ANNUAL REPORT

SOUTHEAST OVERTOWN/
PARK WEST COMMUNITY
REDEVELOPMENT
AGENCY

2017

CREATING
OPPORTUNITIES
FOR COMMUNITY
EMPOWERMENT

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MESSAGE FROM THE DIRECTOR

On behalf of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA"), we are pleased to submit the Annual Progress Report and Financial Statements for the Fiscal Year ending September 30, 2017. The CRA is committed to preventing and eliminating the conditions that cause slum and blighted areas within the Overtown and Park West communities. Just as significant, the CRA also is committed to leveraging its public funds to attract private investment to the Redevelopment Area in furtherance of its community redevelopment mission. As depicted in this 2017 Annual Report and under the direct leadership of the CRA Board of Commissioners ("CRA Board"), Overtown is clearly emerging from social and economic distress and Park West is being transformed into a regional impact center.

In Fiscal Year 2017 (FY 2017) the CRA has undertaken measurable efforts to revitalize the Redevelopment Area. Most notable is the continued commitment to provide access to affordable housing while improving the housing conditions in Overtown. In FY 2017, the CRA commenced the renovation and rehabilitation of 116 town-house style units at Town Park Plaza South and continued to invest in the rehabilitation of another 169 housing units at nearby Town Park Plaza North. These two affordable housing rehabilitation projects align with the CRA's goals to preserve affordability while enhancing the quality of life of residents within the Redevelopment Area.

Also during FY 2017, the CRA focused on the re-emergence of Overtown as a cultural and entertainment destination. The CRA awarded construction grants to restaurants Lil Greenhouse Grill and People's Bar-B-Que, with the objective of expanding and attracting new restaurants and businesses to the Redevelopment Area. Steps away from the Historic Lyric Theater, the Marcus Samuelsson Development Group is expanding its internationally recognized "Red Rooster" restaurant and entertainment venue to Overtown.

Despite the noted progress, more has to be done. When compared to surrounding communities, poverty, crime and health disparities still persist within Overtown. The CRA accepts that the proven method to addressing poverty, crime and other social conditions in Overtown is to provide good paying job opportunities, accessible affordable housing and to foster safe neighborhoods. In furtherance of that approach, in FY 2017 the CRA awarded grants to the : Overtown Beautification Team, the Hospitality and Culinary Institute, the FACE Summer Youth Employment Program and Suited for Success, all community based organizations that provided job training and placement programs to Overtown residents.

Also in FY 2017, the CRA began the important process of collecting data and analysis to support extending the life of the CRA from 2030 to year 2042. This extension, if approved, will allow the CRA to continue with its community redevelopment activities including the development and, or rehabilitation of much needed affordable housing for low and moderate-income families.

Looking ahead, I am confident that the Redevelopment Area will continue to emerge from the social and economic conditions that have resulted in slum and blight areas. More significantly, the Overtown and Park West communities will continue to be transformed into the best places to eat, live, work and play.

Cornelius Shiver, Esq.
Executive Director

CRA BOARD OF COMMISSIONERS

CHAIRPERSON

Keon Hardemon

Commissioner, District 5

VICE-CHAIRPERSON

Wifredo "Willy" Gort

Commissioner, District 1

BOARD MEMBER

Ken Russell

Commissioner, District 2

BOARD MEMBER

Frank Carollo

Commissioner, District 3

BOARD MEMBER

Manolo Reyes

Commissioner, District 4

INTRODUCTION

3-D DIMENSIONAL RENDERING OF OVERTOWN

ABOUT THIS REPORT

This Annual Report is prepared in accordance with Section 163.356(3), Florida Statutes, which prescribes that on or before March 31st of each year the CRA Annual Report must be published and include the CRA's activities for the preceding fiscal year, including a financial statement setting forth the CRA's assets, liabilities, income and operating expenses for the reported fiscal year.

CRA PURPOSE & MISSION

The CRA is one of three community redevelopment agencies within the boundaries of the City of Miami. Pursuant to the Community Redevelopment Act of 1969, the CRA was created to undertake activities and projects that would eradicate conditions of slum and blight.

The mission is to enhance the quality of life of residents within the Redevelopment Area by expanding the tax base, creating job opportunities, promoting dynamic economic growth and fostering safe neighborhoods. In furtherance of this mission, the CRA has implemented a variety of new development and redevelopment undertakings, mainly to increase accessibility to quality affordable housing for residents of low and moderate income.

FINANCING REDEVELOPMENT =IMPROVEMENTS

The CRA is funded through a unique financing tool called Tax Increment Revenues, which earmarks a specific portion of property tax dollars collected by its taxing authorities (City of Miami, Miami Dade County and the Children's Trust) for reinvestment in the Redevelopment Area. In turn, the CRA utilizes these funds for projects and undertakings identified in the CRA redevelopment plan. In FY 2017, the CRA's total budget allocation was $48,708,155 of which $18,314,445 were collected in ad valorem revenues.

THE CRA'S INVESTMENT IN AFFORDABLE HOUSING

Since its inception, the CRA has increased affordable housing within the Redevelopment Area by utilizing a multi-faceted approach that includes the development of new affordable housing as well as the renovation and rehabilitation of existing housing units. In 2014, the CRA Board approved the issuance of a $60 million bond to be used to fund the construction and/or rehabilitation of six affordable housing projects in Overtown. The six approved affordable housing bond projects included, the Plaza at the Lyric, Island Living, Courtside Apartments, St. John Apartments, and the rehabilitation of two existing Town Park housing communities. These six aforementioned projects were a direct outcome of visionary leadership and the CRA's collaboration with the private sector. The CRA's funding has leveraged an additional $76.4 million in outside investment. The CRA has 2,851 housing units that have been completed, in construction progress and, or in the planning and permit stages.

COMPLETED AFFORDABLE HOUSING PROJECTS

THE PLAZA AT THE LYRIC

ISLAND LIVIING APARTMENTS

THE PLAZA AT THE LYRIC

The Plaza at the Lyric is located at 919 NW 2nd Avenue. The mixed-use development consists of 158 affordable housing units with one, two and three bedroom apartments and 8,000 square feet of ground floor commercial space along a portion of NW 2nd Avenue and the 9th Street Pedestrian Mall. Amenities include a large function room, computer lab with a library, a state of the art fitness center, laundry facilities, playground and parking garage. The total cost of construction was $40.2 million. **CRA Investment: $17 million**

ISLAND LIVING APARTMENTS

Island Living Apartments is located in the heart of the Overtown Commercial Corridor at 1201 NW 3rd Avenue. The development, consists of an eight story building with 70 affordable housing units with one, two and three bedroom apartments and 5,000 square feet of commercial space. The development also features a playground area for children, green space and parking garage. Atlantic Pacific Communities and Palmetto Homes of Miami Inc. developed the property. The total cost of construction was $14.2 million.
CRA Investment: $9 million

COURTSIDE APARTMENTS

COURTSIDE APARTMENTS

Courtside Apartments is located adjacent to the Culmer Center at 1699 NW 4th Avenue. The development consist of 84 affordable housing units with one, two and three bedroom apartments. The Housing Trust Group and former retired Miami Heat player Alonzo Mourning developed the property. The total cost of construction was $23.9 million.
CRA Investment: $7.5 million

ONGOING AFFORDABLE HOUSING PROJECTS

ST. JOHN APARTMENTS

ST. JOHN APARTMENTS

St. John Apartments is located at 1327 NW 3rd Avenue. Once completed, the development will consist of 90 affordable housing units with one, two and three bedroom apartments and 8,000 square feet of commercial space; to house a daycare. Additional amenities include a community room, computer lab, library, playground and a parking garage. St. John Community Development Corporation and Boston Capital are developing the property. The total cost of construction is $25.1 million. **CRA Investment: $10 million**

AFFORDABLE HOUSING REHABILTATION PROJECTS

TOWN PARK PLAZA NORTH

Town Park Plaza North is one of the oldest and largest multi-family housing developments in Overtown. The aging buildings have suffered from years of deteriorating physical conditions. In addition, unit owners have suffered from high water bills and exorbitant association fees due to shared water and electrical meters.

In an effort to improve the quality of life for residents, the CRA Board approved a grant to Town Park Plaza North Association for the renovation and rehabilitation project on October 24, 2013 and September 30, 2014. This major project includes the total gut rehabilitation of 169 condominium units in 20 buildings, the design and construction of new water and sewer utilities, and site work across the entire complex. To date, all 169 units received new metal roofs and high impact windows and doors. The second phase of the project is underway, and includes the interior gut rehabilitation and renovation of all units. The third phase will include the installation of new sidewalks and landscaping. The Town Park Plaza North Rehabilitation project is being performed by Mastermind Construction, Inc., in partnership with the Town Park Plaza North Association. **CRA Investment: $15 million**

TOWN PARK NORTH IMPROVEMENTS

TOWN PARK VILLAGE NO. 1

On May 22, 2017, the CRA Board approved funding for pre-construction/assessment services related to determining the cost to rehabilitate 147 apartments at Town Park Village No. 1 (Town Park Village). Town Park Village is a HUD cooperative housing complex, located at 1680 NW 4th Avenue in Overtown. The aging buildings were constructed in 1970 and have suffered from longstanding deferred maintenance, structural, plumbing and electrical problems. The selected contractor, Cazo Construction, Corp., is commencing these services; which include an assessment of the property, design and engineering services, and developing a relocation and construction plan. **Initial CRA Investment: $570,000**

TOWN PARK SOUTH
IMPROVEMENTS

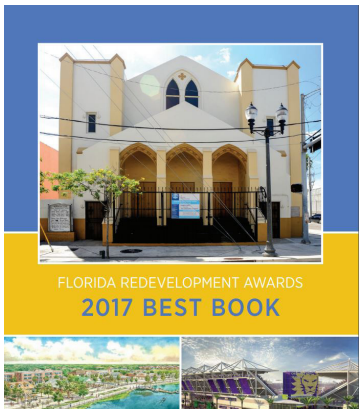
TOWN PARK SOUTH
GROUNDBREAKING

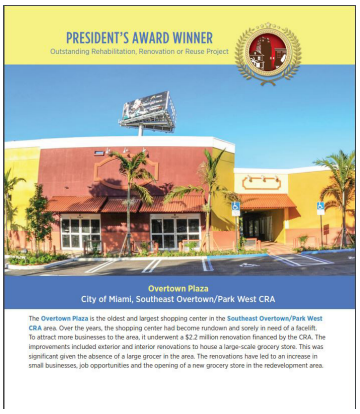
TOWN PARK PLAZA SOUTH

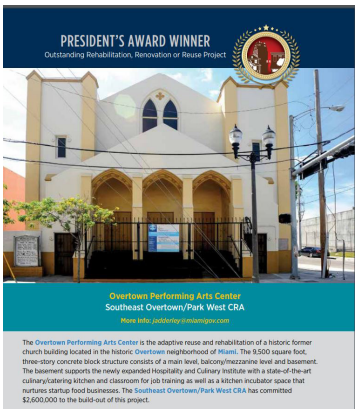
On May 31, 2017, the CRA joined community leaders, local residents and H.A. Contracting Corp., to break ground on the Town Park Plaza South Rehabilitation Project. The ceremony marked the start of renovations at the multi-family housing development. The CRA funded project entails the total gut rehabilitation of 116 town-house style units in 17 buildings with interior and exterior improvements.

Town Park Plaza South is a HUD cooperative housing complex located in Overtown. Originally constructed in 1971, the aging buildings have suffered from longstanding deferred maintenance, structural, plumbing and electrical problems. The buildings also need its 40 year re-certification. In an effort to improve the quality of life for residents, the CRA Board approved a grant to Town Park Plaza South for the major renovation and rehabilitation project on June 26, 2015 and July 26, 2016. The Town Park Plaza South Rehabilitation Project is being performed by H.A. Contracting Corp. in partnership with the Town Park Plaza South Inc. Board of Directors.
CRA Investment: $13.5 million

STATE-WIDE RECOGNITION OF THE CRA







CRA NAMED WINNER OF PRESIDENT'S AWARD SECOND YEAR IN A ROW

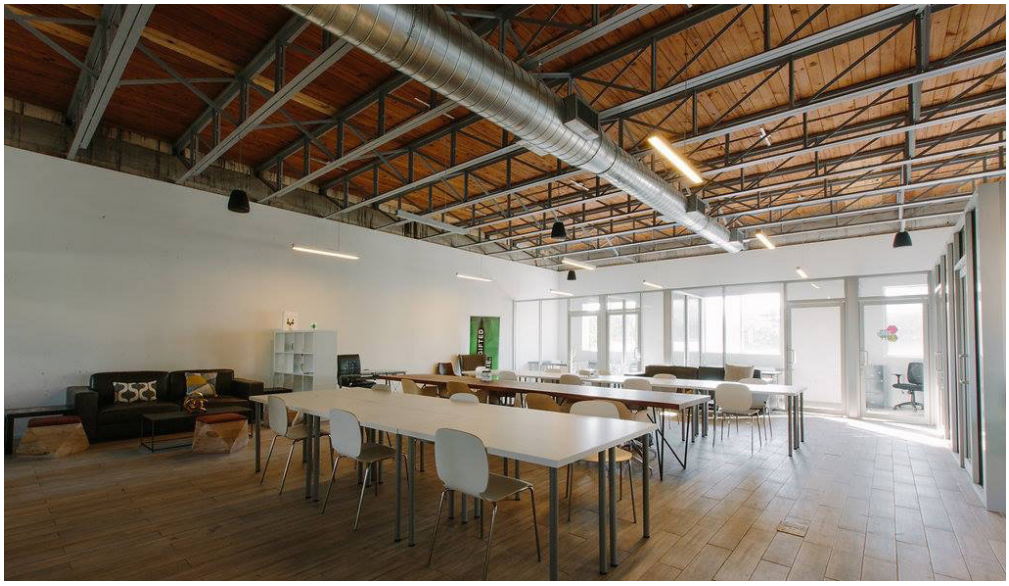
The successes of the CRA has been recognized by The Florida Redevelopment Association (FRA) for the agency's outstanding achievements and best practices in community redevelopment. For the past two years, the FRA has presented the CRA with two President's Awards; the first award for the adaptive reuse of the Overtown Performing Arts Center and the second award for the renovations at the Overtown Shopping Plaza, which resulted in the opening of a neighborhood grocery store after decades of being labeled a food desert.

THE CRA'S INVESTMENT IN ECONOMIC DRIVEN PROJECTS

Economic Development is essential to the CRA's revitalization strategy. The CRA focused on leveraging its assets to attract private investment in furtherance of establishing Overtown as a cultural and entertainment destination. These efforts entailed the support and enhancement of existing businesses and the attraction of new businesses that will provide needed services, and economic opportunities.

In FY 2017, the CRA awarded grants to Lil Greenhouse Grill Restaurant, and Urban Wear Store, Suite One Ten to expand economic opportunities within the Redevelopment Area. In addition to assisting local businesses, the CRA was successful in leveraging its resources to attract new businesses such as, the TRIBE Co-Work & Urban Innovation Lab. Additional businesses slated to open in the future include, a restaurant owned by renowned chef Marcus Samuelson and the Harlem Square Supper Club. Large scale developments such as: 3 Miami Central, Lyric Point and Miami World Center are also completed or underway.

COMPLETED ECONOMIC DRIVEN PROJECTS



A SPACE CALLED TRIBE

THE TRIBE CO-WORK & URBAN INNOVATION LAB

On May 22, 2017, the CRA Board approved a grant to Code Fever Miami, Inc., to open the TRIBE; an entrepreneurial innovation resource hub for startup businesses. The co-working space is located in a renovated historic building formerly known as the New Providence lodge at 937 NW 3rd Avenue. Members have daily access to offices, a shared desk space, conference rooms, printers, Wi-Fi and a Kitchen. CRA grant funding was utilized for the design, renovation and retrofitting of identified workspaces in the 8200 square foot building. The total build out cost of the TRIBE was approximately $1 million of which The Simpkins Charitable Foundation contributed $650,000. **CRA Investment: $352,000**

LIL GREENHOUSE GRILL

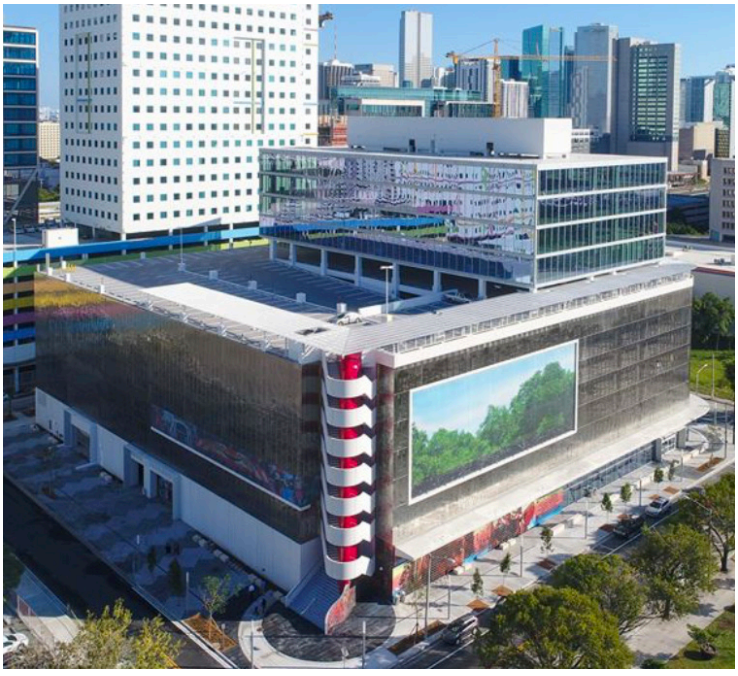
On May 22,2017, the CRA Board approved a grant to Lil GreenHouse Grill, LLC to assist with opening a restaurant at 1300 NW 3rd Avenue. The owners, Chef Karim Bryant and Nicole Gates previously operated a food truck and concession stand at the nearby Gibson Park. CRA grant funding was utilized to assist with the build-out of the space and kitchen equipment. Lil GreenHouse Grill opened in March 2017. Since opening, the restaurant has become a popular destination for residents and visitors. Patrons can enjoy a variety of smoked, grilled and freshly prepared seafood, barbecue, salads, sandwiches and more. **CRA Investment: $50,000**

SUITE ONE TEN URBAN WEAR

On May 13, 2016, the CRA Board approved a grant to local business owner and Overtown native, Ultrina Harris to lease and operate a commercial space at the Overtown Shopping Plaza in unit 110. CRA funding was utilized to assist with interior improvements for build-out and for equipment and fixtures. The premier clothing store opened in November 2017 and offers the latest in men fashion trends.
CRA Investment: $92,000

LIL GREENHOUSE GRILL

SUITE ONE TEN GRAND OPENING


3MIAMICENTRAL

THE DEVELOPMENT OF BLOCK 56: 3 MIAMICENTRAL

On June 17, 2013, the CRA issued a Request for Proposals (RFP) No. 13-002 for the development of Block 56. Block 56 is located on CRA provided land at 161 NW 6th Street. On September 12, 2013, the CRA Board approved All Aboard Florida Stations, LLC (or its affiliate) as the developer of Block 56. Thereafter, the CRA entered into a development agreement for the site.

All Aboard Florida's development on Block 56, 3Miami Central is complete. The large scale commercial development serves as the headquarters of the express railway service Brightline. The 12- story building consist of 33,161 square feet of commercial / retail space on the ground floor, nearly 97,000 square feet of office space and a garage to park 1,096 vehicles. 3 MiamiCentral was completed in December 2017.

ONGOING ECONOMIC DRIVEN PROJECTS

PEOPLE'S BAR-B-QUE

PEOPLE'S BAR-B-QUE

On December 29, 2014, the CRA Board approved a grant to renovate People's Bar-B-Que Restaurant, located at 360 NW 8th Street. The popular eatery, known best for its succulent barbecue ribs and down home southern cooking, has been a staple in Overtown for decades. Prior to renovations, the aging building had been in need of significant repair and rehabilitation. CRA grant funding was utilized for full interior and exterior renovations, including new kitchen equipment and landscaping.
CRA Investment: $1,375,000

GROOVIN BEAN COFFEE BAR & LOUNGE

On October 20, 2017, the CRA Board approved a grant to Groovin' Bean LLC to open a neighborhood-based coffee house. Groovin Bean Coffee Bar & Lounge is located at The Carver Apartments and Shoppes at 801 N.W. 3rd Avenue. CRA grant funding was utilized to assist with the build-out and equipment purchases. The lounge and coffee house is slated to provide high quality food and coffee-based products. Free Wi-Fi service will also be available to its patrons. **CRA Investment: $200,000**

HARLEM SQUARE RENDERING

HARLEM SQUARE

On December 29, 2014, the CRA Board approved a grant for the construction of the Harlem Square Supper Club and Lounge, located at 173 N.W. 11th Street, within the Overtown Entertainment District. The supper club will consist of a three-story modern and trendy lounge with a jazz lounge, cigar bar, and rooftop lounge for special events.
CRA Investment: $2,225,000

FORMER CLYDE KILLENS POOL HALL

On March 30, 2016, the CRA Board approved the Marcus Samuelson Development Group, LLC (MSDG) as the top ranked proposer to develop a high-end restaurant / entertainment venue at 920 NW 2nd Avenue. Marcus Samuelsson is an internationally acclaimed celebrity chef who owns several successful restaurants, including Red Rooster in New York City. The building which was previously owned by the CRA, was the former Clyde Killens Pool Hall and is located in the Overtown Entertainment District. On February 27, 2017, the CRA Board authorized the execution of the development agreement.

The CRA Board also authorized the sale of the property to MSDG for $1,500,000 and awarded a $1,000,000 grant to assist with the build out of the restaurant. This project is seen as a catalyst that will begin redevelopment efforts in the Overtown Entertainment District. The restaurant will also provide much needed job opportunities for residents.
CRA Investment: $430,000

SOLESTE GRAND CENTRAL RENDERING

THE DEVELOPMENT OF BLOCK 46: SOLESTE GRAND CENTRAL

On January 27, 2014, the CRA Board approved a mixed use development proposed by Sawyer's Walk, Ltd. and Poinciana Village of Miami, Ltd. as the highest ranked proposer. The proposed development features up to 360 residential units with 15,000 square feet of ground floor commercial space, recreational facilities and parking. The developers are committed to providing $3,000,000 to the CRA for related redevelopment undertakings.

THE DEVELOPMENT OF BLOCK 36: LYRIC POINT

On December 17, 2012, the CRA Board approved a development agreement with the highest ranked proposer, Gatehouse Development Corporation. On September 13, 2013, the CRA Board authorized an amendment to the development agreement. In 2017, the property was sold to Larga Vista Companies. In October of 2017, Larga Vista Companies broke ground on Lyric Point, a two-story retail and office building next to the Black Archives Historic Lyric Theater.

LYRIC POINT

SAWYERS LANDING RENDERING

THE DEVELOPMENT OF BLOCK 55: SAWYERS LANDING

Block 55 is a vacant lot located on CRA owned land at 249 NW 6th Street. On July 26, 2017, the CRA issued a RFP No.02 for the development of Block 55. On March 1, 2018, the CRA Board approved Downtown Retail Associates, LLC (DRA) as the highest ranked proposer. The proposed development features 115 apartments with workforce and affordable housing units; 15,000 square feet of community retail and restaurant space; a ground floor 30,000-square foot fitness center; 50,000 square-feet for entertainment use and 125,000 square feet of space for large value retailers.

The privately funded development will also include parking. In addition, over $500,000 improvements to Sawyers Walk, a nearby pedestrian walkway are planned. The development is projected to create numerous construction jobs and over 390 permanent jobs for the local community. The proposal also commits $15 million to the CRA to reinvest back into the community.

ONGOING ECONOMIC DRIVEN PROJECTS

CURRENT CONSTRUCITON OF THE MIAMI WORLD CENTER

MIAMI WORLDCENTER MIXED USE DEVELOPMENT

Miami WorldCenter is a mixed-use development currently underway in the Park West section of the Redevelopment Area. The multi-phase project is anticipated to include, when completed, 300,000+ square feet of retail, approximately 2,000 public parking spaces, 400 hotel rooms, and 2,000 apartment and condominium units in the first phase. On December 29, 2014, the CRA Board approved an Economic Incentive Agreement between the CRA and the Master Developer of Miami WorldCenter. The Economic Incentive Agreement provides for the payment of 57% of tax increment revenues generated by the project to the Master Developer, to be utilized for public infrastructure improvements such as parking and other permitted uses allowed pursuant to Chapter 163, Florida Statutes. The Economic Incentive Agreement was executed on March 2, 2015.

As an inducement to the CRA's grant of financial assistance, the Master Developer agreed to provide job opportunities to residents during both construction and operations phases of the project. On January 30, 2017, the CRA Board approved an amendment to the Miami WorldCenter Economic Incentive Agreement that included a change in the size of the retail component of the project and in the ownership.

JOB TRAINING PROGRAM PARTICIPANTS WITH REPRESENTATIVES FROM MIAMI WORLD CENTER AND THE CRA

CURRENT CONSTRUCITON OF THE MIAMI WORLD CENTER

THE CRA'S INVESTMENT IN JOB TRAINING AND PLACEMENT

OVERTOWN BEAUTIFICATION TEAM PARTICIPANTS

OVERTOWN BEAUTIFICATION TEAM PROGRAM

On February 17, 2017, the CRA Board approved a grant to Human Resource Staffing of Miami, Inc. to oversee and administer the Overtown Beautification Team Program; which provided temporary employment to residents in the Redevelopment Area. Participants were employed to provide street cleaning services along the NW 3rd Avenue Business Corridor and the surrounding areas within the CRA boundaries. Employees also obtained on the job- training in property maintenance and landscape services. In FY 2017, the CRA Board approved an additional $40,000 to purchase a new truck for the Overtown Beautification Team. **CRA Investment $360,000**

THE FACE SUMMER YOUTH EMPLOYMENT AND TRAINING PROGRAM

On May 22, 2017, the CRA Board approved a grant to Urgent, Inc. to administer the 2017 F.A.C.E. Summer Youth Employment and Training Program. Over 60 youth between the ages of 14 to 21 in the Redevelopment Area participated in the 7-week internship program.

The F.A.C.E. program which acronym stands for Film, Arts & Culture, Coding and Entrepreneurship, provided local youth with summer employment and the opportunity to build and or advance their skills in one of six disciplines: (1) Film, (2) Broadcast Media, (3) Arts (Architectural Design, Graphic Design & Creative Writing), (4) Cultural Tourism, (5) Information Technology (Coding & Web Design) and (6) Entrepreneurship/Business Management. Participants also received job coaching, community service opportunities, crisis intervention courses, and continuous learning & leadership development seminars. **CRA Investment $220,000**

2017 F.A.C.E. INTERNS

THE OVERTOWN BUSINESS RESOURCE CENTER

On March 21, 2017, the CRA Board approved a grant, to Neighbors and Neighbors Association, Inc. to operate the Overtown Business Resource Center (Resource Center), located at the Overtown Plaza at 1490 NW 3rd Avenue, unit 106. The Resource Center provided incubator space and direct technical assistance to small businesses and residents in the Redevelopment Area. Members were able to obtain office services, workshops, training, and assistance with identifying capital funding sources, and a business mentoring partnership.

In FY 2017, the CRA Board also approved a commercial lease agreement with the Resource Center to expand its office space. The expansion allowed the CRA funded facility to provide more small businesses with incubator space. **CRA Investment $200,000**

THE CRA'S INVESTMENT IN JOB TRAINING AND PLACEMENT

SUITED FOR SUCCESS PARTICIPANTS AT A RESUME WORKSHOP

SUITED FOR SUCCESS STAFF MEMBERS

SUITED FOR SUCCESS

On March 21, 2017, the CRA Board approved a grant to Suited for Success, Inc. ("SFS") to provide job seekers in the Redevelopment Area with work-readiness training and services. SFS offered career guidance, technology skills training, job-search support, and professional attire to at-risk women, men, and youth. CRA grant funding was also utilized to fund part-time employment opportunities for local residents. **CRA Investment $112,000**

THE OVERTOWN EMPLOYMENT ASSISTANCE CENTER

On May 22, 2017, the CRA Board approved a grant to the Community Work Training Program, Inc. ("CWTP") to operate the "Overtown Employment Assistance Center". The Overtown Employment Assistance Center is located inside the Resource Center. Services offered included employment screening, placement, and referrals of residents seeking to obtain gainful employment. **CRA Investment $150,000**

MIAMI DADE COLLEGE HOSPITALITY AND CULINARY INSTITUTE

On October 30, 2017, the CRA Board approved a grant to Miami Dade College for the Hospitality and Culinary Institute. The program provided job and soft skills training to residents in the Redevelopment Area. Participants participated each quarter, in a three day training program focused on enhanced customer service skills, financial literacy, resume writing, successful interviewing and proper attire. **CRA Investment $900,000**

THE CRA'S INVESTMENT IN HISTORIC PRESERVATION

The CRA has invested significant resources to preserve its historic landmarks and architecturally significant buildings. One of the goals of the CRA is ensure that future development maintains a historic connection to the community. To that end, the CRA has adaptive new uses for historic structures and buildings. Most notable is the Overtown Performing Arts Center "OPAC", once an abandoned church that was transformed into a community center for public uses. In FY 2017, the CRA opened the state of the art OPAC venue.

OVERTOWN PERFORMING ARTS CENTER

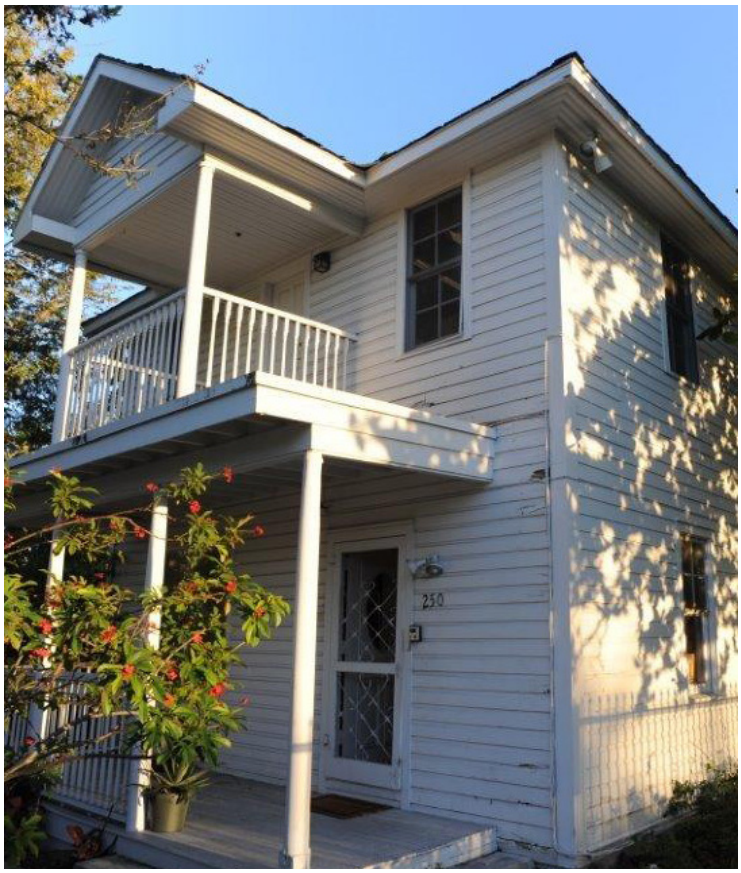
STATE OF THE ART CULINARY KITCHEN

MAIN HALL

In FY 2017, The CRA celebrated the grand opening of the (OPAC). The state-of-the-art venue, located at 1074 NW 3rd Avenue is housed in the original Ebenezer Baptist Church. The 9,500 square foot facility was renovated in 2015 with funds from the CRA and a grant from the United States Department of Commerce's Economic Development Administration. **CRA Investment: $2.6 million**

THE OVERTOWN PERFORMING ARTS CENTER OPENS IN HISTORIC CHURCH

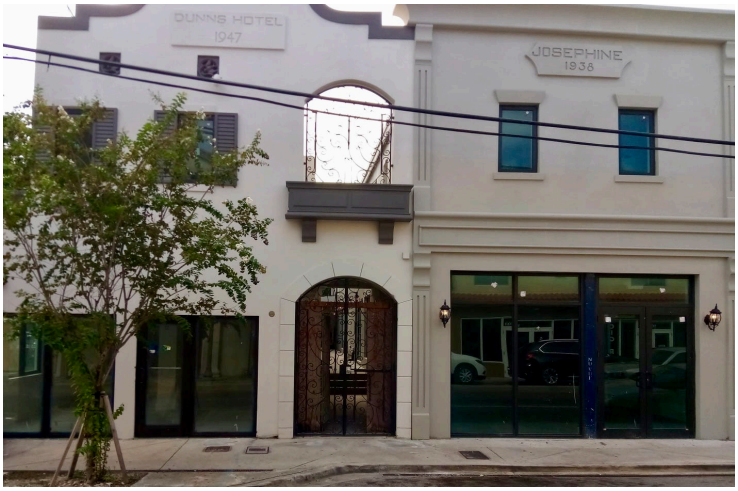
ONGOING HISTORIC PRESERVATION PROJECTS



THE D.A. DORSEY HOUSE

D.A. DORSEY HOUSE

On June 26, 2017, the CRA Board approved a grant to the Black Archives Research Foundation of South Florida Inc. (Black Archives) to restore the D.A. Dorsey House. The D.A. Dorsey House is located at 250 NW 9th Street. This historic building was once owned by one of Miami's most prominent businessman and Philanthropist Dana A. Dorsey, Miami's first Black millionaire. Dorsey helped organize South Florida's first black bank and amassed a real estate empire while building Overtown. CRA grant funding assisted with renovations and repairs to the roof, windows and exterior siding. Once completed, the Black Archives plans to operate the facility as a museum. **CRA Investment: $150,000**



DUNNS JOSEPHINE HOTEL

DUNNS JOSEPHINE HOTEL
INTERIOR ROOM

DUNNS JOSEPHINE HOTEL

On March 31, 2014, the CRA Board approved a grant to J.E.J. Properties, Inc. to restore the Dunns Josephine Hotel. The Dunns Josephine Hotel, located at 1028 NW 3rd Avenue, consists of two separate buildings that was originally built in 1938 and then again in 1947. After years of being vacant and dilapidated, CRA grant funding was utilized to fully renovate the interior and exterior of the buildings.

The two story dwelling will have 15 guest rooms, a central courtyard and lobby. A meeting space will also be available for small conferences and intimate private gatherings as a convenience to guests and local residents. Guests can also enjoy a southern-styled soul food breakfast every morning, courtesy of the food partner and neighboring long time business, Jackson's Soul Food. **CRA Investment: $1,065,800**

IMPROVING THE QUALITY OF LIFE FOR RESIDENTS

CITY OF MIAMI POLICE DEPARTMENT

CITY OF MIAMI POLICE ENHANCEMENT PROGRAM

On January 30, 2017, the CRA Board approved a grant to the City of Miami Police Department for enhanced police services in the Redevelopment Area. The 6-member unit was tasked with maintaining safety and addressing quality of life issues such as: homelessness, illegal dumping and chronic drug use. CRA grant funding was also utilized to purchase segways and bicycles for officers to utilize to patrol the neighborhood. **CRA Investment: $750,000**

ASSESSMENT OF NEED STUDY

Due to the continued existence of slum and blight, including persisting disparities in household incomes, unemployment and health and safety issues, the CRA embarked on the process of seeking to extend the life of the CRA from 2030 to 2042. In preparation for the extension, on February 11, 2016, the CRA issued a Request for Qualifications 16-02 seeking proposals from qualified firms to prepare an Assessment of Need Study and amend the CRA's Redevelopment Plan. On February 17, 2017, the CRA Board authorized the execution of a Professional Services Agreement with the top ranked proposer, E.L. Waters and Company.

In preparation of the Assessment of Need Study, the CRA Staff along with E.L. Waters and Company conducted a series of community events, including a charrette, interviews of residents, property owners and businesses. The dissemination of surveys via social media and a publicly noticed community meeting was also held for the sole purpose of community input.
CRA Investment: $335,000

RIBBON CUTTING CEREMONY FOR VILLAS OF ST. AGNES GATE INSTALLATION PROJECT

VILLAS OF ST. AGNES GATE INSTALLATION

On February 6, 2017, the CRA along with the Office of Miami City Commission Chairman Keon Hardemon and City Officials joined residents and members of the Villas of St. Agnes Condo Association to celebrate the completion of a gate installation project at the Villas of St. Agnes. Villas of St. Agnes is located in the heart of Overtown and features Key West style single-family homes. The CRA Board approved a grant to the Villas of St. Agnes Condominium Association for the installation of the gate to be erected around the development. The installation of the fence has enabled residents to feel secure and continue to add to the beautification of the neighborhood.
CRA Investment: $150,000

THE CRA'S INVESTMENT IN CULTURE & ENTERTAINMENT

THE BLACK ARCHIVES HISTORIC LYRIC THEATER

On June 26, 2017, the CRA Board awarded a grant to the Black Archives for the operation and year-round programming of the historic venue. The Black Archives Lyric Theater is located at 819 NW 2nd Avenue. The facility offers premier space for events, meetings, concerts, theatrical performances, movie screenings and exhibitions. Signature programming held in FY 2017 included: Lyric Live, a variety show modeled after Amateur Night at the famed Apollo Theatre in New York City; Camp BAYAP (Black Archives Youth Advocacy Program), and Icons. The annual Soul Basel Art exhibition featured the "Funky Turns 40: Black Character Revolution Animation" highlighting over 300 popular African-American cartoons and animated characters from the 1970s. CRA grant funding was also utilized in FY 2017 for marketing and to expand their archive collection. **CRA Investment: $500,000**

FUNKY TURNS 40 EXHIBIT AT THE LYRIC THEATER

KIDS ZONE AT THE OVERTOWN MUSIC & ARTS FESTIVAL

MAIN STAGE AT THE OVERTOWN MUSIC & ARTS FESTIVAL

OVERTOWN MUSIC & ARTS FESTIVAL

On February 27, 2017 the CRA Board approved a grant to Headliner Market Group Inc. to produce the 2017 Overtown Music and Arts Festival (OMAF). The annual street festival paid homage to the neighborhood's rich culture and history. Free to the public, the family- friendly event included live performances by nationally – known recording artists and local musicians and a vast array of vendors showcasing artwork, ethnic cuisine, unique crafts and jewelry. An expanded youth zone with community providers and interactive arts activities for kids was also included.
CRA Investment $225,000

THE CRA'S INVESTMENT IN CULTURE & ENTERTAINMENT

FOLKLIFE FRIDAY OPEN AIR MARKET

On January 30, 2017, the CRA Board approved a grant to New Washington Heights Community Development Conference, Inc. (New Washington Heights) to operate Folklife Friday. Folklife Friday, is a monthly cultural event for residents and tourists to enjoy and promotes economic growth in the community. Local businesses and entrepreneurs are invited to be a vendor and sell items, such as arts and crafts, books, jewelry, clothing, and food. The outdoor market takes place every first Friday of the month on the 9th Street Pedestrian Mall (adjacent to the Black Archives Historic Lyric Theater) at N.W. 9th Street and 2nd Avenue. **CRA Investment $120,000**

THE 9TH STREET PEDESTRIAN MALL

ART AFRICA MIAMI ARTS FAIR

On July 31, 2017, the CRA Board approved a grant to the Urban Collective Inc. to produce the Art Africa Miami Arts Fair. The exhibition entitled Back to Black: No On/ Off Ramps was held during Miami's Art Basel Week, on December 6 -10 at 919 NW 2nd Avenue (The Plaza at the Lyric) and at 920 NW 2nd Avenue (former Clyde Killens Pool Hall). The exhibition featured a large collection of Black art from the African and Caribbean Diaspora. A series of special events and lectures by noted artists and scholars were also included. **CRA Investment $175,000**

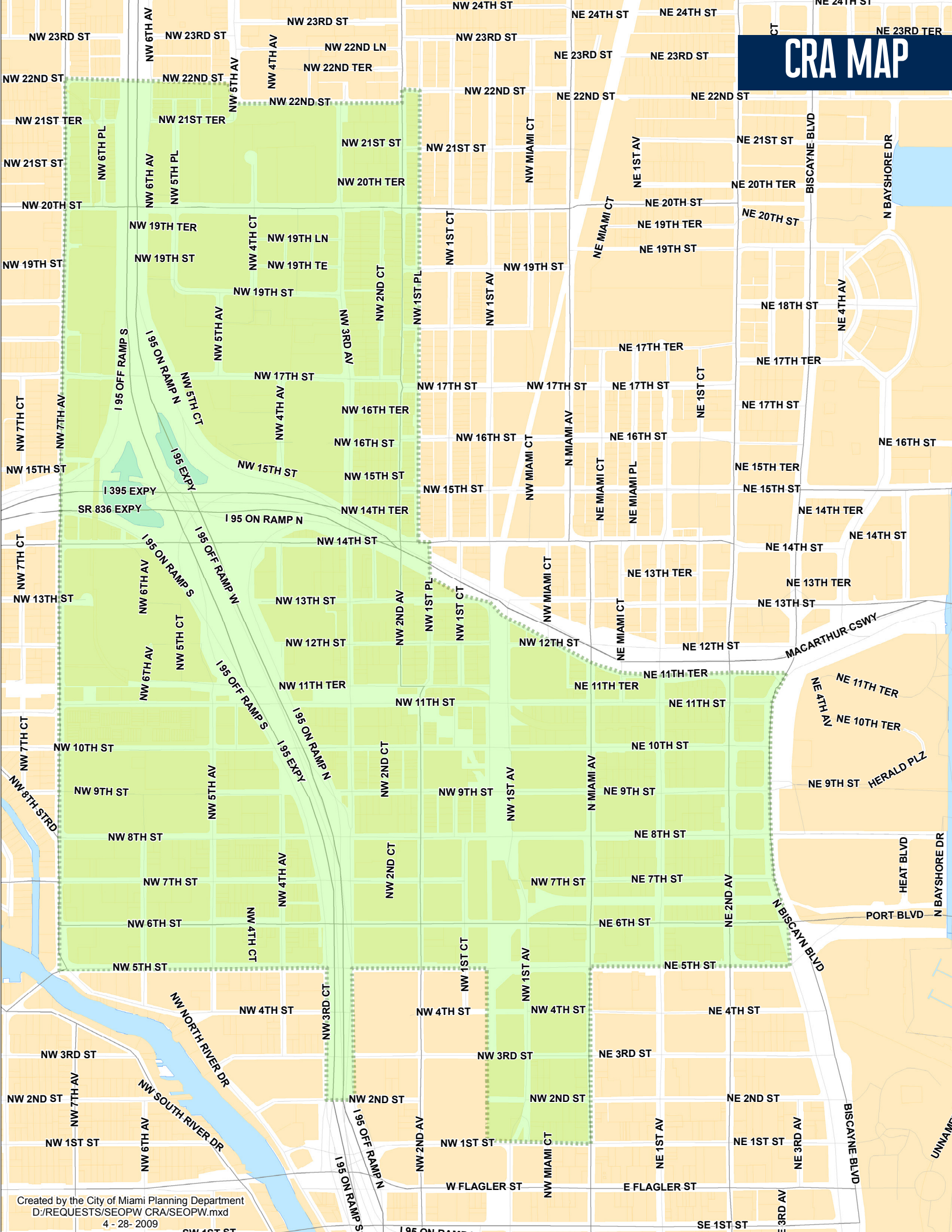
CHAIRMAN KEON HARDEMON &ART AFRICA FOUNDER NEIL HALL

ART AFRICA EXHIBITION

PRESERVATION AND ENHANCEMENT OF TAX BASE

	CITY		COUNTY	
	FY 2016-2017		FY 2016-2017	
Preliminary Tax Increment Value	1,559,425,368		1,559,425,368	
Taxable Value Base Year - 1982	(78,305,502)		(78,305,502)	
Value Increment	1,481,119,866		1,481,119,866	
Divided By 1000	1,481,120		1,481,120	
Multiply By 95%	1,407,064		1,407,064	
City Operating Millage – Current Year	7.6465			
County Operating Millage – Current Year			4.6669	
Gross Advalorem (City)		$10,759,114		
Gross Advalorem (County)				$6,566,626
Adjustment By Value Adjustment Board	(32,145,008)		(32,145,008)	
Divided By 1000	(32,145)		(32,145)	
Multiply By 95%	(30,538)		(30,538)	
City Operating Millage	7.6465			
County Operating Millage			4.6669	
Adjustment (City)		-$233,507		
Adjustment (County)				-$142,517
EXPANDED BOUNDARIES				
Preliminary Tax Increment Value	162,433,588		162,433,588	
Taxable Value Base Year - 2009	(94,245,513)		(94,245,513)	
Value Increment	68,188,075		68,188,075	
Divided By 1000	68,188		68,188	
Multiply By 95%	64,779		64,779	
City Operating Millage - Current Year	7.6465			
County Operating Millage - Current Year			4.6669	
Gross Advalorem (City)		$495,330		
Gross Advalorem (County)				$302,316
Adjustment By Value Adjustment Board	(1,608,434)		(1,608,434)	
Divided By 1000	(1,608)		(1,608)	
Multiply By 95%	(1,528)		(1,528)	
City Operating Millage	7.6465			
County Operating Millage			4.6669	
Adjustment (City)		-$11,684		
Adjustment (County)				-$7,131
PARK WEST ADDITION				
Preliminary Tax Increment Value	90,418,524		90,418,524	
Taxable Value Base Year - 1985	(37,461,910)		(37,461,910)	
Value Increment	52,956,614		52,956,614	
Divided By 1000	52,957		52,957	
Multiply By 95%	50,309		50,309	
City Operating Millage – Current Year	7.6465			
County Operating Millage – Current Year			4.6669	
Gross Advalorem (City)		$384,686		
Gross Advalorem (County)				$234,786
Adjustment By Value Adjustment Board	(2,870,069)		(2,870,069)	
Divided By 1000	(2,870)		(2,870)	
Multiply By 95%	(2,727)		(2,727)	
City Operating Millage	7.6465			
County Operating Millage			4.6669	
Adjustment (City)		-$20,849		
Adjustment (County)				-$12,725
		$11,373,091		$6,941,356
GRAND TOTAL		**$18,314,446**		

CRA MAP



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