

SOUTHEAST OVERTOWN/PARK WEST
COMMUNITY REDEVELOPMENT AGENCY

ANNUAL REPORT

2015

CREATING OPPORTUNITIES FOR
COMMUNITY EMPOWERMENT



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CRA BOARD CHAIRMAN WITH TOWN PARK PLAZA NORTH RESIDENTS



CRA EXECUTIVE STAFF

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MESSAGE FROM THE DIRECTOR

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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, 2015. The CRA is committed to eliminating slum and blight and encouraging private investment within the redevelopment area. Throughout Fiscal Year 2015 ("FY 2015"), the CRA's Board of Commissioners ("CRA Board") and its administration continued to support major projects, programs and initiatives that were aimed at strengthening the Overtown and Park West communities.

Most notable are the 228 newly constructed affordable housing units that have been fully leased with an additional 174 units still in the construction stage. Also, the CRA has invested \$28.6 million to renovate approximately 487 existing multi-family units with an additional \$5 million set aside for the rehabilitation of 147 units.

The leveraging of our resources to attract private investment has been a focal point of our redevelopment strategy. In FY 2015, we were able to successfully attract large – scale development projects that have been the catalyst for attracting additional investment. Our partners include All Aboard Florida, who has committed to relocating their new home office on CRA provided land; in close proximity to the new \$2 billion Brightline passenger rail that will connect downtown Miami to Orlando. Additional partners include the developers of Miami Worldcenter, a multi-phased mixed-use development, which will include a conference and convention center located in the Park / West section of the redevelopment area. Both of these projects will serve as a significant economic catalyst for the community and create numerous construction and permanent jobs.

In addition, economic development and historic preservation remains a top priority for the CRA. In FY 2015, we granted a total of \$3.1 million to assist new and existing businesses. We have also invested \$5.2 million in the renovation and adaptive - reuse of historic structures such as: the Dunn and Josephine Hotel, the Overtown Performing Arts Center (Former Ebenezer Methodist Church) and the Old Clyde Killen's Pool Hall. Finally, quality of life enhancements included the grand opening of an indoor gymnasium at Gibson Park, marking the final stage of a \$15.6 million investment in the redevelopment of the brand new state of the art park.

In the subsequent pages, we've highlighted a series of projects that exemplify the progress being made by the CRA; while there are many projects currently underway, there is still much more work to be done. Looking ahead, I am confident that the CRA's Board, working in close partnership with residents and community stakeholders will continue our commitment of transforming the redevelopment area into the best place to live, work and play.

Respectfully Submitted,



Clarence Woods III
Executive Director



CLARENCE WOODS III



SKYVIEW OF HISTORIC OVERTOWN

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

INTRODUCTION

This Annual Report is prepared in accordance with Section 163.356(3)(c), Florida Statutes, which provides that on or before March 31st of each year the CRA Annual Report must be published and must 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.

OUR PURPOSE AND MISSION

Pursuant to the Community Redevelopment Act of 1969, the CRA was created in 1982 with the mission of preventing and eliminating slum and blight. In furtherance of its mission, the CRA has commenced a variety of new development and redevelopment efforts to promote economic stability, to enhance the tax base as well as increase affordable housing to residents of low and moderate income within the redevelopment area.

Overall, the CRA's goal is to enhance the quality of life, improve the public health, safety, morals and welfare of the residents and stakeholders. The CRA is governed by a five member Board of Commissioners, who are the sitting City of Miami Commissioners. The Executive Director implements the CRA Board's policies.

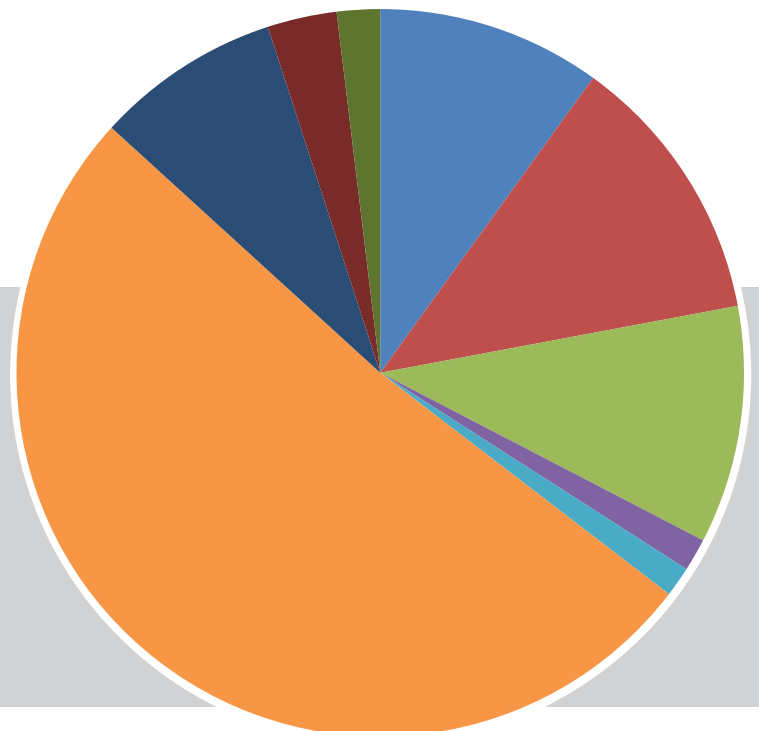
FINANCING REDEVELOPMENT

The CRA is funded through a unique financing tool called Tax Increment Financing (TIF), 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 its TIF dollars, along with other revenue sources such as grants, bond financing and property sales, back into the redevelopment area to fund various projects.

Examples of such reinvestments include, but are not limited to: infrastructure upgrades, new construction and rehabilitation of multi-family housing, economic development initiatives, mixed-use commercial developments and historic preservation.

FY 2015 ALLOCATION

In FY 2015, the CRA collected \$13,554,432 in ad valorem revenue of which, 51 percent of funds were allocated towards housing projects.



CRA INVESTMENT IN AFFORDABLE HOUSING

SINCE 2005, THE CRA HAS INVESTED 78.6 MILLION IN AFFORDABLE HOUSING INITIATIVES

Since 2005, the CRA has invested \$78.6 million in affordable housing through a multi-faceted approach that includes the development of new affordable housing and the renovation and rehabilitation of existing housing units including previously vacant and derelict properties. In 2014, the CRA through a \$58.5 million bond issuance supported the financing of several housing projects including the development of 402 new affordable housing units. These projects are a direct outcome of the CRA's collaboration with the private sector. Below is a summary of the housing projects that have been completed, underway or scheduled to take place in the near future:



ISLAND LIVING APARTMENTS

THE PLAZA AT THE LYRIC

The Plaza at the Lyric is located at 919 NW 2nd Avenue. The mixed-use development consist of 158 affordable housing units with one, two and three bedroom apartments and 8,000 square feet of commercial space. Amenities include a large function room, computer lab with a library, a state of the art fitness center, laundry facilities, playground and parking garage. The total cost of construction is \$40.2 million of which the CRA contributed \$17 million.

ISLAND LIVING APARTMENTS

Island Living Apartments is located in the heart of the Overtown Commercial Corridor at 1201 NW 3rd Avenue. The development, consist of an eight story building with 70 affordable housing units with one, two and three bedroom apartments and 5,000 square feet of commercial space. The development also features a playground area for children, green space and parking garage. Atlantic Pacific Communities and Palmetto Homes of Miami Inc. developed the property. The total cost of construction was \$23.2 million of which the CRA contributed \$9 million towards the project. The development also received funds from Wells Fargo, the City of Miami and Miami-Dade County.



COURTSIDE FAMILY APARTMENTS

COURTSIDE FAMILY APARTMENTS

Courtside Apartments is currently being built on the SW corner of NW 17th Street and NW 4th Avenue (adjacent to the Culmer Center). The development consist of 84 affordable housing units with one, two and three bedroom apartments. The Housing Trust Group and former retired Miami Heat player Alonzo Mourning are developing the property. The total cost of construction is \$31.4 million in which the CRA has contributed \$7.5 million. Courtside Apartments is scheduled to be completed in August of 2016.

ST. JOHNS OVERTOWN PLAZA APARTMENTS

St. Johns Overtown Plaza Apartments is a new construction project to be built at 1327 NW 3rd Avenue. The planned project will consist of 90 affordable housing units and 8,000 square feet of commercial space. The development will also include a daycare center. St. John Community Development Corporation and Boston Capital are developing the property. The CRA is contributing \$10,000,000. St. Johns Overtown Plaza Apartments is scheduled to break ground in August 2016.

REHABILITATION OF MULTI-FAMILY HOUSING



TOWN PARK PLAZA SOUTH

The rehabilitation and renovation of existing housing units is a top priority for the CRA. In June 2015, the CRA Board approved a \$10 million grant to Town Park Plaza South, Inc. for the complete renovation and rehabilitation of Town Park Plaza South ("Town Park South"). The renovation and rehabilitation project will include interior and exterior upgrades to 116 units.

Town Park South, located at 1798 NW 5th Ave, was constructed in 1971. Currently, the townhouse style buildings are in desperate need of repairs. The buildings are also in need of a 40-year re-certification. The renovations will include the installation of new windows, doors, floors, bathrooms, kitchens, closets, central air systems and appliances among other improvements to each unit. Exterior improvements will include: the replacement of the roofs, stucco, painting, landscaping and sod, sidewalks, metal picket fencing with security features and utility upgrades to the water and sewer lines. Renovations are scheduled to begin in 2016.

TOWN PARK PLAZA NORTH

The CRA is also financing the renovation and rehabilitation of Town Park Plaza North. ("Town Park North"). Town Park North consist of 20 buildings and 169 condominium units. Built in the 1970's, the aging buildings have suffered from years of deteriorating physical conditions. The CRA has invested \$15 million into the renovation and rehabilitation project, which is currently underway.

Once completed, each unit will have new windows, doors, floors, bathrooms, kitchens, closets, fixtures, central air systems and appliances. Exterior improvements will include: the replacement of the roofs, stucco, painting, landscaping and sod, sidewalks, metal picket fencing with security features (key or card reader access) and utility upgrades to the water and sewer lines.

TOWN PARK VILLAGE NO.1

Funding has also been allocated for the renovation and rehabilitation of Town Park Village. Town Park Village is comprised of 147 HUD Cooperative Apartments, located at 1680 NW 4th Avenue. The aging buildings were constructed in 1970 and have suffered from longstanding deferred maintenance, structural, plumbing and electrical problems as well as life safety issues. The CRA is currently in the process of selecting a construction company through a competitive bidding process to renovate the properties.



GROUNDBREAKING: TOWN PARK PLAZA NORTH

REHABILITATION PROJECTS COMPLETED 2005-2015

1201 NW 2ND AVENUE

\$165,000 / Nine (9) units

149 NW 11TH STREET

\$475,000 / Twenty-Four (24) units

1232 NW 1ST PLACE

\$620,000 / Thirty-Three (33) units

160 NW 11TH STREET

\$187,500 / Six (6) units

220-250 NW 13TH STREET

& 1300 NW 2ND AVENUE

\$520,000 / Thirty-Three (33) units

269 NW 7TH STREET

\$174,500 / Sixty-Four (64) units

REHABILITATION PROJECTS IN THE WORKS

1767 NW 3rd AVENUE

CRA Contribution: \$585,000
Eighteen (18) residential units

240 NW 17th STREET

CRA Contribution: \$450,000
Nine (9) residential units

210 NW 16th STREET

CRA Contribution: \$400,000
Six (6) unit residential building

JOB TRAINING FOR CAREER ADVANCEMENT



HOSPITALITY INSTITUTE STUDENTS

The CRA has awarded grants to a variety of job training programs to provide training and job placement opportunities for residents.

THE HOSPITALITY INSTITUTE

In December 2014, the CRA Board approved a \$200,000 grant to Miami Dade College (MDC) to operate the Hospitality Institute Job Training and Job Placement Program (Hospitality Institute). The Hospitality Institute is managed and operated by MDC. Since its inception in 2008, the program has provided job and soft skill training to residents within the Redevelopment Area that are seeking employment in various hospitality operations and employment skills. The program continues to improve and expand through new industry and community partnerships, new job recruitment events, new marketing initiatives and increased outreach activities.

FACT:
SINCE 2008,
THE CRA HAS
INVESTED
\$4.5 MILLION
IN JOB TRAINING INITIATIVES

During FY 2015, the Hospitality Institute conducted three Job Readiness Training sessions offering workshops in hospitality operations; customer service, communication, resumes, job applications, interview skills, professional image, basic computer skills, GED, studying at Miami Dade College, and various other presentations. Three Job Fairs were held, each on the final day of the Job Readiness Training sessions, to connect participants with available jobs.

The Hospitality Institute also includes a Basic Culinary Skills program. The Basic Culinary Skills program is offered to those who successfully complete the Job Readiness Training Sessions and includes a 12-week course held at MDC Culinary Institute. In FY 2015, The Hospitality Institute conducted four Basic Culinary Skills Trainings taught by a Miami Culinary Institute Chef Instructor in a professional kitchen on the MDC Wolfson Campus. In FY 2015, the Hospitality Institute had trained 2535 participants, graduated 169 Basic Culinary Skills students, placed 994 individuals in jobs, and registered over 30 participants into MDC degree programs.

SUITED FOR SUCCESS

In February 2015, the CRA Board approved a \$50,000 grant to Suited for Success, Inc. to provide training and other employment support services to job seekers from the Redevelopment Area. Suited for Success Inc. is a non-profit organization that offers career guidance, technology skills training, job-search support and professional business attire to unemployed and under-employed adults and youth. In FY 2015, the program serviced 723 job seekers.

OVERTOWN BEAUTIFICATION TEAM

In February 2015, the CRA Board approved a \$220,000 grant to Human Resources of Miami, Inc. ("HRS") for the continued operation of the Overtown Beautification Team Program. The program employs local residents to beautify the NW 3rd Avenue Business Corridor and surrounding areas and provides on the job training in the area of property maintenance and landscape services.



SUITED FOR SUCCESS

In FY 2015, 13 residents from Overtown were employed. HSM also assisted employees with support services such as: soft skill training, financial management, counseling and assistance with transitioning into permanent employment. A significant benefit of this program was the reduction of illegal trash dumping within the community. The program also positively contributes to the maintenance of a clean and inviting appearance in the Redevelopment Area.

THE LYRIC THEATER CULTURAL HERITAGE INSTITUTE

In March 2015, the CRA Board approved a \$733,000 grant to the Black Archives History & Research Foundation of South Florida, Inc. ("Black Archives") for the continued operation and programming of the Lyric Theater Cultural Heritage Institute. The grant also provided funding to the Black Archives to close out the construction of the Black Archives Lyric Theater Cultural Arts Complex ("Historic Lyric Theater") and tenant improvements.

In 2015, The Black Archives had a full and successful year of programming at the Historic Lyric Theater. There were approximately 25 rental events in the facility, as well as Black Archives-presented programming that included the highly reviewed Purvis Young Art Basel Exhibition, Lyric Live and the South Florida Marching Band Precision Camp. In FY 2015, the Black Archives hired 18 new employees, with a total of 35 employees working theater events. Since reopening the theater, the Black Archives has employed over 65 workers, with 95% of the positions going to Overtown residents.



LYRIC THEATER CULTURAL HERITAGE INSTITUTE

THE BUSINESS INCUBATOR AND DEVELOPMENT PROGRAM

In May 2015, the CRA Board approved a \$150,000 grant to Neighbors and Neighbors Association, Inc. ("NANA") to operate the Business Incubator and Development Program at the Overtown Business Resource Center, located at 1490 NW 3rd Avenue, Suite 110. The Overtown Business Resource Center ("Resource Center") provides local small businesses and residents in the Redevelopment Area with access to technical assistance, workshops and training, office services, assistance with identifying capital funding sources and a business mentoring partnership. The Resource Center also provides office incubator space to small-qualified business owners.

In addition to business services, the Resource Center offers a Community Workforce Training Program (CWTP), which aims to ensure that local residents have the necessary skills, and certifications that will increase their job readiness. CWTP provides employment screening, placement and referrals of local residents seeking to obtain gainful employment. In FY 2015, the Resource Center provided workstations to eleven (11) small businesses. In addition, the Resource Center screened and referred over 748 residents for employment and serviced an average of 300 residents a month for assistance with business services.



OVERTOWN BEAUTIFICATION TEAM

FACE SUMMER EMPLOYMENT & TRAINING PROGRAM

In April 2015, the CRA Board approved a \$226,000 grant to Urgent, Inc., to operate the 2015 FACE Summer Employment & Training Program ("FACE"). FACE is a workforce skill development, job preparation and career-mentoring program designed to fuel the Creative Design, Tourism & Hospitality and Information Technology growth industries.

The Summer Youth Employment & Training Program provided 67 young people, between the ages of 16 to 24 who primarily reside within the Redevelopment Area with one hundred and twenty (120) hours of paid work experience. Participants worked under the direction of industry professionals in sectors such as: Film, Graphic Arts, Computer Coding, Broadcast Radio, Entrepreneurship and Marketing. During the program, interns participated in community service, learning seminars and events such as: the Youth Economic Development Conference and EXPO, a youth town hall and acting class events.



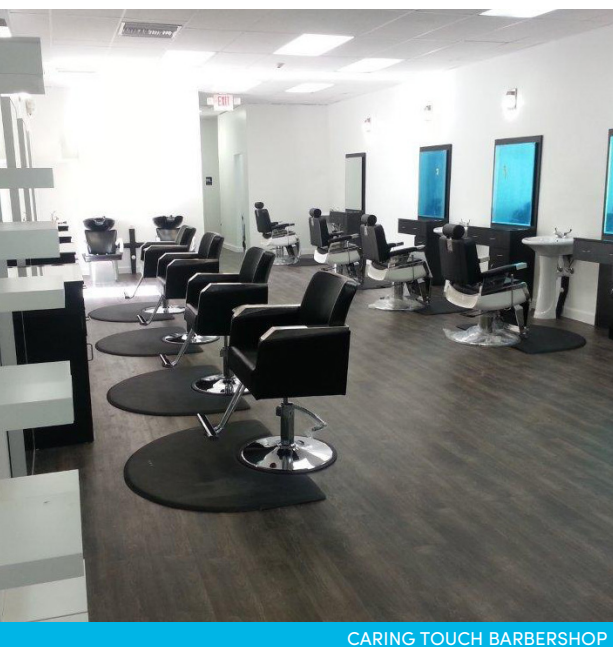
2015 FACE INTERNS

ECONOMIC DEVELOPMENT

The CRA continues to support economic development activities by investing in the development /renovation of new and existing commercial properties and businesses within the redevelopment area. For example, in 2014, the Overtown Plaza underwent a \$2.2 million renovation financed by the CRA. The local shopping center, located at 1490 NW 3rd Avenue, received significant improvements that include: the installation of new impact windows, doors, canopies, painting, landscaping, roofing and interior renovations to accommodate a large scale grocer. This is particularly significant given the absence of a large full service grocer in the redevelopment area.

The renovations to the Overtown Plaza have resulted in a substantial increase in small businesses along the NW 3rd Ave business corridor, and specifically at the shopping plaza, there has been a substantial increase in the small businesses occupancy rate.

Some of the new tenants at the Overtown Plaza include: Metro PCS, Two Guys Restaurant and Caring Touch Barbershop. Two Guys Restaurant and Caring Touch Barbershop are two existing businesses that have been in this community for over 20 years. The CRA awards a variety of businesses with grants to assist with equipment purchases, exterior and interior improvements.



CARING TOUCH BARBERSHOP

NEW DEVELOPMENT



The CRA has been successful in leveraging its resources to attract large-scale development projects such as All Aboard Florida's 3Miami Central and Miami Worldcenter into the redevelopment area.

3MIAMI CENTRAL

Construction is underway on All Aboard Florida's new headquarters, 3Miami Central. The privately invested development is being built on CRA provided land, located at NW 2nd Avenue and NW 6th Street. The CRA Board approved a development agreement with All Aboard Florida –Stations NW Sixth Street ("All Aboard") to develop the large-scale commercial project on January 27, 2014.

Once completed, this facility will feature a mixed-use building that will bring Class A office space, retail and a grocer into the redevelopment area. 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.

The new development is in close proximity to the newly emerging multi-model transportation hub, known as the Brightline. The mega train project will connect Downtown Miami, Fort Lauderdale and West Palm Beach to Orlando. Construction of 3Miami Central is scheduled to be completed in January of 2017.

In FY 2015, the CRA awarded grants to the following businesses:

FY 2015

BUSINESS GRANT RECIPIENTS:

CARING TOUCH BARBERSHOP

\$100,000

PEOPLE'S BAR-B-QUE RESTAURANT

\$1,000,000

GROOVIN' BEAN COFFEE BAR & LOUNGE

\$150,000

TOP VALUE SUPERMARKET

\$600,000*

HARLEM SQUARE

\$1,250,000

*\$400,000 LOAN





RENDERINGS OF MIAMI WORLD CENTER

A MIXED-USE BUILDING THAT
WILL BRING CLASS A OFFICE
SPACE, HOTEL & APARTMENTS

MIAMI WORLD CENTER

The Miami Worldcenter development is a privately owned project that is currently being built in the Park West section of the redevelopment area. 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.

In December 2014, the CRA Board approved an Economic Incentive Agreement between the CRA and the developers of Miami Worldcenter. In furtherance of its mission to eliminate slum and blight, the CRA provides economic development incentives, like Tax Increment Financing (TIF Agreement) to developers, with the objective of attracting new businesses and encouraging economic growth in the redevelopment area. In exchange for the tax rebate / TIF Agreement, the CRA and Miami Worldcenter developers have agreed to an Economic Incentive Agreement.



GROUNDBREAKING: MIAMI WORLD CENTER

The Economic Incentive Agreement between the CRA and the Miami Worldcenter developers provides Overtown residents who reside within the CRA redevelopment boundaries with first priority at obtaining jobs during the construction and operation phases of the project; followed by residents living in high poverty zip codes throughout the City of Miami, then Miami-Dade County. In addition, the Miami Worldcenter developers agreed to enhance the living wage of construction workers to \$12.83 per hour and provide a responsible wage of \$30.11 per hour to Electrical Journeyman.

The agreement also allows for the hiring of skilled and unskilled workers with minor or insignificant records to not be denied employment solely based upon their criminal records. Three small businesses will also be given retail opportunities to lease space at a 20 percent discount of market rate rents. Through the agreement, Miami Worldcenter developers can receive up to 57 percent of the tax increment revenues generated by the project for public infrastructure improvements such as parking and other permitted uses.



PRESERVING HISTORIC BUILDINGS & COMMUNITY HERITAGE



OVERTOWN PERFORMING ARTS CENTER

Historic preservation plays a crucial role in the revitalization of the Redevelopment Area. The CRA has funded and, or supported the restoration of several historically significant structures, allowing for their adaptive reuse. Examples of the CRA's commitment to historic preservation are below:

OVERTOWN PERFORMING ARTS CENTER

(Former Ebenezer Methodist Church)

The CRA has invested a total of \$3.5 million into the renovation and rehabilitation of the Overtown Performing Arts Center ("OPAC"), formerly known as Ebenezer Methodist Church.

Built in 1947, the former church, located at 300 N.W. 11th Street, was originally built to house one of the oldest congregations in Overtown. The property is also architecturally significant in that it represents an example of twentieth century Gothic Revival styling and is one of only a few buildings of its kind in Overtown and the surrounding areas. Once completed, the OPAC will feature a state of the art culinary/catering kitchen for startup food businesses and local entrepreneurs and a banquet facility for public and private events. The 9,500 square foot facility will also house the Miami Dade College Hospitality and Culinary Institutes and the office of P.U.L.S.E (People United to Lead the Struggle for Equality).

The CRA also received a \$900,000 grant from the U.S. Department of Commerce's Economic Development Administration (EDA) to help underwrite the cost of renovations to the OPAC. The OPAC is scheduled to be completed in July of 2016.



DUNN AND JOSEPHINE HOTEL

DUNN AND JOSEPHINE HOTEL

In March 2014, the CRA Board approved an \$850,000 grant to J.E.J. Properties, Inc. to renovate the Dunn and Josephine Hotel, located at 1028 NW 3rd Avenue. Once completed, the two-story buildings will consist of a bed and breakfast boutique hotel with 18 rooms, along with new fixtures and finishes. The project will also include the renovation of the ground floor areas along NW 3rd Avenue to provide a lobby and dining area. The Dunn and Josephine Hotel is scheduled to be completed in 2016.

OLD CLYDE KILLEN'S POOL HALL

In June 2014, the CRA Board approved \$850,000 for the renovation and rehabilitation of the Old Clyde Killen's Pool Hall, located at 920 NW 2nd Avenue. The funding provides for interior improvements and the buildings 40 year re-certification. The former pool hall was once owned and operated by the famed Overtown Promoter Clyde Killen's.

The renovations are a part of the CRA's plans to put the vacant building back into adaptive reuse and re-establish Overtown as a desirable entertainment district. Renovations of this historic landmark are currently underway.

QUALITY OF LIFE IMPROVEMENTS

THEODORE R. GIBSON PARK & GYMNASIUM

In December 2015, the CRA joined City of Miami elected officials, local leaders and area residents to celebrate the grand opening of the gymnasium at Theodore Gibson Park ("Gibson Park"). The brand new 22, 820 square foot facility features an indoor basketball court with seating for 260 people. Other amenities include a concession area with a full kitchen, a computer lab and six classrooms. The total cost of the gymnasium is \$ 5.3 million of which \$4.3 million is funded by the CRA. \$1 million was donated by the Play to Win Fund through the Miami Foundation.

The opening of the gymnasium marks the final stage of a \$15.6 million major overhaul to Gibson Park funded by the CRA. The state-of-the-art sports complex, located at 401 NW 12th Street, also includes: a football/baseball field with artificial turf, upgraded sports lighting, covered bleachers and a press box. The park also features a recreation building with a fitness center, an Olympic size swimming pool, kids play area, walking paths and an open-air plaza.

COMMUNITY POLICING

In March 2015, the CRA Board approved a \$700,000 grant to the City of Miami for a Police Pilot Program within the Redevelopment Area. The Police Pilot Program provides enhanced policing 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.

PROMOTIONS & MARKETING OF THE COMMUNITY

FOLKLIFE FRIDAYS

In December 2014, the CRA Board approved a \$110,000 grant to New Washington Heights Community Development Conference, Inc. ("New Washington Heights") for the continued operation of Folklife Fridays, a monthly open-air marketplace held on the 9th Street Pedestrian Mall in Overtown. Folklife Fridays has become a popular destination for local residents and visitors featuring tasty food and various products from local vendors and businesses, that include: handcrafted arts and crafts, home accessories, gifts, books, jewelry and clothing.

The monthly marketplace also provides a variety of tasty authentic food that is reflective of the Overtown community and surrounding areas. The CRA Board has funded New Washington Heights operation of Folklife Friday's since 2010 with the objective of promoting cultural events and supporting local businesses and entrepreneurs in the Redevelopment Area. The outdoor marketplace takes place every first Friday of the month from 11:00 a.m. to 4:00 p.m. on the 9th Street Pedestrian Mall (adjacent to the Lyric Theater) at N.W. 9th Street and 2nd Avenue.



GIBSON PARK GYMNASIUM GROUNDBREAKING



GIBSON PARK



FOLK LIFE FRIDAYS



2015 OVERTOWN MUSIC & ARTS FESTIVAL

OVERTOWN MUSIC & ARTS FESTIVAL

In February 2015, the CRA Board approved a \$120,000 grant to Headliner Market Group, Inc. to produce the Overtown Music & Arts Festival. In 2015, the Overtown Music & Arts Festival, which purpose is to promote and celebrate the rich history and culture of the neighborhood, continued to attract thousands of people to Overtown for a day full of family fun, local art, delicious food and performances from local and nationally known artist. The 5th annual street festival took place on July 25, 2015, in the heart of the Overtown Business District on NW 3rd Avenue between 8th & 11th Streets.

The 2015 festival topped the previous year's attendance with 6,000 local residents and nation-wide festivalgoers. The entertainment line-up featured musicians such as: Grammy Award Winner Melanie Fiona, Glenn Jones, Mya, Bobby Valentino, Carl Thomas, and Raheem Devaughn. In addition to the star-studded performances, over 70 vendors were on hand displaying artwork, ethnic cuisine, unique crafts, jewelry, clothing and more. The youth zone provided festival-style entertainment for toddlers to teens, including arts and crafts, bounce houses, storytelling, interactive workshops, fitness competitions, dance performances and tons of resources for families. The CRA has funded the operation of the annual street festival since 2012, in an effort to attract visitors and engage residents and festival participants in the redevelopment of the area.



REVOLT FILM FESTIVAL

REVOLT FILM FESTIVAL

In September 2015, the CRA Board approved a \$150,000 grant to Horizon International Group, Inc. for the first annual REVOLT Film Festival held at the Historic Lyric Theater on October 18, 2015. The film festival featured a young talent showcase, a filmmaker's competition and a special preview of Chirag, a film directed and produced by Spike Lee.

The preview of Chirag, was followed by a jarring conversation with City of Miami Commissioner Keon Hardemon, City of Miami Chief of Police Rodolfo Llanes and Miami-Dade County Judge Tanya J. Brinkley on gun violence and its effect on the community.

In addition, 20 students participated in paid internships throughout the duration of the REVOLT music conference and film festival. The interns had the opportunity to immerse themselves into the film, entertainment and production industries by working closely with industry professionals as Production Assistants, Videographers, and News Reporters.

ART AFRICA MIAMI ARTS FAIR

In September 2015, the CRA Board approved an \$80,000 grant to the Urban Collective Inc. ("Urban Collective") to assist with the 2015 Art Africa Miami Arts Fair ("Art Africa"). This is the fifth year the Urban Collective hosted Art Africa in Overtown. The art exhibition was held during Art Basel Week on December 2-6, 2015. Art Basel is one of the largest annual cultural exhibitions of contemporary art in Miami. During the 4-day event, art galleries from North America, Latin America, Europe, Asia and Africa highlight artwork from renowned modern and contemporary artist as well as emerging artists.

The 2015 Art Africa exhibition was held at the Historic Lyric Theater .The Urban Collective utilized the building's 1st and 2nd floors to showcase the fine artwork of contemporary artists from the Global African Diaspora. In addition, Art Africa featured a series of programming and events that incorporated music, entertainment, and film and fashion .In addition; there was also a series of guest lectures and a youth workshop.

The CRA's goal during Art Basel is to attract local residents and visitors to various art and culture facilities in Overtown. Other galleries that were funded/supported by the CRA during Art Basel included the "No More Blues" photographic exhibit presented by the Black Archives at the Ward Rooming House Gallery and the Urban Experience at the Overtown Media Hub. The emerging art area of Overtown has been branded by local organizers in the community as Soul Basel. Soul Basel is a marketing vehicle in partnership with the GMCVB Art of Black Miami aimed at bringing awareness to Black art and highlighting Overtown during Miami Art Basel week. These efforts resulted in a unified promotion of Overtown and increased favorable awareness and recognition of the area as a growing cultural hub.



ART AFRICA MIAMI FAIR AT THE HISTORIC LYRIC THEATER

N.W. 3RD AVENUE METRORAIL GUIDE WAY MURAL

In December 2014, the CRA Board approved Creative Commercial Insight and Restorations, Inc. ("CCIR") as the company to design and implement a mural on the NW 3rd Avenue Metrorail Guide Way, located on N.W. 3rd Avenue and 11th Street . The new mural is replacing the former Purvis Young Mural, which was significantly faded and in need of a new and more permanent installation.

The CRA Board also approved a \$102,000 grant to CCIR. The grant funds were utilized to aide in the removal of dilapidated film paper on each wall, priming and painting the walls and design and layout. Once completed, the mural will feature a tribute to Purvis Young and commemorate the culture and heritage of Overtown. The mural is scheduled to be completed in July of 2016.



ADDONIS PARKER

PRESERVATION AND ENHANCEMENT OF TAX BASE

	2015 TAX ROLL	2014 TAX ROLL	INCREASE (%)
Original Boundaries	\$1,220,778,332	\$1,091,625,807	11%
Expanded Boundaries	\$136,735,577	\$121,266,407	12%
Park West Addition	\$55,673,032	Less than taxable value base year 2015	

FY 2015 CURRENT YEAR ACTUAL TAX INCREMENT REVENUE

Preliminary Tax Increment Value	\$ 1,220,778,332	
Taxable value in Base Year – 1982	(\$78,305,502)	
Value of Increment	\$ 1,142,472,830	
Divided by 1000	\$ 1,142,473	
Multiply by 95%	\$ 1,085,349	
City Operating Millage- Current Year	7.6465	
County Operating Millage –Current Year4	4.6669	
Gross Ad valorem (City)		\$ 8,299,123
Gross Ad valorem (County)		\$ 5,065,216
Adjustment By Value Adjustment Board	(\$ 35,195,331)	
Divided by 1000	(\$ 35,195)	
Multiply by 95%	(\$ 33,436)	
City Operating Millage	4.5710	
County Operating Millage	4.7035	
Adjustment (City)		-\$ 253,141
		-\$ 157,264

EXPANDED BOUNDARIES

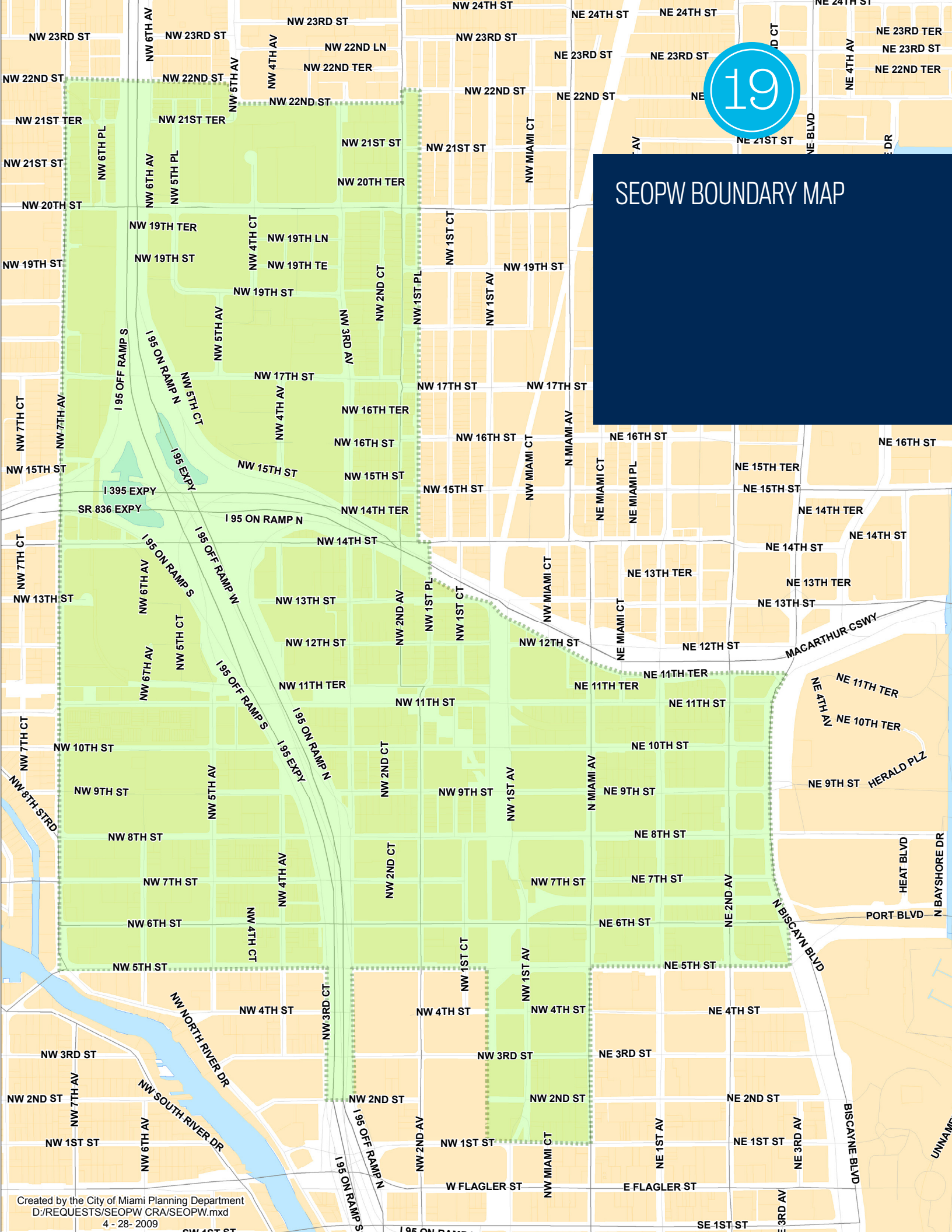
Preliminary Tax Increment Value	\$ 136,735,577	
Taxable Value Base- Year-2009	(\$ 94,245,513)	
Value Increment	\$ 42,490,064	
Divided by 1000	\$ 42,490	
Multiply by 95%	\$ 40,366	
City Operating Millage –Current Year	7.6465	
County Operating Millage-Current Year	4.6669	
Gross Ad valorem (City)		\$ 308,655
Gross Ad valorem (County)		\$ 188,382
Adjustment By Value Adjustment Board	(\$ 9,396,309)	
Divided by 1,000	(\$ 9,396)	
Multiply by 95%	(\$ 8,926)	
City Operating Millage	7.5710	
County Operating Millage	4.7035	
Adjustment (City)		-\$ 67,582
		-\$ 41,986

PARKWEST ADDITION

Preliminary Tax Increment Value	\$ 55,673,032	
Taxable Value Base Year -1985	\$ 37,461,910	
Value Increment	\$ 18,211,122	
Divided by 1000	\$ 18,211	
Multiply by 95%	\$ 17,301	
City Operating Millage –Current Year	7.6465	
County Operating Millage-Current Year	4.6669	
Gross Ad valorem (City)		\$ 132,389
Gross Ad valorem (County)		\$ 80,740

TOTAL **\$13,554,432**

SEOPW BOUNDARY MAP



CLARENCE WOODS, III

Executive Director

CORNELIUS SHIVER, ESQ.

Assistant Director

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