



2016

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT

CREATING OPPORTUNITIES FOR COMMUNITY EMPOWERMENT

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CLARENCE WOODS III



SKYVIEW OF HISTORIC OVERTOWN

On behalf of the Southeast Overtown/Park West Community Redevelopment Agency ("CRA"), we are pleased to submit the Annual Progress Report and Financial Statements for the Fiscal Year ending September 30, 2016. The CRA is committed to eliminating slum and blight and encouraging private investment within the redevelopment area. Throughout Fiscal Year 2016 ("FY 2016"), the CRA's Board of Commissioners ("CRA Board") and staff continued to support projects and programs aimed at strengthening the Overtown and Park West redevelopment area.

2016 was a transformative year for the CRA. Three new affordable housing developments were completed and major rehabilitation projects such as Town Park Plaza North, Town Park Plaza South and Town Park Village were in various stages of the renovation process. Other accomplishments in FY 2016 included the grand opening of Top Value Supermarket, the first neighborhood grocery store to open in Overtown in over a decade. This major milestone is an example of the CRA's efforts to increase economic development opportunities in the redevelopment area.

The completion of the Overtown Performing Arts Center (the Former Ebenezer Methodist Church) was also a significant accomplishment for the CRA. After years of renovations, the former church building is now an event space and future training center for individuals seeking careers in the hospitality industry. This project was also the recipient of the Florida Redevelopment Association's 2016 Prestigious Presidents Award. Job-training initiatives and employment opportunities for residents also remained a priority. In FY 2016, the CRA awarded grants for important community programs such as: the Overtown Beautification Team, the Hospitality Institute, the FACE Summer Youth Employment Program and Suited for Success. We also supported historic landmarks such as the iconic Black Archives Historic Lyric Theater and the Black Police Precinct & Courthouse Museum.

In the next few pages, we have highlighted a series of projects and programs that exemplify the CRA's progress. Looking ahead, I am confident that the CRA, working in close partnership with residents, and other dedicated community stakeholders, partners and supporters, will continue our commitment of transforming the redevelopment area into the best place to live, work and play.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Clarence Woods III". The signature is stylized with a large, sweeping flourish at the end.

Clarence Woods III
Executive Director

CRA BOARD OF COMMISSIONERS



CHAIRPERSON

Keon Hardemon
Commissioner, District 5



VICE-CHAIRPERSON

Wifredo "Willy" Gort
Commissioner, District 1



BOARD MEMBER

Ken Russell
Commissioner, District 2



BOARD MEMBER

Frank Carollo
Commissioner, District 3



BOARD MEMBER

Francis Suarez
Commissioner, District 4



CRA BOARD OF COMMISSIONERS



THE BLACK ARCHIVES HISTORIC LYRIC THEATER

CRA Purpose & Mission

The CRA is one of three community redevelopment agencies within the municipal boundaries of the City of Miami. Pursuant to the Community Redevelopment Act of 1969, the CRA was created to eliminate slum and blight in the Overtown and Park West communities (redevelopment area).

Our mission is to enhance the quality of life, improve the public health, safety, morals and welfare of residents in the redevelopment area. In furtherance of this mission, the CRA has undertaken a variety of new development and redevelopment efforts to promote economic stability, to enhance the tax base as well as to increase affordable housing to residents of low and moderate income. A CRA Board, whose members are City of Miami Commissioners, governs the agency. The Executive Director implements the CRA Boards policies.

About This Report

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



GIBSON PARK

Financing Redevelopment

The CRA is funded through a financing tool called Tax Increment Financing, which earmarks a specific portion of property tax dollars collected by the City of Miami, Miami Dade County and the Children's Trust. In turn, the CRA reinvests these funds, along with other revenue sources such as grants, bond financing and property sales, back into the redevelopment area to fund projects. Examples of such reinvestments include, but are not limited to: infrastructure upgrades, new construction and rehabilitation of multi-family housing, economic development investments in new and existing businesses, historic preservation and the promotion and support of job creating initiatives.

THE CRA'S INVESTMENT IN HOUSING

The Plaza at the Lyric

The Plaza at the Lyric is a mixed-use affordable housing project that consist of 158 rental units and 8,000 square feet of commercial space. Amenities include a large multi-purpose room, computer lab with a library, a state of the art fitness center, laundry facilities, playground and parking garage. The Gatehouse Group developed the property. The total cost of construction was \$40.9 million. **CRA investment \$17million**



THE PLAZA AT THE LYRIC

Island Living Apartments

This affordable housing project consist of 70 rental units and 5,000 square feet of commercial space. Amenities include a playground, green space and parking garage. Atlantic Pacific Communities and Palmetto Homes of Miami Inc. developed the property. The total cost of construction was \$23.2 million.

CRA investment \$9 million



ISLAND LIVING APARTMENTS

Courtside Family Apartments

This affordable housing project consist of 84 rental units. Amenities include a : theater / media room, business center, library, fitness center, laundry facility, community center, picnic area, outdoor grill, basketball court and playground. The Housing Trust Group and AM Affordable Housing developed the project. The total cost of construction was \$22.8 million.

CRA investment \$7.5 million



COURTSIDE FAMILY APARTMENTS

St. Johns Overtown Plaza Apartments

St. John Plaza Apartments is a new affordable housing project currently underway in the redevelopment area. Once completed, the development will consist of 90 rental units and an 8,000 square foot daycare center. Amenities will include a community room, computer lab, library, playground and a parking garage. St. John Community Development Corporation and Boston Capital are developing the property. The total cost of construction is \$25.1 million. **CRA investment \$10 million**



ST. JOHN PLAZA APARTMENTS



TOWN PARK PLAZA NORTH

Town Park Plaza North

Town Park Plaza North is amongst one of the oldest and largest multi-family housing developments located in the redevelopment area. Built in 1973, the aging buildings, have suffered from years of deteriorating physical conditions. This major project entails the total gut rehabilitation of 169 condominium units with the temporary relocation of its residents. The project also includes the replacement of new water and sewer utilities, and site work across the entire complex.

CRA Investment \$15 million *



TOWN PARK PLAZA NORTH PLAYGROUND

Town Park Plaza North New Playground

In January 2016, the CRA Board accepted a \$75,000 grant from the Health Foundation of South Florida to support the construction of a new playground at Town Park Plaza North. The construction of the playground is part of the CRA's ongoing efforts to increase opportunities for daily physical activity among Overtown's youth by building safe play and exercise spaces within the community. The playground features engaging new play structures, swings, rubber safety surfacing, a large canopy, benches and fencing. Additional improvements surrounding the park will include landscaping and sidewalk repairs.



TOWN PARK PLAZA SOUTH

Town Park Plaza South

Constructed in 1971, Town Park Plaza South has suffered from longstanding deferred maintenance, structural, plumbing, electrical problems and life safety issues. The buildings are also in need of a 40-year recertification.

This project entails the total gut rehabilitation of 116 town-house style units with the temporary relocation of its residents. Renovations to each unit includes removing all interior walls and the replacement of the plumbing and electrical systems. New flooring, cabinets and energy-efficient appliances will also be installed. Exterior enhancements will include the installation of new landscaping and sod, sidewalks, parking lot improvements and metal picket fencing.

CRA Investment \$13.5 million*



TOWN PARK VILLAGE

Town Park Village

In June 2016, the CRA issued a Request for Qualifications for the renovation and rehabilitation of 147 apartments at Town Park Village. Town Park Village was built in 1970, and has suffered from years of longstanding deferred maintenance, structural, plumbing and electrical problems. The CRA is currently in the process of accessing the conditions of the apartments to ascertain the approximate total cost of the renovation project.

CRA Investment 1 million*

THE CRA'S INVESTMENT IN ECONOMIC DEVELOPMENT & SMALL BUSINESSES



TOP VALUE SUPERMARKET GRAND OPENING

Top Value Supermarket

In October 2016, the CRA celebrated the grand opening of Top Value Supermarket. The opening of Top Value Supermarket is a significant milestone for the redevelopment area. Prior to its opening, there was no major grocery store servicing the community locally for years, earning Overtown the reputation of being a "food desert". Residents now have greater access to fresh produce, quality meats, vegetables, alternate food options, and health and beauty items without having to leave the neighborhood.

CRA Investment \$200,000 / \$456,174 Loan

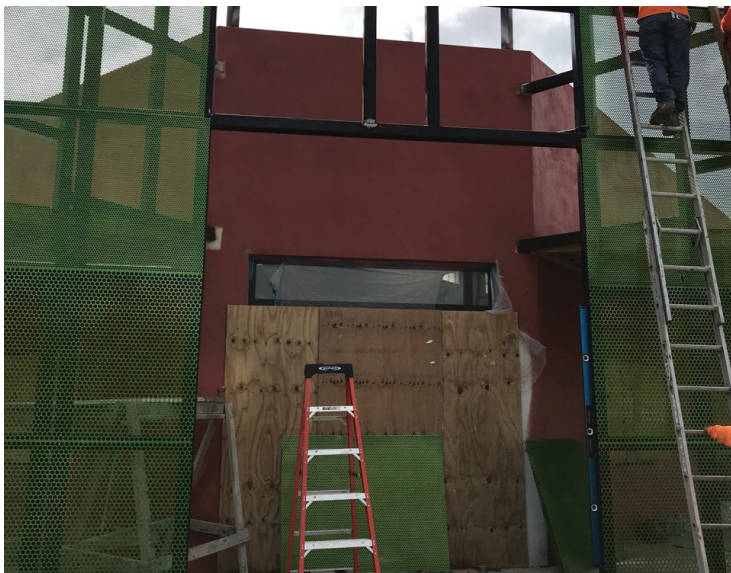


OUTSIDE OF GERALD'S GRAPHICS & PRINTING

Gerald's Graphics & Printing

In March 2016, The CRA Board awarded a grant to Fin Care Investments, LLC, to open "Gerald's Graphics & Printing". This print shop is located at The Carver Apartments and Shoppes, at 801 N.W. 3rd Avenue. Gerald's Graphics & Printing has provided printing services to businesses and residents since 1997. CRA funding assisted with the build out and equipment purchases. **CRA Investment \$110,000**

PROJECTS IN THE WORKS



2017 CONSTRUCTION OF PEOPLE'S BAR-B-QUE



2017 CONSTRUCTION OF GROOVIN' BEAN COFFEE BAR & LOUNGE



3MIAMI CENTRAL CONSTRUCTION

3 Miami Central

3Miami Central, is a new large scale commercial development that will bring Class A office space, retail and a grocery store into the redevelopment area. This privately invested development is being built on CRA provided land, located at NW 2nd Avenue and NW 6th Street. The 12- story building will consist of 33,161 square feet of commercial / retail space on the ground floor, nearly 97,000 square feet of office space and a garage to park 1,096 vehicles.



2016 CONSTRUCTION OF MIAMI WORLDCENTER

Miami Worldcenter

The Miami Worldcenter development is a privately owned project that is currently being built in the Park West section of the redevelopment area. This multi-phase project will feature approximately 765,000 square feet of retail space, 300 hotel rooms, 2,000 apartments and condominiums and a mall with 50,000 square feet of retail space. In December 2014, the CRA Board approved an Economic Incentive Agreement between the CRA and the developers of Miami Worldcenter.

People's Bar-B-Que
Groovin' Bean Coffee Bar & Lounge
Harlem Square

\$1,000,000*
\$150,000
\$1,250,000

Brother Frazier's Ribs
The Shoppes of Overtown

\$200,000
\$92,000



HARLEM SQUARE RENDERING



THE SHOPPES OF OVERTOWN

THE CRA'S INVESTMENT IN JOB CREATING INITIATIVES



SUITED FOR SUCCESS EXECUTIVE DIRECTOR AND STAFF



SECURITY STAFF EMPLOYED THROUGH THE LYRIC THEATER

In FY 2016, the CRA awarded grants to the following job training / placement programs :

Overtown Beautification Team	\$ 300,000
The Lyric Theater Cultural Heritage Institute	\$ 500,000
The Hospitality and Culinary Institute	\$ 165,000
FACE Summer Employment & Training Program	\$ 205,000
The Business Incubator and Development Program (Business Resource Center)	\$ 150,000
Suited for Success	\$ 85,000



THE OVERTOWN BEAUTIFICATION TEAM "BLUE SHIRTS" PROGRAM PARTICIPANTS

THE CRA'S INVESTMENT IN HISTORIC PRESERVATION



NEW KITCHEN SPACE AT THE OPAC

Overtown Performing Arts Center

In October 2016, the CRA earned the President's Award from the Florida Redevelopment Association for its investment in the adaptive re-use of the former Ebenezer Methodist Church into the Overtown Performing Arts Center (OPAC). This 9,500 square foot facility, serves as a performing arts and banquet space for community events and activities. The venue also houses a state of the art culinary/catering kitchen that will be utilized as a future training center for individuals seeking careers in the hospitality industry. In addition to CRA funding, the U.S. Department of Commerce Economic Development Administration awarded a \$900,000 grant to assist with the renovations. **CRA Investment \$2.6 million**



THE OPAC



BLACK POLICE PRECINCT AND COURTHOUSE MUSEUM

City of Miami Black Police Precinct and Courthouse Museum

In September 2016, the CRA Board accepted a \$150,000 grant from the Institute Museum of Library Services) to implement a capacity-building project with the City of Miami Black Police Precinct Courthouse Museum, Inc. The funding was used to hire a full-time museum director and conduct a much-needed comprehensive museum assessment and strategic plan. The CRA Board also awarded additional funding towards this project and for renovations and emergency repairs that were made to the building. **CRA investment \$ 195,471.55**



INSIDE OF COURT HOUSE

HISTORIC PRESERVATION PROJECTS IN THE WORKS



DUNN & JOSEPHINE HOTEL RENDERING

Dunn and Josephine Hotel

The Dunn and Josephine Hotel, consist of two buildings that was built in 1938 and 1947; an era when Overtown was home to first class hotels such as the Mary Elizabeth, the Sir John and the Carver hotels.

Once completed, the two-story buildings will consist of a bed and breakfast boutique hotel with 16 rooms, along with new fixtures and finishes. This project will also include a central courtyard and lobby which can easily be accessible from NW 3rd Ave Business Corridor. Additionally, the hotel will make room for much needed jobs within the community. **CRA investment \$850,000**



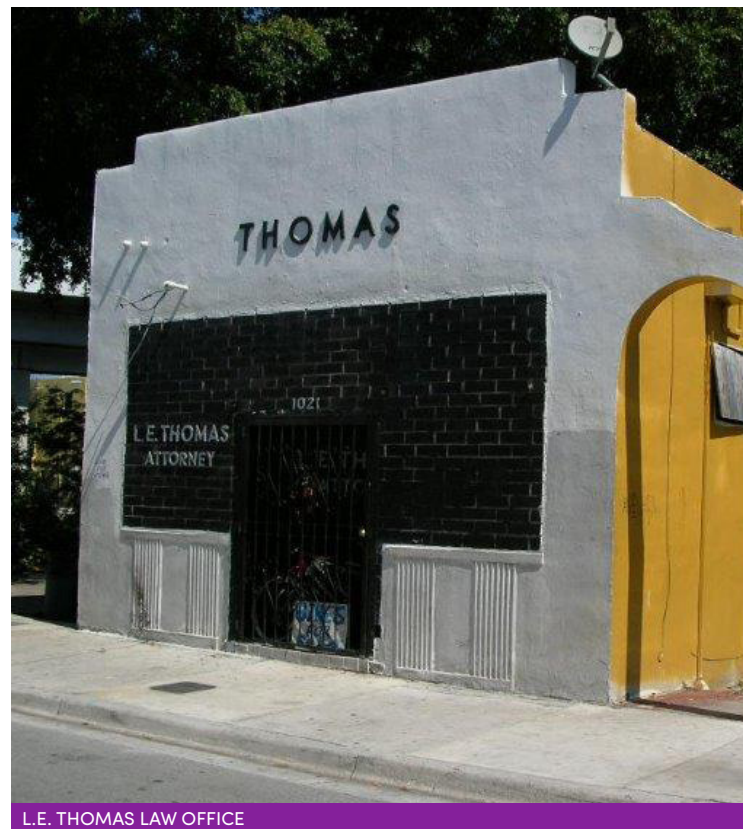
INTERIOR OF THE DUNN & JOSEPHINE HOTEL DURING CONSTRUCTION

Old Clyde Killen's Pool Hall

In March 2016, the CRA Board approved the Marcus Samuelson Development Group, LLC as the top ranked firm to open a restaurant located at 920 NW 2nd Avenue. This historic landmark was once owned and operated by famed music promoter Clyde Killens. In an effort to highlight and preserve the historical significance of the former pool hall, the CRA purchased and renovated the building. Once completed, the newly renovated establishment will feature a premier dining and entertainment venue, inspired by the history of Overtown. **CRA investment \$930,000.**

Former Law Office of the Honorable Judge Lawson Edward Thomas

In November 2016, The CRA Board approved funding to make repairs to the Former Law Office of the Honorable Judge Lawson Edward Thomas building, located at 1021 NW 2nd Avenue. The CRA acquired the property, which had been vacant and boarded up for many years. The funding will be used to replace the roof and make other necessary repairs, including but not limited to, replacing the electrical wiring and plumbing. Plans for the property include repurposing the building for future use. **CRA investment \$100,000**



L.E. THOMAS LAW OFFICE



In December 2015, the CRA Board approved a grant to the City of Miami for enhanced police services in the redevelopment area that include, but are not limited to, foot patrol, field interrogation, and intensified motorized patrol. Since implementation, the program has aided in the prevention of crime. **CRA Investment \$900,000**

PROMOTIONS & MARKETING OF THE COMMUNITY

In FY 2016, the Mosaic Group assisted the CRA with media outreach and implementing a new CRA website and branding campaign. The campaign titled "Experience Overtown" pays homage to the historic neighborhood while positioning the area as a cultural and entertainment destination, a place for businesses to expand or locate, and a place where the community can celebrate its rich heritage.

The website features information about the neighborhood's landmark restaurants, new eateries, historical and cultural attractions. In addition, the pages also obtain information on CRA funded programs and projects (complete and under construction), news, upcoming events, annual reports, monthly agendas, financial data and more. In FY 2016, the CRA also sought the services of Jitter Flix, a video production company to create videos of several redevelopment activities. The videos were shared on social media and on the City of Miami's Channel 77. **CRA Investment \$85,000**



THE CRA'S INVESTMENT IN ARTS & CULTURE



Lyric Live Amateur Night Showcase

In FY 2016, the CRA supported cultural activities, and events held at the Black Archives Historic Lyric Theater. Lyric Live is one of the signature programs presented by the Black Archives. Lyric Live is held on the first Friday of every month and puts a South Florida spin on the familiar amateur night showcase where the audience decides who wins and loses based on applause and boos. Funding from the CRA, also contributed to programming such as the South Florida Marching Band Precision Camp and the Visions of our 44th President exhibition. The Black Archives also expanded its marketing and media efforts and archive collection.



FolkLifeFriday'sOutdoorMarketplace

In December 2015, the CRA Board awarded a grant to New Washington Heights Community Development Conference, Inc. to operate Folk Life Fridays. Folk Life Fridays is a monthly open-air marketplace that features tasty food and various products from local vendors and businesses. The outdoor marketplace takes place every first Friday of the month on the 9th Street Pedestrian Mall (adjacent to the Lyric Theater) at N.W. 9th Street and 2nd Avenue. CRA Investment \$110,000



THE CRA'S INVESTMENT IN ARTS & CULTURE

Overtown Music & Arts Festival

In March 2016, the CRA Board awarded a grant to Headliner Market Group to produce the Overtown Music & Arts Festival. The annual street festival took place on July 23, 2016, in the heart of Overtown's Business District on NW 3rd Avenue between 9th & 11th streets. The family-friendly event featured a day full of family fun, art, delicious food and performances from national and local artists. The festival was also selected as a winner of the John S. and James L. Knight Foundation's 2015 Knight Arts Challenge, which funds the best ideas for bringing South Florida together through the arts.

CRA Investment \$200,000



LATIN JAZZ MUSICIAN TITO PUENTE JR.



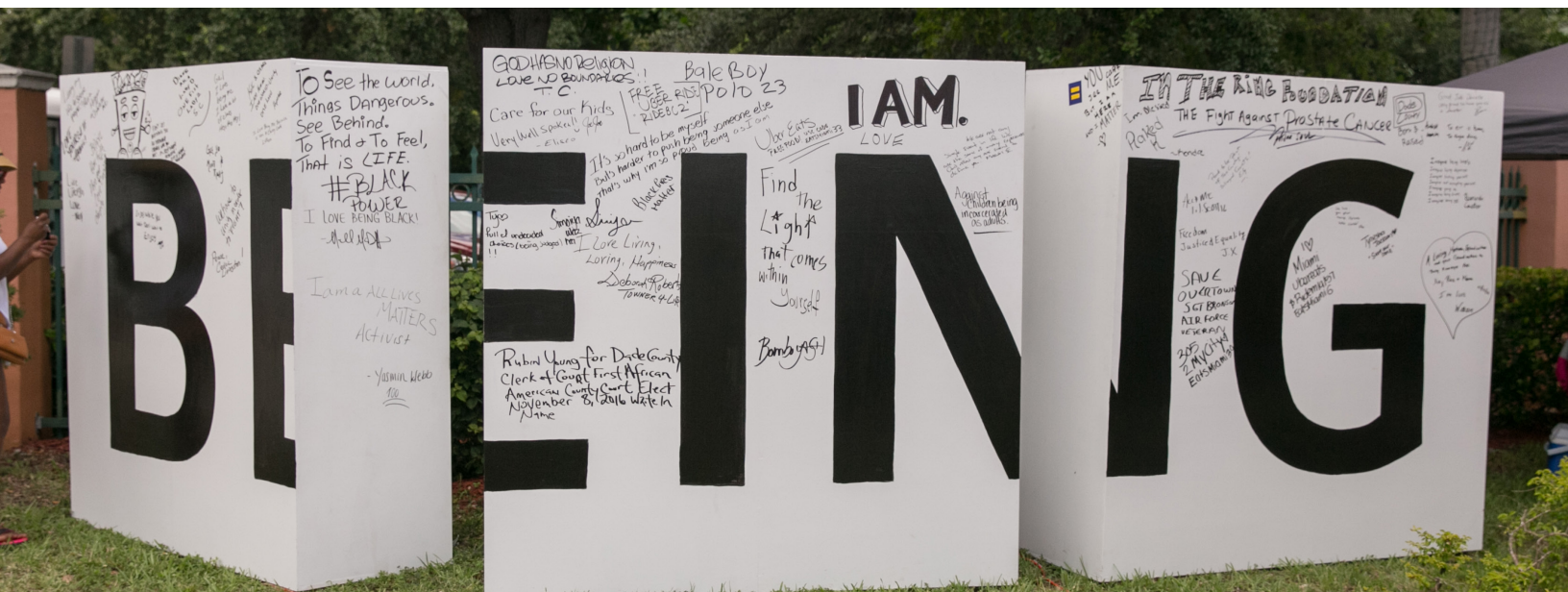
EXPERIENCE OVERTOWN



T.E.E.S. YOUTH ZONE PERFORMERS

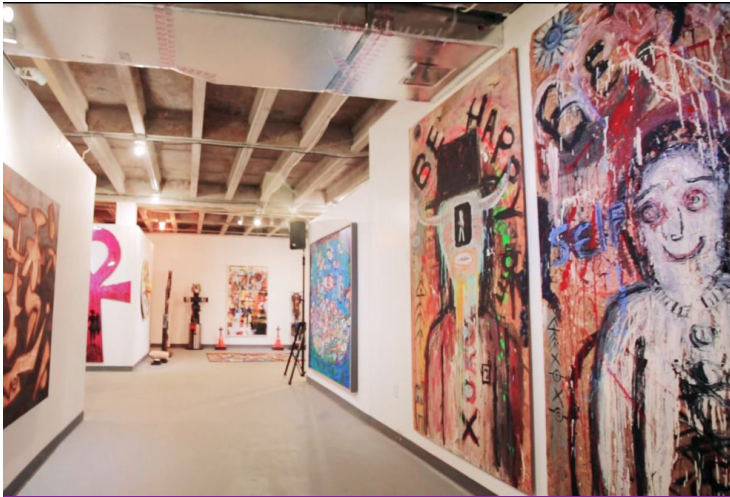


R&B SINGER AMERIE



SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY

THE CRA'S INVESTMENT IN ARTS & CULTURE



2016 ART AFRICA MIAMI ARTS FAIR

Soul Basel

Soul Basel is a collaborative effort between the CRA, local organizations and the GMCVB Art of Black Miami to display art exhibitions in Overtown during the world-renowned Miami Art Basel Week. The CRA's goal during Art Basel is to attract local residents and visitors to the various art and culture facilities. Dozens of Black Art from world-renowned and emerging artisans were on display at various locations in the redevelopment area. In addition to displaying art, a series of programming and events were held in partnership with the CRA.



ART OF CONVERSATION RECEPTION



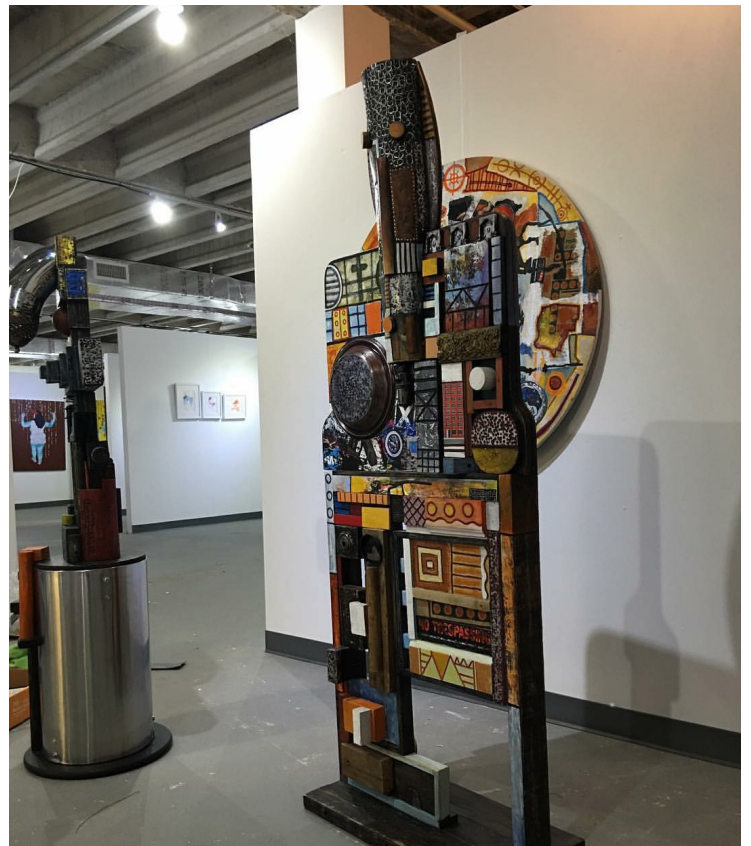
FEATURED ARTIST AT ART AFRICA MIAMI FAIR



ART AFRICA MIAMI ARTS FAIR & FOUNDER NEIL HALL AND ARTIST

Art Africa Miami Arts Fair

In July 2016, the CRA Board awarded a grant to the Urban Collective Inc. to produce the 6th Annual Art Africa Miami Arts Fair. The art exhibition was held during Art Basel Week December 1- 4, 2016. The exhibition entitled, Afrotopia: African Diaspora and the Politics of Representation featured an expanded showcase of contemporary artists from across the African Diaspora. **CRA Investment \$110,000**



ART AFRICA EXHIBIT



PRESERVATION AND ENHANCEMENT OF TAX BASE

	2016 TAX ROLL	2015 TAX ROLL	INCREASE (%)
Original Boundaries	\$1,384,979,716	\$1,091,625,807	13%
Expanded Boundaries	\$146,888,249	\$136,735,577	7%
Park West Addition	\$85,278,687	\$55,673,032	53%

FY 2016 Current Year Actual Tax Increment Revenue

Preliminary Tax Increment Value	1,384,979,716	
Taxable Value Base Year - 1982	(78,305,502)	
Value Increment	1,306,674,214	
Divided By 1000	1,306,674	
Multiply By 95%	1,241,341	
City Operating Millage - Current Year	7.6465	
County Operating Millage - Current Year	4.6669	
Gross Advalorem (City)		\$9,491,910
		\$5,793,212

Adjustment By Value Adjustment Board	(28,173,840)	
Divided By 1000	(28,174)	
Multiply By 95%	(26,765)	
City Operating Millage	7.5710	
County Operating Millage	4.7035	
Adjustment (City)		

EXPANDED BOUNDARIES

Preliminary Tax Increment Value	146,888,249	
Taxable Value Base Year - 2009	(94,245,513)	
Value Increment	52,642,736	
Divided By 1000	52,643	
Multiply By 95%	50,011	
City Operating Millage - Current Year	7.6465	
County Operating Millage - Current Year	4.6669	
Gross Advalorem (City)		\$382,406
		\$233,394

Adjustment By Value Adjustment Board	(5,558,747)	
Divided By 1000	(5,559)	
Multiply By 95%	(5,281)	
City Operating Millage	7.5710	
County Operating Millage	4.7035	
Adjustment (City)		

PARK WEST ADDITION

Preliminary Tax Increment Value	85,278,687	
Taxable Value Base Year - 1985	(37,461,910)	
Value Increment	47,816,777	
Divided By 1000	47,817	
Multiply By 95%	45,426	
City Operating Millage - Current Year	7.6465	
County Operating Millage - Current Year	4.6669	
Gross Advalorem (City)		\$347,349
		\$211,998

Adjustment By Value Adjustment Board	-	
Divided By 1000	-	
Multiply By 95%	-	
City Operating Millage	7.5710	
County Operating Millage	4.7035	
Adjustment (City)	\$0	
Adjustment (County)	\$0	

TOTAL **\$16,460,270**



CCRA STAFF WITH MIAMI CITY COMMISSION CHAIRMAN KEON HARDEMON

Clarence Woods, III

Executive Director

Cornelius Shiver, Esq.

Assistant Director

The Southeast Overtown / Park West Community Redevelopment Agency

The Black Archives Historic Lyric Theater

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For more updates on the CRA's projects and programs join our mailing list at www.miamicra.com/seopwcra and look for us on

