

SOUTHEAST OVERTOWN/PARK WEST COMMUNITY REDEVELOPMENT AGENCY

REDEVELOPMENT DIGEST

JUNE 2017



People's Bar-B-Que Undergoes
\$1 Million in Renovations

First Major Grocery Store
Opens in Overtown

CRA launches a new Website and Branding Campaign:
EXPERIENCE OVERTOWN

The 2017 Overtown Music & Arts
Festival Returns July 15



**EXPERIENCE
OVERTOWN**
EAT • LIVE • WORK • PLAY

CRA BOARD

Keon Hardemon

Board-Chair • Commissioner, District 5

Wifredo “Willy” Gort

Vice-Chair • Commissioner, District 1

Ken Russell

Board Member • Commissioner, District 2

Frank Carollo

Board Member • Commissioner, District 3

Francis Suarez

Board Member • Commissioner, District 4

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Greetings:

As Chairman of the Southeast Overtown Park West Community Redevelopment Agency (“CRA”), I am proud to be at the helm of the transformative changes taking place in the Overtown and Park West neighborhoods. As a result of CRA funding, significant investments have been made to provide better quality housing, job opportunities, and enhance economic growth for our citizens. These efforts will also continue to attract public and private investments well into the future.

The Redevelopment Digest is a new quarterly publication that highlights some of the various projects and programs that the CRA has undertaken. The publication will also share agency news, updates, community happenings, and other activities that improve residents’ quality of life.

It will also showcase “Experience Overtown”, a new branding campaign that highlights the visible changes that are occurring in the redevelopment area. The SEOPW CRA will continue to dedicate its resources to ensuring that our Overtown and Park West neighborhoods are a great place to eat, live, work and play.

We invite you to come experience Overtown and see what you’ve been missing.

Sincerely,

Keon Hardemon

Miami City Commission Chairman & SEOPW CRA Chairman



CRA WINS FRA'S PRESIDENT'S AWARD FOR ADAPTIVE RE-USE PROJECT

FORMER EBENEZER CHURCH NOW OVERTOWN PERFORMING ARTS CENTER

The CRA received two Florida Redevelopment Association (FRA) Awards for its outstanding achievements in redevelopment – The President's Award and Outstanding Housing Project Award. The FRA presents awards annually to projects that exhibit the best practices in Florida redevelopment over the past year. The winners were announced during the FRA's 2016 Annual Conference awards dinner held in Orlando on October 14, 2016.

Each year the FRA awards committee carefully selects the winners from dozens of entries submitted by agencies from across the state of Florida. All of the entries embody the spirit of successful community redevelopment and revitalization. The CRA earned the President's award for the adaptive re-use of the Ebenezer Methodist Church into the Overtown Performing Arts Center (OPAC). Built in 1947, the church housed one of the oldest congregations in Overtown but overtime the building fell into disrepair and became



vacant. The CRA invested \$2.6 million into the renovations in an effort to put the vacant building back into use while persevering the historical significance and architectural design of the building. In addition to CRA funding, the U.S. Department of Commerce, Economic Development Administration awarded a \$900,000 grant to assist with the renovations.

Located at 1074 NW 3rd Avenue, the OPAC is a wonderful addition to the Overtown community. In addition to serving as a performing arts center and banquet space for concerts and other community and cultural events, the 9,500 square foot facility houses a state of the art culinary/catering kitchen and classrooms to support local hospitality and culinary job training programs as well as kitchen incubator space for startup food businesses and local entrepreneurs.

In addition to the President's Award, the CRA was also awarded the "Outstanding Housing Project" for its investment in Island Living Apartments.

SFCDC HONORS CRA DIRECTOR FOR COMMITMENT TO AFFORDABLE HOUSING



CRA Director, Clarence Woods, was selected as a 2016 honoree for the South Florida Community Development Coalition's 5th Annual Awards for Excellence in Community Development. The SFCDC awards ceremony recognizes local community development leaders – from private, public, and nonprofit sectors – for their excellent work and exceptional contribution to ensure that all families and neighborhoods in Miami-Dade have access to affordable housing and economic opportunity. Mr. Woods was nominated for the award for his outstanding contribution of leadership in the financing and development of several major affordable rental housing projects in Overtown.

Established in 2007, SFCDC is a nonprofit membership supported organization dedicated to building communities and developing assets in Miami-Dade County by expanding the capacity of community development practitioners and the field, public policy research and advocacy, and fostering partnerships and collaborative efforts.

CRA SECURES FEDERAL GRANT FOR CAPACITY BUILDING

The CRA has been awarded a federal grant in the amount of \$150,000 from the Institute Museum of Library Services (IMLS) to implement a capacity-building project with the City of Miami Black Police Precinct Courthouse Museum, Inc. The IMLS grant funds are being leveraged with an additional \$85,000 from the CRA as well as a combination cash and in-kind commitment of \$49,000 from Florida International University. The funding will be used to hire a full-time museum director and conduct a much-needed comprehensive museum assessment and strategic plan.

The goal of the project is to help ensure the museum’s sustainability and establish a clear path for its future growth. As the only known building in the United States that was designed, devoted to, and operated as a separate police station and municipal court exclusively to serve Miami’s black community, the City of Miami Black Precinct and Courthouse Museum represents a major community asset.



CRA CHAIRMAN KEON HARDEMON HOSTS RADIO SHOW

“THE REDEVELOPMENT” ON WMBM 1490 AM GOSPEL - EVERY THIRD THURSDAY AT 9:30AM



The CRA has launched a radio talk show entitled “The Redevelopment” on WMBM Gospel AM 1490. The “Redevelopment” is hosted by Miami Commission Chairman Keon Hardemon, who is also the Chairman of the CRA. The monthly show provides listeners with an opportunity to learn more about the redevelopment efforts that are underway in the Overtown / Park West neighborhoods as a result of CRA funding. Listeners can tune in every third Thursday of the month at 9:30 a.m. to WMBM 1490 AM or online at www.wmbm.com.



PEOPLE'S BAR-B-QUE RESTAURANT UNDERGOING \$1 MILLION RENOVATION



One of Overtown's landmark restaurants and Miami's best place for barbecue and soul food, People's Bar-b-que is undergoing a \$1 million renovation. The iconic eatery, known best for its succulent barbecue ribs and down home southern cooking is located at 360 NW 8th St. (corner of NW 8th Street and 3rd Court, just off of I-95) and has been serving the community for over five decades.

The CRA funded project, will include a full remodeling and renovation of the interior and exterior of the building. Interior

improvements will consist of an upgraded kitchen and reconfiguration of the serving line for better efficiency and visual appeal. The new kitchen will include a modern smoker that can be viewed at the serving counter, inviting patrons to take part in the barbecuing experience. New lighting will be installed throughout the restaurant along with a new seating area and private dining room. Other enhancements include upgrading the restaurant's restrooms and a bold new marquis sign that can be seen from I-95. People's Bar-b-que is closed during renovations.

FORMER CLYDE KILLENS POOL HALL POISED TO BECOME ANCHOR FOR OVERTOWN'S ENTERTAINMENT DISTRICT

The CRA Board recently approved a development agreement with the Marcus Samuelson Group to open a new restaurant at the former Clyde Killens Pool Hall. The new establishment will feature a premier dining and entertainment experience, inspired by the history of Overtown. Marcus Samuelson is an internationally acclaimed celebrity chef who owns several restaurants, including Red Rooster in New York City. He has also appeared on several television shows, including the Today Show, Iron Chef, Top Chef Masters and Parts Unknown with Anthony Bourdain.

Located in the Folklife Village/ Overtown entertainment district, the historic landmark was once owned and operated

by famed music promoter Clyde Killens. During the 1950's and 60's, Mr. Killens brought legendary entertainers such as Count Basie, Sam Cooke, Aretha Franklin, B.B. King, Patti Labelle, and Ella Fitzgerald into Overtown. In an effort to highlight and preserve the historical significance of the building, the CRA purchased and invested \$930,000 into renovations. The new restaurant is poised to become an anchor for Overtown's entertainment district, and is within walking distance to other historic landmarks such as the Historic Lyric Theater Cultural Arts Complex, the former Lawson E. Thomas building and the Overtown Performing Arts Center.

THREE NEW AFFORDABLE HOUSING DEVELOPMENT OPEN, MORE UNDERWAY

There is vast demand for affordable housing in Miami and the CRA has responded by investing over \$79 million in more than 1000 housing units in Overtown. The investment includes four new affordable housing developments and renovations to several multi-family buildings

ISLAND LIVING APARTMENTS GRAND OPENING



ISLAND LIVING APARTMENTS

In May 2016, the CRA celebrated the grand opening of Island Living Apartments along with developer Atlantic Pacific, co-developer Palmetto Homes, Miami-Dade Commissioner Audrey M. Edmonson, and City of Miami Commissioners Keon Hardemon, Wifredo Gort, and Francis Suarez (Pictured Above).

Island Living Apartments is a 70-unit, mixed-use, affordable housing development located in the heart of Overtown at 1201 NW 3rd Avenue. The eleven-story rental community features one, two, and three bedroom apartments, 5,000 square feet of commercial space, a playground area, a modern community room, exercise room, computer lab, and a parking garage. The total cost of construction was \$23,225,066 of which the CRA contributed \$9 million towards the project. The CRA was also awarded the Florida Redevelopment Association's Outstanding Housing Project Award for its investment in Island Living.

PLAZA AT THE LYRIC

The Plaza at the Lyric, located at 919 NW 2nd Avenue is a mixed-use development consisting of 158 affordable housing units and 8,000 square feet of commercial space. Complete with amenities such as a large multi-purpose room, computer lab with a library, a state of the art fitness center, laundry facilities, playground and parking garage. The total cost of construction was \$25.9 million of which the CRA contributed \$17 million.

COURTSIDE APARTMENTS GRAND OPENING



COURTSIDE APARTMENTS

In September 2016, the CRA joined the Housing Trust Group, along with former Miami Heat legend Alonzo Mourning, local officials and area residents to celebrate the grand opening and ribbon cutting ceremony of Courtside Family Apartments, a brand new affordable housing development located in Overtown adjacent to the Culmer Center at 1699 NW 4th Avenue.

The midrise building consists of 84 affordable rental apartments with one, two, and three bedrooms. The property features state of the art amenities such as a media room, business center with computers, library, fitness center, laundry facility, picnic area, outdoor grill, basketball court, and playground. The total cost of construction was \$22.8 million of which the CRA contributed \$7.5 million.

MORE TO COME...

ST. JOHNS OVERTOWN PLAZA APARTMENTS

St. John Overtown Plaza Apartments is a new construction project located at 1327 NW 3rd Avenue. The CRA funded project, will consist of 90 affordable housing units, a day care center and 8,000 square feet of commercial space. St. John Community Development Corporation and Boston Capital are developing the property. The total cost of the project is \$25.1 million with a \$10 million contribution from the CRA.

TOWN PARK PLAZA NORTH RENOVATIONS IN FULL SWING

TOWN PARK PLAZA NORTH WAS BUILT IN 1973 AND IS ONE OF THE OLDEST AND LARGEST MULTI-FAMILY RESIDENTIAL HOUSING DEVELOPMENTS IN OVERTOWN

The CRA is dedicated not only to the expansion of affordable housing but also to the preservation of existing housing. Renovations are in full swing at Town Park Plaza North. So far, crews have completed Phase I of the renovation and rehabilitation project and some residents have already moved back into their newly renovated homes. To date 169 condominium units have received new windows, roofs and doors. The second phase of the project includes the interior gut rehabilitation and renovation of each unit. The third phase of the project will include the installation of new sidewalks and landscaping.

Town Park Plaza North was built in 1973 and is one of the oldest and largest multi-family residential housing developments in Overtown. The CRA has invested \$15 million into the renovation and rehabilitation project. The project also received \$750,000 in grant funding from the Federal Home Loan Bank of New York and the Federal Home Loan Bank of Atlanta. Other community upgrades planned for the area include renovations to the community center and the construction of a new playground funded by Mastermind Construction, Inc. and a \$75,000 grant from the Health Foundation of South Florida.

Renovations have also commenced nearby at Town Park Plaza South. The multi-phase project will include interior and exterior upgrades to 116 units. The CRA has invested 13.5 million into rehabilitating the townhouse style buildings.

CHAIRMAN HARDEMON WITH TOWN PARK RESIDENTS



TOWN PARK RENOVATIONS



TOWN PARK NORTH RENOVATIONS



FIRST MAJOR GROCERY STORE OPENS IN OVERTOWN



CHAIRMAN HARDEMON SHOPPING



FRESH FRUITS AND VEGETABLES



The CRA continues to invest in economic development along the NW 3rd Avenue Business Corridor. In October 2016, the CRA celebrated the grand opening of Top Value Supermarket ("Top Value"), the first major grocery store to open in Overtown in over a decade.

The opening of Top Value is a significant milestone. Prior to its opening, there wasn't a 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.

The grocery store is the latest addition to the Overtown Plaza. In 2015, the CRA invested \$2.2 million to renovate the interior and exterior of the Overtown Plaza. Top Value received a total of \$600,000; \$200,000 grant and a \$400,000 loan, in funding from the CRA to assist with construction costs for the build out of the 17,158 square foot store.

CRA LAUNCHES NEW WEBSITE AND BRANDING CAMPAIGN: EXPERIENCE OVERTOWN



The CRA has launched a new branding campaign to showcase its redevelopment efforts and promote Overtown as a great place to eat, live, work and play. 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 new branding seeks to highlight Overtown’s unique position as a vibrant destination utilizing a variety of mediums such as; digital marketing, print advertisements and street lamp banners. The campaign also includes a new website

at www.experienceovertown.com with information about the neighborhood’s landmark restaurants, new eateries, historical and cultural attractions. In addition, the pages also feature information on CRA funded programs and projects (complete and under construction), news, upcoming events, annual reports, monthly agendas, financial data and more.

THE OVERTOWN BEAUTIFICATION TEAM GETS AN INCREASE IN WAGES



The Overtown Beautification Team is a CRA sponsored program that provides job training to residents in property maintenance and landscape services. Dressed in bright blue t-shirts, participants provide street cleaning services along the NW 3rd Avenue Business Corridor and the surrounding areas in Overtown. The program plays a significant role in the reduction of illegal trash dumping within the community and is mainly responsible for the cleaner and more inviting appearance of the neighborhood.

In February 2017, the CRA Board approved a \$320,000 grant to Human Resources of Miami, Inc. ("Human Resources") for the continued operation of the program. This year's funding allowed Human Resources to employ eleven (11) individuals from the redevelopment area. Additionally, participants received an increase in wages. Moreover, the program provides for soft skill training, financial management, counseling, and assistance with transitioning into permanent employment.

BEAUTIFICATION TEAM



THE MIAMI WORLDCENTER PROJECT BRINGS NEW OPPORTUNITIES TO OVERTOWN RESIDENTS

EDUCATIONAL AND EMPLOYMENT



The CRA has partnered with the developers of the Miami Worldcenter project to provide residents with a free training program in manufactured construction. Program graduates have an opportunity to receive several certifications, a \$500 stipend and employment opportunities with Miami Worldcenter upon completion.

The 8-week training program is held in Overtown in conjunction with Coastal -Tishman, Miami-Dade College, the Development Firm and the TRAMCON-Training for Manufactured Construction Program. For more information on the program or to register, contact (786) 704-9235 or via email at Jobs@theranddfirm.com.



CRA BOARD APPROVES THE IMPLEMENTATION OF RESPONSIBLE WAGES IN FUTURE TAX INCREMENT FUNDING AGREEMENTS AND GRANTS

In May 2016, the CRA Board approved a resolution that requires all future CRA Tax Increment funding agreements and grants that receive over \$2 million to pay responsible wages. The legislation, mandates that all developers and grantees who receive funding from the CRA, require all of its general contractors, subcontractors, and sub-subcontractors, to pay wage rates and benefits in accordance with Miami-Dade County's Responsible Wage Ordinance. The responsible wage provisions implemented by the CRA sets a new standard for the redevelopment agency.

THE 2017 OVERTOWN MUSIC & ARTS FESTIVAL RETURNS



2016 PERFORMERS



2016 PERFORMERS



2016 PERFORMERS



Headliner Market Group, Chairman Keon Hardemon and the CRA is proud to present the Overtown Music & Arts Festival on Saturday, July 15, 2017 from 11:00 a.m. to 7:00 p.m. on NW 3rd and 2nd Avenues between 8th & 10th Streets. The annual festival, which is FREE and open to the public, will feature a day full of family fun, art, delicious food and performances from national and local artists.

Festival goers can also visit local businesses and vendors who will be on hand showcasing artwork, ethnic cuisine, unique crafts, jewelry, clothing, and more. A mini festival within itself, the T.E.E.S. Youth Zone, will serve as a space for children to express themselves while adult festival goers flock to the main stage. The Youth Zone will feature fitness activities/competitions, bounce houses, a multi-lingual story time tent, live cooking demonstrations and more.

The highly anticipated festival promises to not only bring back music and arts to Overtown, but will promote economic development and community enrichment. Dedicated to the revitalization of the area, the CRA Board approved a \$220,000 grant to the festival organizers

2016 YOUTH POSTER COMPETITION WINNER



as part of its efforts to engage residents and festival participants in the redevelopment of the area. For more information on this year's festival or information on how to become a vendor, visit www.overtownmusicartsfestival.com. You can also follow them on Facebook and Instagram @overtownmusicartsfestival to stay updated on the event.

LYRIC LIVE KICKS OFF SEASON 4 WITH A TASTE OF OVERTOWN AT THE BLACK ARCHIVES HISTORIC LYRIC THEATER

The Black Archives History & Research Foundation of South Florida Inc. (“The Black Archives”) kicked off Season 4 of Lyric Live with a Taste of Overtown; featuring cuisine from restaurants such as : the House of Wings, Jackson Soul Food, Lil GreenHouse Grill, Two Guys Restaurant and Jackson Bros.

Miami’s best amateur night showcase, Lyric Live, is a fun-filled experience that will ensure plenty of laughs and lots of good cheer. The Black Archives has partnered with each restaurant to create a Taste of Overtown experience every first Friday for Lyric Live guests. Starting in May, guests can park at the Black Archives Historic Lyric Theater (“Historic Lyric Theater”) and take a Freebee vehicle to a partnering restaurant for dinner before the show. The Freebee vehicle will provide complimentary hop on/hop off shuttle service from 4:00 p.m. to 8:00 p.m.

Lyric Live is one of the signature programs presented by the Black Archives as a part of its mission to work with community partners to revitalize Overtown through the arts,



the preservation of culture and by empowering residents with employment opportunities through CRA funding. Hosted by comedian Chello, Lyric Live is presented 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. Doors open at 6:00 p.m. with a mix & mingle featuring, live music and concessions. This is immediately followed by the amateur talent showcase at 8:00p.m. Tickets are available at LyricLive.EventBrite.com. The Historic Lyric Theater is located at 819 N.E. 2nd Avenue, Miami, FL 33136. For more information, contact (786) 708-4610.

THE BLACK ARCHIVES CELEBRATES 40TH ANNIVERSARY

VISIONS OF OUR 44TH PRESIDENT BARACK OBAMA EXHIBITION

EXHIBIT RIBBON CUTTING CEREMONY



Photo by Adrian Freeman

In November 2016, the Black Archives held a ribbon cutting ceremony and reception to celebrate the opening of the “Visions of Our 44th President Barack Obama” exhibition (“Visions”) at the Historic Lyric Theater. The opening ceremony kicked off a year of programming planned at

the historic landmark to celebrate its 40th Anniversary .The exhibition ran from Dec 1, 2016 to February 28, 2017.

Visions commemorated the historical significance of Barack Obama’s presidency, by featuring an exhibition of forty-four realistic, life-sized busts; designed, painted, and/or embellished by contemporary African American artist. Along with celebrating its 40th anniversary, the Black Archives held several events including a community day in partnership with the CRA. The event featured free admissions to the exhibition along with Black History movies and activities for the entire family. Visions was organized by the Charles H. Wright Museum of African American History in Detroit, MI. For more information about the Black Archives and upcoming events at the Historic Lyric Theater log onto www.bahlt.org. You can also follow them on Facebook and twitter @Black Archives.

PARK WEST BREAKING GROUND

3MIAMI CENTRAL • MIAMI WORLD CENTER • MIAMI MARRIOTT MARQUIS

Several new projects are underway or scheduled to break ground soon in the Park West section of the Community Redevelopment Area. These projects include All Aboard Florida's 3 Miami Central, Miami World Center, and the Miami Marriott Marquis Conference and Convention Center & Hotel. All three of these projects are expected to produce thousands of construction and permanent

jobs and have a significant economic benefit. To ensure that the revenue generated from these projects positively impacts the Overtown community, the CRA worked with the developers of all three projects to guarantee community benefits that include job creation, enhanced living wages, and partnerships with local community organizations.

3MIAMI CENTRAL RENDERING



3MIAMI CENTRAL RENDERING



3MIAMI CENTRAL

3Miami Central, is a new large scale commercial development that will bring Class A office space, retail, and a grocer into the redevelopment area. The 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.

MIAMI WORLD CENTER RENDERING



MIAMI WORLD CENTER

The Miami World Center project also represents a huge investment in the Park West section of CRA. Once completed, the 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.

MIAMI MARRIOTT MARQUIS CONFERENCE AND CONVENTION CENTER & HOTEL

The Miami Marriott Marquis Conference and Convention Center & Hotel is slated to house a \$600,000 square foot conference and convention center and 1,100 room hotel.

CRA JOINS VILLAS OF ST. AGNES TO CELEBRATE COMPLETION OF FENCE INSTALLATION PROJECT

ST. AGNES RIBBON CUTTING



ST. AGNES RIBBON CUTTING PRESENTATION



In February 2017, the CRA along with the Office of Miami City Commission Chairman Keon Hardemon and other City Officials joined residents and members of the Villas of St. Agnes Condo Association to celebrate the completion of the fence installation project at Villas of St. Agnes.

Villas of St. Agnes is located in the heart of the Overtown neighborhood and features Key West style single-family homes with beautiful wrap around porches. The CRA Board approved a \$150,000 grant to the Villas of St. Agnes Condominium Association for the installation of a new fence to be erected around the housing development. The funding was provided to the association after homeowners of the single-family community expressed concerns of trespassers coming onto the private property. The installation of the fence will enable residents to feel secure and continue to add to the beautification of the neighborhood.

CRA BOARD APPROVES \$750,000 GRANT TO CITY OF MIAMI POLICE

CRA BOARD



In January 2017, the CRA Board approved a \$750,000 grant to the City of Miami Police Department to increase police visibility and assist the police in relieving the Overtown community from violent crimes and the recent increase in drug overdoses in the redevelopment area.

According to Chairman Hardemon, "Overtown residents deserve a better quality of life and should not have to suffer from social ills presented by outsiders. The residents need the cooperation of our police in guaranteeing their neighborhood is safe and drug free". The monthly board meeting was held on the public streets in an area that has been ground zero for the overdosing epidemic. During the meeting residents were able to express their concerns about the epidemic and how the grant dollars should be utilized to best serve the Overtown community.



UPCOMING EVENTS

LYRIC LIVE

EVERY 1ST FRIDAY OF THE MONTH

Historic Lyric Theater Cultural Arts Complex
819 NW 2nd Avenue
Happy Hour: 6:00 p.m.
Show Starts: 8:00 p.m.

FOLK LIFE FRIDAYS

EVERY 1ST FRIDAY OF THE MONTH

9th Street Pedestrian Mall (NW 9th Street and 2nd Avenue)
11:00 a.m. to 3:00 p.m.

OVERTOWN MUSIC & ARTS FESTIVAL

JULY 15, 2017

NW 2nd Avenue from NW 8th to 10th Street
NW 3rd Avenue from NW 8th to 10 Street
11:00 p.m. to 7:00 p.m.

819 N.W. 2nd Avenue, 3rd Floor
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