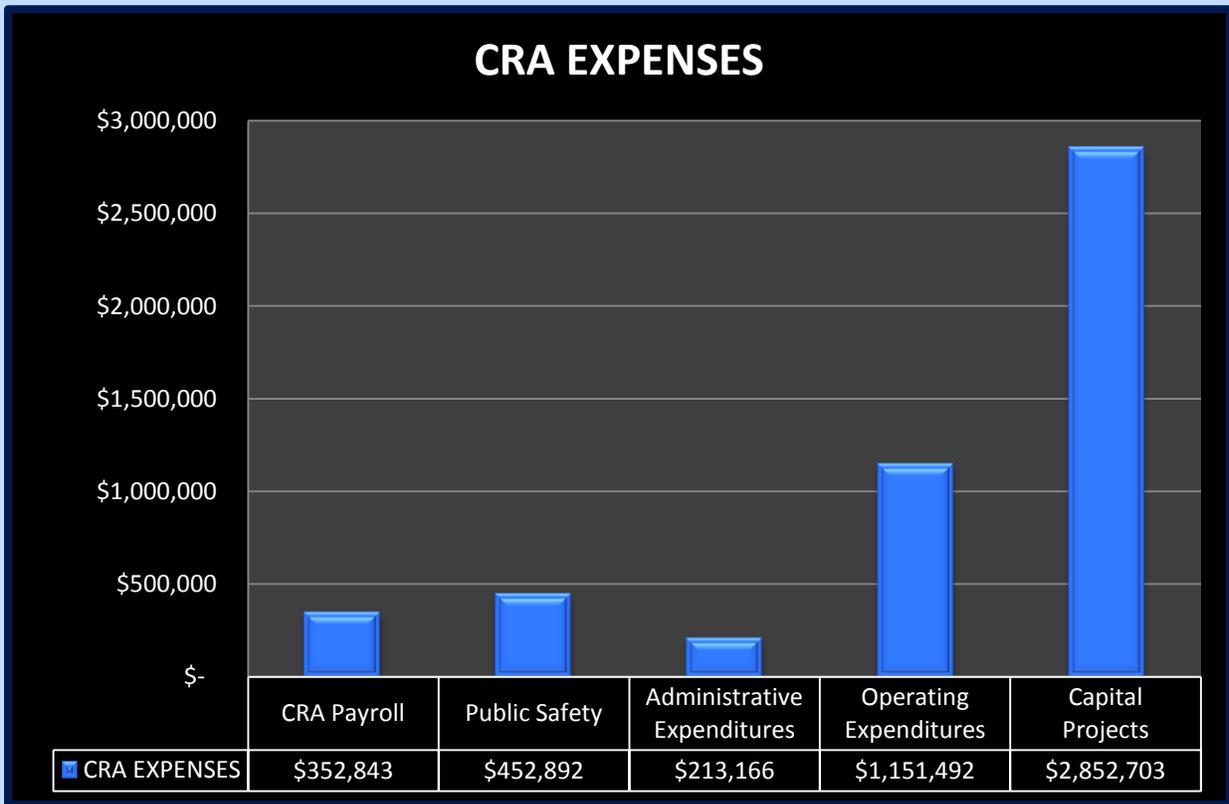


Figure 4 – CRA Summary of Expenses

CRA COMMITTEE MEMBERS

The CRA wishes to recognize the outstanding job done by the South West Advisory Committee (SWAC) and the Not-for-Profit Organizations Committee. Thank you so much for taking time out of your busy schedules to help us with the review and approval of applications for our Grant Programs.

SOUTH WEST ADVISORY COMMITTEE (SWAC)		
NAME	TERM	
Lawanda Bragg - Resident	Appointed: June 20, 2012	Expires: June 20, 2014
Fred Byrd - Resident	Appointed: June 20, 2012	Expires: June 20, 2014
Dwight Lee - Resident	Appointed: June 20, 2012	Expires: June 20, 2014
Audelia Martinez - Resident	Appointed: June 20, 2012	Expires: June 20, 2014
Kevin Myles - Resident	Appointed: June 20, 2012	Expires: June 20, 2014
Atravius Smith - Resident	Appointed: June 20, 2012	Expires: June 20, 2014

NOT-FOR-PROFIT ORGANIZATIONS COMMITTEE		
NAME	TERM	
Kametra Driver - Resident	Appointed: May 10th, 2011	Expires: Until Sunset
Karin Gerardin - Business Owner	Appointed: May 10th, 2011	Expires: Until Sunset
Hugh Hudson - Resident	Appointed: May 10th, 2011	Expires: Until Sunset
Michael Meikle - Business Owner	Appointed: May 10th, 2011	Expires: Until Sunset
Michele Pedersen - Business Owner	Appointed: May 10th, 2011	Expires: Until Sunset







Blakey Park Grand Re-Opening
600 SW 14 Avenue Homestead, FL
Saturday, March 16
11:00 am

Ribbon Cutting Ceremony
2 New Playgrounds
2 New Pavilions
New Fitness Stations



Ribbon C...
...ony & Refreshments!





Community Redevelopment Agency

212 NW 1st Avenue

Homestead, Florida 33030

(305) 224-4480