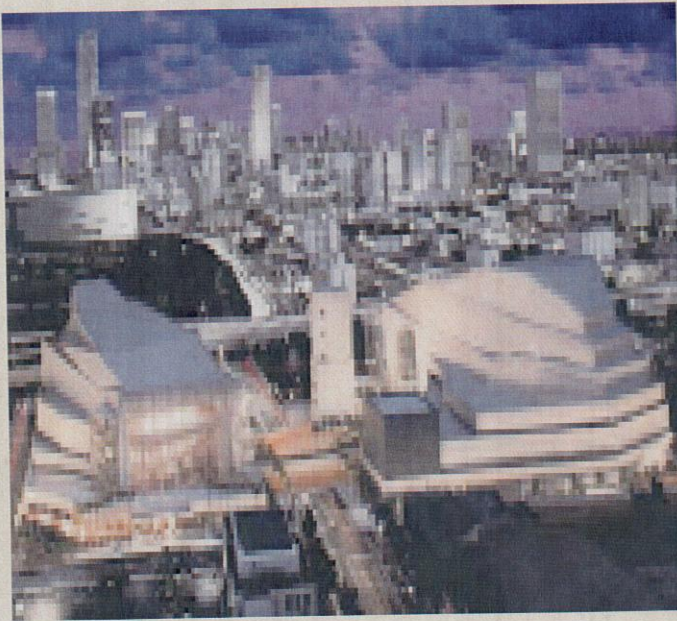
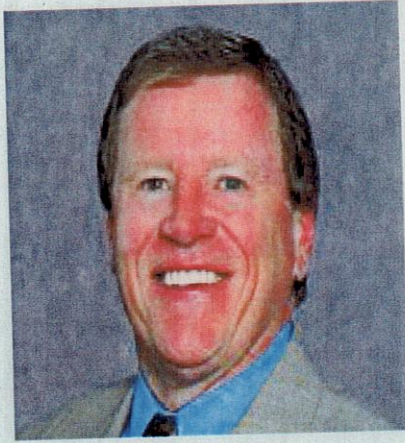
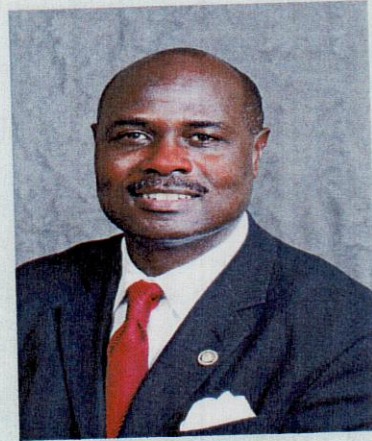


SOUTHEAST OVERTOWN / PARKWEST
AND
OMNI COMMUNITY REDEVELOPMENT AGENCIES
2005 ANNUAL REPORT





Johnny L. Winton,
Chairman



Jeffery Allen,
Vice Chairman



Joe Sanchez,
Board Member



Angel Gonzalez,
Board Member



Tomas Regalado,
Board Member

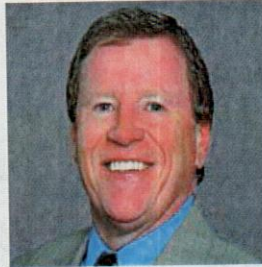
*Southeast Overtown Park
West and Omni CRAs
Board of Directors*

City of Miami



JOHNNY L. WINTON
Chairman

FRANK K. ROLLASON
Executive Director



March 20, 2005

**RE: STATUS OF SOUTHEAST OVERTOWN/PARK WEST AND OMNI
COMMUNITY REDEVELOPMENT AGENCIES FOR 2005**

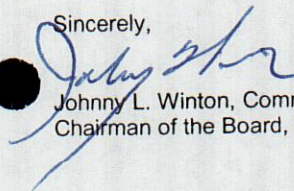
Dear Residents, Business Owners and Operators:

As the Fiscal Year of 2005 came to an end, we find that both the Southeast Overtown/Park West and Omni Redevelopment District Community Redevelopment Agencies have made significant strides toward meeting their primary goal of eliminating slum and blighted areas. Both the renovations of Just Right Barber Shop on 3rd Avenue in the heart of Overtown and the Grand Promenade running through the 24-hour Entertainment District in Park West were completed in 2005. The barber shop project has sparked an interest all along the 3rd Avenue Business Corridor which has given birth to the 3rd Avenue Corridor Streetscape Project which will improve the looks and beautify 3rd Avenue from NW 9th Street to NW 14th Street and the 3rd Avenue Business Corridor Business Assistance Grant Program which makes significant grants available to established businesses along the 3rd Avenue Business District. The improvements to the Grand Promenade enticed the Cisneros Foundation to relocate their CIFO Art Gallery to Park West in a warehouse on North Miami Avenue and 10th Street with an entrance for large events off the Grand Promenade. In the Omni CRA Area, the Performing Arts Center ("PAC") construction is nearing completion with an August-September 2006 anticipated opening. Many people may not realize that the development and construction of the PAC was the primary focus for forming the Omni CRA and a significant portion of the tax increment derived from the Omni CRA is returned to Miami-Dade County to pay of the construction bonds for the facility, itself. In addition to an annual payment of \$1.43 million to the County for this purpose, the Omni CRA Board of Directors authorized an additional \$4.5 million to fund a PAC Super Block Streetscape Project stretching from 13th to 15th Streets and from NE 2nd Avenue to North Bayshore Drive. This project is under construction and scheduled to be completed by the PAC opening in 2006. So, things, in general, are looking good within these two CRA Areas.

Last year, I instructed the Executive Director to perform two tasks: 1) Prepare a detailed analysis of the Public Right-of-Way infrastructure needs for the two areas, and 2) Prepare a series of the tax increment revenue projections based on anticipated development. The identification of the infrastructure needs and capital projects has been ongoing during 2005. Shortly, I will be recommending legislation to both CRA Boards appointing CRA Vice Chair, and District 5 Commissioner, Michelle Spence-Jones to chair a committee to review data already collected and to work with the City of Miami Administration, the CRA Administration, as well as the Downtown Development Authority to finalize a Long Term Capital Improvement Program for both CRAs which will be the funding objective of any bond proceeds for the coming year. The second of the tasks, that of preparing revenue projections, has been completed and shows quite a significant amount of capital could be obtained with a staggered issuance of bonds over the next five years, or so, which could be used for funding the projects identified under task number 1. The significance of this opportunity cannot be understated. We are talking in the magnitude several hundred million dollars which would become available to make a significant impact on both the Omni and Southeast Overtown/Park West CRA Areas. Projects such as much needed infrastructure improvements like streetscapes, water and sewer improvements, street and pedestrian lighting as well as the possibility of a very real affordable and work-force housing program to provide housing for the working and moderate income strata of residents who are the backbone labor force of this city could easily become reality. In addition, by bonding this type of capital program, it would become virtually impossible for others, who follow, to change the course of direction set by the existing CRA Boards. In other words, those projects that are approved, now, with input from the residents and businesses could not be changed thus assuring that what is set out to happen really happens!

The year 2006 will be another significant milestone for both of these CRA areas and I am confident that we will make significant strides toward improving the inner-city infrastructure and reap the benefits of long overdue true redevelopment initiatives.

Sincerely,


Johnny L. Winton, Commissioner
Chairman of the Board, SEOPW and Omni CRAs

SOUTHEAST OVERTOWN PARKWEST AND OMNI
COMMUNITY REDEVELOPMENT AGENCY

49 Northwest 5th Street, Suite 100 / Miami, Florida 33128 / (305) 679-6800 / Fax: (305) 679-6835
E-mail: cra@ci.miami.fl.us / Website: www.miami-cra.org

City of Miami



JOHNNY L. WINTON
Chairman

FRANK K. ROLLASON
Executive Director



March 20, 2006

To the Residents and Businesses of the Southeast Overtown/Park West and Omni CRAs:

2005 has come and gone in a flash! It has been a good year for both the Southeast Overtown/Park West ("SEOPW") and Omni CRAs. Despite what some may call problems and obstacles, we as a community have persevered and made some significant strides in improving our areas. In the SEOPW CRA Area, the Ward Rooming House is well on its way to having the structural shell rebuilt to its original historic significance. While there may not be an immediately identified use of this building, the fact the one of the last standing original buildings in Overtown has been saved rather than bulldozed is a great accomplishment. Have no fear, in a short amount of time many will come with valuable uses of this structure. Also, we completed the renovation of Just Right Barber Shop on the 3rd Avenue Business Corridor. It now stands as a glowing model of what can be done with the business community and the CRA working together. In addition, the Grand Promenade Interim Renovation project was completed in 2005 and is drawing rave reviews from the adjacent businesses and clubs; we certainly welcome the Cisneros Foundation's CIFO Art Gallery which has relocated on the Grand Promenade in the warehouse previously occupied by the Fight Club (which has moved to another location in the Omni CRA and is doing quite well). In the Omni CRA Area, we are pressing forward with an area-wide water and sewer lines upgrade project which will certainly assist developers as they come forward with their ideas. This project should be well on its way in 2006. In addition, during 2005 the Omni CRA Board of Directors approved funding for the PAC Super Block Streetscape Project which will enhance the streets and sidewalks immediately surrounding the PAC. It is our intent to expand this project west along 14th Street all the way to the FEC tracks and as funding becomes available in the SEOPW Area, we want to expand it into the 24-hour Entertainment District along 11th Street and into the Blues and Jazz Entertainment District in Overtown along NW 2nd Avenue.

Both CRA Boards are pressing forward with a comprehensive Capital Improvement Program which will be fine tuned during 2006 with the intent to issue bonds to provide the funding to construct the projects yet to be fully identified; it is anticipated that the Boards will establish a Committee to work on identifying and ranking the most needed and significant impact projects with the input of residents and business owners/operators alike.

With many of the nagging administrative issues behind us, we are now able to concentrate on the primary mission of your CRAs – that of removing slum and blighted areas and bringing true redevelopment to your communities. I look forward to working with all of you in 2006.

Sincerely,

Frank K. Rollason
Executive Director

SOUTHEAST OVERTOWN PARKWEST AND OMNI
COMMUNITY REDEVELOPMENT AGENCY

49 Northwest 5th Street, Suite 100 / Miami, Florida 33128 / (305) 679-6800 / Fax: (305) 679-6835
E-mail: cra@ci.miami.fl.us / Website: www.miami-cra.org



TABLE OF CONTENTS

1. Community Redevelopment Agencies Annual Report for 2005.
2. SEOPW and Omni CIP Summary.
3. Resolution creating Southeast Overtown Park West CRA (Resolution No. R-1677-82).
4. Resolution approving the Southeast Overtown Park West Development Plan June 1982 (Resolution No. 82-755).
5. Resolution approving the Southeast Overtown Park West Redevelopment Plan amended 2004 (Resolution No. CRA-R-04-0014).
6. Ordinance extending the boundaries for the Southeast Overtown Park West area (Ordinance No. 12247).
7. Resolution amending and modifying the CRA Redevelopment Plan to extend the boundaries (Resolution No. 02-93).
8. Florida Department of Community Affairs FY 2005/2006 Special District Fee Invoice and Update Form for Southeast Overtown Park West CRA.
9. Florida Department of Community Affairs FY 2005/2006 Special District Fee Invoice and Update Form for Omni CRA.
10. 2004, 2005 and 2006 CRA Agenda Process Deadlines.
11. Resolution approving and adopting the Southeast Overtown Park West CRA Budget for Fiscal Year October 1, 2005 through September 30, 2006 (Resolution No. CRA-R-05-0042).
12. FY 2006 Capital Improvement Plan for Southeast Overtown Park West CRA.
13. Resolution approving and adopting the Omni CRA Budget for Fiscal Year October 1, 2005 through September 30, 2006 (Resolution No. CRA-R-054-0041).
14. FY 2006 Capital Improvement Plan for Omni CRA.
15. City of Miami Southeast Overtown Park West Redevelopment Agency Basic Financial Statements September 30, 2005, including Status of Bonds (with Independent Auditors' Report Thereon)
16. City of Miami Omni Community Redevelopment Agency Basic Financial Statements September 30, 2005 (with Independent Auditors' Report Thereon).
17. City of Miami Southeast Overtown Park West Redevelopment Agency and City of Miami Omni Community Redevelopment Agency (Component Units of the City of Miami, Florida) Management Letter got Year ended September 30, 2005.
18. History of CRA Appropriations of Grants for December 2000 to February 2006.



SOUTHEAST OVERTOWN / PARK WEST AND OMNI

COMMUNITY REDEVELOPMENT AGENCIES

2005 ANNUAL REPORT

**Frank K. Rollason
Executive Director**



CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI

COMMUNITY REDEVELOPMENT AGENCIES

2005 ANNUAL REPORT

MISSION

Pursuant to Florida Statutes, Chapter 163 Part III, The Community Redevelopment Act of 1969, (hereinafter referred to as "Act"), the Southeast Overtown/Park West and Omni District Community Redevelopment Agencies (hereinafter referred to as "CRA") were created to revitalize designated "slum" and "blight" areas within the City of Miami.

In accordance with Section 163.355 (5) of the Act, the mission of the CRA is declared as the preservation or enhancement of the community redevelopment area's tax base from which taxing authorities (i.e., School Board, City of Miami, Miami-Dade County, etc.) receive tax revenues to carry out public initiatives that stimulate the rehabilitation or redevelopment of the community redevelopment area mainly by private enterprises. The Tax Increment Financing (TIF) mechanism, unique to community redevelopment agencies, serves as a stable, recurring source of funds to jumpstart redevelopment within the community redevelopment area during the period in which the tax base of a designated slum and blight area is declining. The TIF further facilitates the increase of tax revenues to affected taxing authorities to increase their ability to accomplish their respective purposes in furtherance of community rehabilitation and redevelopment.

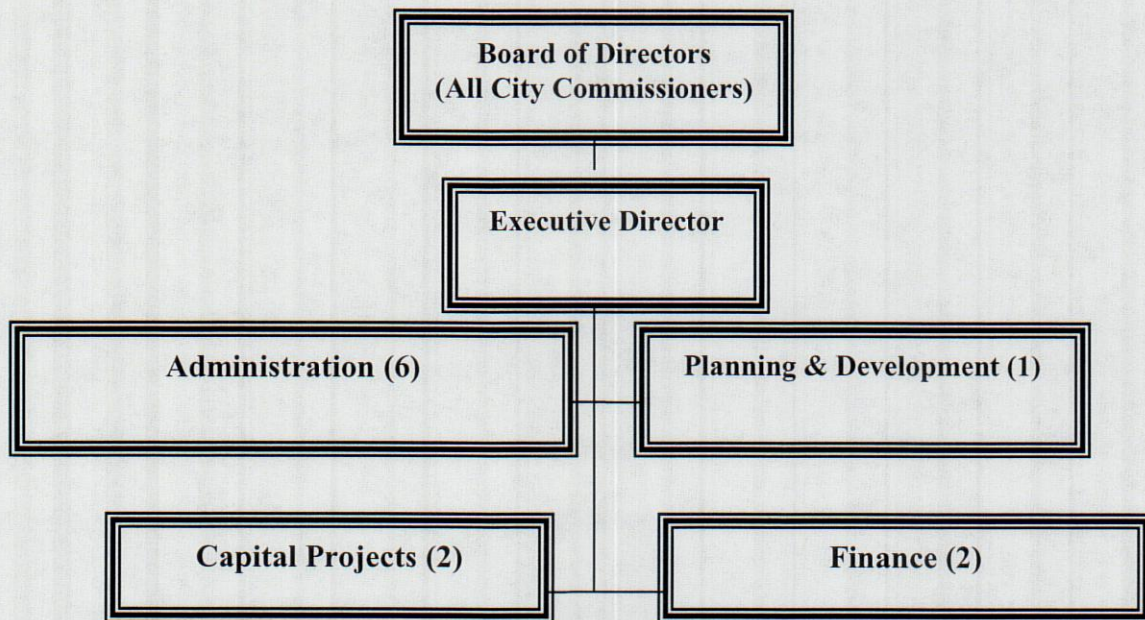


CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI
COMMUNITY REDEVELOPMENT AGENCIES

2005 ANNUAL REPORT

ORGANIZATION



**Numbers in parentheses represent budgeted positions.*



CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI

COMMUNITY REDEVELOPMENT AGENCIES

2005 ANNUAL REPORT

VISION

The CRA's longstanding vision is to improve the quality of life for residents and stakeholders of the Overtown, Park West and Omni community redevelopment areas. The CRAs' vision is to generate successful redevelopment projects, from both the private and public sector such as mixed-use construction developments and infrastructure improvements. Ultimately, the CRA envisions a neighborhood that is filled with small urban parks, residential complexes, greenways, sidewalk merchants and pedestrian-friendly streets that promote walking within the neighborhood. This vision can be realized through the elimination of unsanitary, economic, and physical conditions that contribute to slum and blight. To accomplish this vision, the CRA has identified several objectives:

OBJECTIVES FOR FISCAL YEARS 2004-2009

1. Increase property values within the community redevelopment areas.
2. To acquire, mitigate, demolish, remove, and dispose of real estate for redevelopment and to afford maximum opportunity to the rehabilitation or redevelopment of the community redevelopment area by private enterprise.
3. Initiate and fund infrastructure improvements within the community redevelopment areas.
4. Implement and fund community development programs to provide financial support to existing and new businesses to stimulate job creation and retention.
5. Provide zoning incentives to encourage the development of affordable housing units, the preservation, rehabilitation and re-use of historic properties and the creation and retention of jobs within the community.
6. Promote smart growth principles and encourage mix-use, mix-income residential projects with a focus on the creation of affordable housing units and historic preservation.
7. To market the community redevelopment area as part of the community.



CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI COMMUNITY REDEVELOPMENT AGENCIES

2005 ANNUAL REPORT

ACCOMPLISHMENTS FOR FY 2005

Preservation and Enhancement of Tax Base:

The SEOPW redevelopment area experienced a 28% increase from \$234,723,486.00 (FY 2004) to \$302,593,063.00 (FY 2005) in the tax base. Biscayne Boulevard, the eastern edge of the district's boundary, is experiencing a tremendous development boom and the tax base is anticipated to increase tremendously within the next five (5) years. The CRA owns several large vacant properties amounting to approximately seven (7) acres that is poised for redevelopment. One property has gone through the RFP disposition process and three lots have been approved for disposal via a settlement agreement between previous developer and the City/CRA.

As the Performing Arts Center (PAC) moves closer to completion, the Omni neighborhood is seeing increased development activities. The Omni redevelopment area tax base increased 14% from \$565,622,096.00 (FY 2004) to \$650,288,642.00 (FY 2005).

Planning:

1. The Regulatory Plan complementing the SEOPW CRA Redevelopment Plan Update is nearing completion by Dover Kohl.
2. The completed Omni Redevelopment Plan Update has been submitted and accepted by the Omni CRA Board of Directors for forwarding to the City for review and action by the Planning Advisory Board and the City Planning & Zoning Commission.
3. The Regulatory Plan complementing the Omni CRA Redevelopment Plan Update is nearing completion by Zyscovich.
4. The Housing Policy complementing the Omni CRA Redevelopment Plan Update has been completed by GMN.

Economic Development

1. Annual remittance in the amount of \$1.43 Million Dollars to Miami-Dade County towards payment of a debt service on the Performing Arts center construction bonds.
2. The Black Archives - Lyric Plaza Construction Grant in the amount of \$97,000.00.



CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI

COMMUNITY REDEVELOPMENT AGENCIES

2005 ANNUAL REPORT

Sponsorship, Community Events and Grants:

1. MIART Foundation - Art Basel Event	\$50,000
2. Dade Heritage Trust, Inc. - City Cemetery Grant	\$12,400
3. Performing Arts Center Foundation - Cars and Fish Event	\$75,000
4. The Black Archives - MTV Video Music Awards After Party	\$20,000

Sale/Land Acquisition:

1. SEOPW CRA parcel under Bayview Towers was conveyed to Bayview Towers Associates, LLC on April 13, 2005.

ONGOING PROJECTS:

1. Omni Area Water/Sewer Lines Improvement Project - Omni CRA.
2. Ward Rooming House Historic Renovation Project - SEOPW CRA.
3. City Cemetery Grant Project - Omni CRA.
4. Omni Traffic Access Study - Omni CRA.
5. Performing Arts Center - Super Block Streetscape Project - Omni CRA.
6. Officer Nathaniel K. Broom Memorial Sculpture Project - SEOPW CRA.
7. Overtown 3rd Avenue Business Corridor Streetscape Project - SEOPW CRA.
8. Overtown / Park West Sidewalk, Curb and Gutter Project - SEOPW CRA.
9. 14th Street Streetscape Extension Project - Omni CRA.



**SOUTHEAST OVERTOWN / PARK WEST AND OMNI
COMMUNITY REDEVELOPMENT AGENCIES
2005 FINANCIAL SYNOPSIS ACTIVITIES**

**Frank K. Rollason
Executive Director**



CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI

COMMUNITY REDEVELOPMENT AGENCIES

2005 FINANCIAL SYNOPSIS ACTIVITIES

Financial Synopsis of Community Redevelopment Activities in FY 2005

Southeast Overtown / Park West District (SEOPW)

- Related to the issuance of the Community Redevelopment Revenue Bonds, Series 1990 (\$11,500,000) a reserve amount was required for the maximum debt service payment in the amount of \$554,148. However, as the debt was being paid by the City through to maturity, the Agency believed that the reserve amount of \$554,148 should be released from restriction and to fund the amounts to the Agency, as approved by Resolution No. 01-586, dated June 14, 2001. The advance of the debt reserve is recorded as a liability of the Agency, and will be paid in full to the City in 2014 and 2015, which are the final two payments of the bonds. If the bonds are ever to be refinanced, the repayment of the liability will be satisfied at that time. During fiscal year 2004, the liability to the City was reduced by \$192,909, to \$361,239. There was no reduction to the liability during fiscal year 2005.
- The SEOPW CRA transferred TIF monies in the amount of \$350,000 to the debt service for the payment of a loan agreement which the City entered into on January 9, 1992 with Grand Central Corporation in the amount of \$1,708,864. Also, the SEOPW CRA transferred TIF monies in the amount of \$55,800 to the debt service for the payment of interest incurred in FY 2005 related to the issuance of bonds, Series 1990 amounted to \$11,500,000 in November 1990.
- The SEOPW Tax Increment Funds recorded in FY 2005 amounted to \$2,816,788 (as per audit report).
- The amount of \$1,524,732 (as per audit report) in TIF monies was used for redevelopment activities in FY 2005.



CITY OF MIAMI

SOUTHEAST OVERTOWN / PARK WEST AND OMNI

COMMUNITY REDEVELOPMENT AGENCIES

2005 FINANCIAL SYNOPSIS ACTIVITIES

- A total amount of \$1,317,046 was used for both CRA (SEOPW and OMNI) administrative expenses which \$623,708 was funded pursuant to the Interlocal Cooperation Agreement entered into on March 13, 2000 with the City of Miami. The remaining balance of \$693,338 was funded with TIF (SEOPW and OMNI) monies.

OMNI District

- The OMNI Tax Increment Funds recorded in FY 2005 amounted to \$4,772,045 (as per audit report). However, the OMNI CRA remitted the amount of \$1,430,000 to the County for the payment of the Performing Arts Center construction bonds.
- The amount of \$725,893 (as per audit report) in TIF monies was used for redevelopment/general activities in FY 2005.

Southeast Overtown Parkwest Community Redevelopment Agency
Special Revenue and General Operating Budgets FY 2006

Revenues	FY 2004		FY 2005		FY 2006
	Adopted Budget	Audited F/S	Adopted Budget	Audited F/S	Adopted Budget
General Operating Rev - Carryover Fund Balance	236,000				500,000
General Operating Rev - Interest Revenue	8,500	7,995			-
General Operating Rev - Tax Increment Revenue	346,066	247,865	513,195		196,514
General Operating Rev - Contribution From City - Interlocal Agreement	659,388	659,388	659,388	659,388	-
General Operating Rev - Off Street Parking		17,637		29,867	8,000
General Operating Rev - Transfer From OMNI	439,143	439,143	1,140,419	300,000	1,000,000
Special Revenue - Rental Income		6,782	5,000		-
Special Revenue - Off Street Parking	30,000		8,000		-
Special Revenue - Carryover From Prior Year	4,300,000		2,500,000		4,100,000
Special Revenue - City Tax Increment Revenue	1,730,332	1,228,332	1,627,940	1,627,940	2,495,666
Special Revenue - County Tax Increment Revenue	1,008,564	943,558	1,196,954	1,188,848	1,714,153
Special Revenue - Contribution from General Fund				40,000	-
Special Revenue - Transfer from Community Development				68,184	-
Special Revenue - Interest on Investment	83,404	67,626	26,500	76,647	11,500
Special Revenue - Property Sale			10,462,460	500,000	-
Revenue Total	8,841,397	3,618,326	18,139,856	4,490,873	10,025,833
Expenditures					
Administrative Expenditures - General Operating Fund					
Executive Director's Salary		140,000	147,000	139,783	147,000
CRA Staff Accumulated A/L			53,000	47,778	-
Expense Account		18,000	18,000	4,241	18,000
Car Allowance		12,000	12,000	12,000	12,000
Contractual Services - City of Miami Loaned Employees		132,239	231,000	226,000	284,000
Special Services - Transfer to City of Miami Clerk's Dpt		31,000	38,000	35,000	38,000
Rent CRA Building		158,000	160,388	158,906	160,388
(A) Total Adm Exp Funded Interlocal Agreement (City of Miami and CRA) \$659,388 - General Operating Fund. Funds were eliminated in FY 2006		491,239	659,388	623,708	659,388
Employee Salary and Fringe Benefits	1,110,960	487,369	754,081	540,793	780,500
Contractual Services	116,138	50,146	13,085	10,497	13,085
Insurance	25,000	25,130	40,000	24,845	15,000
Printing and Publishing	6,000	445		(51)	-
Books Publications Memberships	12,000	7,176	7,000	4,150	1,200
Advertising and Notices	25,000	34,999	30,000	47,094	60,000
Travel/Travel Per Training	38,000	7,845	40,000	4,088	6,000
Rent /Leased Cost	201,000		45,000	20,877	45,000
Utilities (Power and Communications)	46,000	34,999	24,770	13,275	38,107
Office Equipment and Furniture	10,000	7,416	6,000	932	1,500
Material and Supplies	50,000	6,542	35,000	15,657	10,000
Office Supplies	8,500	7,358	6,000	5,298	6,000
Miscellaneous Supplies	1,000	132	2,000	227	1,000
Delivery Services/Postage	2,000	294	3,000	1,059	2,500
Repair/Maintenance - Outside	10,000	1,694	5,000	1,040	2,000
Other Administrative Expenses	27,500	6,371			-
Motor Fuel			800	627	800
Food			13,600	2,929	13,600
Budget Reserve			628,278		48,834
(B) Subtotal Adm Exp Funded By (SEOPW and OMNI)	1,689,098	677,917	1,653,614	693,338	1,045,126
(C) County Administrative charge at 1.5%					-
(D) Total Adm Exp (A+B+C) - General Operating Fund	1,689,098	1,169,156	2,313,002	1,317,046	1,704,514

Southeast Overtown Parkwest Community Redevelopment Agency
Special Revenue and General Operating Budgets FY 2006

Operating Expenditures - Special Revenue Fund					
Contractual Services	2,001,002	864,450	1,076,517	650,858	1,085,475
Books Publications Memberships	400	200			-
Land/Building Acquisitions	1,000,000				-
Building Construction & Improves and Other Redevelopment Related Exp.	2,482,502	412,086	3,112,427	732,278	4,948,693
Grants and Aids	875,000	131,764	303,163	141,596	1,104,595
Debt Service Payments	350,000	350,000		350,000	410,000
Interest Expense	67,000	57,275		55,800	-
Transfer into General Operating	346,063		513,195		196,514
(E) Subtotal Oper. Expenses	7,121,967	1,815,775	5,005,302	1,930,532	7,745,277
(F) Unrestricted Reserve/Contingency	30,332		359,092		576,042
(G) Reserve Contingent Land Sale			10,462,460		-
Expenditure Total (D+E+F+G) - Special Revenue Fund	8,841,397	1,815,775	18,139,856	1,930,532	10,025,833

NOTE: Refer to Summary of Operating Expenditures FY 2005.

Cash Position (General Operating Rev-Total Adm Exp (D)) - SEOPW General	-	202,872	-	(327,791)
Fund Balance - Beginning (Audit) - General		643,154		846,026
Fund Balance - Ending - General		846,026		518,235
Cash Position (Special Rev-Exp) - SEOPW Special Revenue		430,523		1,571,087
Fund Balance - Beginning (Audit) - Special Revenue		2,392,359		2,822,882
Fund Balance - Ending - Special Revenue		2,822,882		4,393,969

Southeast Overtown Parkwest Community Redevelopment Agency
Summary of Operating Expenditures FY 2005

Vendor	Description	Contractual Services	Grant and Aids	Construction Redevelopment	Debt Service
Akerman Senterfitt	Legislative Consulting	27,079			
All County Security	Ward Rooming House	27,659			
Ambro, Inc	Grand Promenade Interim Project	2,325			
Ambro, Inc	919 NW 2nd Avenue/62-64 NW 11 ST	3,975			
Arbor Desings, Inc	Cleaning of CRA Lots	19,106			
Avino Associates	915 NW 3rd Avenue Survey	800			
Bercow & Radell	Amend the DRI Impact Fee Ordinance	41,346			
Blazejack & Co	Block 36	2,500			
Doug Bruce & Associates	Legislative Consulting	36,617			
Eagle Security Agency	Grand Promenade	1,117			
Eagle Security Agency	Ward Rooming House	56,703			
Encore Services, Inc	Ward Rooming House	20,400			
Everest Solutions	Legistar	720			
Florida Redevelopment Association	CRA - Operational	1,995			
Grand Promenade	Grand Promenade	123			
HBA	CRA - Operational	3,006			
Holland & Knight	Southeast Overtown / Park West Redevelopm	138,204			
Institute of Government - Nova Southeast	Miami At Midnight	7,000			
Mendez & Mendez	JEJ Properties-Jackson	2,602			
Meter Box Parking Lot	Meter Box Parking Lot	420			
Miami Parking Authority	CRA Lots	22			
Murray Fence	Parking Lot # 57/Grand Promenade/9th Street Pedestrian	10,051			
NDC	Grow Miami Fund	50,250			
Office Depot	CRA - Operational	310			
Post Buckley Schuh & Jernigan	Lyric Theater Alleyway	15,000			
Quinlivan Appraisal	915 NW 3 Avenue	850			
Sanson, Kline, Jacomino	External Audit FY 2005	33,000			
Signs For CRA	Signs For CRA	2,067			
South Florida Regional Planning Council	Review of the NoticeProposedChangethe DRI	2,500			
Stifel, Nicolaus & Company	CRA TIF Projections	3,758			
The Curtis Group, Inc	SEOPW DRI Annual Report	3,000			
Thomson Coburn	Miami Dade Land Dispute	395			
TLMC	Parking Lots - P2, P5	4,258			
TY Lin International	Pavement marking Plan for NE 11th St	2,360			
TY Lin International	Longshoremen's Building Floor Plan Assita	3,975			
TY Lin International	HJ Ross - Gen Consulting Serv - CRA General Service	78,083			
Under Power Corp.	Street Light Agreement/Grand Promenade/Parking Lot #58	33,301			
Walter HAAS & Sons	Walter HAAS & Sons	300			
Weed A Way	919 NW 2nd Avenue	1,131			
World Class & Associates, Inc	Parking Lots - P2, P3, P4 and P5/9th St Pedestrian Mall	3,550			
WRT	WRT	9,000			
Department of Community Affairs Florida	CRA - Operational		175		
Florida International University	Roots in the City Project		71,127		
Saint John Community Develop Corp	Things are Cooking in Overtown Gala		2,500		

Southeast Overtown Parkwest Community Redevelopment Agency
Summary of Operating Expenditures FY 2005

Vendor	Description	Contractual Services	Grant and Aids	Construction Redevelopment	Debt Service
Several Vendors	Overtown 2005 Memorial Day Economic		23,135		
Several Vendors	Back to School Event		24,659		
The Black Archives	2005 MTV Video Music Awards Bacardi Party		20,000		
The Black Archives	Brick Pavers For the Lyric Plaza			91,875	
Citywide Curb	Citywide Curb			10,386	
Bullseye Powder Coating, Inc	Grand Promenade			588	
Miami Dade Water & Sewer	Grand Promenade			2,600	
Design Build Inter American	Jackson's Soul Food Restaurant			19,500	
Frank Rollason-Reimbursement	Jackson's Soul Food Restaurant			507	
Intercompany Laboratory	Jackson's Soul Food Restaurant			900	
Miami Dade County	Jackson's Soul Food Restaurant			460	
Miami Dade Water & Sewer	Jackson's Soul Food Restaurant			3,900	
Aknaf Software	Just Right Barber Shop			2,369	
BK Beauty & Barber Equipment	Just Right Barber Shop			15,089	
Design Build Inter American	Just Right Barber Shop			211,202	
Eli Alvarado-Reimbursement	Just Right Barber Shop			59	
Frank Rollason-Reimbursement	Just Right Barber Shop			2,029	
Hilda Tejera-Reimbursement	Just Right Barber Shop			601	
Jet Carpet Cleaning Service Inc	Just Right Barber Shop			1,970	
Supply	Just Right Barber Shop			3,340	
Reynaldo Diaz-Reimbursement	Just Right Barber Shop			200	
TY Lin International	Just Right Barber Shop			9,064	
TY Lin International	MT Zion Church Historic			6,263	
Metric Engineering	NW 3rd Ave			899	
Community Asphalt Corp	NW 9th Street Pedestrian Mall			73,250	
Bovard Studio	Saint John Community			44,780	
Ronald M. Gibbons	Saint John Community			20,081	
Saint John Community Develop Corp	Saint John Community			61,788	
James Mastin	Sculpture of Nathaniel K Broom			3,750	
Design Build Inter American	Ward Rooming House			49,639	
TY Lin International	Ward Rooming House			95,189	
Contribution	Revenue Bonds Series 1990				55,800
Contribution	Loan Agreement with the Grand Central Corporation				350,000
		650,858	141,596	732,278	405,800
Total Expenditures - External Audit FY 2005					1,930,532

OMNI Community Redevelopment Agency
Special Revenue Budget FY 2006

Revenues	FY 2004		FY 2005		FY 2006
	Adopted Budget	Audited F/S	Adopted Budget	Audited F/S	Adopted Budget
City Tax Increment Revenue	2,451,649	2,451,649	3,920,483	3,920,483	5,372,708
County Tax Increment Revenue	1,774,495	2,046,392	2,294,328	2,281,562	3,689,181
Interest on Investments and Other Income	60,840	76,044	41,500	91,304	21,500
Carryover Fund Balance	726,283		2,932,945		7,000,000
Revenue Total	5,013,267	4,574,085	9,189,256	6,293,349	16,083,389
Expenditures					
Operating Expenditures					
Contractual Services	1,680,627	485,498	616,200	340,593	878,692
Advertising and Notices	10,000				-
Books Publications Memberships	500	200			-
Promotional Activities	35,000	35,000			-
Building Construction & Improves and Other Redevelopment Related Exp	308,934		4,300,000		9,319,000
Grants and Aids	575,934	174,132	584,504	55,300	617,283
Contribution To PAC	1,430,000	1,430,000	1,430,000	1,430,000	1,430,000
Transfer into General Operating	439,143	439,143	1,140,419	300,000	1,000,000
Contribution to Special	17,500	17,500		30,000	42,500
(A) Subtotal Oper. Expenses	4,497,638	2,581,473	8,071,123	2,155,893	13,287,475
(B) Unrestricted Reserve/Contingency	515,629		1,118,133		2,795,914
Expenditure Total (A+B)	5,013,267	2,581,473	9,189,256	2,155,893	16,083,389
Cash Position (Rev-Exp) - As per this schedule	-	1,992,612	-	4,137,456	
Fund Balance - Audit		1,482,945		3,475,557	
Fund Balance - End of the year		3,475,557		7,613,013	

NOTE: Refer to Summary of Operating Expenditures FY 2005.

OMNI Community Redevelopment Agency
Summary of Operating Expenditures FY 2005

Vendor	Description	Contractual Services	Grant and Aids	Contribution to PAC	Administration	Contribution to Special
Akerman Senterfitt	Legislative Consulting	27,079				
Doug Bruce & Associates	Legislative Consulting	36,617				
Downtown Miami Partnership	Paint The Town Red Project	13,954				
Downtown Development Authority	PAC Parking Committee Development Consultant	15,000				
Everest Solutions	Legistar	720				
Florida Redevelopment Association	CRA - Operational	1,995				
Future Packaging & Preservation	Time Capsule	2,434				
HBA	CRA - Operational	3,006				
Holland & Knight	Representation of Omni CRA	1,325				
Institute of Government - Nova Southeast	Miami At Midnight	13,000				
NDC	Grow Miami Fund	50,250				
TY Lin International	Water System Upgrades	1,500				
Zyscovich	OMNI CRA Planning	173,714				
Biospheric Engineering	Heritage Trust - City Cemetery		2,000			
Department of Community Affairs - Florida	CRA - Operational		175			
Double Tree	Downtown Miami Project		500			
JW Marriot Hotel	Downtown Miami Project		500			
Miart Foundation Inc	Impact Art Basel		35,000			
Mike Mitchell	Heritage Trust - City Cemetery		1,366			
Radisson Hotel Miami	Downtown Miami Project		500			
Sanson, Kline, Jacomino	External Audit FY 2005		11,500			
Stifel, Nicolaus & Company	CRA TIF Projections		3,758			
Miami Dade County	Performing Art Center Bonds			1,430,000		
CRA Office	Administration Expenses				300,000	
Magaret Pace Park Ranger	Magaret Pace Park Ranger					30,000
		340,593	55,300	1,430,000	300,000	30,000
Total Expenditures - External Audit FY 2005					2,155,893	

City of Miami



JOHNNY L. WINTON
Chairman

FRANK K. ROLLASON
Executive Director

The Southeast Overtown / Park West and Omni Redevelopment District Community Redevelopment Agencies Project Descriptions and Ongoing projects

(from October 1, 2004 to September 30, 2005)

**Frank K. Rollason, Executive Director
Community Redevelopment Agency
49 NW 5th Street, Suite 100
Miami, FL 33128
(305) 679-6800
Fax: (305) 679-6835**

**Mission:**

The CRAs' mission is to eliminate slum and blight within the designated Redevelopment Areas as governed by F.S. 163.355, 163.356 and 163.358 and the related powers to the CRA by F.S. 163.370. The CRA fulfills this mission by carrying out programs and activities that fulfill the goals that have been identified through a public planning process and approved by the governing bodies of the City of Miami and Miami-Dade County.

Vision:

The CRA's vision is to reconnect Omni, Parkwest and S. E. Overtown to Downtown Miami and the Design District thus restoring the entertainment, residential and commercial activities in Miami and thereby stimulating economic prosperity within the targeted areas. The vision can be summed up by the following goals:

1. Gain redevelopment momentum by providing incentives that match the current trend and needs of businesses and create a high quality of life for residents and visitors alike.
2. Revive and highlight the history of Miami through the re-creation of uniquely identifiable communities.
3. Eradicate slum and blight conditions.

Strategy:

- Layout infrastructure to immediately provide relief for existing businesses and to further attract new businesses into the area.
- Begin facade and streetscape improvement projects to enhance and beautify the areas thus signaling the impetus for development and re-investments.
- Assist in the renovation and rehabilitation of existing commercial buildings thus creating new opportunities for business relocation, and start up companies.
- Develop partnerships for the construction of affordable housing to provide residences for the existing and future residents – the work pool.
- Develop and construct parks, open spaces and other public meeting places for the enhancement of quality of life.
- Facilitate construction of and encourage public amenities businesses such as pharmacies, supermarkets, etc. in the area for the enrichment of the quality of life.

Redevelopment objectives:

Redevelopment objectives proposed in the 1982 SEOPW Redevelopment Plan and 1986 Omni Redevelopment Plan were derived from the analysis and evaluation of existing conditions and the issues affecting future development of the area. These objectives also reflect established community priorities and are consistent with the overall development objectives of the City of Miami. The CRA will continue to update the redevelopment objectives. Both plans are currently being updated: the SEOPW Plan by Dover Kohl is complete and is awaiting approval by the Miami-Dade County Commission. The Omni Plan by Zyscovich is complete and scheduled for Board action and City Commission action.



3

ISSUE: SLUM AND BLIGHT CONDITIONS:

Objectives

1. Provide incentives for the redevelopment of blighted properties.
2. Eliminate conditions which contribute to blight.
3. Promote rehabilitation and maintenance of existing viable uses and structures.
4. Achieve orderly and efficient use of land.

ECONOMIC DEVELOPMENT:

Objectives

1. Maximize existing public investments.
2. Reinforce the property tax base.
3. Create economic magnets to draw more businesses to the Omni area to compliment (without competing with or diminishing) established activities in the surrounding area.
4. Promote concentrations of similar business activities that reinforce each other and improve the area wide economic climate.
5. Provide for the development and/or relocation of downtown support service uses in selected locations within the redevelopment area.

PUBLIC INFRASTRUCTURE AND AMENITIES:

Objectives

1. Provide adequate public utilities and services for the area's residents and businesses.
2. Provide a system of public open spaces.
3. Maximize access and views to Biscayne Bay.
4. Encourage preservation and restoration of historic buildings.
5. Enhance the area's visual attractiveness to businesses and residents.
6. Emphasize crime prevention and improve security in the area.
7. Encourage the Dade County Public School system to retain and improve Frederick Douglas Elementary School as a neighborhood school serving local residents.

HOUSING AND SOCIAL NEEDS:

Objectives

1. Maximize conditions for residents to continue to live in the area.
2. Achieve rehabilitation of the maximum feasible number of housing units.
3. Provide incentives for construction of new housing to attract downtown workers.
4. Improve the delivery of human services.
5. Provide employment opportunities and upward job mobility for residents.
6. Provide opportunities for minorities and women to manage and own businesses.
7. Minimize condemnation and relocation.



TRAFFIC AND CIRCULATION:

Objectives

1. Resolve existing and future transportation conflicts.
2. Set priorities within the transportation network for pedestrians, cars, service and transit vehicles.
3. Improve access to existing and planned major activity areas such as the Central Business District and Civic Center.
4. Support of an intermodal transportation system linking various mass transit mediums with greater connectivity.
5. Provide adequate parking to serve the needs of area residents, visitors, and employees.



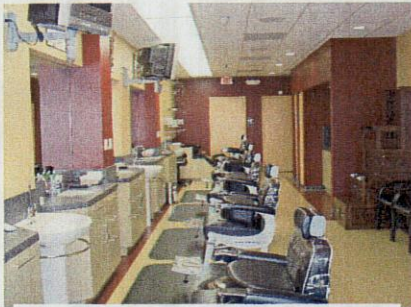
SEOPW PROJECTS

COMMERCIAL REVITALIZATION SUPPLEMENTARY GRANTS (CRSG):

On June 29, 2000, the CRA Board adopted resolution SEOPW/CRA R-00-74 which created the Commercial Revitalization Supplementary Grant Program. The Program provided matching grants to award recipients of the Metro Miami Action Plan "Revitalization Program" which enables businesses to fully fund their commercial revitalization projects. To date, three businesses in the Southeast Overtown sub-area have been awarded grants for the renovation and/or expansion of their businesses to be funded by TIF dollars.

As part of this program, Just Right Barber Shop located in Overtown at 1133 NW 3rd Avenue has gone through a remodeling project which included the replacement and/or repair of existing commercial fixtures, roof replacement and the construction of ADA compliant restrooms.

In addition, all new equipment, fixtures and furniture was provided at a total project cost of \$297,254.00. A grand reopening ceremony was held on September 28, 2005 and the keys to the refurbished facility turned over to the owner/operator, Mr. Willie Williams.



Just Right Barber Shop – Fully renovated by SEOPW CRA and reopened on September 28, 2005.

New, in 2005, is the Overtown Small Business Grant Initiative. On November 3, 2005, the SEOPW Board of Directors adopted a Resolution initiating this program and appropriating \$200,000.00 as the initial kick-off amount. The program is designed to provide grants for established businesses in the SEOPW CRA along the 3rd Avenue Business Corridor for the purpose of funding capital improvements, major equipment purchases and strengthening the asset or inventory base of said businesses. Individual grants can range up to \$50,000, but the intent is to not have them exceed \$25,000 unless a special case is approved by the Board of Directors. The intent is to spread enough funding around to the different businesses to make a significant impact, but also share the limited funds available.

WATERLINE IMPROVEMENT PROJECT:

One of the major deterrents to development in the redevelopment areas is the outdated state of the infrastructure specifically referring to water and sewer pipe lines. The impact of new development or infill development, which increases density and demand, places a strain on existing services such as fire, police, water, sewer, electricity and roads. The majority of pipes in the area are approximately 8 inches in diameter; the upgrade requirement is 12 inches in most areas, which must be connected to the main water and sewer pumps. The cost to upgrade the water and sewer pipes alone has drastically increased the construction cost of development projects. As such, the CRA has budgeted as a capital project the Water and Sewer Upgrade Program to offset the cost of these and other such impact fees by initiating and completing the system improvements to enhance and positively impact businesses in the revitalization area. The CRA and the City of Miami are working with the Miami-Dade Water and Sewer Department to address the long-term strategy to this inhibitor of development in the area, specifically within the Omni and Park West areas, where major residential and commercial projects have been surfacing at a rapid pace in response to the real estate boom.

INFRASTRUCTURE IMPROVEMENTS:



Pursuant to the SEOPW Redevelopment Plan, the CRA is working with the City of Miami and Miami-Dade County Department of Public Works to upgrade the infrastructure along major boulevards and corridors slated for commercial redevelopment. The CRA has identified the following streets which require immediate streetscape improvements, infrastructure upgrades and the construction of parking lots or liner buildings.

- Overtown/Park West - NW 11th Street from Biscayne Boulevard to I-95
- Overtown - NW 3rd and NW 2nd Avenues from NW 9th Street to I-395
- Overtown/Park West - NW/NE 9th Street (9th Street Pedestrian Mall) from I-95 to Biscayne Blvd.

In June of 2005, the SEOPW Board of Directors approved budgeting \$750,000.00 in the FY '06 SEOPW Budget for the Overtown 3rd Avenue Business Corridor Streetscape Project and on December 15, 2005, the SEOPW Board of Directors approved a resolution appropriating the \$750,000 for the streetscape project to be designed and built through the City of Miami's CIP Department. Initial design plans are underway. In addition, in June of 2005, the SEOPW Board of Directors approved budgeting \$865,000 in the FY '06 SEOPW Budget for the completion of the Overtown/Park West Sidewalk, Curb, and Gutter Project. This was the project that had begun in 2003, but had to be halted from a finding that the use of HUD CDBG funding was inappropriate. The new funding with TIF funds will allow this project to go forward and be completed. On December 15, 2005, the SEOPW Board of Directors approved a resolution appropriating the \$850,000 for this project to be designed and built through the City of Miami's CIP Department. Initial designs for this project are also underway.

CRA efforts are concentrated on planning for infrastructure upgrades in the redevelopment areas such as street improvements, landscaping, signature lighting and drainage. Glass fiber technology is the backbone of broadband digital networks, which handles voice, data, video, etc. Since the redevelopment areas are lacking such fiber optic wiring, this is being contemplated with local and state governments responsible for implementing these infrastructure improvements; ongoing dialogue with private developers and community members becomes paramount to set priorities, coordinate and avoid duplication of efforts amongst local and state government and the agency in order to find creative avenues to pursue resources.

HISTORIC PRESERVATION:

Historic preservation is one of the major objectives of the 2004 Amendment to the SEOPW Plan. One such project is the restoration of the Ward Rooming House. The Ward Rooming House is located within the City of Miami's oldest historic community, Colored Town/Overtown. The building was owned and constructed by Shadrack Ward, a black man, and was centrally located within the social and business sphere of the Overtown Community. The House sits on NW 9th Street between NW 2nd Avenue, "Little Broadway", historically



*Ward Rooming House
September 16, 2005*



the jazz and blues corridor from the '50s where black entertainers stayed in hotels when performing in Miami and South Beach, and NW 3rd Avenue, "Little Wallstreet" which was the historic business corridor which housed law firms, doctor's offices and other commercial businesses and activities.

The property is currently under reconstruction (Phase 1) to maintain its historic foundation and building shell so that the Historic Designation process, already in progress with the City of Miami, can be completed. Phase 1 includes the historic façade and front porch being salvaged and the main building rebuilt to code in keeping with its original specifications utilizing HABS drawings. Phase 2 of the Ward Rooming House rehabilitation project will include the build-out of the House to facilitate an as yet undetermined use. The intent of this work is to restore only the shell of the structure in order to reestablish the historic designation of the building. Design and engineering was accomplished by TY Lin/ HJ Ross & Associates' Agreement with the CRA. The design is based on the CRA Board's decision to replace the entire back portion of the deteriorated structure and to salvage the front porch of the building for historic value.

In November 2003, Ward Rooming House was shored and braced with scaffolding which were tied together with straps and clamps to the exterior walls in anticipation of the determination of the feasibility to maintain its existing exterior walls and completely re-build its interior. In March, 2004, one of the braces was stolen and combined with strong winds and a deluge one fateful night, a portion of the west wall collapsed. The property was re-shored and the brackets for the braces were stolen again. The CRA has had to enter into a contract with a 24-hour security company to maintain patrol of the project site at a cost of approximately \$7,500 monthly. The property is in the process of being historically designated, but requires that the property be fully stabilized, the windows replaced and a roof installed. The total renovation project of the building's shell is estimated to be \$600,000.

On July 18, 2005, project engineers completed the plans for salvaging the front two walls of the structure, but on August 25, 2005, Hurricane Katrina toppled the east wall of the structure resulting in additional engineering work having to be performed. In September of 2005, the selected contractor, DBI, began demolition and stabilization work on that part of the structure deemed salvageable.

CLEARING/ENVIRONMENTAL MITIGATION:

Quality of Life is dependent on government enforcing environmental protection laws and ensuring that new development projects comply with such laws. The CRA abides under a number of governing laws for environmental compliance. Specifically including Housing Urban Development (HUD) 24 CFR Part 58, which requires Environmental Impact Statements (EIS) to be issued for all projects funded with federal funds. Additionally, the CRA complies with laws mandated by the Environmental Protection Agency (EPA) and the Department of Environmental Management Resources (DERM). The CRA is committed to enhancing the quality of life for residents in the redevelopment areas and will continue to work with the City of Miami to comply with all regulations relating to environmental compliance.

DEVELOPMENT OF SPECIAL DISTRICTS:

The CRA is committed to assisting communities to find appropriate and viable solutions to address special needs in the areas such as the need for additional police presence, sidewalk pressure cleaning services, and special security and signature lighting over and beyond the type of services that governing municipalities might provide. The CRA will assist residents to apply for the necessary special taxing districts to compensate

for these special services by acting as a liaison between government and residents in expediting applications. The CRA has moved forward with the planning of a Historic and Cultural Preservation (HCP) District with the main objective of preserving and highlighting the unique culture of each of the three Redevelopment Communities. In addition, the CRA is proposing to overlay the HCP districts with a security and lighting overlay districts to add security and special lighting in the area at the request of stakeholders in the community.

In addition, the CRA has met with business owners, as well as members of the community regarding expanding and extending the entertainment districts. The CRA is working with the City of Miami's Department of Planning and Zoning to obtain approval.

HOUSING DEVELOPMENT:

There is an urgent need to upgrade, improve and rebuild the housing stock within the redevelopment areas, particularly in Southeast Overtown. Homeownership in this area is the lowest in the country. Some of the issues include:

- Housing shortage.
- Substandard housing.
- Lack of affordable housing.
- Overcrowding – housing not suitable for the needs of residents.
- Code Enforcement /Code Violations.
- Lack of choice in various housing designs.

The 2004 Amendment to the SEOPW and Omni Plan Updates provide a development guide in the form of a supplemental housing policy, developed by housing consultant Greater Miami Neighborhoods. The housing policy addresses the redevelopment of the respective CRA districts. The policy in its conceptual framework serves as a planning guide to promote affordable and workforce developers' incentives and financing options. It also serves as a resource guide for addressing the housing needs and opportunities, particularly for property that is not necessarily owned or under the control of the CRA or City of Miami. "The neighborhood has to retain access to affordable housing even as the neighborhood becomes more desirable to households with greater means."—*SEOPW Housing Policy and Housing Plan, 2004*.

The CRA is currently working with a number of investors interested in constructing housing developments in the area. Following the New Urbanist notion, which incorporates the promotion of creating and restoring diverse, walkable, compact, vibrant, mixed-use communities composed of the same components as conventional development, but assembled in a more integrated fashion, in the form of complete communities, the Downtown Overtown concept adopts a "cluster zoning" that interfuses the historical, cultural and business elements of the Overtown neighborhood.

Mixed income, mixed-use, dense "liner-type" buildings that provide residential and commercial space will be located within the environs of Downtown Overtown with a focus of homeownership and affordable housing for existing residents as well as middle income housing for the "Downtown" workplace.

In an effort to encourage the development and the immediate construction of additional housing stock, the City of Miami with assistance from the CRA, has aggressively negotiated with a developer (Crosswinds



Communities, Inc.) towards the disposition of land currently under litigation and reached a settlement agreement approved by the both the City and the SEOPW CRA on January 27, 2005. The developer proposes to construct 1,050 mixed income units, ranging from \$130,000 to \$300,000 on the 3½ blocks of unimproved land located two blocks west of the Miami Arena.

GRAND PROMENADE PROJECT:

CRA planning consultants have completed the improvement of the CRA owned property which was originally a municipal railroad which runs east-west between N.W. 10th and N.W. 11th Streets, from Biscayne Boulevard to the FEC Railroad at N.W. 1st Avenue. The vision of the Grand Promenade as envisioned by stakeholders in the immediate vicinity is presented below and includes lighting amenities, landscaping, façade improvements and zoning changes on Floor to Area Ratios (FAR) to take advantage of the potential to fully build-up and build-out the footprint to the property line.



Grand Promenade Interim Renovation Project- July 12, 2005.

In May 2001, CRA authorized \$50,000 for the planning and design of the Grand Promenade through planners Dover Kohl & Partners.¹ The Grand Promenade Special Area Plan (“SAP”) outlines design details and implementation measures to channel the private and public redevelopment efforts to create a new kind of bustling commerce and social activity. A “Notice to Proceed” was issued to the general contractor, MCM Corp., on January 13, 2005 to begin construction and a “Notice of Commencement” was executed by the Executive Director on

January 26, 2005. The Grand Promenade SAP has been approved by the SEOPW CRA Board of Directors and the City Commission. It is included in the Dover Kohl SEOPW Plan Update and is awaiting approval by the

Miami-Dade County Commission.

An ‘interim renovation project’ was approved by the Board of Directors with a CDBG funding appropriation of \$576,210. The Grand Promenade is currently characterized by blank walls, large expanses of asphalt, and lanterns that are usually found on high speed roadways. The Interim Improvement project will beautify the existing corridor by the resurfacing of the existing single lane through the alley, curbs on both sides of the lane, street and pedestrian lighting and landscaping, consistent with the Grand Promenade Special Area Plan, adopted as a supplementary planning document in accordance with the 2004 Amendment to the SEOPW Plan update.

The Interim Improvement Project was authorized by the Board in 2004 and a Notice To Proceed with Construction was issued to the CRA’s General Contractor, MCM, on January 13, 2005. The project was completed on-time and within budget (\$776,210 budget with \$756,120 actually spent) with a Dedication Ceremony held on July 29, 2005.



Grand Promenade (Final Concept)

¹ Pursuant to resolutions SEOPW/CRA R-01-51 and OMNI/CRA R-01-11

Today, this project is maintained by the SEOPW CRA with the lawn mowed every two weeks and a daily walk through for trash and litter removal. It has become a focal point of the abutting businesses with all coming up with ways and means to utilize this feature to its greatest capacity in furthering the 24-Hour Entertainment District.



Grand Promenade, as it looked before.

The goal for the economic and cultural redevelopment of the Grand Promenade is to create a 24-hour environment built around the after-hours entertainment venue that is currently developing. Community members have expressed the desire to establish a link between nearby neighborhoods and Bicentennial Park. The Grand Promenade will consist of a series of interconnected pedestrian spaces which lead from Bicentennial Park to Overtown.

In September 2005 this project was nominated for the Roy F. McKenzie Award for Capital Improvement Projects from the Florida Redevelopment Association.

FAÇADE IMPROVEMENTS:

The successful Paint the Town Project for the Omni CRA Area, orchestrated by the Downtown Miami Partnership (“DMP”), was expanded in 2005 to include the SEOPW CRA Area. In addition the facade program was expanded to include funding for 1) a Commercial Building Rehabilitation Program; 2) a Residential Building Rehabilitation Program; 3) a Hardscape and Landscape Improvement Program; and 4) a Tenant Improvement/Vanilla Box Program. The first project under this expanded program to be undertaken is that of the rehabilitation work on the Overtown Masonic Lodge located on NW 3rd Avenue and 10th Street. Additional matching funding will be requested by DMP from the SEOPW Board in FY '06 Budget.

TRANSPORTATION IMPROVEMENT:

Pursuant to the 1986 Omni Redevelopment Plan, the following activities were adopted. The CRA will work jointly with the City of Miami in reviewing the proposed improvements as identified in the 1986 Omni Redevelopment Plan. The number one inhibitor to economic development in poverty stricken areas is the lack of adequate infrastructure to transport residents to their place of employment. Such components include ridership programs and projects, as well as parking. Proximity to the source of employment will promote reduced dependency on the automobile and will support existing and planned mass transit investments, such as the Metrorail, and the Downtown People Mover. The CRA will continue to support efforts to provide adequate transit options within the redevelopment area by coordinating efforts with the Metropolitan Planning Organization (MPO), Florida Department of Transportation, (FDOT) and the Downtown Transportation Task Force to ensure that planned transition options will further serve to connect Overtown and Parkwest to the City of Miami.

The City of Miami is undertaking a Streetcar Project which transects both the Omni and SEOPW CRA Areas.

OMNI PROJECTS

The CRA proposes to continue enhancement of property values in the Omni districts by focusing on infrastructure improvements and addressing parking issues. The Performing Arts Center, scheduled to open the Fall of 2006, serves as a catalyst project that will stimulate re-investment in the Omni Redevelopment Area. Economic resources need to be used for extra security, environmental clean up and other investments designed to improve the business environment. In this manner, the CRA will continue to work with business stakeholders to come up with a development incentive package to stimulate economic development initiatives, and will actively market the area to potential investors and businesses.



*Performing Arts Center
(Proposed Conceptual)*

1. Improvement of the Business Environment.
2. Development of the Motion Picture and Media District (Firestation No. 2 Motion Picture District) as an employment and cultural center.
3. Annual financial support of the Performing Arts Center Capital Project Fund in the amount of \$1.43 Million Dollars in TIF revenues².

Gateways and Streetscape Improvements:

Pursuant to the 1986 Omni Redevelopment Plan, the CRA will move forward with the establishment of gateways and streetscape improvements at the following sites. The CRA will continue to work with the community and the City of Miami to identify other areas in the Omni area in need of streetscape and gateway improvements, pursuant to the Biscayne Boulevard Special Area Plan, adopted as a supplementary attachment to the 2004 amendment to the SEOPW Plan Update.

- Development of an urban landmark at the intersection of North Miami Avenue and N.E. 14th Street.
- Refurbishment of Biscayne Boulevard to create a visual and functional link between the Omni area and the rest of downtown and establishment of a gateway feature at N.E. 13th Street and Biscayne Boulevard.
- Encourage development of a (pedestrian level) sidewalk café district along Biscayne Boulevard between N.E. 15th and 17th Streets.
- Streetscaping along 14th Street, as well as improvements on 17th Street & 17th Terrace.

In March of 2005, CRA Board Chairman Johnny Winton instructed the Executive Director to pursue funding streetscape infrastructure improvements to the blocks immediately surrounding the Performing Arts Center (“PAC”) which has become known as the PAC Super Block Project at an estimated cost of \$4.5 million. Construction on this project is slated to begin in early 2006 with completion targeted for the PAC opening in August of 2006. In addition, there is budgeted TIF funding in the amount of \$1.5 million to continue the

² Interlocal Agreement between Metropolitan Dade County, City of Miami and Community Redevelopment Agency for the Omni Redevelopment Area dated June 24, 1996.

Super Block theme into the Omni Entertainment District along NE/NW 14th Street from NE 2nd Avenue west to the FEC Tracks (approximately NW 1st Avenue). It is anticipated that design work on this segment will begin immediately once the construction has begun on the initial Super Block Area.

Waterline Improvement Project:

Based on preliminary projects by CRA Consultant Engineer TY Lin/HJ Ross & Associates, the Omni CRA Board has budgeted \$3,000,000.00 in TIF dollars for this project.

On March 17, 2005, a meeting took place with Miami Dade Water and Sewer Department (WASD) and it was determined that additional sanitary sewer analysis was required. On June 23, 2005, the CRA Board approved the FY '06 Budget which included an additional \$500,000.00 for the project bringing the total funding budgeted for the project to \$3,500,000.00.

Transportation Improvement:

Pursuant to the 1986 Omni Redevelopment Plan, the following activities were adopted. The CRA will work jointly with the City of Miami in reviewing the proposed improvements as identified in the 1986 Omni Redevelopment Plan. The number one inhibitor to economic development in poverty stricken areas is the lack of adequate infrastructure to transport residents to their place of employment. Such components include ridership programs and projects, as well as parking. Proximity to the source of employment will promote reduced dependency on the automobile and will support existing and planned mass transit investments, such as the Metrorail, and the Downtown People Mover. The CRA will continue to support efforts to provide adequate transit options within the redevelopment area by coordinating efforts with the Metropolitan Planning Organization (MPO), Florida Department of Transportation, (FDOT) and the Downtown Transportation Task Force to ensure that planned transition options will further serve to connect Overtown and Parkwest to the City of Miami.

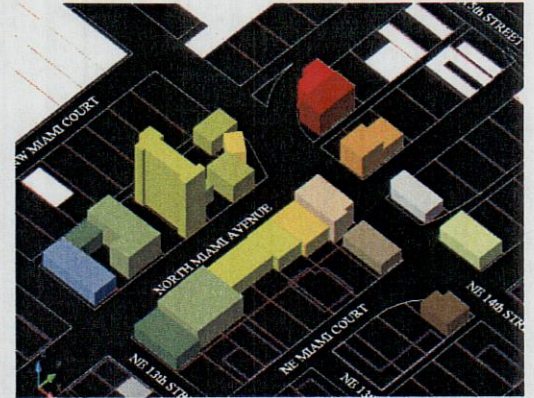
- Improvements to N.W. 1st Avenue ("West Side Corridor") from N.W. 11th Street to N.W. 20th Street.
- Reconstruction of the intersection of N. Miami Avenue and N.W. 14th Street to improve the alignment of N. Miami Avenue.
- N.E. 14th Street east of N. Bayshore Drive should be realigned to eliminate the offset intersection at N. Bayshore Drive and connect to Herald Plaza in conjunction with development of adjacent property.
- Reconstruction of N.E. 2nd Avenue north of N.E. 13th Street and North Miami Avenue north of N.E. 17th Street to provide two northbound and two southbound through lanes with center turn lanes.
- Extension of N.E. 20th Street to Biscayne Boulevard from its present eastern terminus at N.E. 2nd Avenue through right-of-way acquisition and improvement.

The City of Miami is undertaking a Streetcar Project which transects both the Omni and SEOPW CRA Areas. As this project moves forward in 2006, the Omni CRA has identified approximately \$13,000,000.00 in future bond sales to support the construction of the rail infrastructure itself (the SEOPW CRA has identified approximately \$18,000,000.00 for the same project running through the SEOPW Area). In addition to the Streetcar Project, the Omni CRA has identified approximately \$3.5 million for streetscape

improvements along NE 17th Street from Miami Avenue to Biscayne Boulevard to complement both the Parc Loft/Filling Station Lofts Projects as well as the soon to come Bay View Market, a box store which includes residential units, which will be located on NE 2nd Avenue and 17th Street. Also, in the future bond sales is an additional \$2.5 million to complete the 14th Street Extension of the Super Block Streetscape Project and connect the 24 Hour Entertainment District along North Miami Avenue to I-395.

Façade Improvements:

In an effort to offer temporary assistance to existing property owners in the Omni redevelopment area, the CRA has partnered with Downtown Miami Partnership with a matching grant of \$70,000 of Omni TIF funds³ in sponsorship of the Paint the Town Red Program. Essentially, the project consists of painting the exterior walls of existing property owners within the district, having the owner contribute a small percentage of actual costs. The program aims to spare reinvestment in the media and entertainment district (in the Omni CRA) by attracting attention through color. The first phase of the project which began January 2003 was funded by the Empowerment Trust. Most of the buildings in this district are small to medium warehouses. Since its inception, the project has sparked rapid improvement and appreciation by neighboring property owners.



*Buildings to be painted in Omni Area
(Conceptual)*

The successful Paint the Town Project, orchestrated by the Downtown Miami Partnership (“DMP”), was expanded in 2005 to not only include facades, but allow for expenditure of funds for 1) a Commercial Building Rehabilitation Program; 2) a Residential Building Rehabilitation Program; 3) a Hardscape and Landscape Improvement Program; and 4) a Tenant Improvement/Vanilla Box Program. In addition this program was expanded into the SEOPW CRA Area with the first project to be undertaken to be that of rehabilitation work on the Overtown Masonic Lodge located on NW 3rd Avenue and 10th Street. Additional matching funding will be requested by DMP from the Omni Board in the FY ’06 Budget.

* * * * *

³ Omni Motion 03-09.



**SOUTHEAST OVERTOWN / PARK WEST AND OMNI
COMMUNITY REDEVELOPMENT AGENCIES
CAPITAL IMPROVEMENT PROJECT SUMMARY**

**Frank K. Rollason
Executive Director**



TABLE OF CONTENTS

ACTIVE PROJECTS

1. Just Right Barber Shop Renovation Project.
2. Omni Area Waterlines Improvement Project.
3. Ward Rooming House Historic Renovation Project.
4. Grand Promenade Interim Renovation Project.
5. 9th Street Pedestrian Mall Extension Project.
6. North 11th Street Improvement Project (Biscayne Boulevard to NW 5th Avenue)
7. City Cemetery Grant Project.
8. Omni Traffic Access Study.
9. PAC/Entertainment Districts Pilot Streetscape Project.
10. Officer Nathaniel K. Broom Memorial Sculpture Project.
11. Overtown 3rd Avenue Business Corridor Streetscape Project
12. Overtown / Park West Sidewalk Curb & Gutter Project

JUST RIGHT BARBER SHOP RENOVATION PROJECT

JUST RIGHT BARBER SHOP RENOVATION PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 2/01 - Original Grant Agreement executed for \$90,000 as a match for \$100,000 MMAP Grant.
2. 5/19/03 - SEOPW Reso No. 03-53 approved appropriating \$15,000 for design A&E services.
3. 9/29/03 - SEOPW Reso No. 03-78 approved appropriating \$132,000 for construction.
4. 9/29/03 - SEOPW Reso No. 03-79 approved appropriating \$6,400 increase for design A&E services.
5. 10/1/03 - WO No. 03-18 issued to HJ Ross for A&E services for \$21,400.
6. 4/29/04 - CO No. 03-18.1 issued to HJ Ross for \$2,400 increase for A&E services.
7. 5/18/04 - Willie Williams executes New Grant Agreement.
8. 6/23/04 - PO No. 44297 issued to HJ Ross for A&E Services for \$2,200.00
9. 6/28/04 - SEOPW Reso No. 04-47 approving New Grant Agreement increasing total budget from \$153,400 to \$209,800.
10. 7/21/04 - New Grant Agreement fully executed by CRA and City Clerk.
11. 7/28/04 - Change Order No. 1 to PO No. 44863 issued to HJ Ross for A&E Services for \$15,700.
12. 7/28/04 - Change Order No. 2 to PO No. 44863 issued to HJ Ross for A&E Services for \$1,620.
13. 8/26/04 - Emergency WO No. 04-52 issued to All Dade General Roofing for \$16,900.00
14. 8/30/04 - PO No. 45618 issued to All Dade General Roofing for \$16,900.00
15. 8/31/04 - Roof replacement construction started by All Dade General Roofing
16. 9/11/04 - Roof replacement substantially completed.
17. 9/14/04 - Roof replacement completed.
18. 11/15/04 - CRA Resolution No. R-04-0015 approved by Board ratifying roof replacement expenditure of \$16,900.00.
19. 12/13/04 - CRA Resolution No. R-04-0025 approved by Board 1) authorizing GMP Amendment in amount of \$184,048.25, 2) increasing construction budget by \$71,000, 3) authorizing DBI's pre-construction services in amount not to exceed \$10,000, 4) authorizing expenditure for FF&E not to exceed \$30,000, and 5) authorizing reimbursable expenses of the contractor not to exceed \$32,951.75. In addition, Board required that Grantee provide a signed and sealed commitment as to the number of new jobs which will be created as a result of this renovation grant prior to authorization by the Executive Director for construction work to begin.
20. 12/22/04 - Mr. Willie Williams provided signed and sealed affidavit as to the number of new jobs that would be created as a result of the CRA Grant for the renovation of his barber shop.
21. 1/3/05 GMP Amendment Agreement with DBI fully executed.
22. 1/6/05 - Request for Service No. 05-04 & Work Order No. 05-11 issued to DBI for construction.
23. 1/6/05 - Notice to Proceed No. 05-01 issued to DBI /construction at cost of \$184,048.25
24. 1/10/05 - On-site pre-construction meeting took place (Rollason, HJ Ross, DBI, & Willie Williams).
25. 1/12/05 - CRA RFS No. 05-05 issued to DBI for Design Phase Services.
26. 1/13/05 - CRA WO No. 05-12 issued to DBI for Design Phase Services in amount of \$10,000.
27. 1/19/05 - CRA PO No. 52178 issued to DBI for Construction in amount of \$184,048.25.

28. 1/19/05 – CRA PO No. 52179 issued to DBI for Pre-Construction Design in amount of \$10,000.00
29. 1/26/05 – Payment & Performance Bonds issued to DBI with CRA as Surety
30. 2/22/05 – CRA PO No. 52743 issued to BK Beauty & Barber, Inc., for \$15,644.00
31. 2/28/05 – Start date for interior demolition – delayed one week per Willie Williams to 3/7/05
32. 3/4/05 – Check No. 408988 for \$7,882.00 issued to BK Beauty & Barber as 50% due for Purchase Order No. 52743.
33. 3/7/05 – Interior demolition work commenced.
34. 3/8/05 – DBI notifies CRA of change in Project Superintendent.
35. 3/9/05 – HJ Ross delivered Cabinets Shop Drawings.
36. 5/5/05 – New sidewalk poured in front of JRBS by City Public Works.
37. 5/18/05 – CRA WO No. 05-42 issued to Aknaf Software for hardware and software products in the amount of \$2,369.00.
38. 5/24/05 – CRA PO No. 54181 issued to Aknaf Software, Inc. for hardware and software products in the amount of \$2,369.00
39. 7/27/05 – FPL completes service connection/new electrical energized
40. 8/1/05 – New concrete ADA ramp slope completed at front door entrance
41. 8/11/05 – Dell confirmation received on order for computer and software at cost of \$1,251.64.
42. 8/19/05 – Computer, peripherals, and software received per Eli.
43. 8/31/05 – CRA RFS No. 05-20 & WO No. 05-70 issued to Nationwide Beauty & Barber Supply, LLC for misc equipment and supplies in amount of \$6,680.64
44. 8/31/05 – City Bldg Dept Certificate of Occupancy issued this date.
45. 9/28/05 – Grand Re-Opening Ceremony held on site and keys turned over to Mr. Williams.

FINANCIAL HISTORY (TOTAL APPROVED BUDGET AS OF DECEMBER 13, 2004: \$297,700.00 - includes the additional \$16,900 for the emergency roof replacement which is not a part of the DBI GMP Agreement):

1. 12/23/03 - \$3,210 paid to HJ Ross for A&E services.
2. 2/3/04 - \$1,070 paid to HJ Ross for A&E services.
3. 7/6/04 - \$2,200 paid to HJ Ross for A&E services.
4. 8/10/04 - \$1,620 paid to HJ Ross for A&E services.
5. 9/15/04 - \$16,900.00 paid to All Dade General Waterproofing for new roof installation.
6. 9/28/04 - \$6,480.00 paid to HJ Ross for A&E services.
7. 12/7/04 - \$1,620.00 paid to HJ Ross for A&E services.
8. 2/1/05 - \$10,000 paid to DBI for Professional Pre-Construction Services
9. 3/4/05 - \$7,822 paid to BK Beauty & Barber – 50% of equip order
10. 3/8/05 - \$3,230.37 paid to DBI for Performance & Payment Bond
11. 3/22/05 - \$2,761.00 paid to DBI for Bond Premium
12. 3/22/05 - \$5,236.92 paid to DBI for Permit Fees
13. 4/4/05 - \$703.76 paid to BrandsMart USA (Rollason) for two TV's
14. 5/3/05 - \$1,560.00 paid to HJ Ross for Design & Construction Administration
15. 5/17/05 - \$55,469.43 paid to DBI for construction
16. 5/17/05 - \$507.33 paid to Dell Computer Corporation (Rollason) for Printer & Cable
17. 5/24/05 - \$2,400 paid to HJ Ross for A&E Services
18. 5/31/05 - \$1,185.00 paid to Aknaf Software for 50% of hardware & software
19. 6/20/05 - \$50,746.17 paid to DBI for construction
20. 6/20/05 - \$5,967 paid to DBI for construction – Change Order No. 1/sewer & water lines
21. 6/28/05 - \$2,600 paid to HJ Ross for A&E Services

22. 7/5/05 - \$7,172.00 paid to BK Beauty & Barber – 50% balance of equip order
23. 7/12/05 - \$23,391.01 paid to DBI for construction
24. 7/27/05 - \$73.70 paid to BrandsMart USA (Rollason) for microwave oven
25. 8/9/05 - \$95.00 paid to BK Beauty & Barber – rollabout stool
26. 8/23/05 – 1,251.64 paid to Dell (Rollason) for computer, peripherals, & software
27. 8/23/05 - \$884.00 paid to HJ Ross for A&E Services
28. 8/30/05 - \$1,184.00 paid to Aknaf Software for 50% balance of hardware & software
29. 8/30/05 - \$3,188.25 paid to DBI for shoe shine stand
30. 8/30/25 - \$32,806.46 paid to DBI for construction
31. 9/6/05 - \$3,340.32 paid to Nationwide Beauty & Barber Supply for 50% pre-payment due with Purchase Order for misc. equipment and supplies.
32. 9/27/05 - \$18,404.83 paid to DBI for construction
33. 9/30/05 - \$58.57 reimbursement paid to Eli Alvarada (DP #99753)-network/power cords.

34. TOTAL PAID TO DATE: \$275,138.73 (92% of total budget)

CURRENT STATUS: 9/28/05 – Grand Re-Opening Ceremony held on-site and keys turned over to Mr. Willie Williams, owner and operator.

OMNI AREA WATERLINES IMPROVEMENT PROJECT

OMNI AREA WATERLINES IMPROVEMENT PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 1/20/04 – CRA delivers drawings of current status of H2O & sewer lines to City for comments.
2. 3/8/04 – CRA delivers 2nd set of drawings - first set was "lost".
3. 4/13/04 – HJ Ross provides preliminary cost of \$3,000,000 as estimate to upgrade all water lines.
4. 4/14/04 – CRA notifies City of intent to budget in FY'05 Omni waterline upgrade project.
5. 7/21/04 – Project meeting took place with City, CRA, HJ Ross, & WASD.
6. 8/12/04 – HJ Ross submits proposal to CRA to provide project engineering services for \$14,820.
7. 9/20/04 – CRA Board approves FY'05 Budget w/\$3,000,000 earmarked for project.
8. 11/15/04 – CRA Board adopts Resolution No. CRA-R-04-0016 approving HJ Ross to perform Engineering Services in conjunction with WASD in the amount of \$15,000.
9. 12/6/04 – WO No. 05-03 issued to HJ Ross for A&E services in amount of \$15,000.
10. 12/13/04 – Rollason & HJ Ross (Deeb, Eli, & Jorge Avino) met w/WASD (Bonnie Wells & Staff) to discuss status of project. WASD to continue to research existing & future water & sanitary sewer needs. Bonnie to develop draft County, City, CRA JPA for project to go forward by mid to late January '05.
11. 1/6/05 – Meeting held with Linda Haskins, Alicia Cuervo Schreiber, Mary Conway, Frank Rollason, Chuck Deeb, Eli Alvarado, & Jim Villacorta to discuss project. Per Alicia, her office "does not have the power to approve or disapprove the project". She will follow-up with City Public Works to make sure that the project does not conflict with any other City project, but recommended that if the CRA Board had approved the project it should go forward.
12. 3/1/05 – Rollason met with Bonnie Wells at WASD. Bonnie supplied Rollason with draft copy of JPA to perform work. Next meeting was set for 3/17/05 at WASD.
13. 3/17/05 – Meeting took place at WASD w/Rollason, Deeb, Alvarado, Francis Mitchell, Bonnie Wells and her staff. Additional sanitary sewer analysis is required. WASD to complete survey and schedule another meeting within one month. Wells to further discuss WASD crews performing water improvements with Bill Brandt. Mitchell to review plans with Grindell to see if any funding is available from PW.
14. 6/23/05 – SEOPW Board of Directors approved FY'06 Budget which included an additional \$500,000 for project bringing total budgeted, but not yet appropriated, to \$3,500,000.
15. 6/24/05 – Mtg took place at WASD to discuss project. WASD to send to CRA and City their best guess estimate of project and scope within the next two weeks.
16. 7/19/05 – CRA received Cost Estimate Proposal from WASD.

FINANCIAL HISTORY: (TOTAL APPROVED BUDGET AS OF NOVEMBER 15, 2004: \$15,000)

1. 4/26/05 - \$750 paid to HJ Ross for A&E services.
2. 8/2/05 - \$750 paid to HJ Ross for A&E services
3. 2/17/06 - \$2,550.00 paid to HJ Ross for A&E services
4. TOTAL PAID TO DATE: \$1,500.00 (10% of total budget).

CURRENT STATUS:

9/30/05 – CRA evaluating WASD cost proposal with City CIP Department.

WARD ROOMING HOUSE HISTORIC RENOVATION PROJECT

WARD ROOMING HOUSE HISTORIC RESTORATION PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 12/18/00 - SEOPW Reso No. 00-133 approved authorizing CRA to acquire property for \$27,500 and additional for closing costs.
2. 2-26-01 - SEOPW R-01-15 approved \$4,500 to city for liens, \$725.77 to WASA for liens
3. 5-21-01 - SEOPW R-01-50 seek historic designation on property
4. 7/03 - Draft Historic Designation Report prepared by Janus Corporation.
5. 8/18/03 - WO No. 03-21 issued to Encore Services for Emergency Shoring & Bracing for \$19,800.
6. 8/29/03 - WO No. 03-24 issued to Heisenbottle Architects for Emergency HABS for \$5,000.
7. 9/17/03 - City Preservation Officer issues memo outlining minimum requirements for City Historic Designation.
8. 9/29/03 - SEOPW Reso No. 03-83 approved ratifying Emergency Shoring & Bracing for \$19,800.
9. 10/7/03 - WO No. 03-28 issued to ATC Assoc. for Emergency Geotechnical Testing for \$6,000.
10. 10/7/03 - WO No. 03-29 issued to HJ Ross for Emergency Due Diligence Engineering Study for \$6,434.
11. 1/26/04 - SEOPW Reso No. 04-08 approved authorizing extension of shoring & bracing for \$10,800.
12. 2/20/04 - WO No. 04-07 issued to Encore Services for Emergency Shoring & Bracing for \$9,450.
13. 3/2/04 - PO No. 42472 issued to Encore Builders for Emergency Shoring & Bracing for \$9,450.
14. 3/10/04 - Restoration Options Report issued by HJ Ross.
15. 3/23/04 - West wall partially collapses due to shoring & bracing being stolen.
16. 3/29/04 - CRA Board Direction to Exec. Director to pursue CD funding to rehabilitate structure.
17. 3/30/04 - WO No. 04-16 issued to Encore Services for Emergency Shoring & Bracing for \$10,600.
18. 4/13/04 - PO No. 43187 issued to Encore Builders for Emergency Shoring & Bracing for \$10,600.
19. 4/26/04 - SEOPW Reso No. 04-33 approved directing Exec. Director to pursue CD funding & use of TIF in amount of \$600,000.
20. 5/21/04 - WO No. 04-26 issued to All County Security for security services for \$7,473.60
21. 5/27/04 - CRA submits State Historic Grant Application for \$350,000.
22. 6/1/04 - PO No. 43977 issued to All County Security for security services for \$7,473.60
23. 6/21/04 - Request For Service (RFS) No. 04-17 issued to HJ Ross for A&E Services.
24. 6/28/04 - SEOPW Reso No. 04-51 approved for Security Services.
25. 6/29/04 - WO No. 04-31 issued to All County Security, for 24/7 security services for \$25,410.24.
26. 8/12/04 - CRA Emergency Work Order No. 04-27 issued to HJ Ross for A&E Services for \$80,541.50.
27. 8/16/04 - PO No. 45190 issued to HJ Ross for Emergency A&E Services for \$80,541.50
28. 8/23/04 - Deeds conveying 100% interest in Ward Rooming House to SEOPW CRA provided by Holland & Knight.
29. 8/25/04 - CRA sent reply to 8/18/04 State Historic Grant Application inquiries to Bureau of Historic Preservation.
30. 8/26/04 - CRA received copies of deeds and Title Insurance Policy from H&K.
31. 9/9/04 - PO No. 45784 issued to Encore Builders for Emergency Shoring for Sep '04.
32. 9/15/04 - CO #1 to PO No. 45784 issue to Encore Bldrs. for Emer. Shoring for Sep '04.
33. 9/20/04 - SEOPW CRA Board approves Resolution ratifying Emergency A&E Services by TY Lin/HJ Ross for \$80,541.50.
34. 9/28/04 - CRA WO No. 04-63 issued to Encore Services for Emergency Shoring Services from 10/1/04 through 9/30/05 in the amount of \$20,400.00.
35. 10/13/04 CRA WO No. 05-01 issued to All County Security in amount of \$88,914.
36. 10/14/04 - CRA-R-04-0011 adopted by SEOPW Board extending security for \$88,914.
37. 10/14/04 - CRA-R-04-0012 adopted by SEOPW Board extending shoring & bracing for \$20,400.
38. 1/15/04 - Rollason sent "Structural Rehabilitation Letter of Restrictions" to Building Official and Fire Marshal.
39. 11/23/04 CRA notified by HJ Ross that Scope of Work for the Architect has been confirmed and they will resume work on it.
40. 1/7/05 - A&E meeting took place @ HJ Ross w, Eli, FKR, R. Santiago of Doug Wood Assoc., Julio Patino of GMPA and Armando Trujillo to discuss structural issues.
41. 1/18/05 - Cancellation of Work Order No. 05-01 issued to All County Security effective 1/23/05.

42. 1/18/05 RFS No. 05-07 issued to Eagle Security Agency, Inc.
43. 1/19/05 WO No. 05-14 issued to Eagle Security Agency, Inc. in amount of \$61,500
44. 1/24/05 Douglas Wood, PE, officially notified City Building Official of dangerous condition of building via letter.
45. 4/6/05 – Emergency WO No. 05-29 issued to HJ Ross for Additional Pre-Design Services in the amount of \$6,805.46.
46. 4/6/05 – Emergency WO No. 05-30 issued to HJ Ross for Design of Interim Structural Bracing of the Front Porch in the amount of \$7,300.
47. 4/6/05 – CRA PO No. 53436 issued to HJ Ross for Additional Pre-Design Services in the amount of \$6,805.46.
48. 4/6/05 – CRA PO No. 53437 issued to HJ Ross for Design of Interim Structural Bracing of the Front Porch in the amount of \$7,300.00.
49. 4/28/05 – RFLI No.'s 05-01a & 05-01b sent to DBI & MCM to determine interest in participating in the design and reconstruction of front porch portion and demolition of rest of structure.
50. 5/26/05 – SEOPW Resolution No. CRA-R-0022 adopted by Board ratifying Executive Director's issuance of CRA Work Order Nos. 05-29 & 05-30.
51. 7/7/05 – CRA CO No. 05-30.1 issued to HJ Ross to amend A&E Services in amount of \$3,300.00.
52. 7/27/05 – CRA received Shell Design Proposal from DBI in amount of \$14,500.00
53. 8/25/05 – Hurricane Katrina topples east wall
54. 8/30/05 – CRA Emergency WO No. 05-67 issued to DBI for structural stabilization in amount of \$50,000
55. 8/30/05 – CRA received letter from HJ Ross re: Porch Bracing Reconstruction
56. 8/31/05 – CRA PO No. 55986 issued to DBI for structural stabilization in amount of \$50,000
57. 9/1/05 – Demolition Building Permit No. B-05-5019543 issued to DBI for partial demolition work.
58. 9/9/05 – Meeting took place with Gurri Matute, HJ Ross, DBI, & CRA (Rollason & Eli) to make final review of plans – signed and sealed set to be delivered by September 12, 2005.
59. 9/12/05 – DBI began demolition/stabilization on-site work.
60. 9/12/05 – CRA CO No. 05-30.2 issued to HJ Ross for A&E Services in amount of \$9,115.00

NON-CAPITAL FINANCIAL HISTORY:

1. 9/9/03 - \$9,900 paid to Encore Builders for emergency shoring & bracing.
2. 10/7/03 - \$9,900 paid to Encore Builders for emergency shoring & bracing.
3. 10/28/03 - \$4,500 paid to Heisenbottle Architects for HABS.
4. 2/24/04 - \$3,217 paid to HJ Ross for Emergency Due Diligence Engineering Study for Jan '04.
5. 3/9/04 - \$2,700 paid to Encore Builders for emergency shoring for Feb & Mar '04.
6. 4/23/04 - \$1,350 paid to Encore Builders for emergency shoring for April '04.
7. 5/7/04 - \$5,300 paid to Encore Builders for Emergency Replacement Shoring & Debris Removal.
8. 5/24/04 - \$2,076 paid to All County Security for security services for May '04.
9. 5/25/04 - \$3,217 paid to HJ Ross for Emergency Due Diligence Engineering Study for Feb, Mar, and Apr '04.
10. 5/26/04 - \$1,350 paid to Encore Builders for emergency shoring for May '04.
11. 6/1/04 - \$1,350 paid to Encore Builders for emergency shoring for Jun '04.
12. 6/15/04 - \$4,215 paid to ATC Assoc. for geotechnical services.
13. 6/15/04 - \$5,300 paid to Encore Builders for Emergency Replacement Shoring & Debris Removal.
14. 7/6/04 - \$9,800 paid to Encore Builders for Emergency Replacement Shoring.
15. 7/13/04 - \$1,992.96 paid to All County Security for security services for Jun '04.
16. 7/13/04 - \$1,350 paid to Encore Builders for emergency shoring for Jul '04.
17. 7/30/04 - \$1,350 paid to Encore Builders for emergency shoring for Aug '04.
18. 8/10/04 - \$7,722.72 paid to All County Security for security services for Jul '04.
19. 9/1/04 - \$7,556.64 paid to All County Security for security services for Aug '04.
20. 9/21/04 - \$1,350 paid to Encore Builders for emergency shoring for Sep '04.
21. 10/5/04 - \$6,830.04 paid to All County Security for security services for Sep '04.
22. 10/12/04 - \$1,700 paid to Encore Builders for emergency shoring for Oct '04.
23. 10/19/04 - \$1,700 paid to Encore Builders for emergency shoring for Nov '04.
24. 11/9/04 - \$7,531.30 paid to All County Security for security services for Oct '04.
25. 11/16/04 - \$1,700 paid to Encore Builders for emergency shoring for Dec '04.

26. 12/7/04 - \$7,308 paid to All County Security for security services for Nov '04.
 27. 12/14/04 - \$1,700 paid to Encore Builders for emergency shoring for Jan '05.
 28. 1/4/05 - \$7,551.60 paid to All County Security for security services for Dec '04.
 29. 1/18/05 - \$1,700 paid to Encore Builders for emergency shoring for Feb '05.
 30. 2/1/05 - \$5,267.85 paid to All County Security for security services for Jan '05
 31. 2/15/05 - \$1,700 paid to Encore Builders for emergency shoring for Mar '05
 32. 3/22/05 - \$1,700 paid to Encore Builders for emergency shoring for Apr '05
 33. 4/5/05 - \$11,808 paid to Eagle Security for security services from 1/23/05 thru 3/12/05
 34. 4/19/05 - \$1,700 paid to Encore Builders for emergency shoring for May '05
 35. 5/17/05 - \$3,444 paid to Eagle Security for security services from 3/12/05 thru 3/26/05
 36. 5/17/05 - \$3,444 paid to Eagle Security for security services from 3/27/05 thru 4/9/05
 37. 5/31/05 - \$1,700 paid to Encore Builders for emergency shoring for June '05
 38. 7/19/05 - \$24,230.88 paid to Eagle Security for security services from 4/10/05 thru 7/16/05
 39. 8/2/05 - \$1,700 paid to Encore Builders for emergency shoring for August '05
 40. 9/6/05 - \$1,700 paid to Encore Builders for emergency shoring for September '05
 41. 9/13/05 - \$3,444 paid to Eagle Security for security services from 7/17/05 thru 7/30/05
 42. 9/13/05 - \$3,444 paid to Eagle Security for security services from 7/31/05 thru 8/13/05
 43. 9/13/05 - \$3,444 paid to Eagle Security for security services from 8/14/05 thru 8/27/05
 44. 9/27/05 - \$3,444 paid to Eagle Security for security services from 8/28/05 thru 9/10/05
45. **TOTAL PAID TO DATE: \$257,167.49* (NONE COUNTS AGAINST \$600,000 FOR REHAB PROJECT)**
**Includes \$27,500.00 for purchase of property and \$34,278.50 (\$61,778.50) for legal fees.*

CAPITAL FINANCIAL HISTORY: (TENTATIVE APPROVED BUDGET FOR RESTORATION AS OF 4/26/04: \$600,000)

1. 12/20/04 - \$4,027.08 paid to HJ Ross for A&E Services - WO No. 04-27
2. 1/25/05 - \$4,027.07 paid to HJ Ross for A&E Services - WO No. 04-27
3. 5/3/05 - \$6,805.46 paid to HJ Ross for Emergency Supp Pre-Design Svc - WO No. 05-29
4. 5/24/05 - \$16,108.30 paid to HJ Ross for A&E Services - WO No. 04-27
5. 6/28/05 - \$30,605.77 paid to HJ Ross for A&E Services - WO No. 04-27
6. 8/2/05 - \$1,270.00 paid to HJ Ross for A&E Services - WO No. 05-47
7. 8/2/05 - \$7,300.00 paid to HJ Ross for A&E Services - WO No. 05-30
8. 8/23/05 - \$9,664.98 paid to HJ Ross for A&S Services - WO No. 04-27
9. 8/30/05 - \$12,081.23 paid to HJ Ross for A&E Services - WO No. 04-27
10. 9/13/05 - \$3,300.00 paid to HJ Ross for A&E Services - WO No. 05-30
11. 9/27/05 - \$8,462.50 paid to DBI for pre-construction services - WO No. 05-67
12. 9/27/05 - \$41,176.80 paid to DBI for construction services - WO No. 05-67

TOTAL PAID TO DATE: \$144,829.19 (24% of total budget)

CURRENT STATUS:

9/30/05 - Structure secure and stable - A&E work continues for final plans development.

GRAND PROMENADE INTERIM RENOVATION PROJECT

GRAND PROMENADE INTERIM RENOVATION PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 5/19/03 - SEOPW Reso No. 03-55 approved appropriating \$76,210 for A&E services.
2. 7/15/03 - SEOPW Reso No. 03-62 approved authorizing CM-at-Risk Construction Contract for \$500,000.
3. 12/8/03 - SEOPW Reso No. 03-102 approved transferring \$49,855 to pay outstanding invoices.
4. 4/10/03 - WO No. 03-05 issued to M. Vera & Assoc for survey of Grand Promenade property for \$11,250.
5. 4/26/04 - SEOPW Reso No. 04-35 approved authorizing Sub-Recipient Agreement between CRA and CD.
6. 6/2/03 - WO No. 03-09 issued to HJ Ross for A&E services for \$76,210.
7. 6/25/03 - WO No. 03-15 issued to ATC Assoc. for Phase I Environmental Survey for \$2,500.
8. 9/16/03 - WO No. 03-30 issued to ATC Assoc. for Phase II Environmental Survey for \$3,982.
9. 10/27/03 - WO No. 03-33 issued to Miami-Dade WASD for water meters for \$7,800.
10. 1/14/04 - WO No. 04-08 issued to MCM Corp. for Preconstruction Design Phase for \$19,318.51.
11. 4/5/04 - WO No. 04-17 issued to Mendez & Mendez for Title Opinion for \$4,500.
12. 4/15/04 - PO No. 43274 issued to Mendez & Mendez for Title Opinion for \$4,500.
13. 4/16/04 - CO to PO No. 43274 issued to Mendez & Mendez correcting work description.
14. 4/21/04 - Environmental Clearance Memo w/HUD Authorization Letter issued to CRA by CD.
15. 5/27/04 - Commission Resolution No. R-04-035 adopted authorizing City Manager to execute a Sub-Recipient Agreement between the City and the CRA.
16. 8/9/04 - Amendment to MCM CM-at-Risk Contract reviewed by CRA Asst. Gen. Counsel.
17. 8/20/04 - CRA Executive Director issues Finding of Valid Public Emergency document.
18. 9/20/04 - SEOPW Board approved Resolution No. CRA-R-04-0010 increasing budget by \$200,000.
19. 10/28/04 - City Commission approved Resolution No. R-04-0706 increasing CDBG funding by \$200,000.
20. 11/1/04 - CRA/MCM CM-at-Risk Agreement GMP Amendment fully executed.
21. 12/2/04 - CRA received transmittal letter with Sub-Recipient Agreement to be completed from Community Development.
22. 1/11/05 - CRA received faxed 1/11/05 letter from CD authorizing construction to begin and setting date to have construction completed & all expenses submitted by 6/30/05.
23. 1/12/05 - CRA received executed CD/CRA Sub-Recipient Agreement for project.
24. 1/12/05 - CRA RFS No. 05-06 issued to MCM for construction services.
25. 1/13/05 - CRA WO No. 05-13 issued to MCM for construction services in amount of \$626,010.33.
26. 1/13/05 - CRA NTP issued to MCM to go forward with construction in amount of \$626,010.33.
27. 1/26/05 - Rollason executed Notice of Commencement & Bldg Dept Permit Application
28. 2/11/05 - Notice of Commencement filed with County Clerk
29. 2/18/05 - Construction barricades put in place by MCM Corp.
30. 2/28/05 - Executive Director (Rollason) extends PSA w/TY Lin/HJ Ross.
31. 3/8/05 - Request for Payment fwd to CD for \$7,902.00 to MCM for Master Bldg Permit
32. 3/18/05 - Request for Payment fwd to CD for \$3,815.00 to HJ Ross for Const. Mgmt Svcs & Engineering

33. 5/23/05 – Internal Accounting and Programmatic Monitoring Audit conducted by CD.
34. 6/14/05 - CO No. 1 to WO No. 05-13 issued to MCM in amount of \$19,817.14 increase.
35. 6/27/05 – CO No. 2 to WO No. 05-13 issued to MCM in amount of \$6,002.91 increase.
36. 6/27/05 – CO No. 3 to WO No. 05-13 issued to MCM in amount of \$3,320.00 increase.
37. 7/12/05 – Final Acceptance Letter sent to MCM by HJ Ross
38. 7/28/05 – MCM check to Fight Club for damaged fence delivered to Sandro Flores.
39. 7/28/05 – MCM check to Carl Liderman (Capt. Harry's) for overspray on vehicle delivered.
40. 7/29/05 – Dedication Ceremony for the Grand Promenade took place.
41. 8/24/05 – CRA received 8/23/05 HJ Ross letter to MCM re: Light Poles

FINANCIAL HISTORY (TOTAL APPROVED BUDGET AS OF 9/20/04: \$776,210):

1. 8/18/03 - \$3,750 paid to M. Vera & Assoc. for survey (not against CDBG budget).
2. 10/28/03 - \$7,500 paid to M. Vera & Assoc. for survey (not against CDBG budget).
3. 12/9/03 - \$2,500 paid to ATC Assoc. for Phase I Environmental Survey (not against CDBG budget).
4. 12/9/03 - \$30,536 (\$29,317.50 allowed by CDBG) paid to HJ Ross for A&E services.
5. 12/16/03 - \$3,982 paid to ATC Assoc. for Phase II Environmental Survey (not against CDBG budget).
6. 1/27/04 - \$19,318.51 paid to MCM Corp. for Design Phase.
7. 2/17/04 - \$12,794 (\$11,747.50 allowed by CDBG) paid to HJ Ross for A&E services.
8. 7/2/04 - \$5,200 paid to WASD for two water meter installations (reimbursed by CD on 6/28/05)
9. 11/15/04 - \$2,600 paid to WASD for 2" water line & City of Miami permit (reimbursed by CD on 6/28/05).
10. 3/24/05 - \$7,902 paid to MCM for Master Building Permit
11. 4/8/05 - \$3,815 paid to HJ Ross for engineering and construction management
12. 4/8/05 - \$5,244.49 paid to MCM for project signage
13. 4/15/05 - \$190,624.25 paid to MCM for construction
14. 5/13/05 - \$9,203 paid to HJ Ross for engineering and construction management
15. 5/18/05 - \$2,265 paid to HJ Ross for engineering and construction management
16. 6/3/05 - \$125,608.57 paid to MCM for construction
17. 6/3/05 - \$6,198 paid to HJ Ross for engineering and construction management
18. 6/24/05 - \$5,045 paid to HJ Ross for engineering and construction management
19. 6/29/05 - \$255,064.48 paid to MCM for construction
20. 7/22/05 - \$6,359.50 paid to HJ Ross for engineering and construction management
21. 9/23/05 - \$70,606.58 paid to MCM as final payment for construction
22. TOTAL PAID TO DATE AGAINST CDBG FUNDS: \$756,119.38 (97% of total budget)

CURRENT STATUS

9/23/05 – Final Payment of \$70,606.58 made to MCM - PROJECT CLOSED OUT.

9TH STREET PEDESTRIAN MALL EXTENSION PROJECT

9TH STREET PEDESTRIAN MALL EXTENSION PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 6/25/01 - SEOPW Reso No. 01-80 adopted authorizing contract with Metric Engineering for \$105,000.
2. 3/5/02 - Proposal for "Additional Services" from Metric Engineering submitted to CRA.
3. 3/18/02 - Notice to Proceed for Design Services issued to Metric Engineering by CRA.
4. 7/29/02 - SEOPW Reso No. 02-132 adopted accepting bid from Community Asphalt Corp in amount of \$1,438,168.
5. 3/21/03 - Notice of Award issued to Community Asphalt Corp from CRA.
6. 4/8/03 - Public Works Bond issued for Community Asphalt Corp naming City of Miami and CRA as owners.
7. 4/16/03 - Proposal for Additional Services submitted to CRA from Metric Engineering for \$43,055.
8. 4/25/03 - Construction Contract between CRA and Community Asphalt Corp fully executed.
9. 4/28/03 - SEOPW Reso No. 03-43 & Omni Reso No. 03-34 adopted authorizing contract with Metric Engineering for General Engineering Services for \$700,000.
10. 4/28/03 - SEOPW Reso No. 03-44 adopted authorizing WO to Metric Engineering for Construction Phase Services for \$43,055.
11. 5/1/03 - Pre-construction meeting took place with HJ Ross, Metric Engineering, Bell South, FPL, CRA, & Community Asphalt.
12. 5/5/03 - Notice to Proceed issued to Community Asphalt Corp from the CRA for \$488,167.90.
13. 5/19/03 - SEOPW Reso No. 03-54 adopted selecting HJ Ross as Owner's Representative for \$35,990.
14. 6/2/03 - WO No. 03-06 issued to HJ Ross for Owner's Rep Services & Construction Management.
15. 6/2/03 - WO No. 03-08 issued to Metric Engineering Construction Phase Design Engineering Services.
16. 8/26/03 - CDBG Process & Procedures meeting with CD, CRA Gen Counsel, HJ Ross, HB&A, Exec Director, & CRA staff.
17. 11/12/03 - WO No. 03-20 issued to ATC Assoc. for Quality Assurance Testing for \$2,000.
18. 11/25/03 - Community Asphalt Corp. files lawsuit against SEOPW CRA for lack of payment.
19. 12/8/03 - SEOPW Reso No. 03-102 adopted transferring \$702,114 to pay outstanding invoices.
20. 12/11/03 - Letter of Intent issued by CRA to FPL with check for \$141,956 for Phase 4 Underground Conversion Design.
21. 12/18/03 - Formal Notification to CD from CRA that CRA will seed Financial Reimbursement once HUD requirements are met.
22. 1/9/04 - Waiver and Partial Release of Lien issued by Community Asphalt.
23. 2/27/04 - Dedication Ceremony for 9th Street Pedestrian Mall Extension Project.
24. 4/15/04 - PO No. 43268 issued to HJ Ross for increased Scope of Work as Owner's Rep.
25. 4/22/04 - Formal notice from CD that they will not reimburse any expenses for project with CDBG funds.
26. 7/7/04 - Receipt of Voluntary Dismissal Without Prejudice from Community Asphalt as result of CRA making past due payments.
27. 3/16/05 - RFS issued to HJ Ross for A&E services for Mt. Zion electric conversion.

28. 4/26/05 – WO No. 05-34 issued to HJ Ross for A&E services for Mt. Zion underground electric service conversion in the amount of \$8,350.00.
29. 5/26/05 – SEOPW Resolution No. CRA-R-05-0023 adopted ratifying Executive Director's issuance of CRA Work Order No. 05-34 to HJ Ross for Engineering Services associated with the conversion to underground electrical service to Mt. Zion Church to allow FPL to complete their work and remove poles on 9th Street Mall Extension – 2nd to 3rd Avenues.
30. 9/27/05 – Emergency WO No. 05-73 issued to Wilco Electric for underground electric conversion construction at Mt. Zion Baptist Church in amount of \$20,500.00.
31. 9/27/05 – Emergency PO No. 56124 issued to Wilco Electric for underground electric conversion construction at Mt. Zion Baptist Church in amount of \$20,500.00.

FINANCIAL HISTORY (TOTAL APPROVED BUDGET AS OF 5/19/03: \$1,029,525):

1. 9/22/03 - \$5,825 paid to Wilco Electric for underground services to private properties on 9th Street Mall.
2. 12/9/03 - \$13,571 paid to HJ Ross for Owner's Rep Services.
3. 12/9/03 - \$761.12 paid to ATC Assoc. for QA Testing Services.
4. 12/9/03 - \$382,408.59 paid to Community Asphalt Corp. for construction.
5. 12/9/03 - \$20,256.22 paid to Metric Engineering for Design Engineering Services.
6. 12/11/03 - \$141,956 paid to FPL for Phase 4 Underground Conversion Design.
7. 12/16/03 - \$1,360.32 paid to Metric Engineering for Design Engineering Services.
8. 1/6/04 - \$608.85 paid to ATC Assoc. for QA Testing Services.
9. 2/17/04 - \$8,849 paid to HJ Ross for Owner's Rep Services.
10. 4/20/04 - \$593.49 paid to Metric Engineering for Design Engineering Services.
11. 5/25/04 - \$3,636 paid to HJ Ross for Owner's Rep Services.
12. 7/6/04 - \$1,133.60 paid to Metric Engineering for Const. Phase Services.
13. 4/15/05 - \$73,249.71 paid to Community Asphalt as final payment for construction.
14. 6/28/05 - \$898.98 paid to Metric Engineering for Const. Phase Services.
15. 6/28/05 - \$6,262.50 paid to HJ Ross for A&E Services for Mt. Zion underground electric.

16. TOTAL PAID TO DATE: \$661,371.38 (64% of total budget)

CURRENT STATUS:

9/30/05 – Emergency Work Order and Purchase Order issued to Wilco Electric to construct underground electrical conversion services to Mt. Zion Baptist Church.

**NORTH 11TH STREET IMPROVEMENT PROJECT
(Biscayne Boulevard to NW 5th Avenue)**

NORTH 11TH STREET IMPROVEMENT PROJECT
(Biscayne Boulevard to NW 5th Avenue)
Status as of September 30, 2005

PROJECT HISTORY:

1. 12/16/02 - SEOPW Reso No. 02-179 adopted authorizing up to \$150,000 be advance to City to prepare PD&E.
2. 2/24/03 - SEOPW Reso No. 03-12 adopted rescinding SEOPW Reso No. 02-179 and authorizing Exec. Director to expend directly funds up to \$150,000 to prepare PD&E.
3. 2/03 - HJ Ross issues Draft PD&E Study Requirements.
4. 3/3/03 - Exec. Director forward Draft PD&E Requirements to City of Miami Public Works for comments.
5. 4/7/03 - Public Works forwards comments to HJ Ross for incorporation/modification of draft document.
6. 8/15/03 - HJ Ross submits proposal to perform PD&E for Lump Sum Fee of \$149,150.
7. 1/16/04 - HJ Ross proposal forwarded to City Transportation Coordinator Mary Conway for review and comments.
8. 2/04 - Mary Conway informs Rollason that a PD&E is probably not necessary and that the City is already planning on renovations to 11th Street and for CRA to consider redirecting \$150,000 for PD&E into City Project construction.
9. 4/6/04 - CRA public workshop held at CRA offices for input on 11th Street improvements.
10. 4/7/04 - Results of public workshop held on 4/6/04 forwarded to Alicia Cuervo Schreiber, Mary Conway, Jorge Cano, and Stephanie Grindell to be incorporated into City plan.
11. 7/27/04 - Meeting took place between CRA and CIP to discuss project. Kevin Brown of ConsulTech indicated that he was the Project Manager for this project. CRA's input e-mail of 4/7/04 reviewed and discussed with consultants from Metric Engineering. Rollason strongly suggested that City meet with The Black Archives and the Overtown Advisory Board before the design is in the final stages to obtain their input.
12. 8/31/04 - Memo from Mary Conway to Stephanie Grindell re: NE 11th Street Right of Way Dedication requesting PW assistance in dedication process for an additional 12.5' zoned Right-of-Way on the north side of 11th Street to accommodate the future Taxi Stand.
13. 9/20/04 - Alicia Cuervo Schreiber gave status update to CRA Board of Directors and provided copies to Board Members and Rollason of 8/16/04 report from Metric Engineering, Inc., a consultant of the City of Miami.
14. 9/22/04 - Rollason sent memo to Alicia Cuervo Schreiber requesting clarification of timeline and funding issues related to 8/16/04 Metric Engineering report.
15. 11/24/04 - Rollason met with Mary Conway and her staff - follow up information to be provided to CRA ASAP.

FINANCIAL HISTORY (TOTAL APPROVED BUDGET AS OF 2/24/03: \$150,000):

No funds have been expended to date.

CURRENT STATUS:

FOLLOWING STATUS PROVIDED BY CITY TRANSPORTATION COORDINATOR MARY CONWAY ON JUNE 16, 2004:

"Below is a quick summary of history from my perspective on 11 Street. City is preparing plans for two-way conversion of 9, 10, & 11 Streets between Biscayne Boulevard and NE 2nd Avenue to match the FDOT plan currently scheduled for production completed September 2004. City initially intended to two-way 10 & 11 Streets to NW 3rd Avenue until CRA advised that they had potentially conflicting plans. As a result, City project limits were reduced to Biscayne Boulevard to NE 2 Avenue sections only. City further advised that City felt CRA proposal for \$150K study for PD&E of 11 Street not necessary and intent could be accomplished at a nominal cost and CRA monies redirected to design and construction of desired roadway improvements. Due to time constraints associated with FDOT project, City advanced the design of two-way conversions referenced above. Now that this design is underway, City has arranged a meeting with CRA staff for June 18 at 11am [meeting was cancelled by City – rescheduled for July 27th and took place] to discuss desired and feasible improvements to 11 /street, Once agreement is reached regarding these improvements, CRA and City can enter into agreement for CIP to administer project once all needed funding is identified." On 9/20/04, Alicia Cuervo Schreiber made a presentation to the CRA Board of Directors advising them of current status and presenting them with 8/16/04 report prepared by City consultant Metric Engineering, Inc.

CITY CEMETERY GRANT PROJECT

CITY CEMETERY GRANT PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 3/21/05 – DHT submitted \$12,400 Grant Proposal for City Cemetery improvements.
2. 4/25/05 – Omni Resolution No. CRA-R-05-0019 adopted by Board authorizing Grant in the amount of \$12,400.
3. 4/28/05 – Grant Award Letter sent to DHT by Executive Director.
4. 7/22/05 – CRA WO #05-62 issued to Biosphereic Engineering for plants in amount of \$3,300.00
5. 7/22/05 – CRA WO #05-63 issued to Mike Mitchell for grave marker restoration in amount of \$4,508.52
6. 7/22/05 – CRA WO #05-64 issued to Mike Mitchell for plaques in amount of \$691.48
7. 8/2/05 – CRA PO #55557 issued to Robert Bobson (Biosphereic Engineering) for plants in amount of \$3,300.00.
8. 8/2/05 – CRA PO #55558 issued to Mike Mitchell for grave marker restoration in amount of \$4,508.52
9. 8/2/05 – CRA PO #55559 issued to Mike Mitchell for plaques in amount of \$691.48
10. 8/5/05 – Rollason met with Mike Mitchell at cemetery to review progress of work.

FINANCIAL HISTORY:

(TOTAL APPROVED BUDGET AS OF APRIL 25, 2005: \$12,400.00)

1. 8/9/05 - \$2,000 paid to Biosphereic Engineering as Deposit to Start Job
2. 8/9/05 - \$275 paid to Mike Mitchell for monument restorations
3. 8/9/05 - \$400 paid to Mike Mitchell for monument restorations
4. 8/9/05 - \$491.48 paid to Mike Mitchell for Historic Marker correction
5. 8/9/05 - \$200 paid to Mike Mitchell for bronze marker & installation
6. 1/17/06 - \$483 paid to Mike Mitchell for monument restorations & stump removals.

TOTAL PAID AS OF AUGUST 9, 2005: \$3,366.00 (27% of total budget)

CURRENT STATUS:

8/5/05– Rollason met with Mike Mitchell at cemetery to review progress of work and review current invoices.

OMNI TRAFFIC ACCESS STUDY

OMNI TRAFFIC ACCESS STUDY
Status as of September 30, 2005

PROJECT HISTORY:

1. 4/04/05 – City CIP provides Scope of Services Proposal and cost to CRA.
2. 4/25/05 – Omni Resolution No. CRA-R-05-0020 adopted by Board to fund study through City CIP in an amount not to exceed \$19,000.
3. 4/28/05 – CRA WO No. 05-36 issued to City of Miami CIP Dept to issue NTP to Parsons Brinkerhoff in the amount of \$15,834.40 for the study itself and an additional \$633.38 for City Administrative Fees for a total of \$16,467.78.
4. 4/29/05 – CRA PO No. 53804 issued to Parsons Brinkerhoff in amount of \$15,834.40
5. 5/3/05 – CRA Executive Director executes City CIP Project Analysis Form in amount of \$15,834.00.
6. 5/26/05 – CRA received copy of NTP issued by City CIP on 5/23/05
7. 7/5/05 – Project Orientation Meeting took place at The Grand with Jose Gonzalez, Carlos Angel (PB), James Spinks (PB-Project Manager), Robert Lacle (The Grand), Kimberly Wilson (Marriott), & Frank Rollason.
8. 8/1/05 – Rollason authorized increase of not more than \$1,000 for weekend traffic counts.

FINANCIAL HISTORY:

(TOTAL APPROVED BUDGET AS OF APRIL 25, 2005: \$19,000.00)

CURRENT STATUS:

9/30/05 – Study on-going.

**PAC/ENTERTAINMENT DISTRICTS
PILOT STREETScape PROJECT**

PAC/ENTERTAINMENT DISTRICTS PILOT STREETScape PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 3/15/05 – Chairman Winton instructs Rollason to pursue funding infrastructure improvements (signage, lighting, sidewalks, landscaping, etc.) immediately around the PAC so that it is in place prior to opening – the Omni CRA would fund and the City CIP Department would get it built.
2. 3/22/05 – Initial project meeting took place with Mary Conway (CIP), Michael Hardy (PAC), Roger Carlton (PAC), Mark Trowbridge (DOSP), Fred Bredemeyer (DOSP), and Frank Rollason (CRA) in attendance. Discussion of scope of work of overall project took place. Mary Conway stated project was doable in the time frames presented (PAC to open in August of '06) and offered to have the City head up the project and utilize consultants and contractors available through the City's CIP Department. Mary to have CIP Staff work up cost estimates and supply to Rollason within a week or so. Rollason to present budget to the Omni CRA Board of Directors for funding approval.
3. 5/26/05 – Omni Resolution No. CRA-R-05-0021 adopted by the Board to fund the initial project costs in an amount not to exceed \$500,000.00.
4. 5/27/05 – Rollason sent follow-up e-mail to Conway on funding approval.
5. 6/1/05 – Meeting took place at FDOT with FDOT reps, MCM (Jorge & Rick), Jose Gonzalez from the City, to discuss the feasibility of entering into a JPA between FDOT and the City or the Omni CRA. FDOT to provide preliminary drawings to the City and MCM by June 23rd. City to advise Rollason as to their intent to enter JPA or not.
6. 6/13/05 – Meeting took place with PAC Sub-Committee with FDOT, County, City of Miami (Conway & Kevin Brown), and CRA (Rollason & Villacorta) reps. Conway announced that APCT Design Consultants had been selected to perform the design work and that a NTP would be issued to them in 2-4 weeks. Conway also announced that Kevin Brown of ConsulTech would be the Project Manager for the City and that by later this week or next week a scope of services meeting would be held with City, PAC, and CRA representatives.
7. 7/8/05 – Meeting took place at the PAC with Trent and Carolyn from Zyscovich giving presentation on conceptual plan for the streetscape of the immediate blocks surrounding the PAC. Michael Hardy and Roger Carlton were in attendance. A motion was passed by the members present from the PAC Sub-Committee endorsing the concept presented by Zyscovich. Rollason stated that he would convey their action to the City CIP Department.
8. 9/6/05 – Rollason received e-mail from Kevin Brown stating that the final fee and scope should be available on 9/8 or 9/9 with NTP to be issued on 9/9 or 9/12, '05.

FINANCIAL HISTORY:

TOTAL APPROVED BUDGET AS OF 5/26/05: \$500,000.00 – anticipated to rise by another \$3.5 – 4 million.

CURRENT STATUS:

9/30/05 – Scope of project still being determined. Documents being prepared for Board action.

**OFFICER NATHANIEL K. BROOM
MEMORIAL SCULPTURE PROJECT**

OFFICER NATHANIEL K. BROOM MEMORIAL SCULPTURE PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 7/30/01 – SEOPW CRA Resolution No. 01-107 adopted by Board approving \$10,000 for memorial bust.
2. 7/18/05 – Project proposal from James Mastin received for \$9,800.00.
3. 7/27/05 – Project proposal (verbal) from Tony Lopez received for \$19,000.00 followed by fax on 7/28/05
4. 7/27/05 – CRA Work Order No. 05-65 issued to James Mastin for \$10,000.00.
5. 7/27/05 – CRA Purchase Order No. 55358 issued to James Mastin for \$10,000.00.
6. 8/05/05 – 50% check issued to James Mastin in amount of \$3,750.00.
7. 8/08/05 – 50% check delivered to James Mastin in amount of \$3,750.00.

FINANCIAL HISTORY:

TOTAL APPROVED BUDGET AS OF JULY 30, 2001: \$10,000.00

1. 8/08/05 - \$3,750.00 paid to James Mastin for 50% of sculpture – start up fee.

TOTAL PAID AS OF AUGUST 8, 2005: \$3,750.00 (38% of total budget)

CURRENT STATUS: 9/30/05 – 50% payment check issued to sculptor on 8/8/05

**OVERTOWN 3RD AVENUE BUSINESS CORRIDOR
STREETScape PROJECT**

OVERTOWN 3RD AVENUE BUSINESS CORRIDOR STREETScape PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 6/23/05 – SEOPW CRA Board approves FY –'06 Budget with \$750,000 budgeted for this project.
2. 9/8/05 – City Commission accepts FY '06 Budget with project in tact.

FINANCIAL HISTORY (TOTAL BUDGETED/NOT APPROPRIATED AS OF 6/23/05: \$750,000.00)

CURRENT STATUS:

9/30/05 – FY '06 Budget approved with funding in tact on 6/23/05.

**OVERTOWN / PARK WEST SIDEWALK,
CURB AND GUTTER PROJECT**

OVERTOWN/PARK WEST SIDEWALK, CURB, & GUTTER PROJECT
Status as of September 30, 2005

PROJECT HISTORY:

1. 6/23/05 – SEOPW Board approved FY '06 Budget with \$865,000 for project.
2. 9/8/05 – City Commission accepts FY '06 Budget with project in tact.

**FINANCIAL HISTORY (TOTAL BUDGETED/NOT APPROPRIATED AS OF
6/23/05: \$850,000.000)**

CURRENT STATUS:

9/30/05 – FY'06 Budget approved with funding in tact as of 6/23/05.

Agenda Item No. 2 (q)
12-7-82

RESOLUTION NO. R-1677-82

RESOLUTION APPROVING DELETION OF SOUTHEAST
OVERTOWN/PARK WEST AREA FROM CENTRAL MIAMI
URBAN RENEWAL AREA AND APPROVING SOUTHEAST
OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT
PLAN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the Community Redevelopment Act of 1969, as amended, requires in Chapter 163.360 that "a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, or a blighted area, or a combination thereof, and designated such area as appropriate for a community redevelopment project"; and

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Area was found to be an area of slum and blight by Resolutions No. 1179-69 and No. R-39-81 and qualifies as eligible under Section 30A-1(f) and (g), Code of Metropolitan Dade County; and

WHEREAS, the Southeast Overtown/Park West Plan has been approved by the Miami City Commission, the HUD Board, the Planning Advisory Board, the Overtown Advisory Board and the Overtown/Park West Community Redevelopment Ad Hoc Committee; and

WHEREAS, the area known as Southeast Overtown/Park West and included in the Central Miami Urban Renewal Plan must be deleted from the Central Miami Urban Renewal Plan in order to be established as a separate community redevelopment area for tax increment financing purposes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Honorable Mayor and Members
Board of County Commissioners

5th page

4. The City does not plan to impose a building moratorium on this area. Rather, a property owner will be permitted to build or remodel as long as the work meets City codes and ordinances.
5. The City has requested that increased tax monies from both general funds, both debt service funds and the library fund be included in the tax increment fund. We recommend that only the two general funds be included, which is the precedent set in Miami Beach. The City staff advised that even with this change in its recommendation, the project will still be feasible; it will just take longer to carry it out.

We propose to incorporate these conditions in an inter-local agreement which will have to be approved by both commissions.

Section 1. This Board finds, determines and declares that the matters set out in the attached memorandum and plan are true and correct and they are hereby incorporated as a portion of this resolution.

Section 2. That it is hereby found and determined that a feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.

Section 3. That it is hereby found and determined that the community redevelopment plan conforms to the general plan of the county as a whole.

Section 4. That it is hereby found and determined that the community redevelopment plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan.

Section 5. That it is hereby found and determined that the community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 6. That it is hereby found and determined that the acquisition of real property in the said community redevelopment area is necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration.

Section 7. That this Board approves the deletion from the Central Miami Urban Renewal Area of Southeast Overtown/Park West as delineated in Exhibit "B" and which is generally described as bounded by N.E./N.W. 5 Street on the south, I-95 on the west

Section 8. That this Board hereby approves the Southeast Overtown/Park West Plan, a copy of which is attached, that was prepared by the City of Miami establishing this area as a separate community redevelopment area for tax increment financing purposes.

The foregoing resolution was offered by Commissioner Barbara M. Carey, who moved its adoption. The motion was seconded by Commissioner Clara Oesterle, and upon being put to a vote, the vote was as follows:

Barbara M. Carey	Aye
Clara Oesterle	Aye
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Harvey Ruvin	Aye
Barry D. Schreiber	Absent
Ruth Shack	Aye
Jorge E. Valdes	Absent
Stephen P. Clark	Aye

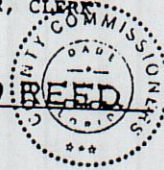
The Mayor thereupon declared the resolution duly passed and adopted this 7th day of December, 1982.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as to form and legal sufficiency. *R.P.B.*

By: RAYMOND REED
Deputy Clerk



MEMORANDUM

Agenda Item No. 2 (q)

TO Honorable Mayor and Members
Board of County Commissioners

DATE December 7, 1962

FROM *M. R. Scherheim*
County Manager

SUBJECT Public Hearing Amendment to
Central Miami Urban Renewal
Plan-Deleting Southeast
Overtown/Park West Area and
Approving Plan for Said Area
as a Community Redevelopment
Area

RECOMMENDATION:

Subject to the conditions of approval stated below, it is recommended that an amendment to the Central Miami Urban Renewal Plan be approved as required by Chapter 163, Part III of the Florida Statute known as the Community Redevelopment Act of 1969, as amended, in order to delete the area known as Southeast Overtown/Park West and that the Southeast Overtown/Park West Community Redevelopment Plan prepared by the City of Miami be approved in order to establish this area as a separate community redevelopment area for tax increment financing purposes.

SUMMARY OF THE PLAN:

The Southeast Overtown/Park West Redevelopment Plan consists of three separate, related areas. One is Park West itself, which is generally bounded by Biscayne Boulevard, the Dolphin Expressway, FEC R-O-W and N.E./N.W. 5th Street. The second area is known as the Overtown Transit Station Area which is bounded by N.W. 6th Street, FEC R-O-W, N.W. 8th Street and I-95. The third area is known as the Southeast Overtown Redevelopment and Rehabilitation Demonstration Area and is bounded by I-395, the FEC R-O-W, N.W. 8 Street and I-95.

Park West

The Park West area has been the subject of lengthy planning and redevelopment studies undertaken by the City of Miami and the Downtown Development Authority, together with their planning consultant WMRT in collaboration with America City Corporation. The proposed plan for this area, resulting from these studies, calls for construction of the following between 1985 and 1991:

Waterfront Condominiums	600 units
Duplex Condominiums	560 units
Condominium Apartments	1,260 units
Rental Apartments	610 units*
Waterfront Office	400,000 sq. ft.
Waterfront Retail	100,000 sq. ft.
Specialty Retail	200,000 sq. ft.

*of these 120 units are specifically identified for low/moderate income families.

Honorable Mayor and Members
Board of County Commissioners

and page

In order to accomplish this development program, over \$56 million in public funds would be spent to acquire property, relocate families and businesses, demolish buildings, prepare the sites for disposition and construct parking garages. Over 350 dwellings and rooming units, occupied by at least 226 permanent residents, would be demolished. In addition, 97 active businesses providing between 1,500 and 1,600 jobs would be displaced.

The public investment in Park West would be met by selling revenue bonds that would be paid off by the tax increments generated by the new developments.

Overtown Transit Station Redevelopment Area

The nature of the Plan for this area is described in a separate memorandum entitled "Public Hearing-Amendment to Central Miami Urban Renewal Plan, and Authorization to Approve UMTA Grant Area".

Southeast Overtown Redevelopment and Rehabilitation Demonstration Area

Since the Plan was submitted to the County last year, two important improvements have been made for the area bounded on the north by I-395, the east by the FEC Railroad right-of-way, the south by N.W. 8 St., and the west by I-95.

1. In the Overtown section between N.W. 8 Street and N.W. 11 Street, the emphasis has been changed from rehabilitation to acquisition and clearance for redevelopment. This is a definite improvement and was suggested by the Overtown community.
2. The City has added to the Plan the area in Overtown between N.W. 11 Street and N.W. 14 Street. The Plan identifies no specific redevelopment and rehabilitation activities in this area, stating that the extent of such activities will depend on the availability of tax increment monies and City community development funds.

A total of 608 units of new housing is planned. Of these, 200 condominium units are planned for the already acquired block immediately north of the Overtown transit station. Another 200 units will be scattered between N.W. 8 St. and N.W. 11 St.

Honorable Mayor and Members
Board of County Commissioners

3rd page

If needed, an additional 208 units will be developed as last resort relocation housing throughout the larger Central Miami Urban Renewal area on existing HUD owned land. There would also be some new commercial infill development in addition to the residential and commercial rehabilitation.

The estimated public cost of both of these demonstration projects is \$32. million. The UMTA grant and tax increment financing will be utilized as funding for these activities.

The City has not obtained any updated marketability studies for the area. In today's economy the market is thin, but this is a plan that will take perhaps 10 years to carry out, and market conditions will improve during this period. Because this Plan is to be financed with tax increment monies, no activities can be carried out unless a developer comes forward. Also, unlike Miami Beach, developers will be selected for various parcels, rather than a master developer for the entire project. In our judgement, it is reasonable to expect that the Plan will be carried out.

DISCUSSION:

The Central Miami Urban Renewal Plan was prepared as part of the Neighborhood Development Program (NDP). It was presented to the Board of County Commissioners and approved by Resolution No. 1179-69.

It has been amended a number of times and on January 20, 1981 by Resolution No. R-39-81 the boundaries were expanded to include the Park West area. This resolution included all necessary findings to qualify as a redevelopment area in conformance with Florida Statutes Chapter 163, Part III and County Code Chapter 30-A.

In order to qualify for tax increment financing, the entire Southeast Overtown/Park West area must be deleted from Central Miami. The attached map, Exhibit "B" illustrates this recommendation.

The City of Miami along with the Downtown Development Authority prepared the Southeast Overtown/Park West Community Redevelopment Plan. This plan, a copy of which is attached as Exhibit "A", is generally consistent with the Central Miami Urban Renewal Plan. When approved, this document will serve as the guideline for redevelopment of Southeast Overtown/Park West.

Honorable Mayor and Members
Board of County Commissioners

4th page

By separate memo, we are submitting the tax increment finance ordinance for Southeast Overtown/Park West to you for approval.

The Southeast Overtown/Park West Plan has been approved by the Miami City Commission, the HUD Board, the Planning Advisory Board, the Overtown Advisory Board and the Overtown/Park West Community Redevelopment Ad Hoc Committee.

The Health and Human Services Committee and the Finance Committee recommend approval of the Plan subject to the following condition of approval.

CONDITIONS OF APPROVAL:

1. The City has requested the complete delegation of redevelopment powers, as was done for the Miami Beach project. Rather, we recommend the following, a more limited delegation:
 - a. Land disposition, citizen participation, and project monitoring identical to that being proposed for the Overtown urban initiatives area.
 - b. Business relocation because of the City's desire to relocate businesses within Miami.
 - c. The design and construction of the public improvements necessary to support the redevelopment. These activities will have to comply with the County's race conscious ordinance.
 - d. The development of project financing plans and the sale of any bonds. In hiring bond counsel and financial advisors, the City will have to comply with the County's policy on the employment of blacks.
2. Redevelopment activities in that part of Overtown between N.W. 8 Street and N.W. 11 Street must move ahead in concert with those in Park West.
3. The City is prepared to make a moral commitment of community development funds to permit the revitalization of that part of Overtown between N.W. 11 Street and N.W. 14 Street.

MEMORANDUM

TO Raymond Reed
Clerk of the Board
of County Commissioners

DATE December 14, 1982

FROM *Dennis I. Carter*
Dennis I. Carter
Assistant County Manager

SUBJECT Planning Advisory Board
Resolution on the
Southeast Overtown/Parkwest
Redevelopment Plan

This memorandum is to transmit the report of October 21, 1982, from Mr. Reginald Walters, Director of the Planning Department to the Chairperson and Members of the Planning Advisory Board along with the PAB's resolution of October 28, 1982, concerning the above referenced subject.

This material should be included as part of your records of Agenda Item No. 2(q) passed and adopted by the County Commission on December 7, 1982.

Attachment

cc: Reg Walters

DADE COUNTY PLANNING ADVISORY BOARD RESOLUTION
REGARDING SOUTHEAST OVERTOWN/PARKWEST REDEVELOPMENT PLAN

At its regular meeting of October 28, 1982 the Planning Advisory Board approved the following resolution:

The Planning Advisory Board finds that the Southeast Overtown/Parkwest Redevelopment Plan, dated June 1982, conforms to the Comprehensive Development Master Plan but has not attempted to determine that the Plan addressed the citizen's concerns expressed at the Board of County Commission public hearing on the previously proposed plan.

The vote was as follows:

Juan Alvarez	- Aye	Burl McCormick	- Absent
Robert Ballard	- Aye	Doretha Nicholson	- Aye
Stephen Davis	- Aye	Ernest Sidney	- Aye
William Dorsky	- Absent	Georgia Wright	- Aye
Lester Goldstein	- Aye		

TO Chairperson and Members
Planning Advisory Board

DATE October 21, 1982

FROM Reginald R. Walters, Director
Planning Department

SUBJECT Compatability of Southeast
Overtown/Park West Redevelopment
Plan with Comprehensive Develop-
ment Master Plan

Reginald R. Walters

Recommendation

Dade County Planning Advisory Board should ratify its previous recommendation to the Board of Commissioners that the revised (July, 1982) Southeast Overtown/Park West Redevelopment Plan conforms to the Dade County Comprehensive Development Master Plan, and should recommend to the Board of County Commissioners that the related Urban Initiatives Plan also conforms to the Dade County Comprehensive Plan.

Analysis

The Code of Metropolitan Dade County (Chapter 30A-9B) provides that the Planning Advisory Board shall review and recommend to the Board of County Commissioners as to conformity of proposed urban renewal plans to the County's Comprehensive Development Master Plan. Pursuant to this requirement the Planning Advisory Board on November 19, 1981 reviewed a proposed development plan for Southeast Overtown/Park West prepared by the City of Miami and after considerable discussion passed a resolution stating that the Plan is consistent with the CDMP land use component but did not have sufficient time or information to determine if it fully complied with all of the specific goals and guidelines. The City of Miami representatives indicated they would give the PAB a later opportunity to review the details of the plan.

Subsequently, in response to concerns about financing and other non-CDMP related aspects of the Plan raised by the Board of County Commissioners, the City of Miami revised the proposed redevelopment plan. The major changes to the original Southeast Overtown/Park West Plan are three: fifty percent more redevelopment is called for in the area of Southeast Overtown south of 11 Street, additional relocation housing will be provided within the redevelopment area, and the public redevelopment resources have been more evenly divided between the Southeast Overtown and Park West portions of the redevelopment area. These changes do not substantively change the relationship of the plan to the Comprehensive Development Master Plan. In the meanwhile, a four block sub-area within the Southeast Overtown area was designated as an Urban Initiative Grant for which a detailed acquisition plan compatible with the proposed revised Southeast Overtown Park West Plan has been prepared.

The PAB and Board of County Commissioners are being asked to act on two plan components of one redevelopment area; an acquisition plan for four blocks in the Southeast Overtown that constitutes an amendment to the existing Central Miami Redevelopment Plan and the Southeast Overtown/Park West Redevelopment Plan that will be adopted as a redevelopment area separate from the Central Miami Redevelopment Area. These two redevelopment

plan components are compatible with each other. However, the schedule for the redevelopment activities requires that each of the two components be acted on separately by the Boards.

Staff has reviewed the revised document entitled Southeast Overtown/Park West Community Redevelopment Plan, July, 1982, and the Southeast Overtown Urban Initiative report entitled Overtown Station Area Redevelopment Final Environmental Impact Statement, March 1982, and have reached the following conclusions.

Compliance with the Comprehensive Development Master Plan - The proposed redevelopment plans conform to the several components of the County's Comprehensive Development Master Plan. The redevelopment of the slum and blighted areas encompassed by the two plans conforms with the CDMP goals, objectives and policies (CDMP pages 7 through 15). The plans implement Development Pattern goal of providing adequate housing for all segments of the community and the Economic and Social Needs goal of developing and maintaining suitable living environments and viable neighborhoods throughout the County. Also, the proposed use of tax increment financing for the redevelopment project implements the Governmental goal of providing more effective tools for implementing redevelopment plans.

More specifically, the redevelopment plans are compatible with the following policies:

Development Pattern

- Land in the vicinity of future mass transit stations should be planned in a compatible manner and should support the transit system. (B1)
- Use transportation projects as a constructive tool in the rebuilding of obsolete substandard parts of the urban environment. (F2)
- Improve deteriorating neighborhoods by improving public facilities and services. (F3)
- New communities should be used as a tool for shaping urban growth. (G1)

Transportation

- Transit facilities and services should support the shaping of development/redevelopment and intensification of such areas as Central Business District. (2)

Government Regulation and Administration

- Investigate the feasibility of various financing alternatives for redevelopment of blighted areas. (D3)

- Plans for the development or redevelopment of municipalities should be consistent with the policies of the County's Comprehensive Development Master Plan. (F1)

Additionally, the proposed development plans conform with the CDMP guidelines for "New Town In-Town" new communities (see CDMP pages 185 through 188) and the guidelines for mixed land use and diversified activity center development (CDMP pages 188 through 190). The following specific new community guidelines are well met by the proposals:

Environmental/Location

- New communities functioning as multi-purpose activity centers .. should be located within high density centers and similar components of urban development pattern.
- New communities should contain activity centers where a mix of land uses is provided that sustains continued use of the area throughout different periods of the day and year.
- Land use patterns should encourage efficiency of movement within the community.
- The open space patterns within, as well as around, a new community should be the basis for establishing a community identity.

Residential

- The new community providing a complete range of housing types should reflect the needs of Dade County residents.

Transportation

- Accessibility with the system within a new community should be directly tied to the system providing accessibility beyond the community.
- Various modes of travel in a new community should be separated wherever practical.

Manpower/Employment

- New communities should provide opportunities for local, small scale entrepreneurs as well as large concerns to establish businesses.

Other

- Mechanisms for citizens involved in local affairs must be built into the structure of new community decision making.

The diversified activity center guidelines contained in the CDMP have application to the proposed redevelopment area since the redevelopment project represents an extension of the Central Business District diversified activities center. The guidelines are met in this regard.

The Development Pattern Map designations for the area in general conform to the proposed redevelopment plan. The dominant pattern map designation is the diversified activity center symbol representing the City of Miami Central Business District. The area adjacent to the central business district is indicated as medium density residential allowing up to 25 units per gross acre. Clearly, the diversified activity center symbol is not intended to accurately depict the full extent of the central business district nor the transition of activities from the CBD to non-CBD areas. The activity center and new community guidelines best characterize the development pattern that should guide the redevelopment plan. In the context of these guidelines, the floor area ratios and residential densities proposed for the redevelopment area are in keeping with the pattern map.

In summary, both of the redevelopment plan components conform to the Dade County Comprehensive Plan.

RESOLUTION NO. 82-755-

A RESOLUTION APPROVING, IN PRINCIPLE, THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY DEVELOPMENT PLAN, WITH AMENDMENTS DATED JUNE, 1982, FOR AN AREA GENERALLY BOUNDED BY BISCAYNE BOULEVARD ON THE EAST, I-95 ON THE WEST, I-395 ON THE NORTH AND NORTH 5TH STREET ON THE SOUTH, A COPY OF WHICH IS ATTACHED HERETO, AND MADE A PART HEREOF; MAKING CERTAIN FINDINGS OF FACT AND CONCLUSION OF LAW; MAKING RECOMMENDATION FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONS; AND SUPPORTING A JOINT EFFORT BY THE CITY AND COUNTY IN IMPLEMENTATION.

WHEREAS, under the provisions of Chapter 163, Part III of Florida Statutes known as the Community Redevelopment Act of 1969, as amended, the City of Miami may designate a slum, or a blighted area or a combination thereof, as appropriate for a community redevelopment project; and

WHEREAS, the Miami City Commission adopted the Overtown Redevelopment Plan (Resolution No. 79-724) which recommended the redevelopment of the southeastern portion of Overtown Community for commercial and residential development; and

WHEREAS, the Miami City Commission approved in principle the Southeast Overtown/Park West Community Redevelopment (Resolution 81-920) and subsequently modifications to the Plan were requested by the Southeast Overtown/Park West Community Redevelopment Ad Hoc Committee which was appointed by the City to review the plan.

WHEREAS, under the provisions of Chapter 163, Part III of Florida Statutes known as the Community Redevelopment Act of 1969, as amended, Metropolitan Dade County, Florida (herein called Dade County) is required to approve all community redevelopment plans; and

WHEREAS, the Board of County Commissioners of Dade County Florida, is the duly empowered and authorized governing body of Dade County for purposes of approving such

CITY COMMISSION
MEETING OF
JUL 29 1982
RESOLUTION NO. <u>82-755-</u>
REMARKS:

plans; and

WHEREAS, the Dade County Board of Commissioners has found this area to be deteriorated and/or blighted, designated this area as part of the Central Miami Community Redevelopment Area; and

WHEREAS, the plan is in conformity with the Miami Comprehensive Neighborhood Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The Commission approves in principle the Southeast Overtown/Park West Community Redevelopment Plan dated June 1982 as amended, a copy of which is attached hereto and made a part hereof, for an area bounded generally by Biscayne Boulevard on the East, I-95 on the West, I-395 on the North, North 5th Street on the South, substantially in the form of the attached hereto. Said Plan includes acquisition and clearance, relocation, rehabilitation, street improvements and beautifications.

Section 2. The Commission approves in principle the amendments to the plan a copy of which is attached hereto and made a part hereof by reference.

Section 3. The Commission finds, determines and declares that the matters set out in the foregoing recitals are true and correct and they are hereby incorporated as portion of the resolution.

Section 4. The Commission recommends to the Board of County Commissioners that the Southeast Overtown/Park West area be appropriately declared a Community Redevelopment Area and that future public actions will be governed by the Community Redevelopment Plan.

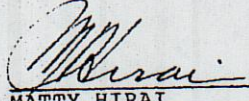
Section 5. The commission extends its support to joint City/County redevelopment efforts in the Southeast Overtown/Park West Area and directs the Administration to work jointly with Metropolitan Dade County to implement the

Community Redevelopment Plan.

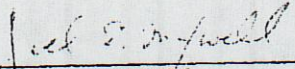
PASSED AND ADOPTED this 29 day of JULY,
1982.

MAURICE A. FERRE
MAURICE A. FERRE, Mayor

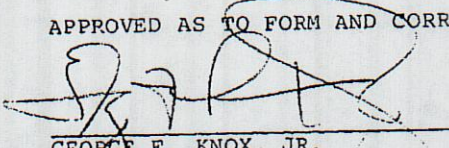
ATTEST:


MATTY HIRAI
Acting City Clerk

PREPARED AND APPROVED BY:


JOEL E. MAXWELL
Assistant City Attorney

APPROVED AS TO FORM AND CORRECTNESS:


GEORGE F. KNOX, JR.
City Attorney

A PROGRAM FOR RATIONAL PRESERVATION
IN THE FUTURE DEVELOPMENT OF OVERTOWN

Goals and Objectives

The goal of the Historic Overtown program is to vitalize the rich history and culture of Overtown, thereby creating a sense of identity and community pride that will contribute to the economic and physical revitalization of the Overtown community. By examining the past, it is intended to identify those elements that once made Overtown the thriving, exciting focus for the Black community in South Florida, and to incorporate appropriate and productive elements of that past era into the future redevelopment plan.

120

Objectives of the program include:

- Effectively communicate information and develop broad based awareness and appreciation of historic achievements of the Black community through exhibits, special events, tours, and the media.
- Re-establish a special identity for Overtown by focusing on one era in its history, the "Little Broadway" jazz era. Develop this as a theme for attracting new night-clubs and restaurants; programming special cultural events; designing signs, street furniture and public plaza spaces; and creating promotional literature for tourism and local marketing.
- Preserve, where feasible, surviving buildings which represent important links to persons, activities or events of major significance in the past.
- Secure official recognition and protection for the area by establishing an historic district.
- Encourage new development to incorporate uses which would contribute to the vitality of the district such as stores, nightclubs, restaurants, theaters.
- Encourage new buildings to incorporate selected design elements from the past which reflect special cultural or thematic feelings which are relevant today and should be re-established.

Summary of Historical Significance

Known by several names, including Avenue 'G', Colored Town, Washington Heights, Overtown, Culmer, Central Negro District and Avenue 'H': the area immediately west of downtown Miami is one of the oldest neighborhoods in the City of Miami. Popularly referred to today as Overtown, this community developed in 1896 as a result of the need to house black workers who were brought to the Miami area from West Palm Beach during the time when Henry M. Flagler extended the Florida East Coast Railroad to Miami. By 1904, several issues of the Miami Metropolis, (Forerunner of the Miami News) reported an active literary group in 'colored Town'. According to the 1907 official directory of the City of Miami, the black Women's Cultural Club held regular bi-monthly meetings. Research through the Foundation also reveals that as early as 1918, the St. Agnes Coronet Band held regular activities, attracting residents and tourist alike. Tourists were known to also frequent the area to enjoy the fine traditional foods featured in the numerous black owned and operated restaurants. As the area grew, blacks developed many economic ventures, such as hotels, apartment complexes, theatres, nightclubs and small neighborhood markers. In effect Overtown became a strong pulsating community.

In the 1920's and 1930's, NW 2nd Avenue was known as Avenue 'G'. It was the center of good black entertainment, retail stores and pioneer citizens reveal that by the 1940's Overtown was a cultural oasis where artists from all over the world came to perform and to practice for upcoming engagements. Equally exciting is the fact that for many years tourists visiting Miami Beach came across town to the Overtown area to listen to the popular Negro Spirituals sung in the area's churches. Once known as 'Little Broadway' Overtown has made a valuable contribution to the City of Miami, the County of Dade, Florida and the federal United States.

Northwest Second Avenue was the place to be during the jazz era. The syncopated sounds of jazz and blues issued nightly from the nightclubs and dance halls. Its rich entertainment accounted for a growing national reputation. In the 1930's and 1940's its clubs presented such stars as Marian Anderson, Bessie Smith, Hazel Scott, and "Nat King" Cole.

Former resident Rosebald Silas recalls such performers as Billie Holiday, Erskine Hawkins, and Jimmy Lunceford, at the Rockland Palace. Count Basie and Cab Calloway brought their big bands. Roland Hayes and Etta Mottin, a singer who displayed African artifacts were presented in the auditorium at Booker T. Washington Senior High School. These afternoon performances which often included Ben Richardson from Atlanta reading poetry, cost 5¢ per student. Singer Paul Robeson, Sammie Davis Jr. and his trio, Barbara McNair, Lena Horne, Dinah Washington, Buddy Johnson, and Nina Mae McKinney appeared annually. The Katherine Dunham Dance Company was also a favorite.

PRESERVATION OF EXISTING HISTORIC BUILDINGS

The Historic Sites Committee has identified (? number) of buildings having historical significance to the Overtown community. A list of these buildings is attached to this report as Appendix A. The criteria for selecting these historic buildings were
(explain)

Consideration should be given to preservation of any of the identified historic buildings wherever structural conditions and cost of rehabilitation might be favorable. However, recognizing that overall economic revitalization plans for Overtown require extensive new development, emphasis should be placed on preservation of the following historic structures which are considered to be of major importance:

123

1. Churches

- a. Greater Bethel A.M.E. Church, Northwest 8th Street and 2nd Avenue
- b. Mt. Zion Baptist Church, Northwest 3rd Avenue and 9th Street
- c. Building which was formerly the Lyric Church, Northwest 2nd Avenue and 8th Street
- d. Church which was formerly Ebenezer Church.

2. Businesses

- a. Cola Nip Building
- *b. X-Ray Office Building
- c. Carver Hotel
- d. Stirrup Building
- e. Longshoreman's Hall
- f. Gaskin building
- g. Scott building
- h. Judge L.E. Thomas' office
- i. Dr. Davis' office building

3. Public Buildings

- *a Booker T. Washington High School

4. Residences

- *a Dorsey House
- b Killens House
- *c Rooming house corner of 3rd Avenue & 10th Street
- *d Chapman House
- *e Lewis House
- *f Mitchell House

Possible preservation strategies must be studied for each of the above buildings individually. Among the factors to be considered are: ownership, need for repairs, economic productivity, potential for new uses, eligibility for federal tax benefits, location and relationship to planned redevelopment sites, potential for moving to a new site, potential sources of funding. Buildings preceded

by an asterisk are considered to be of first priority concern because of imminent threats of demolition, deterioration or vandalism. Buildings for which extensive work is currently underway include:

Dorsey House)	
X-Ray Clinic)	give short status statement
Booker T. Washington)	on each

CITY OF MIAMI HERITAGE CONSERVATION ORDINANCE

The proposed local Heritage Conservation ordinance (called "HC" ordinance) provides the option of designating individual historic buildings or an historic district covering a larger area of Overtown. The City ordinance would provide a degree of protection to historic buildings by requiring that any demolition, alteration, or new construction be approved by a special review board.

The proposed "HC" ordinance also permits certain modifications to zoning and building code regulations where necessary to make preservation economically or architecturally feasible.

Initially, priority should be given to the individual historic buildings that were listed with asterisks in the above section:

1. Booker T. Washington High School, NW 6th Avenue and 12th St.
2. Dorsey House, NW 9th Street and 3rd Avenue
3. X-Ray Clinic, NW 1st Avenue and 11th Street
4. Lewis House, corner NW 4th Avenue and 8th Street
5. House, corner NW 3rd Avenue and 10th Street
6. Chapman residence, NW 5th Court and 13th Street
7. Mitchell residence, NW 3rd Avenue and 7th Street

Meanwhile, work should proceed on a potential historic district for Overtown. Extensive additional historical research and documentation is required as legal justification for any historic district. This is particularly critical for Overtown, which would be a unique kind of historic district with new buildings outnumbering the old. A lack of funding for professional assistance can be expected to hamper this process.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register differs from the City of Miami's proposed "HC" ordinance in the following ways: a) the National Register does not have any influence over demolition or alteration of historic buildings unless the action is a result of a federally funded project (the HC ordinance covers actions by both government and

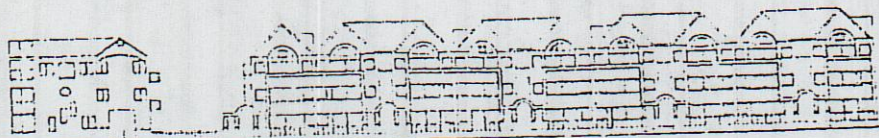
and private investors); b) the National Register makes income-producing properties eligible for federal income tax benefits; c) the National Register has more stringent standards for accepting historic buildings and districts (many buildings in Overtown would be eligible for recognition under the "HC" ordinance but would not qualify for the National Register); d) The National Register has no effect on zoning and building code regulations; e) National Register listing requires the consent of the property owner and the "HC" ordinance would not.

125
Considering the above advantages and limitations, a selected list of buildings should be nominated for listing on the National Register. Initially, this would include Booker T. Washington High School and the Dorsey House. This list should be expanded based upon the analysis of preservation strategies for individual buildings recommended above. Particular consideration should be given to commercial buildings operated by profit-making entities that could utilize the tax benefits.

ZONING

Because the zoning plan will largely shape the physical form of future development in Overtown, consideration should be given to incorporating elements that would help to recreate the feeling and atmosphere of "Historic Overtown" such as:

1. Provide incentives or requirements for retail stores at the ground level on selected commercial blocks
2. Provide incentives for jazz clubs
3. Permit controlled street vendors and outdoor markets
4. Utilize the special zoning incentives in the HC ordinance for preservation of existing historic structures
5. Develop landscaping standards utilizing historical and thematic plant materials
6. Consider possible design guidelines for new construction that would encourage selected elements of historic building forms to be incorporated into the design of new buildings, as for example the following low rise housing concepts by University of Miami students for the Key West Naval Station.



FACADE TO MIDDLE INCOME STREET

82-755

PUBLIC SPACES

Aside from preserving selected historic buildings, the greatest opportunity for developing physical evidence of Historic Overtown in the public spaces - sidewalks, plazas and parks:

1. Historic Markers - should be a top priority short term project. The Black Archives will assemble a short written text and appropriate photograph or illustration for each major historic site in Overtown (including sites now vacant or redeveloped) Funding will then be requested from the redevelopment project, CD and private sources to reproduce this information on anodized aluminum (or other vandal resistant material) plaques, to be securely mounted in appropriate locations. This will provide a vital communications tool for stimulating awareness amongst large numbers of Overtown residents and visitors.
2. Street Furniture - wherever redevelopment plans call for new improvements to sidewalks and plaza spaces such as paving, benches, signs, trash cans, landscaping etc. an opportunity exists to design such improvements with an historic theme - particularly the "Little Boradway" jazz era.
3. Special Events - public plaza, street, sidewalk and park improvements should be designed to accommodate the special cultural events envisioned in the "Programming" section of this report.

Programming

Most of what is significant in the history of Overtown involves the people themselves and the activity they generated, rather than physical things such as buildings. Therefore, an essential element of the Historic Overtown concept is to program activities and events that will recreate the former vitality and atmosphere of the community. Such programs will be critical to attracting tourists and visitors from around Dade County.

1. Hold jazz concerts within the proposed district
2. Plan for the establishment of an annual Historic Overtown Cultural Arts Festival reminiscense of jazz era
3. Establish an international cultural complex featuring activities reminiscent of the nineteen thirties, forties, and fifties where artists can receive training as well as perform in concert.
4. Encourage families from all over the world to hold annual family reunions in Dade County, particularly in the Historic Overtown district.
 - a. Establish Oratorical national competition
 - b. Culinary contests specializing in soul food from the Caribbean and Southern States.
 - c. Hair styling contests
 - d. Establish a hall of fame, annual recognition of national figures
 - e. Establish a tennis tournament or some other sports event

5. Encourage the establishment of legitimate theater, writers, and artists workshop; and first-class night clubs and restaurants based on the guidelines of the Historic district.
5. Encourage the establishment of manufacturing as well as other related businesses for the arts, i.e. Manufacturing and distributing equipment and supplies for dancing, music, art, etc.
7. Encourage the establishment of tours of local historical sites and landmarks.
 - a. Bus tours to visit sites county-wide
 - b. Mini-tours for sites within the district
8. Encourage the establishment of a Tourist information center which would direct tourists to attractions, restaurants, hotel accommodations, and historical sites throughout Dade County.
9. Encourage the establishment of specialty shops which feature products of Africa, the Caribbean and the Southern States.
 - a. Restaurants, caterers, etc.
 - b. Photographer's studio specializing in passports
 - c. Bookstores and art galleries
10. Establish a "Saturday Marketplace" where vendors are allowed to set up in a designated street block or public plaza - featuring ethnic foods, crafts, fresh produce, artwork, etc.

Archives

The on-going work of the Black Archives Research and History Foundation should receive increased public and private support. The project involves establishing a research collection documenting issues, activities, events and sites of historical significance within the district.

- a. Establish a permanent Black Archives as a depository to:
 - (1) House organizational papers related to this process
 - (2) House records, photographs and manuscripts which document the district
 - (3) House the organizational papers of the Black Archives, History and Research Foundation of South Florida, Inc.
- b. Establish an on-going publication program
- c. Establish an international research internship program with colleges and universities around the world
- d. Continue on-going research programs for the benefit of the community-at-large.
- e. Serve as the international clearinghouse and dissemination center on the culture of black people, i.e. language, lifestyle, food, dress, visual and performing arts, hair styles, music, etc.



City of Miami

Legislation

CRA Resolution: CRA-R-04-0014

City Hall
3500 Pan American
Drive
Miami, FL 33133
www.ci.miami.fl.us

File Number: 04-00920

Final Action Date: 11/15/2004

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), ACCEPTING THE ATTACHED AMENDED 2004 SOUTHEAST OVERTOWN/PARK WEST ("SEOPW") REDEVELOPMENT PLAN (THE "AMENDED PLAN"), PREPARED BY DOVER, KOHL & PARTNERS; AND DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT THE AMENDED PLAN AND CRA'S RECOMMENDATION FOR APPROVAL TO THE CITY OF MIAMI CITY MANAGER FOR REVIEW AND ANALYSIS, AND TO REQUEST SUBSEQUENT TRANSMITTAL TO THE MIAMI CITY COMMISSION AND MIAMI-DADE COUNTY COMMISSION FOR LEGISLATIVE ACTION.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency ("CRA") is responsible for carrying out community redevelopment activities and projects in accordance with its Redevelopment Plan; and

WHEREAS, pursuant to Resolution No. SEOPW/CRA R-01-51, passed and adopted May 21, 2001, as amended by Resolution No. SEOPW/CRA R-01-105, passed and adopted July 30, 2001, the CRA engaged Dover, Kohl & Partners to prepare an update the 1982 Southeast Overtown/Park West Redevelopment Plan (the "Amended Plan"); and

WHEREAS, Dover, Kohl & Partners has completed the Amended Plan in cooperation with the City of Miami Department of Planning and Zoning, other City departments and agencies, and input from stakeholders of the redevelopment area; and

WHEREAS, the Amended Plan addresses the requirements of Section 163.362, Florida Statutes, including: general design standards, zoning and planning changes, land uses, demolition and removal of structures, improvements, redevelopment, rehabilitation, and identification of funding through possible public and or public/private partnerships; and

WHEREAS, the Amended Plan was submitted to the City of Miami Planning Advisory Board for its review and recommendations and the City of Miami Planning Advisory Board by Resolution No. PAB-74-04, passed and adopted on June 16, 2004, and Resolution No. PAB-117-04, passed and adopted October 20, 2004 determined that the Amended Plan is in conformity with the City's Comprehensive Plan and approved the Amended Plan; and

WHEREAS, the Amended Plan was submitted to the City of Miami Planning and Zoning Commission for its review and consideration and the City of Miami Planning and Zoning Board by Resolution No. 04-0710, passed and adopted on October 28, 2004, accepted the Planning Advisory Board's approval of the Amended Plan; and

WHEREAS, the Board of Directors has considered the Amended Plan and approves thereof and further recommends that the Amended Plan be approved by the City of Miami and Miami-Dade

County; and

WHEREAS, the Board of Directors wishes to direct the Executive Director of the CRA to transmit the Amended Plan to the City of Miami City Manager for review, analysis and subsequent transmittal to the Miami City Commission and Miami-Dade County for legislative action;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The Board of Directors of the Southeast Overtown/Park West Community Redevelopment Agency approves the Amended 2004 Southeast Overtown/Park West Redevelopment Plan, prepared by Dover, Kohl & Partners.

Section 3. The Executive Director of the CRA is directed to transmit the Amended Plan to the City of Miami City Manager for review and analysis and to request subsequent transmittal to the Miami City Commission and Miami-Dade County Commission for legislative action.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of November, 2004.

APPROVED AS TO FORM AND CORRECTNESS:

JORGE L. FERNANDEZ
GENERAL COUNSEL

J-02-579
6/13/02

ORDINANCE NO. 12247

AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, AMENDING AND MODIFYING THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT PLAN TO EXTEND THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA AS DESCRIBED IN "EXHIBIT A" AND INCORPORATED HEREIN; AMENDING CHAPTER 14, ARTICLE V, DIVISION 1, OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, ENTITLED "DOWNTOWN DEVELOPMENT, SOUTHEAST OVERTOWN/PARK WEST REDEVELOPMENT DISTRICT AND COMMUNITY REDEVELOPMENT AGENCY, GENERALLY", TO REFLECT THE AMENDMENT AND MODIFICATION OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT PLAN, MORE PARTICULARLY BY AMENDING SECTION 14-252 OF SAID CODE; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency (the "CRA") is responsible for carrying out community redevelopment activities in the community redevelopment area pursuant to Southeast Overtown/Park West Community Redevelopment Plan ("Plan"); and

WHEREAS, as provided for by the Community Redevelopment Act of 1969, the CRA finds its necessary and desirable to amend and modify the existing Plan to extend the boundaries of the

ATTACHMENT (S)
CONTAINED

12247

J-02-579
6/13/02

ORDINANCE NO. 12247

AN ORDINANCE OF THE MIAMI CITY COMMISSION, WITH ATTACHMENTS, AMENDING AND MODIFYING THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT PLAN TO EXTEND THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AREA AS DESCRIBED IN "EXHIBIT A" AND INCORPORATED HEREIN; AMENDING CHAPTER 14, ARTICLE V, DIVISION 1, OF THE CODE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED, ENTITLED "DOWNTOWN DEVELOPMENT, SOUTHEAST OVERTOWN/PARK WEST REDEVELOPMENT DISTRICT AND COMMUNITY REDEVELOPMENT AGENCY, GENERALLY", TO REFLECT THE AMENDMENT AND MODIFICATION OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT PLAN, MORE PARTICULARLY BY AMENDING SECTION 14-252 OF SAID CODE; CONTAINING A REPEALER PROVISION AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Southeast Overtown/Park West Community Redevelopment Agency (the "CRA") is responsible for carrying out community redevelopment activities in the community redevelopment area pursuant to Southeast Overtown/Park West Community Redevelopment Plan ("Plan"); and

WHEREAS, as provided for by the Community Redevelopment Act of 1969, the CRA finds its necessary and desirable to amend and modify the existing Plan to extend the boundaries of the

ATTACHMENT (S)
CONTAINED

12247

"Chapter 14

DOWNTOWN DEVELOPMENT

* * * *

ARTICLE V. SOUTHEAST OVERTOWN/PARK WEST REDEVELOPMENT DISTRICT AND COMMUNITY REDEVELOPMENT AGENCY

DIVISION 1. GENERALLY

* * * *

Sec. 14-252. Boundaries designated.

The Southeast Overtown/Park West Redevelopment Area ~~District~~ ("district") shall encompass the area described on the map on file with the city clerk generally bounded by Biscayne Boulevard on the east, I-95 on the west, I 395 on the north, and Northwest 5th Street on the south. The district shall be under the jurisdiction and control of the agency.

* * * *

Section 4 All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

Section 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

Section 6. This Ordinance shall become effective IMMEDIATELY upon its adoption and signature of the Mayor.^{2/}

^{2/} If the Mayor does not sign this Ordinance, it shall become effective at the end of ten calendar days from the date it was passed and adopted. If the Mayor vetoes this Ordinance, it shall become effective immediately upon override of the veto by the City Commission.


PASSED ON FIRST READING BY TITLE ONLY this 13th day of June, 2002.

PASSED AND ADOPTED ON SECOND AND FINAL READING BY TITLE ONLY this 27th day of June, 2002.

MANUEL A. DIAZ, MAYOR

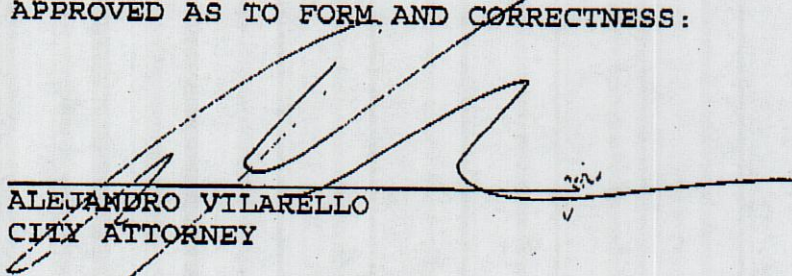
In accordance with Miami Code Sec. 2-36, since the Mayor did not indicate approval of this legislation by signing in the designated place provided, said legislation now becomes effective with the elapse of ten (10) days from the date of commission action regarding same, without the Mayor exercising a vote.

ATTEST:


for: Priscilla A. Thompson, City Clerk

PRISCILLA A. THOMPSON
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:


ALEJANDRO VILARELLO
CITY ATTORNEY

W1291:BSS:JHV:ELF

Boundary Description

08-08-02

(Does not include Bicentennial Park or Watson Island)

The extended Southeast Overtown/Park West community redevelopment area is generally bounded as follows:

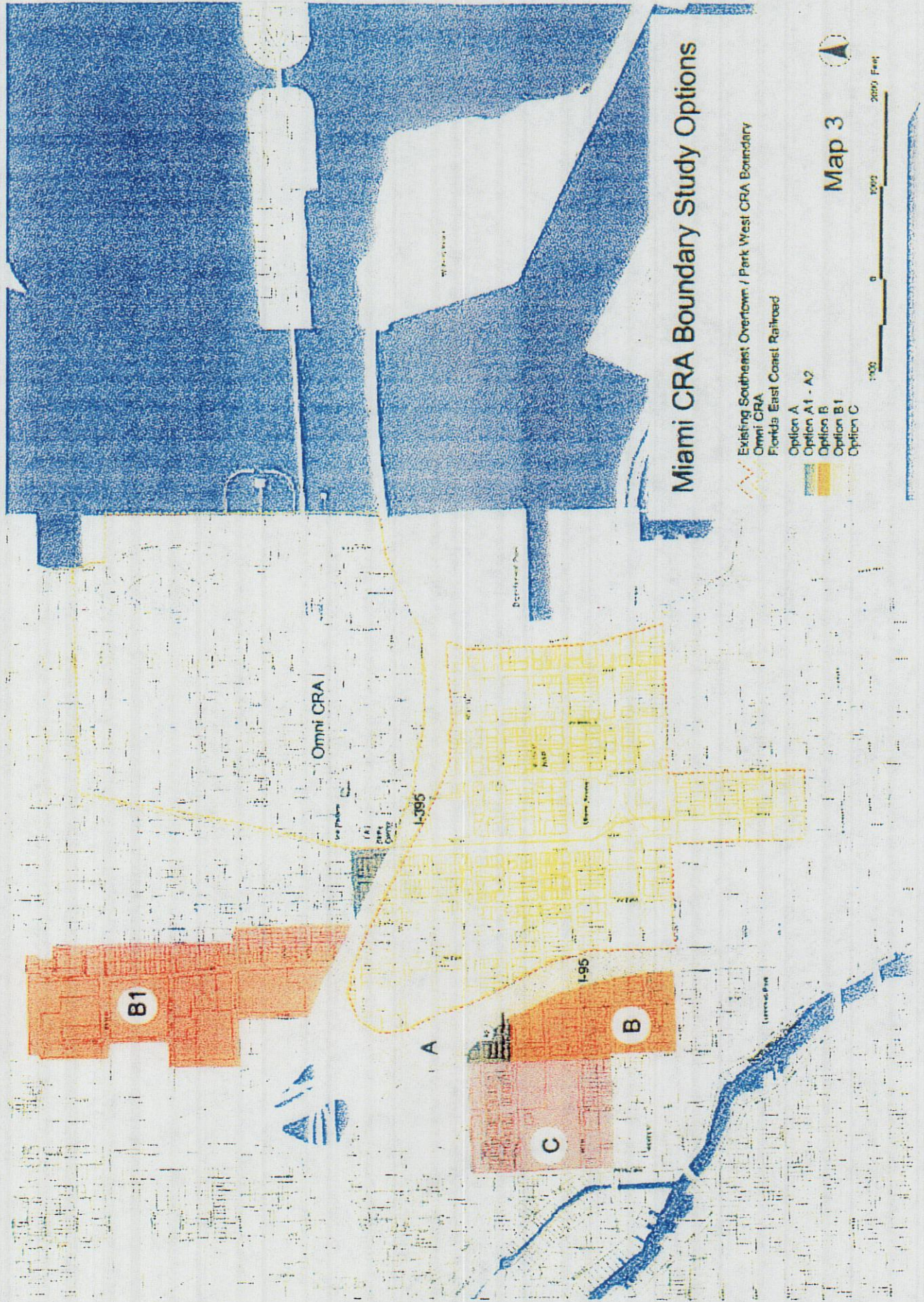
Beginning near the southeast corner of Lummus Park; at the southwest corner of the intersection of NW 2nd Street and NW 3rd Court; continue north to the north side of NW 5th Street; then west along the north side of NW 5th Street to the east side of NW 5th Avenue; then north along the east side of NW 5th Avenue to the north side of NW 7th Street; then west along the north side of NW 7th Street to the east side of NW 7th Avenue; then north along the east side of NW 7th Avenue to the southern edge of the Metrorail right of way ("ROW").

Then east along the southern edge of the Metrorail ROW to the western edge of the I-95 ROW; then north along the western edge of the I-95 ROW to the north side of NW 14th Street; then east along the north side of NW 14th Street to the west side of NW 4th Avenue; then north along the west side of NW 4th Avenue to the south side of NW 17th Street; then west along the south side of NW 17th Street to the west side of NW 5th Avenue; then north along the west side of NW 5th Avenue to the north side of NW 19th Street; then east along the north side of NW 19th Street to the west side of NW 4th Court; then north along the west side of NW 4th Court to the south side of NW 20th Street; then west along the south side of NW 20th Street to a point in line with the western boundary of the property abutting the continuation of NW 4th Court north of NW 20th Street; then north to the north side of NW 20th Street and continuing north to the south side of NW 22nd Street; then east along the south side of NW 22nd Street to a point 200 feet east of the east side of the NW 3rd Avenue ROW; then south along a line 200 feet east of the east side of the NW 3rd Avenue ROW to the north side of NW 20th Street; then east along the north side of NW 20th Street to the east side of NW 2nd Court; then south along the east side of NW 2nd Court to the north side of NW 17th Street; then east along the north side of NW 17th Street to the east side of NW 2nd Avenue; then south along the east side of NW 2nd Avenue to the north side of NW 14th Street.

Then east along the north side of NW 14th Street to the east side of NW 1st Avenue; then south along the east side of NW 1st Avenue to the northern edge of the I-395 ROW; then east along the northern edge of the I-395 ROW to the Biscayne Bay bulkhead; then south along the bulkhead to the southern edge of the I-395 ROW; then west along the southern edge of the I-395 ROW to the western side of Biscayne Boulevard.

Then south along the west side of Biscayne Boulevard to the north side of NE 5th Street; then west along the north side of NE 5th Street to the west side of North Miami Avenue; then south along the west side of North Miami Avenue to the north side of NW 1st Street; then west along the north side of NW 1st Street past NW 1st Avenue, to include properties abutting the west side of NW 1st Avenue; then north along the western edge of

said properties to the north side of NW 5th Street; then west along the north side of NW 5th Street to the east side of NW 3rd Avenue; then south along the east side of NW 3rd Avenue to the south side of NW 2nd Street; then west along the south side of NW 2nd street to the southwest corner of the intersection of NW 2nd Street and NW 3rd Court.



B1

A

C

B

Omni CRA

I-95

I-95

Levenson Park

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

Bay Park

Omni CRA

RESOLUTION NO. 02- 93

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), RECOMMENDING TO THE MIAMI CITY COMMISSION, AS THE GOVERNING BODY OF THE CRA, THE ADOPTION OF THE PROPOSAL TO AMEND AND MODIFY THE CRA REDEVELOPMENT PLAN TO EXTEND THE BOUNDARIES OF THE REDEVELOPMENT AREA, AS SET FORTH IN THE ATTACHED MAP; REQUESTING THAT THE MIAMI CITY COMMISSION SCHEDULE A PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENT AND MODIFICATION OF THE PLAN AT THE EARLIEST DATE PERMITTED BY LAW; REQUESTING THAT THE CITY COMMISSION DIRECT THE CITY MANAGER TO PROVIDE ALL NOTICES REQUIRED BY LAW; AND AUTHORIZING THE ACTING EXECUTIVE DIRECTOR OF THE CRA TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH APPROVAL OF THE PROPOSED AMENDMENT AND MODIFICATION OF THE PLAN TO EXTEND THE BOUNDARIES OF THE REDEVELOPMENT AREA BEFORE JULY 1, 2002.

WHEREAS, the CRA is responsible for carrying out community redevelopment activities in the redevelopment area pursuant to the Redevelopment Plan; and

WHEREAS, as provided for by the Community Redevelopment Act of 1969, the CRA finds that it is necessary and desirable to amend and modify the existing Redevelopment Plan to extend the boundaries of the community redevelopment area to more fully and effectively carry out its community redevelopment activities; and

WHEREAS, the Board of Directors desires to recommend to the Miami City Commission, in its capacity as the governing body of the CRA, that the Plan be amended and modified to extend the boundaries of the redevelopment area, as set forth in the attached map, so that the CRA's urban designers may immediately plan for redevelopment of both the current redevelopment area and the areas within the proposed boundary extensions; and

WHEREAS, the Board is aware that the City Commission may modify the proposed boundary extensions to the redevelopment area when the City Commission considers final approval of the amended redevelopment plan at the public hearing required by Section 163.361, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are incorporated herein as if fully set forth in this Section.

Section 2. The Board of Directors recommends to the Miami City Commission the adoption of the proposed amendment and modification of the Redevelopment Plan to extend the boundaries of the redevelopment area, as set forth in the attached map.

Section 3. The Board of Directors requests that the Miami City Commission authorize the scheduling of a public

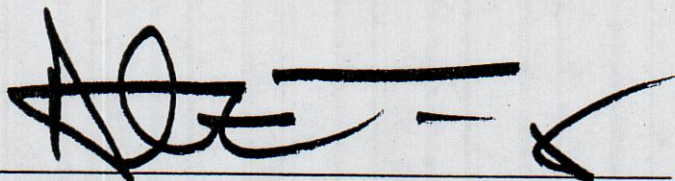
hearing, as required by Section 163.361, Florida Statutes, to consider the proposed amendment and modification of the Redevelopment Plan at the earliest date permitted by law.

Section 4. The Board of Directors requests further that the Miami City Commission directs the City Manager to provide all notices required by law, including notice to the appropriate taxing authorities and publication of the notice of hearing, prior to the City Commission meeting for the public hearing to consider approval of the amendment and modification of the Redevelopment Plan.

Section 5. The Board of Directors directs the Acting Executive Director to take all actions necessary to accomplish approval of the proposed amendment and modification of the Redevelopment Plan to extend the boundaries of the redevelopment area before July 1, 2002.

Section 6. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of May, 2002.

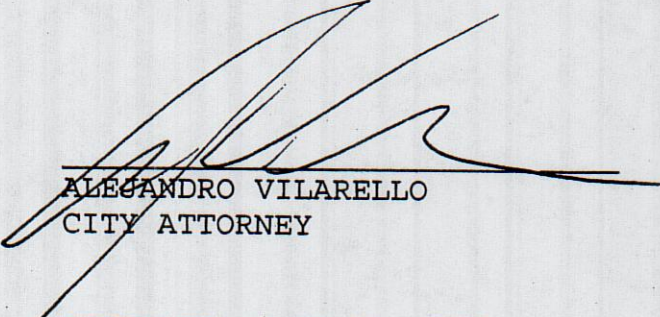


ARTHUR E. TEELE, JR., CHAIRMAN

ATTEST:

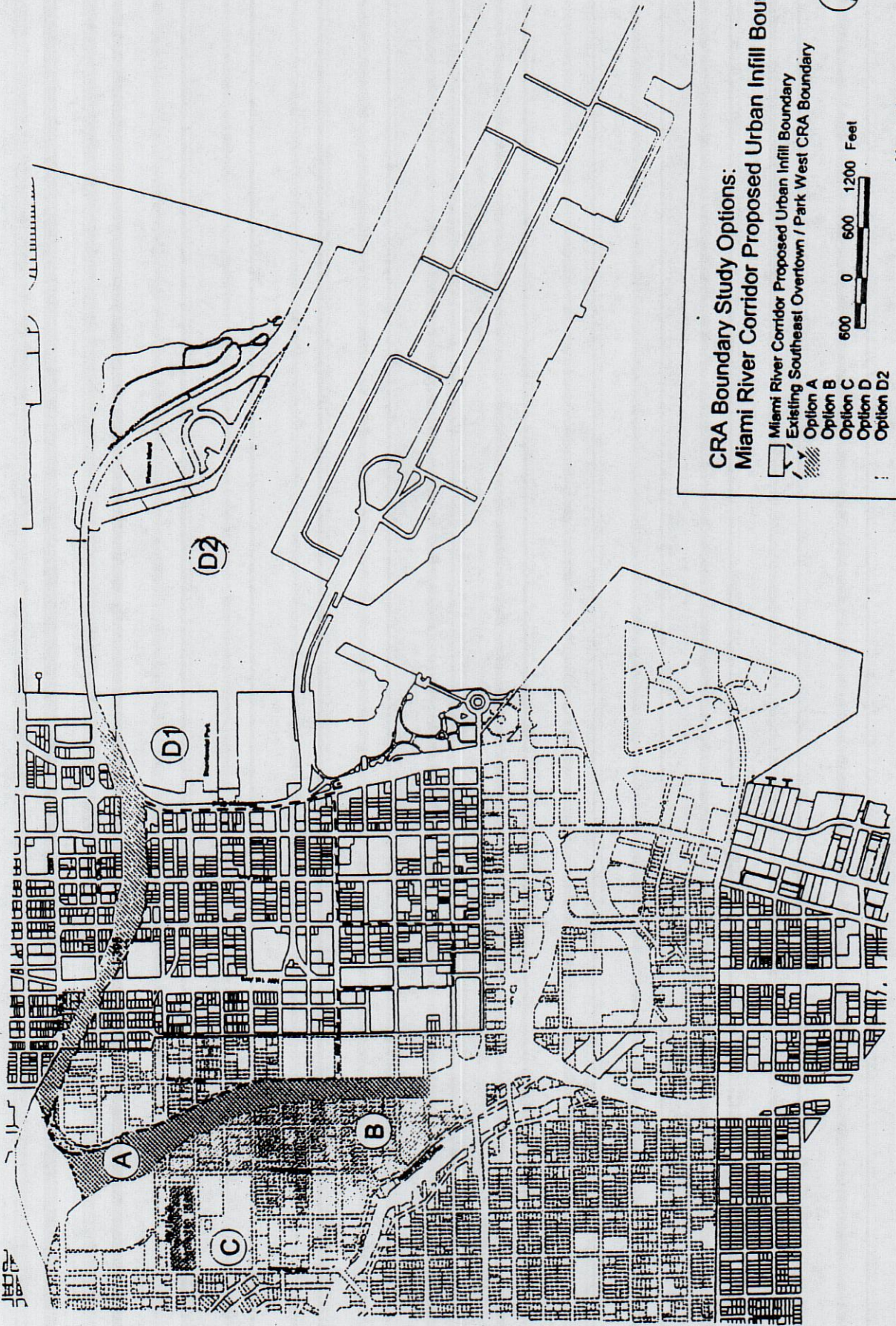
PRISCILLA A. THOMPSON
CITY CLERK

APPROVED AS TO FORM
AND CORRECTNESS:



ALEJANDRO VILARELLO
CITY ATTORNEY

SEOPW/CRA R-02-93: ELF

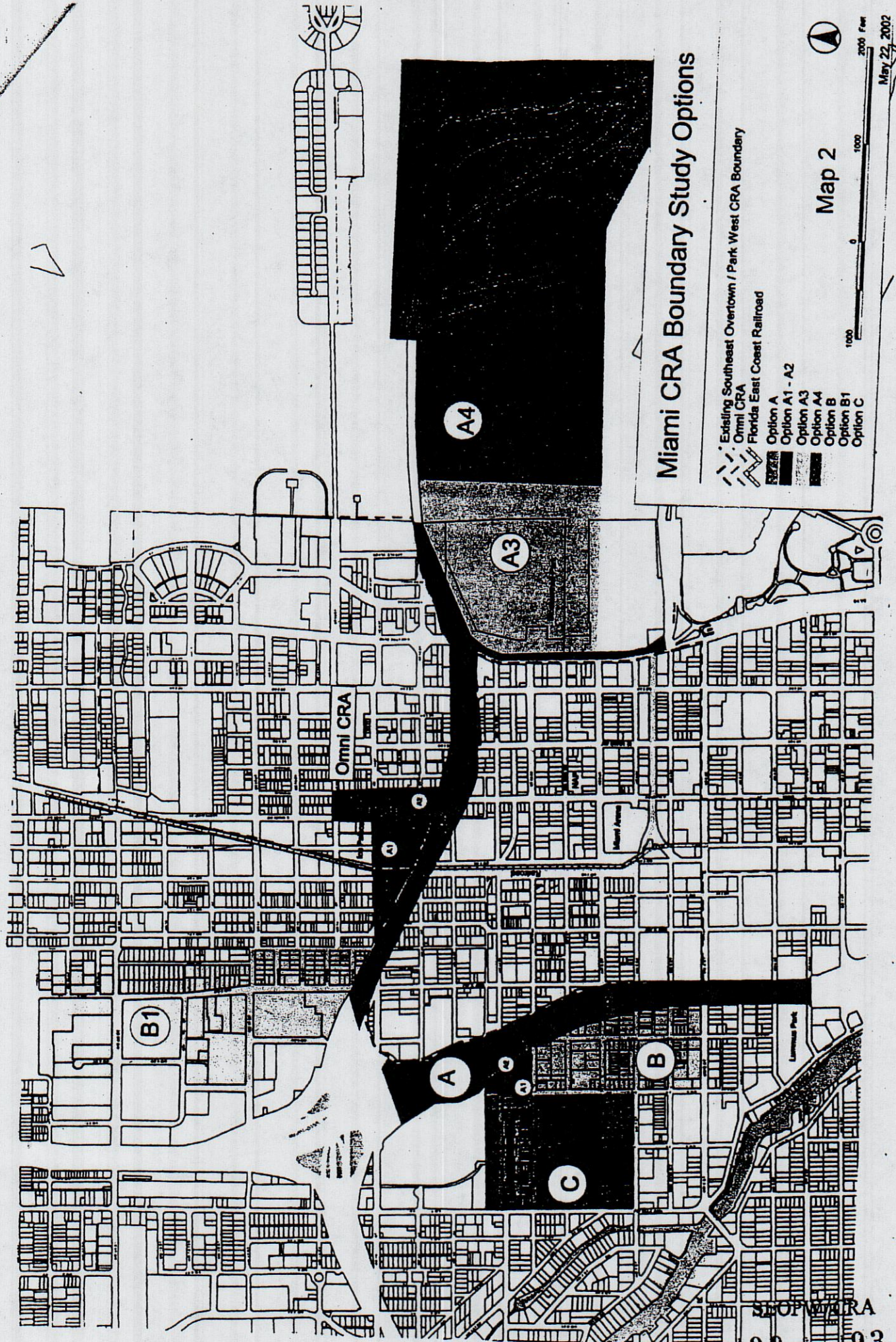


CRA Boundary Study Options:
Miami River Corridor Proposed Urban Infill Boundary

- Miami River Corridor Proposed Urban Infill Boundary
- ▨ Existing Southeast Overtown / Park West CRA Boundary
- Option A
- ▨ Option B
- Option C
- Option D
- Option D2

600 0 600 1200 Feet

March 19, 2002



Miami CRA Boundary Study Options

- Existing Southeast Overtown / Park West CRA Boundary
- Omni CRA
- Florida East Coast Railroad
- Option A
- Option A1 - A2
- Option A3
- Option A4
- Option B
- Option B1
- Option C

Map 2



May 22, 2002

> > UPDATE FROM PREVIOUS MEETING

19. Report from the Executive Director

a. Planning Update – Dover Kohl

i. Update and discussion on the Boundary Study being performed by Dover Kohl;

TOPW/CRA/2R 02-93
MOVED - WINTON
SECONDED - SANCHEZ
ABSENT - GONZALEZ

ii. Update and discussion on the Grande Promenade.

DISCUSSED

iii. Update and discussion on the Miami-Multi Media Tower

NOT TAKEN UP

iv. Status and update re-construction of 11th Street

NOT TAKEN UP

v. Status and update on parking underneath I-395.

DISCUSSED

b. Request for grant from the federal government and Florida Department of Transportation for construction relating to the Grande Promenade.

NOT TAKEN UP

c. Timeline and update on the 3rd Avenue Extension to the Pedestrian Mall.

NOT TAKEN UP



SEOPW AND OMNI/CRA CITY CLERK'S REPORT

MEETING DATE: May 30, 2002

Page No. 1

ITEMS 12,
14 AND 15

A MOTION TO DEFER CONSIDERATION OF THE FOLLOWING ITEMS TO THE NEXT MEETING OF THE COMMUNITY REDEVELOPMENT AGENCY:

- PROPOSED AMENDMENT TO EXISTING CONTRACT WITH HJ ROSS;
- PROPOSED CONTRACT WITH ATC GROUP SERVICES, INC.;
- PROPOSED CONTRACTS WITH ZYSCOVICH AND WOLBERG ALVAREZ & ASSOCIATES;

SEOPW/CRA MOTION 02-92
OMNI/CRA MOTION 02-33
MOVED: SANCHEZ
SECONDED: WINTON
ABSENT: GONZÁLEZ

ITEM 19

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), RECOMMENDING THAT THE CITY COMMISSION OF THE CITY OF MIAMI, AS GOVERNING BODY OF THE CRA, AMEND AND MODIFY THE CRA REDEVELOPMENT PLAN TO EXTEND THE BOUNDARIES OF THE REDEVELOPMENT AREA, AS SET FORTH IN THE ATTACHED MAP; REQUESTING THAT THE CITY COMMISSION SCHEDULE A PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENT AND MODIFICATION OF THE PLAN AT THE EARLIEST DATE PERMITTED BY LAW; REQUESTING THAT THE CITY COMMISSION DIRECT THE CITY MANAGER TO PROVIDE ALL NOTICES REQUIRED BY LAW; AND AUTHORIZING THE ACTING EXECUTIVE DIRECTOR OF THE CRA TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH APPROVAL OF THE PROPOSED AMENDMENT AND MODIFICATION OF THE PLAN TO EXTEND THE BOUNDARIES OF THE REDEVELOPMENT AREA BEFORE JULY 1, 2002.

SEOPW/CRA RESOLUTION 02-93
MOVED: WINTON
SECONDED: SANCHEZ
ABSENT: GONZÁLEZ

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS
 FY 2005/2006 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM

Invoice No.: 149

Date Invoiced: 10/01/2005

DCA use only: Post to: 528040, 2-510080-0010000

Instructions: In accordance with Sections 189.412 and 189.427, F.S., and Chapter 9B-50, F.A.C., please remit the fee due payable to the Department of Community Affairs OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Community Affairs, Finance and Accounting Office, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100. Direct questions to (850) 922-5431 or SUNCOM 292-5431.

ANNUAL FEE: \$175.00 LATE FEE: \$0.00 RECEIVED: \$0.00 FEE DUE, POSTMARKED BY 12/08/2005: \$175.00

District's Name, Registered Agent & Office*:

Southeast Overtown/Park West Community Redevelopment Agency
 Mr. Frank K. Rollason
 49 Northwest 5th Street, Suite 100
 Miami, FL 33128

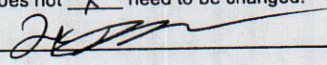
Telephone: (305) 679-6800
 Fax: (305) 679-6835
 E-mail:

Website: www.miami-cra.org
 Status*: Dependent
 County(ies): Miami-Dade
 Local Governing Authority*: City of Miami
 Function(s)*: Community Redevelopment
 Date Established: 12/21/1982
 Creation Documents*: Co. Ord. #82-115
 Statutory Authority*: Chapter 163, Part III, F.S.
 Board Selection*: Same as LGA
 Authority to Issue Bonds*: Yes
 Revenue Source*: TIF

*Explanations

Registered Agent: The person designated by the special district to accept due process on behalf of the special district
 Status: Independent or Dependent - see Section 189.403, F.S.
 Local Governing Authority: The governing body of a unit of local general-purpose government
 Functions: The function/purpose of the special district
 Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
 Statutory Authority: The Florida Statute governing the function of the special district
 Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
 Authority to Issue Bonds: Yes or No
 Revenue Source: Ad Valorem, Assessments, Assessments/Fees, Fees, Non Ad-Valorem, State Funds, TIF, Tolls, None, Other

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does or does not need to be changed.

Registered Agent's Signature:  Date: 10/7/05

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

- This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended. This special district is in compliance with the reporting requirements of the Department of Financial Services.
- This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2003/2004 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
- This certification will be returned to the Department at the address above postmarked by 12/08/2005 and,
- This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature:  Date: _____

Department Use Only: Verified and Approved Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.

DCA-SDIP-001 Effective 03/01/2003

ATTACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS
 FY 2005/2006 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT

Invoice No.: 14998

Date Invoiced: 10/01/2005

Postmarked Due Date: 12/08/2005

Southeast Overtown/Park West Community Redevelopment Agency	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
---	------------------------	--------------------	--------------------	---------------------

Instructions: In accordance with Sections 189.412 and 189.427, F.S., and Chapter 9B-50, F.A.C., please remit the fee due payable to the Department of Community Affairs OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Community Affairs, Finance and Accounting Office, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100. Direct questions to (850) 922-5431 or SUNCOM 292-5431.

ANNUAL FEE: \$175.00	LATE FEE: \$0.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 12/08/2005: \$175.00
----------------------	------------------	------------------	---

District's Name, Registered Agent & Office*:

Omni Redevelopment District Community Redevelopment Agency Telephone: (305) 679-6800
 Mr. Frank K. Rollason Fax: (305) 679-6835
 49 Northwest 5th Street, Suite 100 E-mail:
 Miami, FL 33128

Website: www.miami-cra.org
 Status*: Dependent
 County(ies): Miami-Dade
 Local Governing Authority*: City of Miami
 Function(s)*: Community Redevelopment
 Date Established: 10/23/1986
 Creation Documents*: Co. Res. # 86-868
 Statutory Authority*: Chapter 163, Part III, F.S.
 Board Selection*: Same as LGA
 Authority to Issue Bonds*: Yes
 Revenue Source*: TIF

***Explanations**
 Registered Agent: The person designated by the special district to accept due process on behalf of the special district
 Status: Independent or Dependent - see Section 189.403, F.S.
 Local Governing Authority: The governing body of a unit of local general-purpose government
 Functions: The function/purpose of the special district
 Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
 Statutory Authority: The Florida Statute governing the function of the special district
 Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
 Authority to Issue Bonds: Yes or No
 Revenue Source: Ad Valorem, Assessments, Assessments/Fees, Fees, Non Ad-Valorem, State Funds, TIF, Tolls, None, Other

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does or does not need to be changed.

Registered Agent's Signature: [Signature] Date: 10/7/05

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

- This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
- This special district is in compliance with the reporting requirements of the Department of Financial Services.
- This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2003/2004 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
- This certification will be returned to the Department at the address above postmarked by 12/08/2005 and,
- This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: [Signature] Date: _____

Department Use Only: Verified and Approved Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. DCA-SDIP-001 Effective 03/01/2000
 DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

Omni Redevelopment District Community Redevelopment Agency	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00
--	---------------------	-----------------	-----------------	------------------

Schedule 2006 CRA Board of Directors Meetings and Deadlines										
Type	Board Meetings (Last Monday)	After Action Agenda Review	Deadline To Submit Items	Initial off by Jim Villacorta: 20th day	Sign off by General Council 19th day	Sign off by FKR: 17th day	Sign off by Chairman: 14th day	Production: 12th Day	Distribution: 10th day	
Reg.	January 30, 2006	January 31, 2006	January 5, 2006	January 10, 2006	January 11, 2006	January 13, 2006	January 16, 2006	January 18, 2006	January 20, 2006	
Reg.	February 27, 2006	February 28, 2006	February 2, 2006	February 7, 2006	February 8, 2006	February 10, 2006	February 13, 2006	February 15, 2006	February 17, 2006	
Reg.	March 27, 2006	March 28, 2006	March 2, 2006	March 7, 2006	March 8, 2006	March 10, 2006	March 13, 2006	March 15, 2006	March 17, 2006	
Reg.	April 24, 2006	April 25, 2006	March 30, 2006	April 4, 2006	April 5, 2006	April 7, 2006	April 10, 2006	April 12, 2006	April 14, 2006	
Reg.	May 29, 2006	May 30, 2006	May 4, 2006	May 9, 2006	May 10, 2006	May 12, 2006	May 15, 2006	May 17, 2006	May 19, 2006	
Reg.	June 26, 2006	June 27, 2006	June 1, 2006	June 6, 2006	June 7, 2006	June 9, 2006	June 12, 2006	June 14, 2006	June 16, 2006	
Reg.	July 31, 2006	August 1, 2006	July 6, 2006	July 11, 2006	July 12, 2006	July 14, 2006	July 17, 2006	July 19, 2006	July 21, 2006	
Reg.	August 28, 2006	August 29, 2006	August 3, 2006	August 8, 2006	August 9, 2006	August 11, 2006	August 14, 2006	August 16, 2006	August 18, 2006	
Reg.	September 25, 2006	September 26, 2006	August 31, 2006	September 5, 2006	September 6, 2006	September 8, 2006	September 11, 2006	September 13, 2006	September 15, 2006	
Reg.	October 30, 2006	October 31, 2006	October 5, 2006	October 10, 2006	October 11, 2006	October 13, 2006	October 16, 2006	October 18, 2006	October 20, 2006	
Reg.	November 27, 2006	November 28, 2006	November 2, 2006	November 7, 2006	November 8, 2006	November 10, 2006	November 13, 2006	November 15, 2006	November 17, 2006	
Reg.	December 25, 2006	December 26, 2006	November 30, 2006	December 5, 2006	December 6, 2006	December 8, 2006	December 11, 2006	December 13, 2006	December 15, 2006	

2004 Regular Scheduled CRA Board of Directors Meeting							
TYPE	CRA BOARD MTG (Last Monday of each Month)	DEADLINE TO SUBMIT ITEMS (19th day-Wed.)	FINAL REVIEW: FKR, EM, JHV (17th day-Fri.)	SIGN OFF: FKR (13th day-Tues.)	PRODUCTION (12th day-Wed.)	DISTRIBUTION (10th day-Fri.)	
REGULAR	January 26, 2004	January 7, 2004	January 9, 2004	January 13, 2004	January 14, 2004	January 16, 2004	
REGULAR	February 23, 2004	February 4, 2004	February 6, 2004	February 10, 2004	February 11, 2004	February 13, 2004	
REGULAR	March 29, 2004	March 10, 2004	March 12, 2004	March 16, 2004	March 17, 2004	March 19, 2004	
REGULAR	April 26, 2004	April 7, 2004	April 9, 2004	April 13, 2004	April 14, 2004	April 16, 2004	
REGULAR	May 24, 2004	May 5, 2004	May 7, 2004	May 11, 2004	May 12, 2004	May 14, 2004	
REGULAR	June 28, 2004	June 9, 2004	June 11, 2004	June 15, 2004	June 16, 2004	June 18, 2004	
REGULAR	July 26, 2004	July 7, 2004	July 9, 2004	July 13, 2004	July 14, 2004	July 16, 2004	
REGULAR	September 27, 2004	September 8, 2004	September 10, 2004	September 14, 2004	September 15, 2004	September 17, 2004	
REGULAR	October 25, 2004	October 6, 2004	October 8, 2004	October 12, 2004	October 13, 2004	October 15, 2004	
REGULAR	November 29, 2004	November 10, 2004	November 12, 2004	November 16, 2004	November 17, 2004	November 19, 2004	
REGULAR	December 27, 2004	December 8, 2004	December 10, 2004	December 14, 2004	December 15, 2004	December 17, 2004	



City of Miami

Legislation

CRA Resolution: CRA-R-05-0042

City Hall
3500 Pan American
Drive
Miami, FL 33133
www.ci.miami.fl.us

File Number: 05-01025

Final Action Date: 11/3/2005

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S AMENDED GENERAL OPERATING AND TAX INCREMENT FUND BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2005 AND ENDING SEPTEMBER 30, 2006, REFLECTING THE ELIMINATION OF THE ANNUAL CONTRIBUTION BY THE CITY OF MIAMI; AND DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO THE CITY OF MIAMI AND MIAMI-DADE COUNTY.

WHEREAS, on June 23, 2005, by Resolution CRA-R-05-0026, the Board of Directors of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA"), adopted the CRA's General Operating and Tax Increment Fund Budgets for the Fiscal Year commencing October 1, 2005 and ending September 30, 2006, which included a contribution of \$659,388.00 from the City of Miami as provided for by Inter-Local Agreement between the CRA and the City; and

WHEREAS, on September 8, 2005, the Miami City Commission held a hearing to consider the CRA's General Operating and Tax Increment Fund Budgets, for the Fiscal Year commencing October 1, 2005 and ending September 30, 2006, and by Resolution No. 05-00788, accepted and adopted said budgets provided that they would be amended to eliminate the City's contribution; and

WHEREAS, the Board of Directors wishes to amend the CRA's Fiscal Year 2006 General Operating and Tax increment Fund Budgets to reflect the elimination of the City's contribution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The attached Amended CRA General Operating and Tax Increment Fund Budgets, for the Fiscal Year commencing October 1, 2005 and ending September 30, 2006, reflecting the elimination of the annual contribution by the City of Miami, are approved and adopted.

Section 3. The Executive Director is directed to transmit a copy of each budget to the City of Miami and Miami-Dade County.

Section 4. This Resolution shall become effective immediately upon its adoption.

Community Redevelopment Agency
 Amended Consolidated Budget
 Fiscal Year 2006

CONSOLIDATED CRA (SEOPW AND OMNI) BUDGETS	Special Revenue SEOPW Amended FY 2006	Special Revenue OMNI Amended FY 2006	General OPERATING Amended FY 2006	Consolidated Amended FY 2006
Revenues				
01 TAXES				
100 CURRENT AD VALOREM TAXES				
001 TAXES REAL CURRENT - CITY OF MIAMI	2,495,666	5,372,708		7,868,374
03 INTERGOVERNMENTAL REVENUE				
377 ECONOMIC ENVIRONMENT				
074 STATE OF FLORIDA REVENUE				-
310 CONTR FROM OTHER GOVTS-COUNTY	1,714,153	3,689,181		5,403,334
383 OTHER PAYMENTS FROM LOCAL UNIT				
235 OFF-STREET PARKING			8,000	8,000
04 CHARGES FOR SERVICES				
438 HOUSING				
264 PROPERTY SALE				
06 MISCELLANEOUS REVENUE				
601 INTEREST INCLUDING PROFIT ON I				
094 INTEREST ON INVESTMENT	10,000	20,000		30,000
379 INTEREST INCOME-OTHER				-
749 GAIN/LOSS INVESTMENTS	1,500	1,500		3,000
607 RENT AND ROYALTIES				
070 RENTAL PROPERTIES				-
08 NON-REVENUES				
801 INTERFUND TRANSFER				
140 TRANSFER FROM COMMUNITY DEVELO				
244 CARRYOVER FUND BALANCE	4,100,000	7,000,000	500,000	11,600,000
807 OTHER NON-REVENUES				
990 OTHER NON-OPERATING				-
905 MAJOR DESC. NOT FOUND				
193 CONTRIBUTION FROM GN.FD.				-
09 INTERNAL SERVICE FUNDS				
905 CONTRIBUTION FROM OTHER FUNDS				
356 CONTRIBUTION FROM TRUST AND AG			1,196,514	**
TOTAL REVENUES	8,321,319	16,083,389	1,704,514	24,912,708
Expenditures				
10 PERSONNEL SERVICES				
100 SALARIES & WAGES -FIXED				
001 SALARIES - CLASS			45,000	45,000
006 EARNED TIME OFF			110,000	110,000
010 SALARIES - UNCLASSIFIED			386,000	386,000
010 SALARIES - UNCLASSIFIED			420,000	420,000
013 SALARIES TEMPORARY			90,500	90,500
200 FRINGE BENEFITS -FIXED				
100 SOCIAL SECURITY CONTRIB			60,000	60,000
080 EXPENSE ALLOWANCE			18,000	18,000
083 CAR ALLOWANCE			12,000	12,000
110 RETIREMENT CONTRIB.			50,000	50,000
130 GROUP INSURANCE CONTRIB.			45,000	45,000

Community Redevelopment Agency
Amended Consolidated Budget
Fiscal Year 2006

CONSOLIDATED CRA (SEOPW AND OMNI) BUDGETS	Special Revenue SEOPW Amended FY 2006	Special Revenue OMNI Amended FY 2006	General OPERATING Amended FY 2006	Consolidated Amended FY 2006
150 WORKER'S COMPENSATION				-
160 UNEMPLOYMENT COMPENSATION				-
170 SEVERANCE PAY				-
180 TUITION REIMBURSEMENT			5,000	5,000
30 OPERATING EXPENSES				
300 OPERATING EXPENSES -FIXED				
280 PROFESSIONAL SERVICES - ACCT'G	50,000	25,000		75,000
602 INTEREST EXPENSE				-
280 PROFESSIONAL SERVICES - ACCT'G				
287 ADVERTISING			60,000	60,000
410 TRAVEL AND PER DIEM - TRAINING				
420 TRAVEL AND PER DIEM - OTHER			6,000	6,000
470 ENTERTAINMENT				
495 PARKING EXPENSE				
533 POSTAGE			1,000	1,000
540 UTILITY SERVICES			28,107	28,107
560 UTILITY SERVICES - WATER				
610 RENT OF EQUIPMENT - OUTSIDE			45,000	45,000
620 RENT BUILDINGS			160,388	160,388
635 RENT OTHERS				
710 FOOD			13,600	13,600
715 MOTOR FUEL			800	800
400 OPERATING EXPENSES -VARIABLE				
220 PROFESSIONAL SERVICES - APPRAI	25,000			25,000
250 PROFESSIONAL SERVICES - LEGAL	320,000	148,675		468,675
270 PROFESSIONAL SERVICES - OTHER	401,927	705,017		1,106,944
340 OTHER CONTRACTUAL SERVICES - O	288,548		13,085	301,633
230 PROFESSIONAL SERVICES - ARCHIT				
250 PROFESSIONAL SERVICES - LEGAL				
289 SPECIAL SERVICES - MISCELLANEO				-
330 TAXES				
340 OTHER CONTRACTUAL SERVICES - O				-
510 COMMUNICATIONS SERV. TELEPH. O			10,000	10,000
534 DELIVERY SERVICES			1,500	1,500
650 INSURANCE - LIABILITY			15,000	15,000
670 REPAIR/MAINTENANCE - OUTSIDE			2,000	2,000
680 PRINTING/BINDING - OUTSIDE				
690 PROMOTIONAL ACTIVITIES				
700 OFFICE SUPPLIES			6,000	6,000
722 MISCELLANEOUS SUPPLIES			1,000	1,000
760 BOOKS PUBLICATIONS MEMBERSHIPS			1,200	1,200
60 CAPITAL OUTLAY				
500 CAPITAL OUTLAY -VARIABLE				
810 LAND				
860 CONSTRUCTION IN PROGRESS	4,948,693	9,319,000		14,267,693
861 CONSTRUCTION IN PROGRESS				-
810 LAND				
840 EQUIPMENT - NEW			1,500	1,500
841 OFFICE FURNITURE - NEW				-
843 EQUIPMENT LEASE-PURCHASED				-

Community Redevelopment Agency
 Amended Consolidated Budget
 Fiscal Year 2006

CONSOLIDATED CRA (SEOPW AND OMNI) BUDGETS	Special Revenue SEOPW Amended FY 2006	Special Revenue OMNI Amended FY 2006	General OPERATING Amended FY 2006	Consolidated Amended FY 2006
860 CONSTRUCTION IN PROGRESS				
880 CAPITAL LEASES				
80 GRANTS AND AIDS				
600 GRANTS IN AID				
940 OTHER GRANTS AND AIDS	1,104,595	617,283		1,721,878
90 NON-OPERATING				
600 TRANSFERS TO OTHER FUNDS				
700 PRIOR YEAR'S APPROPRIATION				
901 PERSONAL SERVICES				
903 MATERIALS AND SUPPLIES			10,000	10,000
905 INTERGOVERNMENTAL CHARGES		1,430,000		1,430,000
951 CONTRI/TRANSFER TO DEBT SERVIC	410,000			410,000
956 CONTRIBUTION TO SPECIAL REVENU		42,500	38,000	80,500
950 CONTRIBUTION TO GRAL FUND	196,514	1,000,000		**
960 CONTRIBUTION TO TRUST & AGENCY				
996 BUDGET RESERVE	576,042	2,795,914	48,834	3,420,790
997 BUDGET RESERVE - LAND SALE				-
TOTAL EXPENDITURES	8,321,319	16,083,389	1,704,514	24,912,708
REVENUE LESS EXPENDITURES	-	-	-	-

NOTE: Interfund Transfers were not recognized either as additional revenue or additional expense**

SEOPW AND OMNI GENERAL OPERATING	FY 2005 Approved Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on June 23, 2005 Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on November 3, 2005 Amended Budget - SEOPW and OMNI General Operating Fund
Revenues			
06 MISCELLANEOUS REVENUE			
601 INTEREST INCLUDING PROFIT ON I			
094 INTEREST ON INVESTMENT			
139 REIMB. PR. YR. EXPEND.			
235 OFF STREET PARKING		8,000	8,000
244 CARRYOVER FUND BALANCE		150,000	500,000 **
749 GAIN/LOSS INVESTMENTS			
607 RENT AND ROYALTIES			
070 RENTAL PROPERTIES			
08 NON-REVENUES			
801 INTERFUND TRANSFER			
140 TRANSFER FROM COMMUNITY DEVELO			
736 CONTR. FRM. OFFSTR. PARKING			
905 MAJOR DESC. NOT FOUND			
193 CONTRIBUTION FROM GN.FD.	659,388	659,388	**
09 INTERNAL SERVICE FUNDS			
905 CONTRIBUTION FROM OTHER FUNDS			
356 CONTRIBUTION FROM TRUST AND AG	1,653,614	1,070,000	1,196,514 **
TOTAL REVENUES	2,313,002	1,887,388	1,704,514
Expenditures			
10 PERSONNEL SERVICES			
100 SALARIES & WAGES -FIXED			
001 SALARIES - CLASS. PERM. FT	147,000	45,000	45,000
006 EARNED TIME PAYOFF	96,000	110,000	110,000
010 SALARIES - UNCLASSIFIED		386,000	386,000
010 SALARIES - UNCLASSIFIED	407,000	420,000	420,000
013 SALARIES - TEMPORARY	90,500	90,500	90,500
200 FRINGE BENEFITS -FIXED			
080 EXPENSE ALLOWANCE	18,000	18,000	18,000
083 CAR ALLOWANCE	12,000	12,000	12,000
100 SOCIAL SECURITY CONTRIB	85,000	60,000	60,000
110 RETIREMENT CONTRIB.	52,281	50,000	50,000
130 GROUP INSURANCE CONTRIB.	45,000	45,000	45,000
150 WORKER'S COMPENSATION			
160 UNEMPLOYMENT COMPENSATION	6,300		
170 SEVERANCE PAY	-		
180 TUITION REIMBURSEMENT	25,000	5,000	5,000
30 OPERATING EXPENSES			
300 OPERATING EXPENSES -FIXED			
280 PROFESSIONAL SERVICES - ACCT'G			
287 ADVERTISING	30,000	60,000	60,000
410 TRAVEL AND PER DIEM - TRAINING			
420 TRAVEL AND PER DIEM - OTHER	40,000	6,000	6,000

SEOPW AND OMNI GENERAL OPERATING	FY 2005 Approved Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on June 23, 2005 Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on November 3, 2005 Amended Budget - SEOPW and OMNI General Operating Fund
470 ENTERTAINMENT	-		
495 PARKING EXPENSE	-		
533 POSTAGE	1,000	1,000	1,000
540 UTILITY SERVICES	14,000	28,107	28,107
560 UTILITY SERVICES - WATER			
610 RENT OF EQUIPMENT - OUTSIDE	45,000	45,000	45,000
620 RENT BUILDINGS	160,388	160,388	160,388
635 RENT OTHERS			
710 FOOD	13,600	13,600	13,600
715 MOTOR FUEL	800	800	800
400 OPERATING EXPENSES -VARIABLE			
230 PROFESSIONAL SERVICES - ARCHIT			
250 PROFESSIONAL SERVICES - LEGAL			
270 PROFESSIONAL SERVICES - OTHER	231,000		
289 SPECIAL SERVICES - MISCELLANEO	38,000		
330 TAXES			
340 OTHER CONTRACTUAL SERVICES - O	13,085	13,085	13,085
510 COMMUNICATIONS SERV. TELEPH. O	10,770	10,000	10,000
534 DELIVERY SERVICES	2,000	1,500	1,500
650 INSURANCE - LIABILITY	40,000	15,000	15,000
670 REPAIR/MAINTENANCE - OUTSIDE	5,000	2,000	2,000
680 PRINTING/BINDING - OUTSIDE	-		
690 PROMOTIONAL ACTIVITIES			
700 OFFICE SUPPLIES	6,000	6,000	6,000
722 MISCELLANEOUS SUPPLIES	2,000	1,000	1,000
760 BOOKS PUBLICATIONS MEMBERSHIP	7,000	1,200	1,200
60 CAPITAL OUTLAY			
500 CAPITAL OUTLAY -VARIABLE			
810 LAND			
840 EQUIPMENT - NEW		1,500	1,500
841 OFFICE FURNITURE - NEW	6,000		
843 EQUIPMENT LEASE-PURCHASED			
860 CONSTRUCTION IN PROGRESS			
880 CAPITAL LEASES			
80 GRANTS AND AIDS			
600 GRANTS IN AID			
940 OTHER GRANTS AND AIDS			
946 REHABILITATION GRANT AWARDS			
90 NON-OPERATING			
600 TRANSFERS TO OTHER FUNDS			
950 CONTRIBUTION TO GRAL FUND		38,000	38,000
956 CONTRIBUTION TO SPECIAL REVENUE			
700 PRIOR YEAR'S APPROPRIATION			
901 PERSONAL SERVICES			
903 MATERIALS AND SUPPLIES	35,000	10,000	10,000
996 BUDGET RESERVE	628,278	231,708	48,834 **
TOTAL EXPENDITURES	2,313,002	1,887,388	1,704,514
REVENUE LESS EXPENDITURES	-	-	-

** Amended Budget Amounts

SEOPW SPECIAL REVENUE FUND BUDGET	FY 2005 Approved Budget - SEOPW Special Revenue	FY 2006 Approved on June 23, 2005 Budget - SEOPW Special Revenue	FY 2006 Approved on November 3, 2005 Amended Budget - SEOPW Special Revenue
Revenues			
01 TAXES			
100 CURRENT AD VALOREM TAXES			
001 TAXES REAL CURRENT - CITY OF MIAMI	1,627,940	2,290,813	2,495,666 **
03 INTERGOVERNMENTAL REVENUE			
377 ECONOMIC ENVIRONMENT			
074 STATE OF FLORIDA REVENUE			
310 CONTR FROM OTHER GOVTS-COUNTY	1,196,954	1,556,555	1,714,153 **
383 OTHER PAYMENTS FROM LOCAL UNIT			
235 OFF-STREET PARKING	8,000		
04 CHARGES FOR SERVICES			
438 HOUSING			
264 PROPERTY SALE	10,462,460		
06 MISCELLANEOUS REVENUE			
601 INTEREST INCLUDING PROFIT ON I			
094 INTEREST ON INVESTMENT	25,000	25,000	10,000 **
379 INTEREST INCOME-OTHER			
749 GAIN/LOSS INVESTMENTS	1,500	1,500	1,500
607 RENT AND ROYALTIES			
070 RENTAL PROPERTIES	3,000		
08 NON-REVENUES			
801 INTERFUND TRANSFER			
140 TRANSFER FROM COMMUNITY DEVELO			
244 CARRYOVER FUND BALANCE	2,500,000	4,079,803	4,100,000 **
807 OTHER NON-REVENUES			
990 OTHER NON-OPERATING	2,000	2,600	**
TOTAL REVENUES	15,826,854	7,956,271	8,321,319
Expenditures			
10 PERSONNEL SERVICES			
100 SALARIES & WAGES -FIXED			
010 SALARIES - UNCLASSIFIED			
200 FRINGE BENEFITS -FIXED			
100 SOCIAL SECURITY CONTRIB			
30 OPERATING EXPENSES			
300 OPERATING EXPENSES -FIXED			
280 PROFESSIONAL SERVICES - ACCT'G	25,000	40,000	50,000 **
602 INTEREST EXPENSE	60,000		
400 OPERATING EXPENSES -VARIABLE			
220 PROFESSIONAL SERVICES - APPRAI	40,000	40,000	25,000 **
250 PROFESSIONAL SERVICES - LEGAL	150,002	320,000	320,000
270 PROFESSIONAL SERVICES - OTHER	731,675	525,071	401,927 **
271 PROFESSIONAL SERVICES - OTHER CDBG			
340 OTHER CONTRACTUAL SERVICES - O	69,840	221,000	288,548 **

Community Redevelopment Agency
 South East Overtown Park West Tax Increment Fund
 Fiscal Year 2006

SEOPW SPECIAL REVENUE FUND BUDGET	FY 2005 Approved	FY 2006 Approved on June 23, 2005	FY 2006 Approved on November 3, 2005
	Budget - SEOPW Special Revenue	Budget - SEOPW Special Revenue	Amended Budget - SEOPW Special Revenue
760 BOOKS PUBLICATIONS MEMBERSHIPS			
60 CAPITAL OUTLAY			
500 CAPITAL OUTLAY -VARIABLE			
810 LAND			
860 CONSTRUCTION IN PROGRESS	2,239,000	5,322,433	4,948,693 **
861 CONSTRUCTION IN PROGRSS	873,427		
862 CONSTRUCTION IN PROGRESS			
863 CONSTRUCTION IN PROGRESS			
80 GRANTS AND AIDS			
600 GRANTS IN AID			
940 OTHER GRANTS AND AIDS	303,163	801,250	1,104,595 **
90 NON-OPERATING			
600 TRANSFERS TO OTHER FUNDS			
951 CONTRI/TRANSFER TO DEBT SERVIC		410,000	410,000
956 CONTRIBUTION TO SPECIAL REVENU			
950 CONTRIBUTION TO GRAL FUND	513,195	170,000	196,514 **
960 CONTRIBUTION TO TRUST & AGENCY			
996 BUDGET RESERVE	359,092	106,517	576,042 ***
997 BUDGET RESERVE - LAND SALE	10,462,460		
TOTAL EXPENDITURES	15,826,854	7,956,271	8,321,319
REVENUE LESS EXPENDITURES	-	-	-

** Amended Budget Amounts

*** Amended Budget Reserve Allocation

- Available TIF Funds	\$ 29,298
- Available from Bayview Tower Land Sale	505,000
- Available from JEJ Parking Lot (P-5) Mortgage Payoff	41,744
	<u>\$ 576,042</u>

FY 2006 CAPITAL IMPROVEMENT PLAN - SEOPW

Southeast Overtown Park West - TIF funds

The proposed SEOPW 2006 Capital Improvement Plan consists of 11 projects with a total value of \$4.9 million funded with SEOPW TIF.

The breakdown is as follows:

<u>Project Name</u>	<u>Proposed Amended Budget Amount in FY 2006</u>	<u>Budgeted FY 2006</u>	<u>Appropriated FY 2005</u>
11 th Street Expansion	150,000	X	
Overtown Sidewalk Curb and Gutter Project	865,000	X	
Ward Rooming House	455,171	X	
Lyric Plaza / 9th Street Mall Phase 4	240,125		X
Lyric Plaza	1,000,000	X	
Slain Police Officer Bust	8,250		X
FPL - 9th street Pedestrian Mall Extension	359,804		X
St Johns Projects	125,352		X
Just Right Barber Shop	29,403		X
Jackson Soul Food	791,588	X	
Overtown 3rd Avenue Business Corridor Streetscape Project	750,000	X	
Contingency	174,000	X	
	\$ 4,948,693		

Southeast Overtown Park West - Restricted CIP monies

The CIP funding assigned to CRA in the amount of \$2.7 million are contingent upon further approval from CIP department. The \$2.5 million are related to CRA bond proceeds allocated/assigned for the construction of a new CRA office to be located within CRA boundaries.

The breakdown is as follows:

<u>Project Name</u>	<u>Proposed Amended Budget Amount in FY 2006</u>
New CRA office	2,585,447
Contingency	108,243
	\$ 2,693,690

FY 2006 GRANTS - SEOPW

The proposed SEOPW 2006 grant program consists of 14 projects with a total value of \$1.1 million funded with SEOPW TIF.

The breakdown is as follows:

<u>Grant Name</u>	<u>Proposed Amended Budget Amount in FY 2006</u>	<u>Budgeted FY 2006</u>	<u>Appropriated FY 2005</u>
Smoke Detector Program	15,000	X	
Automatic Electronic Defibrillator	50,000	X	
Carnival Parade FY 2004	25,000		X
Overtown 2005 Memorial Day Economic Festival	1,865		X
Back to School Event in year 2005 - Special Event	5,920		X
Camilus House	50,000	X	
Greyhound Bus Terminal Façade Enhancement Project	90,000	X	
Overtown Initiative Crime reduction Initiative	40,560		X
Players Restaurant/Club Water and Sewer Upgrades	60,000	X	
Poinciana Village Infrastructure Renovation Project	110,000		X
Overtown Initiatives Project	200,000	X	
NMA Building Renovation Project	50,000	X	
DMP Wraparound Building Re-hap Program	156,250	X	
Overtown 3rd Avenue Business Corridor Small Business Grant Program	200,000	X	
Contingency	50,000	X	
	\$ 1,104,595		



City of Miami

Legislation

CRA Resolution: CRA-R-05-0041

City Hall
3500 Pan American
Drive
Miami, FL 33133
www.ci.miami.fl.us

File Number: 05-01024

Final Action Date: 11/3/2005

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("CRA"), WITH ATTACHMENT(S), APPROVING AND ADOPTING THE CRA'S AMENDED GENERAL OPERATING AND TAX INCREMENT FUND BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2005 AND ENDING SEPTEMBER 30, 2006, REFLECTING THE ELIMINATION OF THE ANNUAL CONTRIBUTION BY THE CITY OF MIAMI; AND DIRECTING THE EXECUTIVE DIRECTOR TO TRANSMIT A COPY OF EACH BUDGET TO THE CITY OF MIAMI AND MIAMI-DADE COUNTY.

WHEREAS, on June 23, 2005, by Resolution CRA-R-05-0025, the Board of Directors of the Omni Redevelopment District Community Redevelopment Agency ("CRA"), adopted the CRA's General Operating and Tax Increment Fund Budgets for the Fiscal Year commencing October 1, 2005 and ending September 30, 2006, which included a contribution of \$659,388.00 from the City of Miami as provided for by Inter-Local Agreement between the CRA and the City; and

WHEREAS, on September 8, 2005, the Miami City Commission held a hearing to consider the CRA's General Operating and Tax Increment Fund Budgets, for the Fiscal Year commencing October 1, 2005 and ending September 30, 2006, and by Resolution No. 05-00788, accepted and adopted said budgets provided that they would be amended to eliminate the City's contribution; and

WHEREAS, the Board of Directors wishes to amend the CRA's Fiscal Year 2006 General Operating and Tax increment Fund Budgets to reflect the elimination of the City's contribution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The attached Amended CRA General Operating and Tax Increment Fund Budgets, for the Fiscal Year commencing October 1, 2005 and ending September 30, 2006, reflecting the elimination of the annual contribution by the City of Miami, are approved and adopted.

Section 3. The Executive Director is directed to transmit a copy of each budget to the City of Miami and Miami-Dade County.

Section 4. This Resolution shall become effective immediately upon its adoption.

Community Redevelopment Agency
 Amended Consolidated Budget
 Fiscal Year 2006

CONSOLIDATED CRA (SEOPW AND OMNI) BUDGETS	Special Revenue SEOPW Amended FY 2006	Special Revenue OMNI Amended FY 2006	General OPERATING Amended FY 2006	Consolidated Amended FY 2006
Revenues				
01 TAXES				
100 CURRENT AD VALOREM TAXES				
001 TAXES REAL CURRENT - CITY OF MIAMI	2,495,666	5,372,708		7,868,374
03 INTERGOVERNMENTAL REVENUE				
377 ECONOMIC ENVIRONMENT				
074 STATE OF FLORIDA REVENUE				-
310 CONTR FROM OTHER GOVTS-COUNTY	1,714,153	3,689,181		5,403,334
383 OTHER PAYMENTS FROM LOCAL UNIT				
235 OFF-STREET PARKING			8,000	8,000
04 CHARGES FOR SERVICES				
438 HOUSING				
264 PROPERTY SALE				
06 MISCELLANEOUS REVENUE				
601 INTEREST INCLUDING PROFIT ON I				
094 INTEREST ON INVESTMENT	10,000	20,000		30,000
379 INTEREST INCOME-OTHER				-
749 GAIN/LOSS INVESTMENTS	1,500	1,500		3,000
607 RENT AND ROYALTIES				
070 RENTAL PROPERTIES				-
08 NON-REVENUES				
801 INTERFUND TRANSFER				
140 TRANSFER FROM COMMUNITY DEVELO				
244 CARRYOVER FUND BALANCE	4,100,000	7,000,000	500,000	11,600,000
807 OTHER NON-REVENUES				
990 OTHER NON-OPERATING				-
905 MAJOR DESC. NOT FOUND				
193 CONTRIBUTION FROM GN.FD.				-
09 INTERNAL SERVICE FUNDS				
905 CONTRIBUTION FROM OTHER FUNDS				
356 CONTRIBUTION FROM TRUST AND AG			1,196,514	**
TOTAL REVENUES	8,321,319	16,083,389	1,704,514	24,912,708
Expenditures				
10 PERSONNEL SERVICES				
100 SALARIES & WAGES -FIXED				
001 SALARIES - CLASS			45,000	45,000
006 EARNED TIME OFF			110,000	110,000
010 SALARIES - UNCLASSIFIED			386,000	386,000
010 SALARIES - UNCLASSIFIED			420,000	420,000
013 SALARIES TEMPORARY			90,500	90,500
200 FRINGE BENEFITS -FIXED				
100 SOCIAL SECURITY CONTRIB			60,000	60,000
080 EXPENSE ALLOWANCE			18,000	18,000
083 CAR ALLOWANCE			12,000	12,000
110 RETIREMENT CONTRIB.			50,000	50,000
130 GROUP INSURANCE CONTRIB.			45,000	45,000

Community Redevelopment Agency
 Amended Consolidated Budget
 Fiscal Year 2006

CONSOLIDATED CRA (SEOPW AND OMNI) BUDGETS	Special Revenue SEOPW Amended FY 2006	Special Revenue OMNI Amended FY 2006	General OPERATING Amended FY 2006	Consolidated Amended FY 2006
150 WORKER'S COMPENSATION				
160 UNEMPLOYMENT COMPENSATION				-
170 SEVERANCE PAY				
180 TUITION REIMBURSEMENT			5,000	5,000
30 OPERATING EXPENSES				
300 OPERATING EXPENSES -FIXED				
280 PROFESSIONAL SERVICES - ACCT'G	50,000	25,000		75,000
602 INTEREST EXPENSE				-
280 PROFESSIONAL SERVICES - ACCT'G				
287 ADVERTISING			60,000	60,000
410 TRAVEL AND PER DIEM - TRAINING				
420 TRAVEL AND PER DIEM - OTHER			6,000	6,000
470 ENTERTAINMENT				
495 PARKING EXPENSE				
533 POSTAGE			1,000	1,000
540 UTILITY SERVICES			28,107	28,107
560 UTILITY SERVICES - WATER				
610 RENT OF EQUIPMENT - OUTSIDE			45,000	45,000
620 RENT BUILDINGS			160,388	160,388
635 RENT OTHERS				
710 FOOD			13,600	13,600
715 MOTOR FUEL			800	800
400 OPERATING EXPENSES -VARIABLE				
220 PROFESSIONAL SERVICES - APPRAI	25,000			25,000
250 PROFESSIONAL SERVICES - LEGAL	320,000	148,675		468,675
270 PROFESSIONAL SERVICES - OTHER	401,927	705,017		1,106,944
340 OTHER CONTRACTUAL SERVICES - O	288,548		13,085	301,633
230 PROFESSIONAL SERVICES - ARCHIT				
250 PROFESSIONAL SERVICES - LEGAL				
289 SPECIAL SERVICES - MISCELLANEO				-
330 TAXES				-
340 OTHER CONTRACTUAL SERVICES - O				-
510 COMMUNICATIONS SERV. TELEPH. O			10,000	10,000
534 DELIVERY SERVICES			1,500	1,500
650 INSURANCE - LIABILITY			15,000	15,000
670 REPAIR/MAINTENANCE - OUTSIDE			2,000	2,000
680 PRINTING/BINDING - OUTSIDE				
690 PROMOTIONAL ACTIVITIES				
700 OFFICE SUPPLIES			6,000	6,000
722 MISCELLANEOUS SUPPLIES			1,000	1,000
760 BOOKS PUBLICATIONS MEMBERSHIPS			1,200	1,200
60 CAPITAL OUTLAY				
500 CAPITAL OUTLAY -VARIABLE				
810 LAND				
860 CONSTRUCTION IN PROGRESS	4,948,693	9,319,000		14,267,693
861 CONSTRUCTION IN PROGRESS				-
810 LAND				
840 EQUIPMENT - NEW			1,500	1,500
841 OFFICE FURNITURE - NEW				-
843 EQUIPMENT LEASE-PURCHASED				

Community Redevelopment Agency
 Amended Consolidated Budget
 Fiscal Year 2006

CONSOLIDATED CRA (SEOPW AND OMNI) BUDGETS	Special Revenue SEOPW Amended FY 2006	Special Revenue OMNI Amended FY 2006	General OPERATING Amended FY 2006	Consolidated Amended FY 2006
860 CONSTRUCTION IN PROGRESS				
880 CAPITAL LEASES				
80 GRANTS AND AIDS				
600 GRANTS IN AID				
940 OTHER GRANTS AND AIDS	1,104,595	617,283		1,721,878
90 NON-OPERATING				
600 TRANSFERS TO OTHER FUNDS				
700 PRIOR YEAR'S APPROPRIATION				
901 PERSONAL SERVICES				
903 MATERIALS AND SUPPLIES			10,000	10,000
905 INTERGOVERNMENTAL CHARGES		1,430,000		1,430,000
951 CONTRI/TRANSFER TO DEBT SERVIC	410,000			410,000
956 CONTRIBUTION TO SPECIAL REVENU		42,500	38,000	80,500
950 CONTRIBUTION TO GRAL FUND	196,514	1,000,000		**
960 CONTRIBUTION TO TRUST & AGENCY				
996 BUDGET RESERVE	576,042	2,795,914	48,834	3,420,790
997 BUDGET RESERVE - LAND SALE				-
TOTAL EXPENDITURES	8,321,319	16,083,389	1,704,514	24,912,708
REVENUE LESS EXPENDITURES	-	-	-	-

NOTE: Interfund Transfers were not recognized either as additional revenue or additional expense**

SEOPW AND OMNI GENERAL OPERATING	FY 2005 Approved Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on June 23, 2005 Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on November 3, 2005 Amended Budget - SEOPW and OMNI General Operating Fund
Revenues			
06 MISCELLANEOUS REVENUE			
601 INTEREST INCLUDING PROFIT ON I			
094 INTEREST ON INVESTMENT			
139 REIMB. PR. YR. EXPEND.			
235 OFF STREET PARKING		8,000	8,000
244 CARRYOVER FUND BALANCE		150,000	500,000 **
749 GAIN/LOSS INVESTMENTS			
607 RENT AND ROYALTIES			
070 RENTAL PROPERTIES			
08 NON-REVENUES			
801 INTERFUND TRANSFER			
140 TRANSFER FROM COMMUNITY DEVELO			
736 CONTR. FRM. OFFSTR. PARKING			
905 MAJOR DESC. NOT FOUND			
193 CONTRIBUTION FROM GN.FD.	659,388	659,388	**
09 INTERNAL SERVICE FUNDS			
905 CONTRIBUTION FROM OTHER FUNDS			
356 CONTRIBUTION FROM TRUST AND AC	1,653,614	1,070,000	1,196,514 **
TOTAL REVENUES	2,313,002	1,887,388	1,704,514
Expenditures			
10 PERSONNEL SERVICES			
100 SALARIES & WAGES -FIXED			
001 SALARIES - CLASS. PERM. FT	147,000	45,000	45,000
006 EARNED TIME PAYOFF	96,000	110,000	110,000
010 SALARIES - UNCLASSIFIED		386,000	386,000
010 SALARIES - UNCLASSIFIED	407,000	420,000	420,000
013 SALARIES - TEMPORARY	90,500	90,500	90,500
200 FRINGE BENEFITS -FIXED			
080 EXPENSE ALLOWANCE	18,000	18,000	18,000
083 CAR ALLOWANCE	12,000	12,000	12,000
100 SOCIAL SECURITY CONTRIB	85,000	60,000	60,000
110 RETIREMENT CONTRIB.	52,281	50,000	50,000
130 GROUP INSURANCE CONTRIB.	45,000	45,000	45,000
150 WORKER'S COMPENSATION			
160 UNEMPLOYMENT COMPENSATION	6,300		
170 SEVERANCE PAY	-		
180 TUITION REIMBURSEMENT	25,000	5,000	5,000
30 OPERATING EXPENSES			
300 OPERATING EXPENSES -FIXED			
280 PROFESSIONAL SERVICES - ACCT'G			
287 ADVERTISING	30,000	60,000	60,000
410 TRAVEL AND PER DIEM - TRAINING			
420 TRAVEL AND PER DIEM - OTHER	40,000	6,000	6,000

SEOPW AND OMNI GENERAL OPERATING	FY 2005 Approved Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on June 23, 2005 Budget - SEOPW and OMNI General Operating Fund	FY 2006 Approved on November 3, 2005 Amended Budget - SEOPW and OMNI General Operating Fund
470 ENTERTAINMENT	-		
495 PARKING EXPENSE	-		
533 POSTAGE	1,000	1,000	1,000
540 UTILITY SERVICES	14,000	28,107	28,107
560 UTILITY SERVICES - WATER			
610 RENT OF EQUIPMENT - OUTSIDE	45,000	45,000	45,000
620 RENT BUILDINGS	160,388	160,388	160,388
635 RENT OTHERS			
710 FOOD	13,600	13,600	13,600
715 MOTOR FUEL	800	800	800
400 OPERATING EXPENSES -VARIABLE			
230 PROFESSIONAL SERVICES - ARCHIT			
250 PROFESSIONAL SERVICES - LEGAL			
270 PROFESSIONAL SERVICES - OTHER	231,000		
289 SPECIAL SERVICES - MISCELLANEO	38,000		
330 TAXES			
340 OTHER CONTRACTUAL SERVICES - O	13,085	13,085	13,085
510 COMMUNICATIONS SERV. TELEPH. O	10,770	10,000	10,000
534 DELIVERY SERVICES	2,000	1,500	1,500
650 INSURANCE - LIABILITY	40,000	15,000	15,000
670 REPAIR/MAINTENANCE - OUTSIDE	5,000	2,000	2,000
680 PRINTING/BINDING - OUTSIDE	-		
690 PROMOTIONAL ACTIVITIES			
700 OFFICE SUPPLIES	6,000	6,000	6,000
722 MISCELLANEOUS SUPPLIES	2,000	1,000	1,000
760 BOOKS PUBLICATIONS MEMBERSHIP	7,000	1,200	1,200
60 CAPITAL OUTLAY			
500 CAPITAL OUTLAY -VARIABLE			
810 LAND			
840 EQUIPMENT - NEW		1,500	1,500
841 OFFICE FURNITURE - NEW	6,000		
843 EQUIPMENT LEASE-PURCHASED			
860 CONSTRUCTION IN PROGRESS			
880 CAPITAL LEASES			
80 GRANTS AND AIDS			
600 GRANTS IN AID			
940 OTHER GRANTS AND AIDS			
946 REHABILITATION GRANT AWARDS			
90 NON-OPERATING			
600 TRANSFERS TO OTHER FUNDS			
950 CONTRIBUTION TO GRAL FUND			
956 CONTRIBUTION TO SPECIAL REVENUE		38,000	38,000
700 PRIOR YEAR'S APPROPRIATION			
901 PERSONAL SERVICES			
903 MATERIALS AND SUPPLIES	35,000	10,000	10,000
996 BUDGET RESERVE	628,278	231,708	48,834 **
TOTAL EXPENDITURES	2,313,002	1,887,388	1,704,514
REVENUE LESS EXPENDITURES	-	-	-

** Amended Budget Amounts

OMNI SPECIAL REVENUE FUND BUDGET	FY 2005 Approved Budget - OMNI Special Revenue	FY 2006 Approved on June 23, 2005 Budget - OMNI Special Revenue	FY 2006 Approved on November 3, 2005 Amended Budget - OMNI Special Revenue
Revenues			
01 TAXES			
100 CURRENT AD VALOREM TAXES			
001 TAXES REAL CURRENT - CITY OF MIAMI	3,920,483	3,767,004	5,372,708 **
03 INTERGOVERNMENTAL REVENUE			
377 ECONOMIC ENVIRONMENT			
310 CONTR FROM OTHER GOVTS-COUNTY	2,294,328	2,451,250	3,689,181 **
04 CHARGES FOR SERVICES			
311 MAJOR DESC. NOT FOUND			
754 CRA FUND T/OUT SEOPW			
06 MISCELLANEOUS REVENUE			
601 INTEREST INCLUDING PROFIT ON I			
094 INTEREST ON INVESTMENT	40,000	40,000	20,000
244 CARRYOVER FUND BALANCE	2,932,945	6,948,210	7,000,000 **
749 GAIN/LOSS INVESTMENTS	1,500	1,500	1,500
TOTAL REVENUES	9,189,256	13,207,964	16,083,389
Expenditures			
10 PERSONNEL SERVICES			
100 SALARIES & WAGES -FIXED			
010 SALARIES - UNCLASSIFIED			
200 FRINGE BENEFITS -FIXED			
100 SOCIAL SECURITY CONTRIB			
30 OPERATING EXPENSES			
300 OPERATING EXPENSES -FIXED			
280 PROFESSIONAL SERVICES - ACCT'G	25,000	25,000	25,000
287 ADVERTISING			
470 ENTERTAINMENT			
400 OPERATING EXPENSES -VARIABLE			
220 PROFESSIONAL SERVICES - ARCHIT			
250 PROFESSIONAL SERVICES - LEGAL	60,000	125,000	148,675 **
270 PROFESSIONAL SERVICES - OTHER	531,200	737,826	705,017 **
340 OTHER CONTRACTUAL SERVICES - O			
680 PRINTING/BINDING - OUTSIDE			
690 PROMOTIONAL ACTIVITIES			
760 BOOKS PUBLICATIONS MEMBERSHIPS			
60 CAPITAL OUTLAY			
500 CAPITAL OUTLAY -VARIABLE			
860 CONSTRUCTION IN PROGRESS	4,300,000	9,319,000	9,319,000
80 GRANTS AND AIDS			
600 GRANTS IN AID			
940 OTHER GRANTS AND AIDS	584,504	424,150	617,283 **
90 NON-OPERATING			
600 TRANSFERS TO OTHER FUNDS			
950 CONTRIBUTION TO GENERAL FUND		900,000	1,000,000 **
956 CONTRIBUTION TO SPECIAL		72,500	42,500 **
952 CONTRIBUTION TO CAP PROJECTS	1,140,419		

Community Redevelopment Agency
 Omni Tax Increment Fund
 Fiscal Year 2006

OMNI SPECIAL REVENUE FUND BUDGET	FY 2005 Approved Budget - OMNI Special Revenue	FY 2006 Approved on June 23, 2005 Budget - OMNI Special Revenue	FY 2006 Approved on November 3, 2005 Amended Budget - OMNI Special Revenue
960 CONTRIBUTION TO TRUST & AGENCY			
996 BUDGET RESERVE	1,118,133	174,488	2,795,914 **
700 PRIOR YEAR'S APPROPRIATION			
905 INTERGOVERNMENTAL CHARGES	1,430,000	1,430,000	1,430,000
TOTAL EXPENDITURES	9,189,256	13,207,964	16,083,389
REVENUE LESS EXPENDITURES	-	-	-

** Amended Budget Amounts

FY 2006 CAPITAL IMPROVEMENT PLAN - OMNI

OMNI - TIF Funds

The proposed OMNI 2006 Capital Improvement Plan recommends 6 major projects with a total value of \$9.3 million funded with OMNI TIF. The breakdown is as follows:

<u>Project Name</u>	<u>Proposed Amended Budget Amount in FY 2006</u>	<u>Budgeted FY 2006</u>	<u>Appropriated FY 2005</u>
Water Pipeline Upgrades	3,500,000	X	
Streetscape Improvements Performing Art Center - CIP Department	500,000		X
Entertainment District / PAC Streetscape Project	2,000,000	X	
14 th Street Corridor Streetscape Project	1,500,000	X	
OMNI Hotel Study Traffic Study	19,000		X
Baywalk Improvements along Magaret Pace Park & Women's Club	1,000,000	X	
Contingency	800,000	X	
	\$ 9,319,000		

FY 2006 GRANTS - OMNI

The proposed OMNI 2006 grant program consists of 14 projects with a total value of \$ 617,283 funded with OMNI TIF. The breakdown is as follows:

<u>Grant Name</u>	<u>Proposed Amended Budget Amount in FY 2006</u>	<u>Budgeted FY 2006</u>	<u>Appropriated FY 2005</u>
Smoke Detector Program	15,000	X	
Automatic Electronic Defibrillator	50,000	X	
Grant to Dade Heritage Trust for City Cemetery	9,033		X
Parc Lofts Water and Sewer Upgrades	100,000	X	
Filing Station Lofts Pole Removal	12,000	X	
DMP Wraparound Building Re-hap Program	156,250	X	
Woman's Club	100,000	X	
2005 Art Basel Event - OMNI Art III	50,000		X
Lighting House - Art Basel 2005 - PAC Foundation	75,000		X
Contingency	50,000	X	
	\$ 617,283		

**CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY**
(A Component Unit of the City of Miami, Florida)

Basic Financial Statements

September 30, 2005

(With Independent Auditors' Report Thereon)

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Table of Contents

	Page
Independent Auditors' Report	1
Management's Discussion and Analysis (Required Supplementary Information)	2-7
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Assets	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	11
Notes to Basic Financial Statements	12-19
Required Supplementary Information (Unaudited):	
Budgetary Comparison Schedule – General Fund	20
Budgetary Comparison Schedule – Special Revenue Fund	21
Note to Required Supplementary Information	22
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	23



Sanson, Kline, Jacomino
& Company, LLP
Certified Public Accountants

LeJeune Centre 782 N.W. LeJeune Road - Suite 650 - Miami, Florida 33126

Tel. (305) 442-2470
Fax (305) 442-2850
www.skjnet.com

Independent Auditors' Report

The Board of Directors
City of Miami Southeast Overtown
Park West Redevelopment Agency:

We have audited the accompanying basic financial statements of the governmental activities and each major fund of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency), a component unit of the City of Miami, Florida (the City), as of and for the year ended September 30, 2005, which collectively comprise the Agency's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2005, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As more fully discussed in Note 1, the Agency has adopted Governmental Accounting Standards Board Statement No. 46, *Net Assets Restricted by Enabling Legislation*, as of October 1, 2004.

In accordance with *Government Auditing Standards*, we have issued our report dated November 17, 2005 on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 2 through 7 and the budgetary comparison information on pages 20 through 22 are not a required part of the basic financial statements but are supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Sanson, Kline, Jacomino & Company, LLP

November 17, 2005

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

This section of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency) financial statements presents management's analysis of the financial performance for the fiscal year ended September 30, 2005. This discussion addresses whether or not the Agency as a whole is better off or worse off as a result of this year's activities.

Overview

The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the Agency, pursuant to the redevelopment plans of the Agency for new residential and commercial activity in the Southeast Overtown area.

The Agency's primary source of revenue is tax-increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations.

Further, the Agency's policy is set by a board of directors comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City; and its management plan is executed by a small professional staff led by its executive director.

Financial Highlights

The assets of the Agency exceeded its liabilities at the close of its most recent fiscal year by \$15,271,073. Of this amount, \$4,646,977 was invested in capital assets net of related debt, \$1,312,127 was restricted for debt service, \$2,738,202 was restricted for capital projects, and \$4,475,427 was restricted by enabling legislation. This resulted in an excess of \$2,179,798 (unrestricted net assets) available to meet the Agency's obligations to citizens in the Southeast Overtown area.

At the close of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of \$8,962,533, an increase of \$1,787,167 in comparison with the prior year.

Overview to the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

In addition, the Agency reports, as required supplementary information, a budget to actual comparison and notes to the required supplementary information.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business (i.e. economic resources and measurement focus).

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

The statement of net assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements may be found on pages 8 and 9 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the Agency are categorized as governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Agency maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Special Revenue Fund, Debt Service Fund and Capital Projects Fund.

The basic governmental fund financial statements can be found on pages 10 and 11 of this report.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 12 to 19 of this report.

Budgetary Highlights

The Agency adopts an annual budget on an individual fund basis. Budgetary comparison schedules have been provided for the General Fund and Special Revenue Fund to demonstrate compliance with the budget on pages 20 and 21, respectively, of this report.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

The following is a brief review of the variances from the final budget to actual amounts for the General Fund (please see budget to actual comparison on page 20):

- The change in final budget to actual for tax increment revenues and intergovernmental revenues was a result of the use of the budget carryover from fiscal year 2004 for the funding of the administrative expenditures in fiscal year 2005.

The following is a brief review of the variances from the final budget to actual amounts for the Special Revenue Fund (please see budget to actual comparison on page 21):

- The change in final budget to actual for community redevelopment was a result of redevelopment projects planned to commence during the fiscal year, but either did not commence or were not completed as planned.
- The change in final budget to actual for sale of capital assets was a result of properties intended to be sold during the fiscal year, but either did not take place or is still in the process as of the end of the fiscal year.

Financial Analysis

Government-wide Analysis

Our analysis of the financial statements of the Agency begins below. The Statement of Net Assets and the Statement of Activities report information about the Agency's activities that will help answer questions about the position of the Agency. A comparative analysis is shown below.

A summary of the Agency's net assets is presented in Table A-1 and a summary of changes in net assets is presented in Table A-2.

Table A-1
Summary of Net Assets

	Fiscal Year <u>2005</u>	Fiscal Year <u>2004</u>
Current assets	\$ 9,200,009	\$ 7,637,151
Non-current assets	2,100,000	-
Capital assets, net	<u>8,835,841</u>	<u>10,715,547</u>
Total assets	<u>20,135,850</u>	<u>18,352,698</u>
Current liabilities	237,476	606,785
Non-current liabilities	<u>4,627,301</u>	<u>4,484,534</u>
Total liabilities	<u>4,864,777</u>	<u>5,091,319</u>
Investment in capital assets, net of related debt	4,646,977	6,526,683
Restricted	8,444,298	809,458
Unrestricted	<u>2,179,798</u>	<u>5,925,238</u>
Total net assets	<u>\$15,271,073</u>	<u>\$13,261,379</u>

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

- Non-current assets increased in the current year as a result of a receivable on the sale of certain land, which coincides with the decrease in capital assets.
- A portion of the Agency's net assets (\$4,646,977) reflects its investment in capital assets (e.g. furniture and equipment, infrastructure and land), less any related outstanding debt used to acquire those assets. These assets are not available for future spending.
- Another portion of the Agency's net assets (\$8,444,298) represents resources that are subject to external restrictions on how they may be used.
- The remaining portion of the Agency's net assets (\$2,179,798) represents resources that are unrestricted and available for any lawful use by the Agency.

Table A-2
Summary of Changes in Net Assets

	Fiscal Year <u>2005</u>	Fiscal Year <u>2004</u>
Revenues:		
Intergovernmental:		
Operating	\$ 600,000	\$ 739,143
Charges for services:		
Rental income	9,025	6,782
Parking fees	29,867	17,637
General revenues:		
Tax increment revenues	2,816,788	2,470,340
Contribution from primary government	767,572	659,388
Interest revenue	116,493	121,926
Gain on sale of land	<u>1,080,989</u>	<u>-</u>
Total revenues	<u>5,420,734</u>	<u>4,015,216</u>
Expenses:		
General government	1,314,813	1,787,018
Community redevelopment	1,885,427	2,287,500
Interest on long-term debt	<u>210,800</u>	<u>222,275</u>
Total expenses	<u>3,411,040</u>	<u>4,296,793</u>
Change in net assets	2,009,694	(281,577)
Net assets, beginning of year	<u>13,261,379</u>	<u>13,542,956</u>
Net assets, end of year	<u>\$15,271,073</u>	<u>\$13,261,379</u>

- Gain on sale of capital assets was a result of the sale of property to Bayview Towers Associates, LLC during the current fiscal year.
- General government and community redevelopment expenses decreased from the prior year as a result of redevelopment projects planned to commence during the fiscal year, but either did not commence or were not completed as planned.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

Individual Fund Analysis

Fund balance for the General Fund decreased from \$846,026 at September 30, 2004 to \$518,235 at September 30, 2005. The fund balance for the Special Revenue Fund increased from \$2,822,882 at September 30, 2004 to \$4,393,969 at September 30, 2005. Fund balance for the Debt Service Fund increased from \$809,458 at September 30, 2004 to \$1,312,127 at September 30, 2005. Fund balance for the Capital Projects Fund increased from \$2,697,000 at September 30, 2004 to \$2,738,202 at September 30, 2005. Since the Agency only has governmental funds/activities, the changes in fund balance also explain the increases in net assets. The following are key factors in the changes in fund balances for 2005:

- The decrease in fund balance in the General Fund was a result of tax increment funding not transferred from the Special Revenue Fund as decided by management during the fiscal year.
- The increase in fund balance in the Special Revenue Fund was a result of an increase in the tax increment revenues recognized and the proceeds from the sale of property in the current year.
- The increase in fund balance in the Debt Service Fund was a result of the transfer from the Special Revenue Fund to accumulate funding for payment of principal and interest, in addition to the change in principal payment recognition in the current year.
- The increase in fund balance in the Capital Projects Fund was a result of interest income earned during the year.

Capital Assets

As of September 30, 2005, the Agency's investment in capital assets, net of accumulated depreciation, amounted to \$8,835,841, decreasing from \$10,715,547 as of September 30, 2004.

Summary of Capital Assets
 (Net of Depreciation)

	Fiscal Year <u>2005</u>	Fiscal Year <u>2004</u>
Land	\$ 2,715,536	\$ 4,234,547
Furniture and equipment	47,634	62,994
Infrastructure	<u>6,072,671</u>	<u>6,418,006</u>
Total capital assets	<u>\$ 8,835,841</u>	<u>\$ 10,715,547</u>

Additional capital asset information can be found on page 16 of this report.

Debt Management

As of September 30, 2005, the Agency had \$4,188,864 of special obligation bonds and loans outstanding compared to the same amount as of September 30, 2004. The bonds and loans are secured by a pledge of guaranteed entitlement revenue received from the State of Florida and the tax increment revenue amounts received from the City and County. No additional debt was issued during fiscal year 2005.

Additional long-term debt information can be found on pages 16 through 18 of this report.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, 49 N.W. 5th Street, Suite 100, Miami, Florida 33128.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Statement of Net Assets

September 30, 2005

Assets

Equity in pooled cash	\$ 5,006,512
Restricted cash	4,134,996
Interest receivable	58,501
Receivable on sale of land	2,100,000
Capital assets (net of accumulated depreciation):	
Land	2,715,536
Furniture and equipment	47,634
Infrastructure	<u>6,072,671</u>
Total assets	<u>20,135,850</u>

Liabilities

Accounts payable and accrued liabilities	132,076
Interest payable	105,400
Non-current liabilities:	
Due within one year:	
Bonds payable	145,000
Due in more than one year:	
Bonds payable	2,335,000
Notes payable	1,708,864
Advance on debt reserve	361,239
Compensated absences	<u>77,198</u>
Total liabilities	<u>4,864,777</u>

Net Assets

Invested in capital assets, net of related debt	4,646,977
Restricted	8,444,298
Unrestricted	<u>2,179,798</u>
Total net assets	<u>\$ 15,271,073</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Statement of Activities

Year ended September 30, 2005

Expenses:	
General government	\$ 1,314,813
Community redevelopment	1,885,427
Interest on long-term debt	<u>210,800</u>
Total program expenses	<u>3,411,040</u>
Program revenues:	
Intergovernmental revenue	
Operating	600,000
Charges for services:	
Rental income	9,025
Parking fees	<u>29,867</u>
Net program expense	<u>(2,772,148)</u>
General revenues:	
Tax increment revenue	2,816,788
Contribution from primary government	767,572
Gain on sale of land	1,080,989
Interest revenue	<u>116,493</u>
Total general revenues	<u>4,781,842</u>
Increase in net assets	2,009,694
Net assets - beginning of the year	<u>13,261,379</u>
Net assets - end of the year	<u>\$ 15,271,073</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Balance Sheet

Governmental Funds

September 30, 2005

	General	Special revenue	Debt service	Capital projects	Total governmental funds
Assets					
Equity in pooled cash	\$ 568,853	4,437,659	-	-	5,006,512
Restricted cash	-	-	1,417,527	2,717,469	4,134,996
Interest receivable	-	37,768	-	20,733	58,501
Total assets	<u>\$ 568,853</u>	<u>4,475,427</u>	<u>1,417,527</u>	<u>2,738,202</u>	<u>9,200,009</u>
Liabilities and Fund Balances					
Liabilities:					
Accounts payable and accrued liabilities	\$ 50,618	81,458	-	-	132,076
Interest payable	-	-	105,400	-	105,400
Total liabilities	<u>50,618</u>	<u>81,458</u>	<u>105,400</u>	<u>-</u>	<u>237,476</u>
Fund Balances:					
Reserved for encumbrances	-	3,396,360	-	-	3,396,360
Reserved for debt service	-	-	1,312,127	-	1,312,127
Reserved for capital projects	-	-	-	2,738,202	2,738,202
Unreserved	518,235	997,609	-	-	1,515,844
Total fund balances	<u>518,235</u>	<u>4,393,969</u>	<u>1,312,127</u>	<u>2,738,202</u>	<u>8,962,533</u>
Total liabilities and fund balances	<u>\$ 568,853</u>	<u>4,475,427</u>	<u>1,417,527</u>	<u>2,738,202</u>	

Amounts reported for governmental activities in the statement of net assets consist of:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	8,835,841
Long-term receivables are not due in the current period and therefore are not reported in the funds:	
Receivable on sale of land	2,100,000
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Bonds and notes payable	(4,188,864)
Advance on debt reserve	(361,239)
Compensated absences	(77,198)
	<u>(4,627,301)</u>
Net assets of governmental activities	<u>\$ 15,271,073</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Statement of Revenues, Expenditures, and Changes in Fund Balances

Governmental Funds

Year ended September 30, 2005

	General	Special revenue	Debt service	Capital projects	Total governmental funds
Revenues:					
Tax increment revenues	\$ -	2,816,788		-	2,816,788
Contribution from primary government	659,388	108,184	-	-	767,572
Intergovernmental	300,000	-	300,000	-	600,000
Rental income	-	9,025	-	-	9,025
Parking fees	29,867	-	-	-	29,867
Interest	-	67,622	7,669	41,202	116,493
Total revenues	989,255	3,001,619	307,669	41,202	4,339,745
Expenditures:					
Current:					
General government	1,317,046	-	-	-	1,317,046
Community redevelopment	-	1,524,732	-	-	1,524,732
Debt service:					
Interest	-	-	210,800	-	210,800
Total expenditures	1,317,046	1,524,732	210,800	-	3,052,578
Excess (deficiency) of revenues over (under) expenditures	(327,791)	1,476,887	96,869	41,202	1,287,167
Other financing sources (uses):					
Transfers in	-	-	405,800	-	405,800
Transfers out	-	(405,800)	-	-	(405,800)
Proceeds from sale of capital assets	-	500,000	-	-	500,000
Total other financing sources (uses)	-	94,200	405,800	-	500,000
Net change in fund balances	(327,791)	1,571,087	502,669	41,202	1,787,167
Fund balances - beginning	846,026	2,822,882	809,458	2,697,000	7,175,366
Fund balances - ending	\$ 518,235	4,393,969	1,312,127	2,738,202	8,962,533
Net change in fund balances - total governmental funds					1,787,167
Amounts reported for governmental activities in the statement of activities are different because:					
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.					2,100,000
Items reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds:					
Decrease in compensated absences					2,233
The costs of the capital assets disposed/transferred is removed from the capital assets account in the statement of net assets.					(1,519,011)
The governmental funds reported capital outlays as expenditures, however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:					
Depreciation expense					(360,695)
Change in net assets of governmental activities					\$ 2,009,694

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

1. Summary of Significant Accounting Policies

This summary of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency) significant accounting policies is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should be read in conjunction with the basic financial statements.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America applicable to governmental units. This report, the accounting systems and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies:

A. Reporting Entity

The Agency was established in 1983, by the City of Miami, Florida (the City) under the provisions of Section 163.330, Florida Statutes. The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the Agency pursuant to the redevelopment plans of the Agency for new residential and commercial activity in the Southeast Overtown area. The board of directors of the Agency is comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City.

The City entered into Interlocal Cooperation Agreements, dated March 31, 1982, with Miami-Dade County, Florida (the County) and related ordinances of the City and County whereby tax increment revenue collected by the parties would be paid to the Agency and used in accordance with the approved budgets of the redevelopment plans and terms and conditions of the Interlocal Agreements for the benefit of the Agency.

For financial reporting purposes, the Agency is a component unit of the City and is thus included in the City's comprehensive annual financial report as a blended component unit.

B. New Financial Standard Adopted

In fiscal year 2005, the Agency implemented Governmental Accounting Standards Board Statement No. 46, *Net Assets Restricted by Enabling Legislation*. This statement clarifies that a legally enforceable enabling legislation restriction is one that a party external to a government—such as citizens, public interest groups, or the judiciary—can compel a government to honor. This statement also requires governments to disclose the portion of total net assets that is restricted by enabling legislation.

C. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all the nonfiduciary activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The Agency does not have any business-type activities.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

C. Government-wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resource measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The Agency reports the following major governmental funds:

- The **General Fund** is the Agency's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund;
- The **Special Revenue Fund** accounts for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted for specified purposes;
- The **Debt Service Fund** accounts for the accumulation of resources for, and the payment of, bond principal and interest; and
- The **Capital Projects Fund** accounts for the acquisition and/or construction of major capital facilities.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources as they are needed.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

E. Equity in Pooled Cash

The Agency's cash, other than described below, is pooled together with the City's cash. All such cash is reflected as equity in pooled cash on the Agency's statement of net assets and governmental funds balance sheet.

F. Restricted Net Assets

The government-wide statement of net assets reports \$8,444,298 of restricted net assets, of which \$1,312,127 is restricted for debt service payments because their use is limited by applicable bond covenants and restrictions, \$2,738,202 is restricted for capital projects, and \$4,475,427 is restricted by enabling legislation (i.e. the use of tax increment funding for specific activities).

G. Capital Assets

Capital assets, which include property, plant, and equipment are reported in the applicable governmental type activities column in the government-wide financial statements. Capital assets are defined by the Agency as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the Agency are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture and equipment	5
Infrastructure	5-35

H. Long-term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

I. Fund Equity

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. The description of each reserve indicates the purpose for which each was intended. Unreserved fund balance is the portion of fund equity available for any lawful use.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

J. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

2. Cash and Cash Equivalents

At September 30, 2005, the Agency's cash consisted of equity in pooled cash of \$5,006,512 and restricted cash of \$4,134,996. In addition to insurance provided by the Federal Deposit Insurance Corporation (FDIC), all cash in the bank is held in banking institutions approved by the State of Florida, State Treasurer to hold public funds.

Under the Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral equal to a determined percentage of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Government and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses. Accordingly, all cash held by banks are fully collateralized or insured.

3. Receivable on Sale of Land

On April 13, 2005, the Agency sold certain property to Bayview Towers Associates, LLC (Bayview) for a total purchase price of \$2,600,000, of which \$500,000 was paid upon closing. The remaining amount of \$2,100,000, which is recorded as a receivable on the Statement of Net Assets, is due within two years from the date of closing, and is to be paid by Bayview as follows: upon the closing of each condominium unit sold by Bayview, 7% of the gross purchase price of each condominium unit sold is to be paid to the Agency, up to the \$2,100,000, or additional amounts above the \$2,100,000, if generated as a result of sales through the end of the two-year period from the closing date. If the amounts paid to the Agency from the sales of the condominium units do not total \$2,100,000 at the end of the two-year period, the remaining balance will be paid in full at that time. Subsequent to the two-year period, as Bayview continues to sell condominium units, 7% of the gross purchase price of each condominium unit sold by Bayview will be applied against the aforementioned remaining balance that was paid in full. Once all amounts paid by Bayview are applied and aggregate \$2,100,000, Bayview is required to continue to pay the Agency 7% of the gross purchase price of each condominium unit sold thereafter.

In addition, Bayview has agreed to expend not less than \$300,000 on improvements to the 9th Street Mall between N.W. 1st Avenue and North Miami Avenue, to be completed within eighteen months from the approval of the improvement plans and specifications by the Executive Director of the Agency.

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

4. Capital Assets

Capital asset activity for the fiscal year ended September 30, 2005 was as follows:

	Balance September 30, 2004	Additions	Deletions	Balance September 30, 2005
Capital assets, not being depreciated:				
Land	\$ 4,234,547	-	(1,519,011)	2,715,536
Total capital assets, not being depreciated	<u>4,234,547</u>	-	<u>(1,519,011)</u>	<u>2,715,536</u>
Capital assets, being depreciated:				
Furniture and equipment	93,835	-	-	93,835
Infrastructure	8,758,800	-	-	8,758,800
Total capital assets, being depreciated	<u>8,852,635</u>	-	-	<u>8,852,635</u>
Less accumulated depreciation for:				
Furniture and equipment	30,841	15,360	-	46,201
Infrastructure	2,340,794	345,335	-	2,686,129
Total accumulated depreciation	<u>2,371,635</u>	<u>360,695</u>	-	<u>2,732,330</u>
Total capital assets, being depreciated, net	<u>6,481,000</u>	<u>(360,695)</u>	-	<u>6,120,305</u>
Total capital assets (net of accumulated depreciation)	<u>\$ 10,715,547</u>	<u>(360,695)</u>	<u>(1,519,011)</u>	<u>8,835,841</u>

Depreciation expense was charged to function/program as follows:

Community Development \$ 360,695

5. Long-Term Obligations

The changes in the long-term obligations for the year ended September 30, 2005 are summarized as follows:

	Balance September 30, 2004	Additions	Deletions	Balance September 30, 2005	Amount due within one year
Community Redevelopment Revenue					
Bonds, Series 1990	\$2,480,000	-	-	2,480,000	145,000
Gran Central Loan	1,708,864	-	-	1,708,864	-
Advance on debt reserve	361,239	-	-	361,239	-
Compensated absences	79,431	-	(2,233)	77,198	-
Total long-term obligations	<u>\$4,629,534</u>	-	<u>(2,233)</u>	<u>4,627,301</u>	<u>145,000</u>

CITY OF MIAMI SOUTHEAST OVERTOWN
 PARK WEST REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

5. Long-Term Obligations (continued)

A description of each obligation is as follows:

- (a) On November 8, 1990, the City issued \$11,500,000 aggregate principal amount of Community Redevelopment Revenue Bonds, Series 1990, maturing through 2015, with interest rates ranging from 7.15% to 8.5%. These bonds are secured by a pledge of guaranteed entitlement revenue received from the State of Florida and the tax increment revenue amounts received from the City and County on the Southeast Overtown/Park West Redevelopment area. The proceeds of the bonds were used mainly to refinance a \$5,958,000 Section 108 HUD promissory note, to reimburse the City for moneys advanced to the Agency by the City in an amount not to exceed \$750,000, and to finance the acquisition and clearing of certain real property and the construction of certain infrastructure improvements within the Southeast Overtown/Park West Redevelopment Area defined in the Phase I Development Programs of the Agency's Interlocal Agreement and related resolutions of the City and County.

The bonds are secured by a pledge of \$300,000 per year by the City from the proceeds of its Guaranteed Entitlement Revenue, in addition to the tax increment revenue received by the City and County. As a result, the City deposits \$300,000 per year with the trustees of the bond indenture, which represents its portion of the state of Florida's shared revenue for the payment of principal and interest on the bonds.

The principal and interest requirements on the special obligation bonds and loans are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2006	\$ 145,000	210,800	355,800
2007	155,000	198,475	350,475
2008	170,000	185,300	355,300
2009	185,000	170,850	355,850
2010	200,000	155,125	355,125
2011-2015	1,295,000	488,750	1,783,750
2016	330,000	28,050	358,050
Total	<u>\$ 2,480,000</u>	<u>1,437,350</u>	<u>3,917,350</u>

- (b) On January 9, 1992, the City entered into a loan agreement with the Gran Central Corporation (GCC) to finance 50% of the cost to acquire a parcel of property within the SEOPW CRA Area and relocate and widen Northwest First Avenue between Northwest First Street and Northwest Eighth Street. The loan, in the amount of \$1,708,864, does not bear interest and is payable from tax increment funds received from the City and County within a designated Area defined in the loan documents on a junior and subordinate basis to the lien granted to holders of the \$11,500,000 Community Redevelopment Revenue Bonds, Series 1990. GCC is to be fully repaid by the year 2008 with annual payments to be made to the extent funds are generated by tax increment revenue within the designated Area, as defined in the loan document, is available after required payments for the Series 1990 Bonds debt service and any requirement of the reserve fund or reserve product, as defined in the Series 1990 Bond indenture. As of September 30, 2004, no payments have been made by the City.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

5. Long-Term Obligations (continued)

(c) Related to the issuance of the Community Redevelopment Revenue Bonds, Series 1990 above, a reserve amount was required for the maximum debt service payment in the amount of \$554,148. However, as the debt was being paid by the City through to maturity, the Agency believed that the reserve amount of \$554,148 should be released from restriction and to fund the amounts to the Agency, as approved by Resolution No. 01-586, dated June 14, 2001. The advance of the debt reserve is recorded as a liability of the Agency, and will be paid in full to the City in 2014 and 2015, which are the final two payments of the bonds. If the bonds are ever to be refinanced, the repayment of the liability will be satisfied at that time. During fiscal year 2004, the liability to the City was reduced by \$192,909, to \$361,239. There was no reduction to the liability during fiscal year 2005.

6. Related Party Transaction

Pursuant to the revised Interlocal Cooperation Agreement, dated March 13, 2000, amongst the City, the Southeast Overtown Park/West Redevelopment Agency and the Omni Community Redevelopment Agency, the City agreed to provide annual funding to the Agency for general and administrative operations. During the fiscal year 2005, the Agency received \$767,572 from the City for this purpose.

7. Tax Increment Revenue

The Agency's primary source of revenue is tax-increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations.

8. Parking Lease Revenue

On February 23, 1988, the City and the Department of Off-Street Parking (DOSP), a discretely presented component unit of the City, entered into an agreement whereby DOSP leased certain lots surrounding the Miami Arena. The term of the lease agreement was for a period of five years, which commenced on June 1, 1988 and expired on June 1, 1993. DOSP paid the City \$500,000 upon signing the lease agreement and agreed to pay annually as rent eighty-five percent (85%) of gross revenue earned net of operating expenses incurred on the operations of the leased lots for each respective lease year.

On October 20, 1993, the City and DOSP entered into an agreement to extend the lease term of the original agreement, which expired on June 1, 2000. Currently, the City and DOSP have extended the lease agreement to an undetermined amount of time. All of the lots leased to DOSP are within the limits of the Southeast Overtown district, therefore, the City allocates all moneys received from DOSP to the Southeast Overtown district.

9. Interfund Transfers

During 2005, there was a transfer of \$405,800 from the special revenue fund to the debt service fund to cover debt service expenditures and to accumulate funding for the eventual pay off the Gran Central Corporation Loan.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

10. Special Benefit Plans

(a) 401(a) Deferred Compensation Plan

All employees, including executives and general employees, of the Agency are eligible, after one year of service, to join the ICMA Retirement Trust 401(a) Deferred Compensation Plan (the Plan). The Plan agreement requires the Agency to contribute 8% of each executive employee's earnable compensation, and 5% of each general employee's earnable compensation. Contributions by executive and general employees are not required. Participants may withdraw funds at retirement or upon separation based on a variety of payout options.

The following information relates to the Agency's participation in the 401(a) Deferred Compensation Plan:

Current year's payroll for executive employees	\$ 221,927
Current year's payroll for general employees	276,269
Current year's employer contributions for:	
Executive employees (8% rate)	18,343
General employees (5% rate)	9,847

(b) 457(b) Deferred Compensation Plan

All employees, including executives and general employees, of the Agency are eligible to join the United States Conference of Mayors 457(b) Deferred Compensation Plan (the Plan). The Plan agreement requires the Agency to contribute 5% of each executive employee's earnable compensation, and is not required to contribute to general employee participants. Contributions by executive and general employees are not required. Participants may withdraw funds at retirement or upon separation based on a variety of payout options.

The following information relates to the Agency's participation in the 457(b) Deferred Compensation Plan:

Current year's payroll for executive employees	\$ 221,927
Current year's employer contributions for:	
Executive employees (5% rate)	11,023

11. Commitment and Contingencies

The Agency is contractually obligated for approximately \$2,152,963 at September 30, 2005, for construction projects.

The Agency is a defendant in several legal actions. The outcome of these actions cannot be determined at this time. Management believes that any liability from these actions will not have a material effect on the Agency's financial condition.

**CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY**
(A Component Unit of the City of Miami, Florida)

Budgetary Comparison Schedule - General Fund

(Required Supplementary Information)

Year ended September 30, 2005

	Budgeted amounts		Actual	Variance with final budget - positive (negative)
	Original	Final		
Revenues:				
Tax increment revenues	\$ 513,195	513,195	-	(513,195)
Contribution from primary government	659,388	659,388	659,388	-
Intergovernmental	1,140,419	1,140,419	300,000	(840,419)
Parking fees	-	-	29,867	29,867
Total revenues	<u>2,313,002</u>	<u>2,313,002</u>	<u>989,255</u>	<u>(1,323,747)</u>
Expenditures:				
Current:				
General government	1,684,724	1,684,724	1,317,046	367,678
Total expenditures	<u>1,684,724</u>	<u>1,684,724</u>	<u>1,317,046</u>	<u>367,678</u>
Excess (deficiency) of revenues over (under) expenditures	628,278	628,278	(327,791)	(956,069)
Other financing sources (uses):				
Budget reserve	(628,278)	(628,278)	-	628,278
Total other financing sources (uses)	<u>(628,278)</u>	<u>(628,278)</u>	<u>-</u>	<u>628,278</u>
Net change in fund balance	<u>\$ -</u>	<u>-</u>	(327,791)	<u>(327,791)</u>
Fund balances - beginning			846,026	
Fund balances - ending			<u>\$ 518,235</u>	

The note to the required supplementary information is an integral part of this schedule.

**CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY**
(A Component Unit of the City of Miami, Florida)

Budgetary Comparison Schedule - Special Revenue Fund

(Required Supplementary Information)

Year ended September 30, 2005

	Budgeted amounts		Actual	Variance with final budget - positive (negative)
	Original	Final		
Revenues:				
Tax increment revenues	\$ 2,824,894	2,824,894	2,816,788	(8,106)
Contribution from primary government	-	40,000	108,184	68,184
Rental income	5,000	5,000	9,025	4,025
Parking fees	8,000	8,000	-	(8,000)
Interest	26,500	26,500	67,622	41,122
Total revenues	<u>2,864,394</u>	<u>2,904,394</u>	<u>3,001,619</u>	<u>97,225</u>
Expenditures:				
Current:				
Community redevelopment	4,824,476	4,864,476	1,524,732	3,339,744
Total expenditures	<u>4,824,476</u>	<u>4,864,476</u>	<u>1,524,732</u>	<u>3,339,744</u>
Excess (deficiency) of revenues over (under) expenditures	(1,960,082)	(1,960,082)	1,476,887	3,436,969
Other financing sources (uses):				
Sale of capital assets	10,462,460	10,462,460	500,000	(9,962,460)
Transfers out	(410,000)	(410,000)	(405,800)	4,200
Carryover and Budget Reserve	(8,092,378)	(8,092,378)	-	8,092,378
Total other financing sources (uses)	<u>1,960,082</u>	<u>1,960,082</u>	<u>94,200</u>	<u>(1,865,882)</u>
Net change in fund balance	<u>\$ -</u>	<u>-</u>	1,571,087	<u>1,571,087</u>
Fund balances - beginning			2,822,882	
Fund balances - ending			<u>\$ 4,393,969</u>	

The note to the required supplementary information is an integral part of this schedule.

CITY OF MIAMI SOUTHEAST OVERTOWN
PARK WEST REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Note to Required Supplementary Information

September 30, 2005

1. Budgetary Policy

The Agency adopts an annual budget for the operations of the General Fund, Special Revenue Fund and Debt Service Fund. Capital Project funds are budgeted on a total project basis for which annual budgets are not available. In accordance with generally accepted accounting principles, budgetary comparison information is disclosed only for the General Fund and the Special Revenue Fund.

The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Budgetary control is maintained at the fund level.



Sanson, Kline, Jacomino
& Company, LLP

Certified Public Accountants

LeJeune Centre 782 N.W. LeJeune Road - Suite 650 - Miami, Florida 33126

Tel. (305) 442-2470
Fax (305) 442-2850
www.skjnet.com

**Independent Auditors' Report on Internal Control Over
Financial Reporting and on Compliance and Other Matters Based
on an Audit of Financial Statements Performed in Accordance
With Government Auditing Standards**

The Board of Directors
City of Miami Southeast Overtown
Park West Redevelopment Agency:

We have audited the basic financial statements of the City of Miami Southeast Overtown Park West Redevelopment Agency (the Agency) as of and for the year ended September 30, 2005, and have issued our report thereon dated November 17, 2005. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the combined financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

In addition, we issued a management letter to management of the Agency dated November 17, 2005, as required by the *Rules of the Auditor General* of the State of Florida.

This letter is intended solely for the information and use of the board of directors, management of the Agency, the State of Florida Office of the Auditor General, and federal and state awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Sanson, Kline, Jacomino & Company, LLP

November 17, 2005

**CITY OF MIAMI OMNI COMMUNITY
REDEVELOPMENT AGENCY**
(A Component Unit of the City of Miami, Florida)

Basic Financial Statements

September 30, 2005

(With Independent Auditors' Report Thereon)

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Table of Contents

	Page
Independent Auditors' Report	1
Management's Discussion and Analysis (Required Supplementary Information)	2-5
Basic Financial Statements:	
Governmental Fund Balance Sheet/Statement of Net Assets	6
Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balance/Statement of Activities	7
Notes to Basic Financial Statements	8-10
Required Supplementary Information (Unaudited):	
Budgetary Comparison Schedule	11
Note to Required Supplementary Information	12
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	13



Sanson, Kline, Jacomino
& Company, LLP
Certified Public Accountants

LeJeune Centre 782 N.W. LeJeune Road - Suite 650 - Miami, Florida 33126

Tel. (305) 442-2470
Fax (305) 442-2850
www.skjnet.com

Independent Auditors' Report

The Board of Directors
City of Miami Omni Community
Redevelopment Agency:

We have audited the accompanying basic financial statements of the governmental activities and the major fund of the City of Miami Omni Community Redevelopment Agency (the Agency), a component unit of the City of Miami, Florida (the City), as of and for the year ended September 30, 2005, which collectively comprise the Agency's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Agency as of September 30, 2005, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As more fully discussed in Note 1, the Agency has adopted Governmental Accounting Standards Board Statement No. 46, *Net Assets Restricted by Enabling Legislation*, as of October 1, 2004.

In accordance with *Government Auditing Standards*, we have issued our report dated November 17, 2005 on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 2 through 5 and the budgetary comparison information on pages 11 and 12 are not a required part of the basic financial statements but are supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Sanson, Kline, Jacomino & Company, LLP

November 17, 2005

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

This section of the City of Miami Omni Community Redevelopment Agency ("the Agency") financial statement presents management's analysis of the financial performance during the fiscal year that ended September 30, 2005. This discussion addresses whether or not the Agency as a whole is better off or worse off as a result of this year's activities.

Overview

The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the Agency, pursuant to the redevelopment plans of the Agency for new residential and commercial activity in the OMNI area.

The Agency's primary source of revenue is tax-increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations. On June 24, 1996, the County entered into an Interlocal Cooperation Agreement (the Agreement) whereby the Agency will receive over a three year period, commencing on the date of the Agreement, a total of \$1.2 million of tax increment revenue contributed by the City and County. If within the three-year period the Agency receives more than \$1.2 million in tax increment revenue, the excess shall be remitted to the County for the Performing Arts Center Project. Thereafter, the Agency shall remit to the County tax increment funds received up to, but no more than \$1.43 million per year. The obligation to pay the \$1.43 million each year shall cease at such time that the County has no Performing Arts Center construction bonds outstanding. For the fiscal year ended September 30, 2004, the Agency was required to submit \$1,430,000 to the County.

Further, the Agency's policy is set by a board of directors comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City; and its management plan is executed by a small professional staff led by its executive director.

Financial Highlights

At the close of the current fiscal year, the Agency had a fund balance/net asset balance of \$7,613,012, an increase of \$4,137,455 in comparison with the prior year. The entire net asset balance of \$7,613,012 is subject to external restrictions on how it may be used.

The Agency did not incur any debt during the current fiscal year.

Overview to the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements are comprised of three components:

- Government-wide financial statements
- Fund financial statements
- Notes to the basic financial statements

In addition, the Agency reports, as required supplementary information, a budget to actual comparison and notes to the required supplementary information.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

The Agency is considered a special purpose government engaged in a single governmental activity, thus the related government-wide and fund financial statements are included as a combined presentation in the Governmental Fund Balance Sheet/Statement of Net Assets and the Statement of Governmental Fund Revenues, Expenditures, and Changes in fund Balance/Statement of Activities. Accordingly, there are no reconciling items between these two statements, which may be found on pages 6 and 7 of this report.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business (i.e. economic resources and measurement focus).

The statement of net assets presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The Agency only has one governmental fund; the special revenue fund.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of expendable resources, as well as on balances of expendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 8 to 10 of this report.

Budgetary Highlights

A budgetary comparison schedule has been provided for the special revenue fund to demonstrate compliance with this budget. The budgetary comparison schedule can be found on page 11 of this report.

There were no changes between the original budget and final budget. The change in final budget to actual community redevelopment expenditures were primarily attributed to projects that were planned for in the fiscal year 2005, but not yet started or completed as planned.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

Financial Analysis

Government-Wide/Individual Fund Analysis

Our analysis of the financial statements of the Agency begins below. The Statement of Net Assets and the Statement of Activities report information about the Agency's activities that will help answer questions about the position of the Agency. A comparative analysis is provided below.

Summary of Net Assets

	<u>9/30/05</u>	<u>9/30/04</u>
Total assets	\$7,623,320	\$3,587,014
Total liabilities	10,308	111,457
Total unrestricted net assets	-	3,475,557
Total restricted net assets	7,613,012	-

- Total assets increased from the prior year a result of the overall increase in tax increment revenue received during the current year.
- At September 30, 2005, all of the Agency's net assets were restricted. This is due to the implementation of GASB Statement No. 46, *Net Assets Restricted by Enabling Legislation*.

Summary of Changes in Net Assets

	<u>9/30/05</u>	<u>9/30/04</u>
Expenditures:		
General government	\$ 300,000	\$ 439,143
Community redevelopment	425,893	712,330
Revenues:		
Tax increment, net	4,772,045	3,068,041
Interest	<u>91,303</u>	<u>76,044</u>
Increase in net assets	4,137,455	1,992,612
Net assets, beginning of year	<u>3,475,557</u>	<u>1,482,945</u>
Net assets, end of year	<u>\$ 7,613,012</u>	<u>\$ 3,475,557</u>

- Tax increment revenues increased from the prior year as a result of an increase in the annual pay out from the City and the County.
- General government expenditures decreased in the current year as a result of the decrease in the contribution to the General Fund of the Southeast Overtown Park West Redevelopment Agency.
- Community redevelopment expenditures decreased in the current year primarily as a result of a decrease in special events and in professional services related to redevelopment projects.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Management's Discussion and Analysis

September 30, 2005

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director, 49 N.W. 5th Street, Suite 100, Miami, Florida 33128.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
 (A Component Unit of the City of Miami, Florida)

Governmental Fund Balance Sheet/Statement of Net Assets

September 30, 2005

	<u>Special Revenue Fund</u>	<u>Adjustments</u>	<u>Statement of net assets</u>
Assets			
Equity in pooled cash	\$ 7,562,993	-	7,562,993
Interest receivable	60,327	-	60,327
Total assets	7,623,320	-	7,623,320
Liabilities			
Accounts payable	10,308	-	10,308
Fund Balance/Net Assets			
Fund balance reserved for encumbrances	1,367,482	(1,367,482)	-
Restricted net assets	-	7,613,012	7,613,012
Unreserved fund balance/unrestricted net assets	6,245,530	(6,245,530)	-
Total fund balance/net assets	\$ 7,613,012	-	7,613,012

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Statement of Governmental Fund Revenues, Expenditures,
and Changes in Fund Balance/Statement of Activities

Year ended September 30, 2005

	<u>Special revenue fund</u>	<u>Adjustments</u>	<u>Statement of activities</u>
Expenditures/expenses:			
General government	\$ 300,000	-	300,000
Community redevelopment	425,893	-	425,893
Total expenditures/expenses	<u>725,893</u>	<u>-</u>	<u>725,893</u>
General revenues:			
Tax increment revenue	6,202,045	-	6,202,045
Remittance to Miami-Dade County, Florida	(1,430,000)	-	(1,430,000)
Net	4,772,045	-	4,772,045
Interest revenue	91,303	-	91,303
Total general revenues	<u>4,863,348</u>	<u>-</u>	<u>4,863,348</u>
Excess of revenues over expenditures/increase in net assets	4,137,455	-	4,137,455
Fund Balance/net assets - beginning of the year	<u>3,475,557</u>	<u>-</u>	<u>3,475,557</u>
Fund Balance/net assets - end of the year	<u>\$ 7,613,012</u>	<u>-</u>	<u>7,613,012</u>

The accompanying notes are an integral part of the basic financial statements.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

1. Summary of Significant Accounting Policies

This summary of the City of Miami Omni Community Redevelopment Agency (the Agency) significant accounting policies is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should be read in conjunction with the basic financial statements.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America applicable to governmental units. This report, the accounting systems and classification of accounts conform to standards of the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies:

A. Reporting Entity

The Agency was established in 1986 by the City of Miami, Florida (the City) under the provisions of Section 163.330, Florida Statutes. The purpose of the Agency is to eliminate blight and slum conditions within the redevelopment area of the agency pursuant to the redevelopment plans of the Agency for new residential and commercial activity of the Omni area. The board of directors of the Agency are comprised of the five members of the City commission and are separate, distinct and independent from the governing body of the City.

The City entered into an Interlocal Cooperation Agreement on June 24, 1996 with Miami-Dade County, Florida (the County) whereby tax increment revenue collected by the parties would be paid to the Agency and used in accordance with the approved budgets of the redevelopment plans and terms and conditions of the Interlocal Agreement for the benefit of the Agency. In addition, on March 13, 2000, the Agency entered into an Interlocal Agreement with the City. As stated on the agreement, the City has agreed to provide financial support to the Agency for the planning, development, program management, technical assistance, coordination, monitoring and other services needed for the projects. In addition, the City has agreed to provide personnel and other resources including the use of the City attorney, which shall serve as counsel and the City Clerk, which will serve as the official custodian of records.

For financial reporting purposes, the Agency is a component unit of the City and is thus included in the City's comprehensive annual financial report as a blended component unit.

B. New Financial Standard Adopted

In fiscal year 2005, the Agency implemented Governmental Accounting Standards Board Statement No. 46, *Net Assets Restricted by Enabling Legislation*. This statement clarifies that a legally enforceable enabling legislation restriction is one that a party external to a government—such as citizens, public interest groups, or the judiciary—can compel a government to honor. This statement also requires governments to disclose the portion of total net assets that is restricted by enabling legislation.

C. Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all of the financial activities of the Agency. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The Agency does not have any *business-type activities* and has only one governmental activity. The accounts of the Agency are reported as a special revenue fund. The special revenue fund is the Agency's only fund and thus the Agency's only major fund.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

C. Government-wide Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

The Agency reports the following major governmental funds:

The **Special Revenue Fund** is the Agency's only fund. It accounts for all financial resources of the Agency, including general operations.

Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all tax increment revenues, net of distribution remittances to the County.

E. Equity in Pooled Cash

The Agency's cash is pooled together with the City's cash. All such cash is reflected as equity in pooled cash on the Agency's governmental fund balance sheet / statement of net assets.

F. Restricted Net Assets

The restricted net assets of \$7,613,012 reported on the government-wide statement of net assets is restricted by enabling legislation (i.e. the use of tax increment funding for specific activities).

G. Fund Equity

In the fund financial statements, the Special Revenue fund reports a reservation of fund balance for an amount that is not available for appropriation or is legally restricted by outside parties for use for a specific purpose. Unreserved fund balance is the portion of fund equity available for any lawful use.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Notes to Basic Financial Statements

September 30, 2005

H. Tax Increment Revenues

The Agency's primary source of revenue is tax increment funds. This revenue is computed by applying the operating tax rate for the City and the County, multiplied by the increased value of property located within the boundaries of the redevelopment areas of the Agency, over the base property value, minus 5%. Both the City and the County are required to fund this amount annually without regard to tax collections or other obligations. On June 24, 1996, the County entered into an Interlocal Cooperation Agreement (the Agreement) whereby the Agency will receive over a three year period, commencing on the date of the Agreement, a total of \$1.2 million of tax increment revenue contributed by the City and County. If within the three-year period the Agency receives more than \$1.2 million in tax increment revenue, the excess shall be remitted to the County for the Performing Arts Center Project. Thereafter, the Agency shall remit to the County tax increment funds received up to, but no more than \$1.43 million per year. The obligation to pay the \$1.43 million each year shall cease at such time that the County has no Performing Arts Center construction bonds outstanding. For the fiscal year ended September 30, 2005, the Agency remitted \$1,430,000 to the County.

I. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from actual results.

2. Cash and Cash Equivalents

The Agency's cash as of September 30, 2005, consisted of equity in pooled cash in the amount of \$7,562,993. In addition to insurance provided by the Federal Depository Insurance Corporation, all time and demand deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds.

Under the Florida Statutes, Chapter 280, "Florida Security for Public Deposits" Act (Chapter 280), the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral equal to a determined percentage of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally in the form of U.S. government and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting loss. Accordingly, all cash held by banks are fully collateralized or insured.

3. Commitment and Contingencies

The Agency is contractually obligated for approximately \$528,034 at September 30, 2005, for construction projects.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Budgetary Comparison Schedule
(Required Supplementary Information)

For the year ended September 30, 2005

	Original and final budget	Actual	Variance - positive (negative)
Revenues:			
Tax increment revenue	\$ 6,214,811	6,202,045	(12,766)
Remittance to Miami-Dade County, Florida	(1,430,000)	(1,430,000)	-
Net	4,784,811	4,772,045	(12,766)
Carryover fund balance	2,932,945	-	(2,932,945)
Interest revenue	41,500	91,303	49,803
Total revenues	7,759,256	4,863,348	(2,895,908)
Expenditures:			
Current:			
General government	1,140,419	300,000	840,419
Community redevelopment	6,618,837	425,893	6,192,944
Total expenditures	7,759,256	725,893	7,033,363
Excess (deficiency) of revenues over (under) expenditures	\$ -	4,137,455	4,137,455
Fund balance - beginning of the year		3,475,557	
Fund balance - end of the year		\$ 7,613,012	

The note to the required supplementary information is an integral part of this schedule.

CITY OF MIAMI OMNI COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Miami, Florida)

Note to Required Supplementary Information

September 30, 2005

1. Budgetary Policy

As set forth in the Interlocal Cooperation Agreement between the Agency and the City, the Agency adopts an annual budget for the Special Revenue Fund. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America. Budgetary control is maintained at the fund level.



Sanson, Kline, Jacomino
& Company, LLP
Certified Public Accountants

LeJeune Centre 782 N.W. LeJeune Road - Suite 650 - Miami, Florida 33126

Tel. (305) 442-2470
Fax (305) 442-2850
www.skjnet.com

**Independent Auditors' Report on Internal Control Over
Financial Reporting and on Compliance and Other Matters Based
on an Audit of Financial Statements Performed in Accordance
With Government Auditing Standards**

To the Board of Directors of the
City of Miami Omni Community
Redevelopment Agency:

We have audited the basic financial statements of the City of Miami Omni Community Redevelopment Agency (the Agency) as of and for the year ended September 30, 2005, and have issued our report thereon dated November 17, 2005. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the combined financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

In addition, we issued a management letter to management of the Agency dated November 17, 2005, as required by the *Rules of the Auditor General* of the State of Florida.

This letter is intended solely for the information and use of the board of directors, management of the Agency, the State of Florida Office of the Auditor General, and federal and state awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Sanson, Kline, Jacomino & Company, LLP

November 17, 2005

**CITY OF MIAMI SOUTHEAST OVERTOWN PARK WEST
REDEVELOPMENT AGENCY AND CITY OF MIAMI OMNI
COMMUNITY REDEVELOPMENT AGENCY
(COMPONENT UNITS OF THE CITY OF MIAMI, FLORIDA)**

Management Letter in Accordance With the
Rules of the Auditor General of the State of Florida

Year ended September 30, 2005

Executive Summary

Sanson, Kline, Jacomino & Company, LLP (SKJ) hereby submits this management letter to the City of Miami Southeast Overtown Park West Redevelopment Agency and City of Miami Omni Community Redevelopment Agency (the Agencies), Component Units of the City of Miami, Florida for the fiscal year ending September 30, 2005. The management letter is presented in accordance with the *Rules of the Auditor General* of the State of Florida. In accordance with *Government Auditing Standards*, we are required to consider the Agencies' internal control during our planning and performing of our audit of the financial statements in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control. In fulfilling this responsibility, estimates, and judgments made by management are required to assess the expected benefits and related costs of internal control policies and procedures. The objectives on internal control are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of its financial statements in accordance with accounting principles generally accepted in the United States of America.

The management letter is organized in the following manner:

- Executive summary;
- Responses to the *Rules of the Auditor General* of the State of Florida; and
- Status of prior years' observations, recommendations, and management's responses.

We would be pleased to discuss this report with you at your convenience. SKJ appreciates the cooperation we received from the Agencies' staff and management, and is honored to serve the Agencies as its external auditors.



Sanson, Kline, Jacomino
& Company, LLP
Certified Public Accountants

LeJeune Centre 782 N.W. LeJeune Road - Suite 650 - Miami, Florida 33126

Tel. (305) 442-2470
Fax (305) 442-2850
www.skjnet.com

**Management Letter in Accordance with the
Rules of the Auditor General of the State of Florida**

To the Board of Directors of the
City of Miami Southeast Overtown Park West
Redevelopment Agency and City of Miami Omni
Community Redevelopment Agency:

We have audited the financial statements of the City of Miami Southeast Overtown Park West Redevelopment Agency and City of Miami Omni Community Redevelopment Agency, Component Units of the City of Miami, Florida (the Agencies), as of and for the fiscal year ended September 30, 2005, and have issued our reports thereon dated November 17, 2005.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We have issued our Independent Auditors' Reports on Internal Control over Financial Reporting and on Compliance and Other Matters. Disclosures in those reports, which are dated November 17, 2005, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with Chapter 10.550, *Rules of the Auditor General*. Those rules (Section 10.554(1)(g)1.a.) require that we address in the management letter, if not already addressed in the auditors' report on compliance and internal controls, whether or not inaccuracies, shortages, defalcations, fraud, and violations of laws, rules, regulations, and contractual provisions reported in the preceding annual financial audit report have been corrected. We noted no inaccuracies, irregularities, shortages, defalcations, and violations of laws, rules, regulations, and contractual provisions disclosed in the preceding annual financial audit.

The *Rules of the Auditor General* (Section 10.554(1)(g)1.b.) require that we disclose in the management letter, if not already disclosed in the auditors' report on compliance and internal controls, whether or not recommendations made in the preceding annual financial audit report have been followed. The recommendations made in the preceding annual financial audit report have been corrected, as reported in Appendix A, titled "Status of Prior Years' Observations, Recommendations, and Management's Responses."

The *Rules of the Auditor General* (Section 10.554(1)(g)2.), state that a management letter shall include a statement as to whether or not a local governmental entity complied with Section 218.415, Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the Agencies complied with Section 218.415, Florida Statutes, relating to local governmental investment policies.

The *Rules of the Auditor General* (Section 10.554(1)(g)3.) state that a management letter shall include recommendations to improve the local government entity's present financial management, accounting procedures and internal accounting controls. No recommendations were made for the current fiscal year.



The *Rules of the Auditor General* (Section 10.554(1)(g)4.) require disclosure in the management letter of the following matters if not already addressed in the auditors' reports on compliance and internal controls (1) violations of laws, rules, regulations, and contractual provisions or abuse that have occurred, or are likely to have occurred, and were discovered within the scope of the audit; (2) improper or illegal expenditures discovered within the scope of the audit that may or may not materially affect the financial statements; (3) improper or inadequate accounting procedures (for example, the omission of required disclosures from the annual financial statements); (4) failures to properly record financial transactions; and (5) other inaccuracies, shortages, defalcations, and instances of fraud discovered by, or that come to the attention of, the auditor. No such conditions were noted during the audit.

The *Rules of the Auditor General* Section (Section 10.554(1)(g)5.) state that a management letter shall include the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in the management letter, unless disclosed in the notes to the financial statements. Such disclosure is made in note 1 to the Agencies' financial statements.

The *Rules of the Auditor General* (Section 10.554(1)(g)6.a.), state that a management letter shall include a statement as to whether or not a unit of local government is in a state of financial emergency as a consequence of conditions described in Section 218.503(1), Florida Statutes. Section 218.503(1) states that a local governmental entity is in a state of financial emergency when any of the following conditions occur:

- a. Failure, within the same fiscal year in which due, to pay short-term loans from banks or failure to make bond debt service payments when due.
- b. Failure to transfer at the appropriate time, due to lack of funds: (1) taxes withheld on the income of employees; or (2) employer and employee contributions for a) federal Social Security, or b) any pension, retirement, or benefit plan of an employee.
- c. Failure for any one period to pay, due to lack of funds: (1) wages and salaries owed to employees; or (2) retirement benefits owed to former employees.
- d. An unreserved or total fund balance or retained earnings (deficit) for which sufficient resources of the local government entity are not available to cover the deficit for two successive years.
- e. Noncompliance of the local government retirement system with actuarial conditions provided by law.

Section 218.503(2) states that local government entity shall notify the Governor and the Legislative Auditing Committee when one or more of the conditions specified in Section 218.503(1), Florida Statutes have occurred or will occur if action is not taken to assist the local governmental entity.

Nothing came to our attention that caused us to believe that the Agencies are, or during the fiscal year, were in a state of financial emergency as a consequence of conditions in Section 218.503(1), Florida Statutes.

As required by the *Rules of the Auditor General* (Sections 10.554(g)(6)c. and 10.556(8)), we applied financial condition assessment procedures. It is management's responsibility to monitor the Agencies financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

With respect to the financial report for the fiscal year 2005 required to be filed with the State of Florida Department of Banking and Finance pursuant to Section 218.32 Florida Statutes, the Agencies do not file a separate report with the State of Florida Department of Banking and Finance. The financial operations of the Agencies are included in the basic financial statements of the City of Miami, Florida for the year ended September 30, 2005.



This management letter is intended solely for the information and use of the board of directors, management of the Agencies, the State of Florida Office of the Auditor General, and federal and state awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Sanson, Kline, Jacominio & Company, LLP

November 17, 2005

**CITY OF MIAMI SOUTHEAST OVERTOWN PARK WEST
REDEVELOPMENT AGENCY AND CITY OF MIAMI OMNI COMMUNITY
REDEVELOPMENT AGENCY
(COMPONENT UNITS OF THE CITY OF MIAMI, FLORIDA)**

Management Letter in Accordance With the
Rules of the Auditor General of the State of Florida

Year ended September 30, 2005

**Status of Prior Years' Observations, Recommendations,
and Management's Responses**

Summary

<u>No.</u>	<u>Prior Year's Observations</u>	<u>Comment Has Been Resolved</u>	<u>Comment is Still Relevant at 9/30/05</u>
2004-1	Payments to Vendors	X	



CITY OF MIAMI
COMMUNITY REDEVELOPMENT AGENCY
GRANTS AND LOANS SUMMARY

**Grant Appropriations For Southeast Overtown Parkwest and OMNI Community Redevelopment Agencies
For The Time Period of December 2000 Through February 2006**

<u>Board Meeting Date</u>	<u>CRA</u>	<u>Resolution #</u>	<u>Authorized/ Approved</u>	<u>Amount Used</u>	<u>Organization/Vendor</u>	<u>Purpose</u>	<u>Comments</u>
September 24, 2001	OMNI	R-01-32	15,000	6,020	La Bendicion	Art Basel	Paid out to various vendors
May 30, 2002	OMNI	R-02-35	27,500		Big Time Productions	2002 Black Film Festival	Information not available upon the preparation of this report.
October 28, 2002	OMNI	R-02-88	51,400	48,330	George Sanchez	Neutral Ground Project	Funds disbursed. Project closed.
November 25, 2002	OMNI	R-02-94	25,000	22,635	New World School of the Arts	Installation of Art Thrones for MPP Park	Funds disbursed. Project closed.
February 24, 2003	OMNI	M-03-09	70,000	70,000	Downtown Miami Partnership	Paint the Town Red- Omni Façade Program	Project began 3/04 and is ongoing.
March 31, 2003	OMNI	R-03-27	50,000	40,793	Greater Miami Visitors & Conventions Bureau and hotels	Margaret Pace Park Seed Funding	Customer Appreciation Event, Haitian Compas, and Umoja
April 28, 2003	OMNI	M-03-31	25,000	26,066	Compas Festival	Celebration of Haiti's independence, held at Margaret Pace Park	Funds disbursed. Project closed. Excess was approved by Executive Director.
May 19, 2003	OMNI	M-03-41	3,069	1,233	Ernest King	Art Supplies	No funds disbursed.
January 26, 2004	OMNI	R-04-03	30,000	30,000	Performing Arts Center	Digital Media Center	Funds disbursed. Project closed.
February 23, 2004	OMNI	R-04-14	50,000	-	Latin Billboards pre-event & Haitian Flag Day	Margaret Pace Park Seed Funding	Event cancelled.
February 23, 2004	OMNI	R-04-14	25,000	24,500	Haitian Compas Festival	Festival VIP Reception	Funds disbursed. Project closed.
July 29, 2004	OMNI	CRA-R-04-0003	71,350	71,350	MIART Foundation	Art Basel	Funds disbursed. Project closed.
September 24, 2004	OMNI	Under \$4500-- board approval not required	1,500	1,000	Local area hotels	Marketing blitz in conjunction with Greater Miami Visitors & Conventions Bureau	Still active
July 25, 2005	OMNI	CRA-R-05-0033	50,000	49,783	MIART Foundation	Art Basel 2005	Active
July 25, 2005	OMNI	CRA-R-05-0019	12,400	3,366	DHT-City Cemetery Committee	Misc Repairs and Landscaping	Active
July 25, 2005	OMNI	CRA-R-05-0030	75,000	75,000	PAC Foundation	"Lighting the House" Art Basel Event	Funds disbursed - project closed
November 3, 2005	OMNI	CRA-R-05-0038	156,250		Downtown Miami Partnership	DMP Wrap-Around Building Rehab	Active
November 3, 2005	OMNI	CRA-R-05-0035	100,000		Miami Women's Club	Drawings and Structural Analysis	Active
November 3, 2005	OMNI	CRA-R-05-0036	112,000	100,000	Urban One Development	Installation of water mains and fire hydrants and restoration of asphalt.	Active

NOTE: ITEMS IN RED DENOTE CHANGES / ADDITIONS FROM PREVIOUS QUARTERLY REPORT

<u>Board Meeting Date</u>	<u>CRA</u>	<u>Resolution #</u>	<u>Authorized/Approved</u>	<u>Amount Used</u>	<u>Organization/Vendor</u>	<u>Purpose</u>	<u>Comments</u>
June 29, 2000	SEOPW	R-00-74	420,000	-	Grants under the Commercial Revitalization Program	To assist area businesses in leasing equipment in exchange for employment of Overtown residents	Program supplemented by Grow Miami Fund. Project closed.
December 18, 2000	SEOPW	R-00-130	4,500		Technical assistance to Park Studios	Grant	Information not available upon the preparation of this report.
December 18, 2000	SEOPW	R-00-131	375,000		Grant to TCOTA for infrastructure improvements in SEOPW	Infrastructure improvements in SEOPW	Grant agreement executed and funds disbursed. Project closed.
February 26, 2001	SEOPW	R-01-5	75,000	75,000	Grant to TCOTA-Parking surcharge	Parking Surcharge	Grant agreement executed and inkind services given in amount of \$75,000. Project closed.
February 26, 2001	SEOPW	R-01-10	10,000	10,000	Silver sponsorship for Miami Development Summit	Grant	Funds disbursed. Project closed.
February 26, 2001	SEOPW	R-01-60	none stated		Overtown Optimists	Technical assistance and underwriting City services (Fire & Police)	Information not available upon the preparation of this report.
February 26, 2001	SEOPW	R-01-61	10,000		Grant and technical assistance to Black Archives for Happy Birthday Miami	Grant	Information not available upon the preparation of this report.
February 26, 2001	SEOPW	R-01-66	25,000	25,000	One Love, One Soul, One Community	Sponsorship events in community incl. concert at Gusman	Funds disbursed. Project closed.
February 26, 2001	SEOPW	R-01-67	none stated		Instruction to general counsel for property acquisition - quick take if necessary		Information not available upon the preparation of this report.
June 25, 2001	SEOPW	R-01-81	4,500		St. Francis Xavier support Gospel in the Park event	Grant	Information not available upon the preparation of this report.
December 11, 2001	SEOPW	R-01-135	94,868	94,868	Dr. Marvin Dunn	FIU "Roots in the City"	Funds disbursed. Project closed.
December 11, 2001	SEOPW	R-01-145	15,000	15,663	Poinciana Village	Security	Funds disbursed. Project closed.
December 11, 2001	SEOPW	M-01-36	15,000	15,000	Amistad	Grant	Funds disbursed. Project closed.
December 11, 2001	SEOPW	R-01-153	10,000	10,000	Victory for Youth	Grant	Funds disbursed. Project closed.
January 28, 2002	SEOPW	R-02-5	5,716	4,500	Cotton Club 2002	Rental at the Lyric Theatre & \$4500 cash grant	Funds disbursed. Project closed.
January 28, 2002	SEOPW	R-02-19	none stated		Miscellaneous property owners	utility conversion; construction of fence	Information not available upon the preparation of this report.
February 25, 2002	SEOPW	R-02-39	425,000	420,000	New Arena Square Corporation	Façade Grant to New Arena Square Apts.	Funds disbursed. Project closed.

NOTE: ITEMS IN RED DENOTE CHANGES / ADDITIONS FROM PREVIOUS QUARTERLY REPORT

<u>Board Meeting Date</u>	<u>CRA</u>	<u>Resolution #</u>	<u>Authorized/Approved</u>	<u>Amount Used</u>	<u>Organization/Vendor</u>	<u>Purpose</u>	<u>Comments</u>
February 25, 2002	SEOPW	R-02-29	50,000	8,125	Inkind Grant	Inkind grant for property owners around 9th Street	Funds disbursed. Project closed.
March 25, 2002	SEOPW	R-02-47	15,000	15,000	Miami Sports & Exhibition Authority	Rental of MSEA on behalf - Haitian Music Award	Funds disbursed. Project closed.
March 25, 2002	SEOPW	R-02-24	29,000	11,628	W.H.E. Enterprises (Sax on the Beach)	WASA Impact fees	Funds disbursed. Project closed.
April 25, 2002	SEOPW	R-02-63	55,000	42,557	Survival Music	ADA Compliance	Funds disbursed. Project closed.
April 25, 2002	SEOPW	R-02-64	18,000	17,805	Real Men Cook	Provide transportation & tickets to event for area-youth	Funds disbursed. Project closed.
April 25, 2002	SEOPW	R-02-79	80,000	57,015	Grant to Charity Unlimited-Technical	Grant	Funds disbursed. Project closed.
April 25, 2002	SEOPW	R-02-96	35,000	35,000	City of Miami Department of Police	Off-Duty Security on Memorial Day weekend	Fund disbursed. Project Closed.
April 25, 2002	SEOPW	R-02-99 & R-02-38	7,500	7,500	Goombay support	Grant	Funds disbursed. Project closed.
June 27, 2002	SEOPW	R-02-116	5,000	5,000	Rickia Isaac Foundation	Anti-violence campaign	Funds disbursed. Project closed.
July 29, 2002	SEOPW	R-02-142	10,000	-	Overtown Optimists	Overtown Come Alive Event	Event cancelled. Project closed.
October 28, 2002	SEOPW	R-02-167	6,000	6,406	Marvin Weeks	"Overtown's Glory" mural by Marvin Weeks	Funds disbursed. Project closed.
January 25, 2003	SEOPW	R-03-7	17,000	5,825	Miscellaneous property owners along 9th Street Mall	Electrical conversation	Funds disbursed. Project closed.
March 31, 2003	SEOPW	R-03-23	50,000	50,000	Club Space	WASA Impact fees	Funds disbursed. Project closed.
July 15, 2003	SEOPW	R-03-58	25,141	25,251	New Providence Lodge	Back to School Health and Safety Day	Funds disbursed. Project closed.
September 29, 2003	SEOPW	R-03-87	337,800	337,800	Arena Square	Installation of elevators	Grant executed and funds disbursed. Project pending completion of punchlist.
September 29, 2003	SEOPW	R-03-78	156,000	10,020	Two Guys Restaurant	Renovation/expansion construction related costs	Grant rejected by owner.
December 8, 2003	SEOPW	R-03-100	920,000	124,910	Jackson Soul Food	Renovation/expansion construction related costs	Project may resume upon resolving billboard issue
April 26, 2004	SEOPW	R-04-32	25,000	26,837	Umoja	Annual Luther Campbell Umoja Arts and Cultural Event	Funds to be disbursed on a reimbursement basis.
June 9, 2004	SEOPW	Under \$4500-- board approval not required	4,500	4,500	Real Men Cook	Tickets to Overtown residents	Funds disbursed. Project closed.
June 28, 2004	SEOPW	R-04-44	25,000	22,281	2004 Back to School Health & Safety Day	New Providence Lodge	Funds disbursed. Project closed.
June 28, 2004	SEOPW	R-04-47	297,700	297,254	Just Right Barber Shop	Renovation/expansion construction related costs	Active

NOTE: ITEMS IN RED DENOTE CHANGES / ADDITIONS FROM PREVIOUS QUARTERLY REPORT

<u>Board Meeting Date</u>	<u>CRA</u>	<u>Resolution #</u>	<u>Authorized/Approved</u>	<u>Amount Used</u>	<u>Organization/Vendor</u>	<u>Purpose</u>	<u>Comments</u>
July 12, 2004	SEOPW	Under \$4500-- board approval not required	3,000	3,000	St. John CDC	Things are Cooking in Overtown	Funds disbursed. Project closed.
July 26, 2004	SEOPW	CRA-R-04-0002; CRA-R-05-0006	25,000	15,000	Downtown Development Authority	Parking Study for Omni area	Funding amount increased via CRA-R-05-0006. Still active. We increased \$10,000 more
July 26, 2004	SEOPW	R-01-59	none stated	3,000	Gold Sponsorship St. John's - Things are cooking in Overtown	fundraising event for St. John CDC	Funds disbursed. Project closed.
February 28, 2005	SEOPW	CRA-R-05-0010	252,000	55,537	ST John CDC	Capital Improvement to St John Church	Project Ongoing
February 28, 2005	SEOPW	CRA-R-05-0012	25,000	22,976	Back to School Health & Safety Day 2005	Grant	Active
May 11, 2005	SEOPW	Executive Director	2,500	2,500	ST John CDC	Honory head Chef Sponsorship - Things are Cooking in Overtown	To be held on August 13, 2005
May 26, 2005	SEOPW	CRA-R-05-0024	25,000	23,135	Overtown 2005 Memorial Day Economic Festival	Special Event	Active
July 25, 2005	SEOPW	CRA-R-05-0032	110,000		Poinciana Village	Infrastructure Improvement	Active
November 3, 2005	SEOPW	CRA-R-05-0039	97,000	91,875	Black Archives	Surface Improvements and Installing Pavers on the Lyric Plaza	The item was ratified on November 3, 2005 by the CRA Board.
July 25, 2005	SEOPW	CRA-R-05-0029	20,000	20,000	Black Archives	Bacardi Party - MTV Video Music Awards - Theater Rental	Funds disbursed. Project closed.
November 3, 2005	SEOPW	CRA-R-05-0038	156,250		Downtown Miami Partnership	DMP Wrap-Around Building Rehab	Active
November 3, 2005	SEOPW	CRA-R-05-0034	50,000		Camillus House	Installation of Perimeter Lighting and the replacement of Exterior windows	Active
November 3, 2005	SEOPW	CRA-R-05-0037	90,000		Greyhound Lines, Inc	Facade Enhancements	Active
November 3, 2005	SEOPW	CRA-R-05-0049	200,000	21,923	SEOPW Small Business Grant Initiative	Grants	Active. Grants were authorized in the amount of \$25K each to Gerald Graphic and L&J Grocery.
December 15, 2005	SEOPW	CRA-R-05-0054	35,000	31,000	Black Archives	The Schomburg Art Exhibition entitled "In Motion - The African - American Migration Experience" to the Lyric Theater	Active
December 28, 2005	SEOPW	Executive Director	3,500	3,500	Community Partnership for Homeless, Inc	Grant	Funds disbursed. Project closed.
February 4, 2006	SEOPW	Executive Director	1,810	1,295	Red Velvet Arts Festival 2006	Special Event	Funds disbursed. Project closed.

NOTE: ITEMS IN RED DENOTE CHANGES / ADDITIONS FROM PREVIOUS QUARTERLY REPORT

<u>Board Meeting Date</u>	<u>CRA</u>	<u>Resolution #</u>	<u>Authorized/Approved</u>	<u>Amount Used</u>	<u>Organization/Vendor</u>	<u>Purpose</u>	<u>Comments</u>
May 21, 2001	SEOPW & OMNI	R-01-58 & R-01-12	none stated	5,000	Gold Sponsorship for Florida Redevelopment Assoc Annual Conference	fundraising event	Funds disbursed. Project closed.
May 21, 2001	SEOPW & OMNI	R-01-62 & 01-13	168,000	98,750	3 year grant for Construction Management Institute (90K first year)	Grant	Program discontinued by vendor. Project closed.
May 21, 2001	SEOPW & OMNI	R-01-65; R01-15	none stated		Caribbean Carnival	Cost of venue, security, set up and display preparation	Information not available upon the preparation of this report.
May 21, 2001	SEOPW & OMNI	R-02-98 & R-02-37	25,000	12,363	Clarin Lakay Little Haiti Art Exhibit	Cost of venue, security, set up and display preparation	Funds disbursed. Project closed.
May 30, 2002	SEOPW & OMNI	R-02-102 & R-02-39	10,000		Clarin Lakay Little Haiti Art Exhibit	Acquisition of art work from Haitian artists	Information not available upon the preparation of this report.

NOTE: ITEMS IN RED DENOTE CHANGES / ADDITIONS FROM PREVIOUS QUARTERLY REPORT