

Building a Better Community



2010 Annual Report

Community Redevelopment Agency

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Message from the Executive Director

Greetings City of Homestead Community:

Since its inception in 1994, after Hurricane Andrew, it has been the sole function of the Homestead Community Redevelopment Agency (CRA) to improve the community image of this area; this is an obligation that cannot be completed in one day, but an ongoing process. It is our Mission to revitalize the area and to provide economic stimulus such that the future value of the property can be optimized. With a new staff and a new office, the CRA continues to work towards meeting the goals and objectives initially set, while developing new strategies to work productively and efficiently.

We have continued our ongoing program of festivals and celebrations including: Movie Night in the Park, City of Homestead's Annual Rodeo, and the newly introduced Homestead Farmers Market. Movie Night in the Park was an activity produced in conjunction with the City's Parks and Recreation Department. This event nearly filled Losner Park to capacity. This year during the City of Homestead's Annual Rodeo, in addition to regular activities, the community celebrated with a traditional Frontier Days Concert. Our Homestead Farmer's Market had a remarkable showing for its first year. Only accepting local farmer's products; residents were able to experience a healthy activity while support their community.

The CRA has extended the façade grant program to families and businesses within the area allowing them to get assistance and making the necessary improvements to their homes/businesses, and at the same time shifting our community. Grant programs consist of: Residential Landscaping, Residential Façade, Residential Emergency, and Commercial Façade.

In our effort to stimulate the economic growth, the CRA has made improvements to the Downtown District Area, to attract a buzz to the many attractions stationed in the city. From installation of new benches, to lighting, to road construction, the Homestead Downtown District is becoming a hub for our citizens.

These projects are simply highlights of the work that the CRA has put in, and a starting point of the progress we intend to make. It has been a pleasure serving the Homestead Community this year, and we look forward to continue working with the dedicated members of the CRA Board, Advisory Committees, Non-Profit Organizations, and citizens in general.

Sincerely,

Jordan W. Leonard

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.

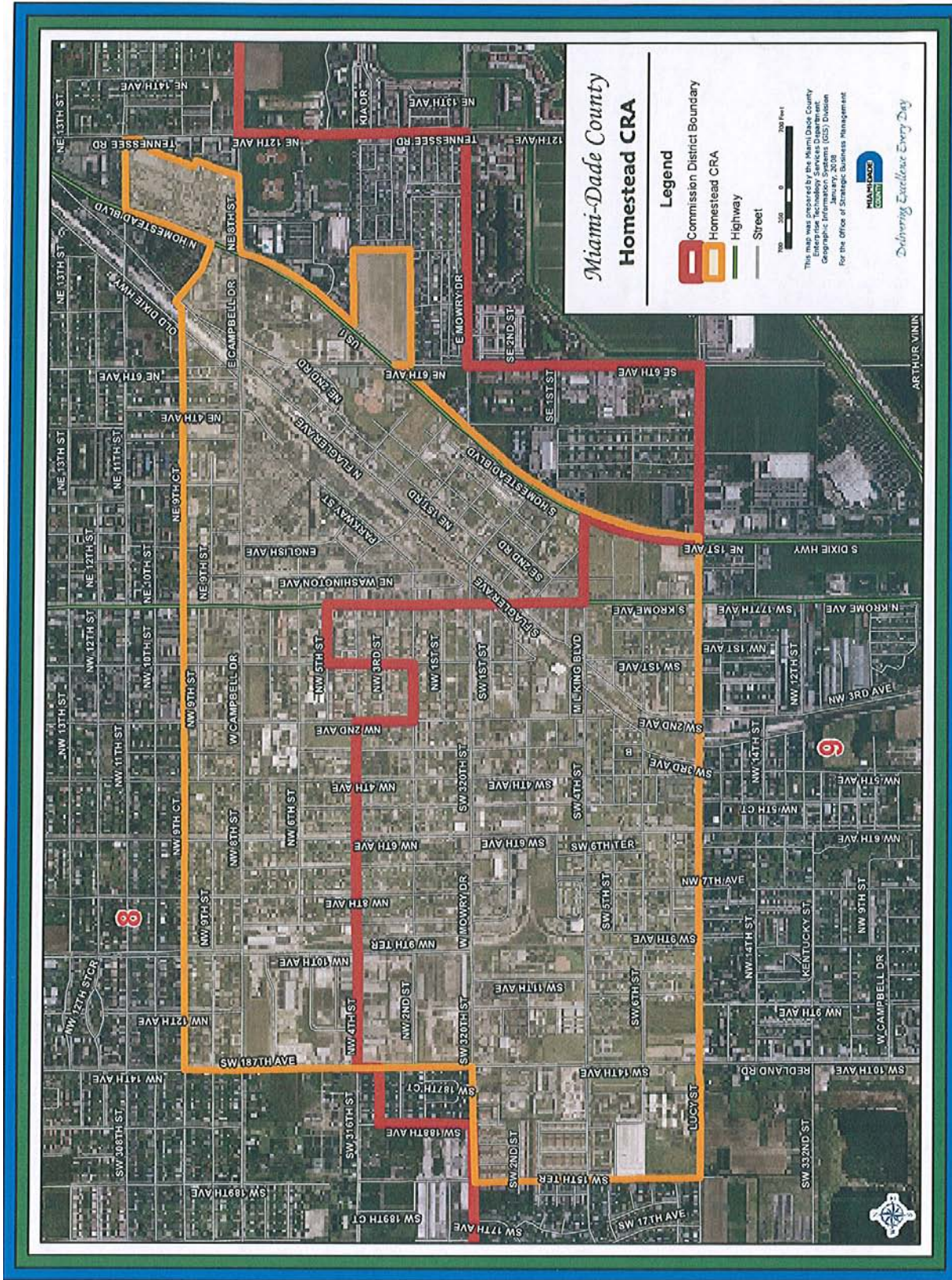
*T*he City of Homestead Community Redevelopment Agency was created in 1994 following Hurricane Andrew devastation. Our goal is to combat neighborhood deterioration and eliminate economic blight in the designated Community Redevelopment Area. The Community Redevelopment Plan formulated comprehensive strategies to promote community development in various neighborhoods within the Community Redevelopment Area.

*T*he mission of the Community Redevelopment Agency (CRA) 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



From Left to Right: Chairman, Steven C. Bateman, Vice Chairwoman Judy Waldman, Board Member Jimmie L. Williams, III, Board Member Stephen R. Shelley, Board Member Wendy Lobos, Board Member Jon Burgess, and Board Member Elvis R. Maldonado.



Completed Projects

CRA NEW OFFICES



The Community Redevelopment Agency has moved to a new location, the Lily Lawrence Bow Library Building. Recently restored and listed on the National Registry of Historic Sites, this building was named after Lily Lawrence Bow, the first Librarian in the City of Homestead. In December 1939, Lily Lawrence Bow's service to the community was formally recognized with the dedication of the site as the Lily Lawrence Bow Library.

In addition, the CRA staffing was overhauled with a new Executive Director, Assistant Executive Director, CRA Coordinator, and Administrative Assistant. As part of the relocation, the CRA new staff is eager to meet the challenges and opportunities of the area, and to work in this historic building.

KROME AVENUE IMPROVEMENTS

The Downtown, heart and center of this “small town”, was one of the most effected areas after Hurricane Andrew. During fiscal year 2009-2010, the Community Redevelopment Agency continued the improvements to Krome Avenue and the Downtown Area. Additional benches, bike racks, trash receptacles, and landscaping were installed. For the past two years the Downtown Area has been the focus of street level improvements to provide a comfortable place to relax, shop, and socialize.



DOWNTOWN DECORATIVE LIGHTING

A contract was awarded to purchase new poles with energy efficient LED lighting to replace the existing metal lighting fixtures along the Krome Avenue corridor and the Homestead Downtown District that conforms to the City’s latest standard for decorative lighting fixtures. Fifty one single poles and 27 triple luminaries were purchased and will be installed as part of the CRA’s pledge to revitalize the area.

HISTORIC TOWN HALL MUSEUM RENOVATIONS

A contract was awarded for the renovation and improvement to the interior/exterior of the Historic Town Hall Museum building located at 41-43 North Krome Avenue, Homestead, FL 33030. The renovations include: electric system, stucco repair, painting, new awnings, hurricane proof window installation, new signage, improvement of rear parking lot, new landscaping, flood panels and refurbishment of the existing stairs. Construction is expected to be complete by May, 2011.



COMMUNITY EVENTS



The CRA continued its ongoing program of festivals and celebrations. On June 4th, in conjunction with the City of Homestead's Parks and Recreation Department, we had our first "Movies in the Park" event at Losner Park. The park was nearly filled to capacity on a perfect Homestead summer night. The estimated attendance for

the first night was about 200 persons. Park patrons brought blankets and chairs to watch the movie "Night at the Museum: Battle of the Smithsonian." On August 13, 2010, the community had the opportunity to enjoy the well-known movie "Avatar" in our second "Movies in the Park" series.



On January 23, as part of the City of Homestead's Annual Rodeo, the community celebrated the traditional Frontier Days Concert at Losner Park. Country music, food, local vendors' food and merchandise were part of this big celebration.

SOUTH FLAGLER AVENUE PARKING LOT IMPROVEMENTS

The CRA completed the rehabilitation to the Mowry and South Flagler Avenue Parking Lot. The Scope of work included: leveling surface with hot concrete plant mix (1.0" thick), paving with S-3 hot asphalt concrete, raising five (5) valves, and raising three (3) manholes. This parking facility is very convenient to various businesses in the area. In addition, due to the proximity to the Downtown Area, it is frequently used by busway users.



BUSINESS INCUBATOR BUILDING IMPROVEMENTS

The CRA completed an alteration of an existing Handicap ramp and parking space. The scope of work included: a ramp extension more convenient for customers and employees of the Business Incubator and a parking lot space properly identified. In addition, the parking spaces lines in the front side of the building were painted and the photo cell beam receiver for the parking lot gate was replaced.

RESIDENTIAL GRANTS

Community Redevelopment Agency staff presented nine families nearly \$100,000 in grant money to improve their homes. The goal is to improve the well-being of the homeowners, preserve the quality of the neighborhoods, and maintain property values.



The Residential and Landscaping Grant Programs were 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. The Residential grant program consists of two categories, the Emergency Home Repair grant and the Residential Façade Improvement grant.

Support to Non-Profit Organizations

ARTSOUTH



This year the Community Redevelopment Agency continued the support to ArtSouth. This year ArtSouth successfully completed an After School Care program for 60 children from the surrounding schools in the area at no cost to the parents. ArtSouth used part of the CRA funds to promote their events and programs. ArtSouth is an important part of our efforts to reinvigorate the City's Downtown Area.

ArtSouth After School
January to May 2010
Free Tuition!

Please join us for 2 hours of Visual Arts instruction! Students 7 to 18 years of age are invited to come after school Monday through Friday from 4 - 6 pm to learn from professional artists in the following fields:

Drawing Fiber-Arts Sewing
 Painting
 Ceramics Fashion Design

One-time \$30 registration fee. Transportation available for qualified applicants. Please visit our website for more information, or contact us by phone or email.

ArtSouth
 240 N. Kipac Avenue
 Homestead, FL 33020-6019

Phone: 305-247-9406
 Fax: 305-247-7128
 Email: info@artsouthhomestead.org



ARTSOUTH
 A CITY OF THE PEOPLE CORPORATION

A Cultural Arts Center
 Visual Arts, Theatre, Galleries, Classes, Programs

HISTORIC TOWN HALL MUSEUM



The Historic Town Hall Museum, the City's first municipal building, is a venue for tourism as well as for community activities. The Historic Town Hall Museum is the home for many items that attest to Homestead's history. Most of these items were donated by citizens of Homestead who are proud of their roots. Ruth Campbell is currently the museum director and local historian. Ms. Campbell has a very long history of service to the community and is energetic in her commitment to developing an awareness and appreciation of the City's historic assets and importance of preservation.

SEMINOLE THEATRE

The Seminole Theatre is of vital importance to the City's downtown area and the CRA. Once completed, the 458-seat theatre, combined with an effective event schedule will generate significant economic development benefits to district businesses, in addition to its role as a much-needed cultural amenity. The children's education programming will bring hundreds of children and parents to the facility with an associated benefit to the district. Upon completion, the Seminole Theatre will be the catalyst that initiates the chain reaction of downtown development.

The Seminole Theatre Group has initiated new construction on the Theatre's South Building. The contractor, Harris & Schroeder Inc., a local Homestead builder, commenced construction on July 9th. The Grandfather of builder Jim Harris, the Theatre's contractor, built the historic Seminole Theatre. The Theatre's South Building houses children's programs, educational programs, and rehearsal spaces.

THE BUSINESS AND TECHNOLOGY CENTER (CARRIE MEEK)

The Carrie Meek Center for Business is the only business incubator of this kind in the area. The Business Incubator is designed to deliver support services to businesses during the start-up phase. The goal of the incubator is to help the founder(s) grow the business to a level where it can stand alone. CRA funds were used to develop a Capacity Building Business Development Training Program for the Center's clientele and the community in general. The training curriculum consists of seven classes of two hours each in which the attendees can learn how to develop a fundable business plan, how to market the business, and how to establish efficient financial management practices.

Financial Report

	FY 2009-2010	
	Budgeted	Actuals
REVENUES		
City Tax Increment Revenue	\$ 2,586,500	\$ 2,356,548
County Tax Increment Revenue	\$ 1,792,000	\$ 1,785,632
Previous Year Cash Rollover	\$ 2,300,000	\$ 2,434,733
Interest on Investment	\$ 79,000	\$ 143,284
Miscellaneous Revenues	\$ -	\$ 73,749
REVENUES TOTAL	\$ 6,757,500	\$ 6,793,946
EXPENDITURES		
Administrative Expenditures		
Employee Salary and Fringe	\$ 212,300	\$ 80,552
Contractual Services	\$ 135,000	\$ 67,392
Printing and Publishing	\$ 2,000	\$ 882
Advertising and Notices	\$ 25,000	\$ 2,064
Travel & Training	\$ 3,500	\$ 165
Rent/Lease Costs	\$ 6,500	\$ -
Office Equipment and Furniture	\$ 5,500	\$ 31,679
Other Administrative Expenses	\$ 303,000	\$ 310,935
Subtotal Admin. Expenses	\$ 692,800	\$ 493,669
County Administrative Charge at 1.5%	\$ 30,400	\$ 26,784
Total Administrative Expenditures	\$ 723,200	\$ 520,453
Operating Expenditures		
Employee Salary and Fringe	\$ 64,300	\$ 53,701
Contractual Services	\$ 230,800	\$ 36,722
Insurance	\$ 25,300	\$ 25,253
Marketing	\$ 27,000	\$ 13,263
Legal Services/Court Costs	\$ 100,000	\$ 1,339
Architect/Engineer Fees	\$ 100,000	\$ 91,800
Capital Equipment	\$ -	\$ 123,994
Infrastructure Improvements	\$ 3,500,000	\$ 451,881
Building Construction & Improvement	\$ 800,000	\$ 219,959
Debt Service Payments	\$ 450,000	\$ 543,751
Assistance to Non-Profits	\$ 100,000	\$ 138,900
Public Safety	\$ 460,100	\$ 229,382
Other Operating Expenses	\$ 176,800	\$ 65,113
Total Operating Expenses	\$ 6,034,300	\$ 1,995,059
Reserve/Contingency	\$ -	\$ -
TOTAL EXPENDITURES	\$ 6,757,500	\$ 2,515,512



Community Redevelopment Agency

212 NW 1st Avenue

Homestead, Florida 33030

(305) 224-4480