

THE CITY OF **HOMESTEAD** FLORIDA

**COMMUNITY  
REDEVELOPMENT  
AGENCY**



**FISCAL YEAR 2013-2014  
ANNUAL REPORT**

*Enhancing Our Community*

# CITY OF HOMESTEAD

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# COMMUNITY REDEVELOPMENT AGENCY

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# OVERVIEW



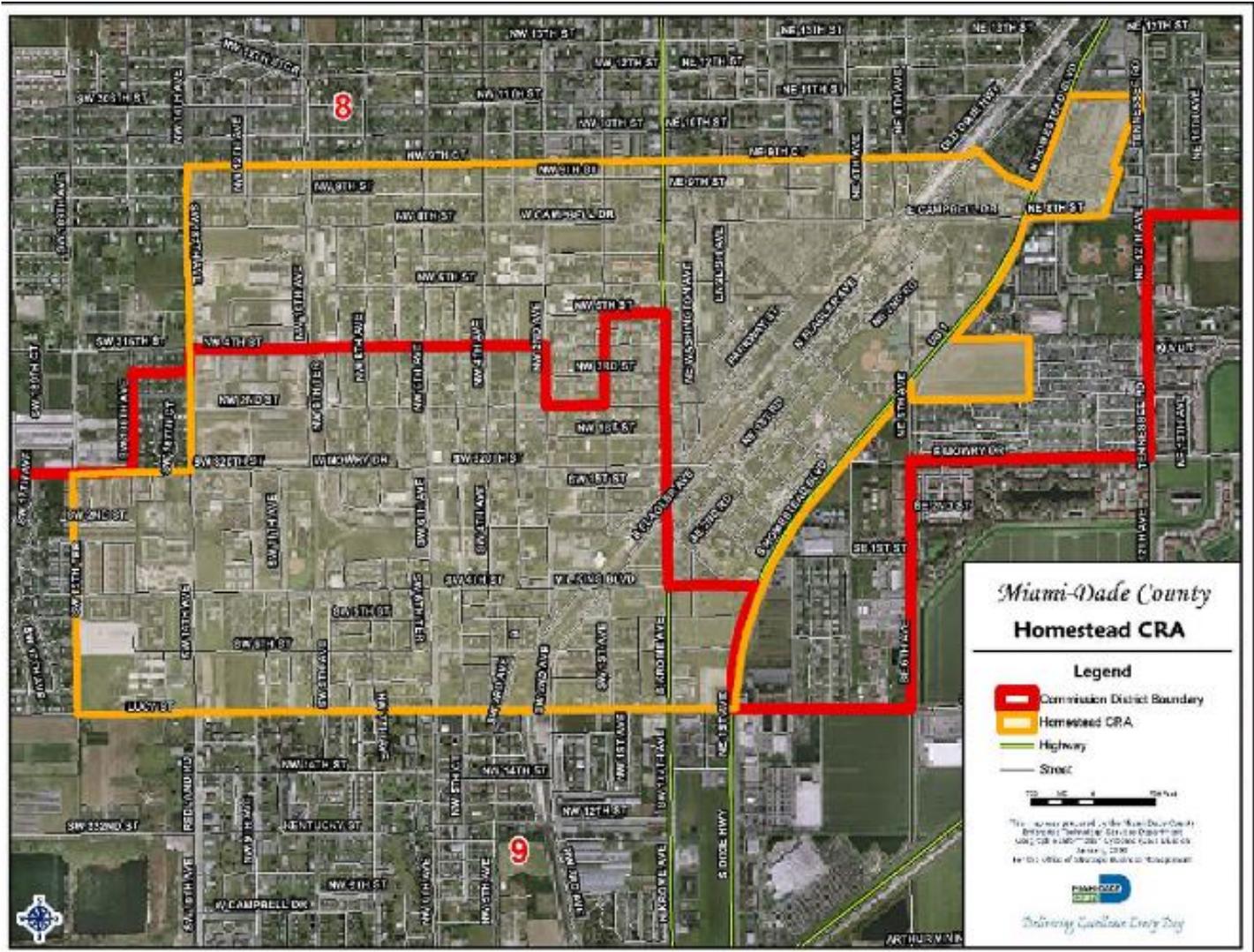
The City of Homestead is the second oldest city in Miami-Dade County. We are a proud community whose continuing accomplishments makes Homestead an increasingly desirable place to live, work and raise a family. The City of Homestead maintains a unique “small town” atmosphere with all the urban amenities.

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 2014 (October 1, 2013 – September 30, 2014).

## 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.



## 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 1<sup>st</sup> Street and South Miami Dade Busway on the south to NW 4<sup>th</sup> 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 4<sup>th</sup> Street, comprises of two distinct sections, the heavily commercial/industrial area on the north side and the residential communities in the south.

**C  
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**Jeff Porter  
Chairman**



**Stephen R. Shelley  
Vice Chairman**



**Patricia Fairclough  
Board Member**



**Elvis R. Maldonado  
Board Member**



**Jon Burgess  
Board Member**



**Judy Waldman  
Board Member**



**Jimmie L. Williams III  
Board Member**

## CRA ACTUAL BUDGET Fiscal Year 2013 – 2014

	Adopted Budget	Budget Actuals*
<b>REVENUES</b>		
City Tax Increment Revenue	\$990,200	\$990,237
County Tax Increment Revenue	\$801,400	\$801,433
Previous Year Cash Position	\$810,400	\$623,229
Interest on Investment	\$50,000	\$61,295
Miscellaneous Revenues	\$0	\$43,548
<b>REVENUES TOTAL</b>	<b>\$2,652,000</b>	<b>\$2,519,742</b>
<b>EXPENDITURES</b>		
<b>Administrative Expenditures</b>		
Employee Salary and Fringe Benefits	\$231,100	\$214,778
Contractual Services	\$5,000	\$0
Insurance	\$17,900	\$22,972
Audits and Studies	\$0	\$0
Printing and Publishing	\$500	\$372
Marketing	\$0	\$0
Advertising and Notices	\$9,000	\$1,173
Travel and Training	\$8,300	\$4,670
Rent/Lease Costs	\$4,000	\$3,801
Equipment (Other than Office)	\$0	\$0
Office Equipment and Furniture	\$6,000	\$3,140
Other Administrative Expenses	\$127,100	\$126,287
<b>Subtotal Admin. Expenses</b>	<b>\$408,900</b>	<b>\$377,193</b>
County Administrative Charge at 1.5%	\$12,000	\$12,022
<b>(A) Total Admin. Expenses &amp; County Charge:</b>	<b>\$420,900</b>	<b>\$389,215</b>
<b>Operating Expenditures</b>		
Employee Salary and Fringe Benefits	\$154,200	\$143,185
Contractual Services	\$152,000	\$202,709
Insurance	\$26,800	\$26,850
Audits and Studies	\$0	\$0
Printing and Publishing	\$0	\$0
Marketing	\$5,000	\$360
Legal Services/Court Costs	\$75,000	\$36,914
Architect/Engineer Fees	\$0	\$0
Land/Building Acquisitions	\$0	\$0
Previous Year Roll-Over PO's	\$0	\$0
Infrastructure Improvements	\$0	\$0
Building Construction and Improvements	\$430,000	\$369,223
Debt Service Payments	\$376,000	\$376,000
Assistance to Non-Profits	\$100,000	\$100,000
Public Safety	\$472,500	\$476,367
Other Operating Expenses	\$408,100	\$400,014
<b>(B) Total Operating Expenses</b>	<b>\$2,199,600</b>	<b>\$2,131,621</b>
<b>(C) Reserve/Contingency</b>	<b>\$31,500</b>	<b>\$0</b>
<b>EXPENDITURES TOTAL (A+B+C)</b>	<b>\$2,652,000</b>	<b>\$2,519,742</b>

\* Not Audited

## PLANNING FOR THE FUTURE

The Community Redevelopment Agency completed various studies for future development in the Historic District. Last August 21, the City of Homestead Mayor and Council officially broke ground on Homestead's New City Hall located on Washington Avenue. Over a hundred people were in attendance to celebrate the first of many sweeping changes that will revitalize the Downtown Historic District for future generations.

In preparation for the future development of the area, the CRA completed surveys, appraisals and costs studies on various properties. This include surveys and appraisals for the future expansion of Losner Park. In addition, the CRA contracted consultant services for the renderings and conceptual design for a parking garage in Krome Avenue.



**NEW CITY HALL**



**NEW PARKING GARAGE**



**SEMINOLE THEATRE**



**NEW POLICE STATION**

## RESIDENTIAL GRANT PROGRAM

The Residential Grant Program was developed to provide low and moderate income, single-family residents with the financial assistance needed to make necessary home improvements and enhance the appearance of their homes.

A total of \$21,600 in grant money was used to improve homes in the CRA district. This fiscal year, five (5) grants were awarded to residents to improve and beautify their houses. Four (4) of these were Emergency Grants. This is our third year and, the program continues to be a success.

**BEFORE**



**AFTER**



## MULTIFAMILY GRANT PROGRAM

The Multi-Family Grant Program was developed to provide multi-family building owners that lease to low-and-moderate-income families the financial assistance needed to make necessary building improvements and enhancements to the appearance of these buildings.

A total of \$31,072 in grant money was used to improve residential buildings within the CRA district. Four (4) grants were awarded to improve the conditions of these residents. Part of the improvements were: installation of air conditioner, new impact windows, replacement of doors, installation of fence, exterior paint, installation of exterior lights and, installation of new plumbing.

**BEFORE**



**AFTER**



## COMMERCIAL GRANT PROGRAM

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.

This fiscal year, the CRA awarded twelve (12) commercial grants and a total of \$260,000 in grant monies were used to help businesses in the CRA to improve or rehabilitate their properties.

### NEW SIGNAGE



### STUCCO & PAINT



**COMMUNITY EVENTS**



Once again the CRA joined the City of Homestead in honoring our troops partnering for the third annual Homestead Military Appreciation Day celebrated on Saturday, May 17, 2014. The event successfully attracted thousands of civilians and military personnel and their families who enjoyed family fun, live music, dance performances, food trucks, rides, bounce houses. The event was also an exceptional military display with military vehicles, weaponry not often accessible to the public, and military demonstrations.

**Homestead Main Street  
Presents The Second Annual  
Fabulous Food and Fashionable Fido's Dog Show**  
Saturday, February 8, 2014 6-10 p.m.

Homestead Main Street  
Losner Park  
104 N Krome Ave  
Saturday, February 8, 2014  
6:00 pm to 10pm

Main Street Dog Show  
Categories  
Enter your Fido into one or all  
the categories

1. Cutest Puppy
2. Prettiest Lady
3. Handsomest Fella
4. Waggiest Tail
5. Owner Look Alike
6. Best Costume
7. Scruffiest Mutt
8. Judge's Favorite

\$5 registration fee for each  
category when you register  
before February 8  
\$7 Registration fee on February 8

Registration forms are  
available online  
[www.homesteadmainstreet.com](http://www.homesteadmainstreet.com)

Gift Vendors  
Fabulous Food Trucks &  
Participating Restaurants

Sponsored by:

During 2014, the CRA partnered with Homestead Main Street for four (4) Community Events at Losner Park. "Christmas in Losner Park", "Dinner and Movie in the Park", "Easter Car Show" and "Dog Show". Music, dance performances, competitions, food and games were part of the events.



As part of the Martin Luther King Jr. Holiday Festivities, the movie "Despicable Me II" was shown at Blakey Park. Around 50 kids between 4 to 10 years of age enjoy the event sponsored by the CRA.



Artsouth celebrated their thirteen (13th) anniversary. During the Anniversary Weekend celebration the CRA sponsored “Tuneful Tales”. This event was dedicated to the children and included a concert with six (6) musicians, a painting party for twenty-five (25) guests and, a clay workshop provided by ceramist Duvier Arias.



Also, the Homestead CRA was a sponsor of the Redland Tropical Garden’s Tropical Cornucopia Farm and Garden Show celebrated last November 2013. A day with music, fashion show, plants and lots of fun took place in the Historic Downtown District.

**Tropical Cornucopia<sup>SM</sup>**  
**FARM AND GARDEN SHOW**

South-Dade's Free Family-Friendly Smart Growth Sustainable Signature Event!  
**NOVEMBER 2<sup>nd</sup> and 3<sup>rd</sup> from 10am-5pm**

- 10 World-Class Garden Designs
- Children's Fantasy Garden
- "Di Vine" The Living Vine
- Harpist Roberto Perera
- Garden Fashion Show by Ann Marie's
- Garden, Green & Farmer's Marketplace

**HOMESTEAD HISTORIC DOWNTOWN DISTRICT**  
**Information: 305-247-2016 or [redlandtropicalgardens.org](http://redlandtropicalgardens.org)**

*Ride Green with Miami-Dade Transit "We'll Take You There"  
 Visit [www.miamidade.gov/transit](http://www.miamidade.gov/transit)*

## SUPPORT TO NOT-FOR-PROFIT ORGANIZATIONS

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 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 2013 - 2014:

<i>NOT-FOR-PROFIT ORGANIZATION</i>	<i>FINAL RECOMENDATION</i>
Homestead Main Street	\$ 35,000.00
Greater Miami Youth for Christ KIX Homestead	\$ 30,000.00
Miami Bridge Youth and Family Services	\$ 20,000.00
Community Coalition of South Dade	\$ 15,000.00
TOTAL	\$ 100,000.00



**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.

**Greater Miami Youth for Christ KIX Homestead**

CRA funds will be used to begin a new middle school after care program for up to 20 students from Homestead Middle School. It will also be used to enhance the high school program and to add a performing art program.

**Miami Bridge Youth and Family Services**

CRA funds will be used for building improvements to the facility located at 326 NW 3rd Avenue, Homestead. The work includes renovations to the boys and girls bathrooms.

**Community Coalition of South Dade**

CRA funds will cover infrastructure improvement to the property at 890 SW 4th Street, Homestead. The work includes pavement of parking lot and a security galvanized picket fence around the property. The program foster around 40 youth.



*Community Redevelopment Agency*

212 NW 1<sup>st</sup> Avenue

Homestead, Florida 33030

(305) 224-4480