

Community Redevelopment Agency  
City of Homestead

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**Contact your Councilman >>>**

**Q:** Who oversees the Community Redevelopment Agency?

**A:** Jimmie L. Williams, III  
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## Non-Profit Organizations



### ARTSOUTH

One of the Non-profit organizations supported by the Community Redevelopment Agency during FY 2008-2009 was ArtSouth. This organization had paid back our support by providing art and cultural activities to the City of Homestead's citizens with less advantageous economical conditions. These programs are provided at a very low cost to the community.

### HISTORIC TOWN HALL MUSEUM

The Historic Town Hall Museum is a venue for tourism as well as for community activities. During Fiscal Year 2009, the museum received more than 340 registered visitors. Some of the events sponsored by the museum were: Robert's Rules of Order classes, Civitan Woman of the Year Award, Homestead Main Street Gallery Walk, Lucy Calamari's Exhibit of Downtown Photos, Homestead Main Street meetings, and the most popular exhibition, "Children's Toys through the Ages", an exhibit of boys and girls toys, dolls, and teddy bears dating back to the 20's.

### SEMINOLE THEATER

The Seminole Theatre recently completed two major construction phases which finished the exterior design of the performing arts facility. The first phase was the construction of the two-story shell of the 8,000 Sq. Ft. Educational Center on a vacant parcel immediately south of the historic main stage theatre. The second phase was the construction of the 21-piece orchestra pit, demolition of the west wall, relocation of the stage house to the west, extension of the north building expansion, and the construction of the 62-Ft. The Seminole Theatre was designed as a coherent facility with each individual structure contributing to the financial viability and operating efficiency of the overall complex. To summarize, three new buildings have been added to the historic main stage theatre.

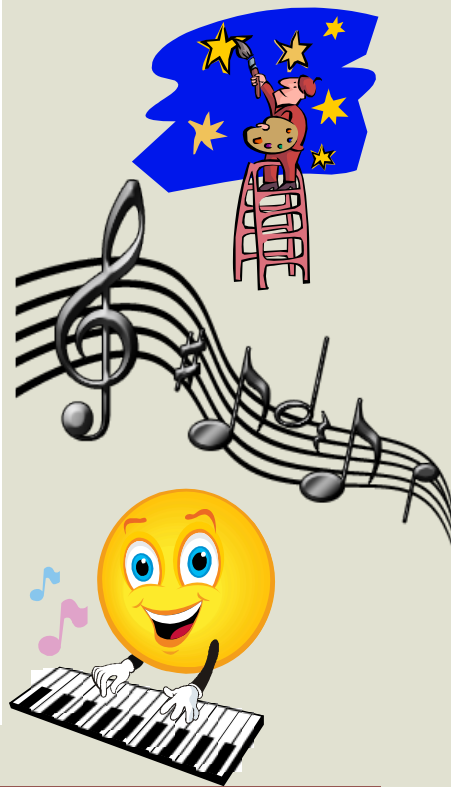
## Music In the Park

In these days when the financial crisis had affected every citizen in some way, the CRA had given the community a time to come together, relax and enjoy few hours of music and activities. During Fiscal Year 2008-2009 we had ten Music in the Park events. Different bands such as Mosquito Heads, Fire Brigade, and Cheryl Q entertained the community to



make these events a total success. The Community Redevelopment

Agency in conjunction with the City of Homestead Parks & Recreation Department celebrated nine Kruise-In events. This event, as well as Music in the Park, takes place in Krome Avenue. Different cars, motorcycles, and boats are exhibit for the public. As part of the amenities, we include games, food and different children activities.



March 2010

# CRA Annual Report FY 2008—2009

## City of Homestead



### MISSION STATEMENT

The mission of the Community Redevelopment Agency (CRA) is to revitalize the Community Redevelopment Area and to provide an economic stimulus such that the future value of property within the Community Redevelopment Area is optimized.

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## Working to Build a Better Community

### CRA AREA

The Homestead Community Redevelopment Area consists of approximately 1,188 acres. The Area is generally bound by U. S. Highway 1 to the east, Lucy Drive to the south, Redland Road to the west, and Ninth Court to the north. The area includes the historic downtown commercial corridor, publicly owned areas including community parks and recreation facilities, educational facilities, and residential properties.

### CRA HISTORY

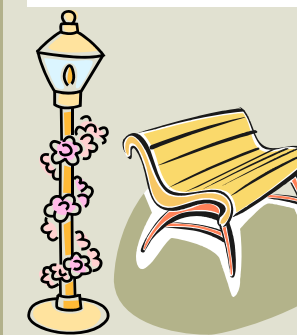
The Community Redevelopment Agency was created in 1994, following the destructive Hurricane Andrew to begin the rebuilding of the community. The approximate number of pre-hurricane Andrew dwelling units in the Community Redevelopment Area was 3,887. Following the devastation of the storm, the number of residential units dropped to 2,600. In the past years, the Agency has been an important key-player in the City's recovery.

### CRA SERVICES, FUNCTIONS AND ACTIVITIES

The City created the CRA in 1994 following Hurricane Andrew under the powers granted by the Legislature. Its goal is to combat neighborhood deterioration and eliminate economic blight in the designated Community Redevelopment Area. The work program for the Agency is defined in the Community Redevelopment Plan. In this Plan, comprehensive strategies were formulated to promote community development in various neighborhoods within the Community Redevelopment Area.



## KROME AVENUE IMPROVEMENTS



The CRA purchased and installed new benches, bike racks, and trash receptacles along Krome Avenue. In addition, thirteen Mahogany Trees were planted. The total cost of this improvement was \$28,900.





Ernestine Jackson Seymour Municipal Park



Krome Avenue Improvements

**FY 2008–2009 BUDGET–ADOPTED VS. ACTUAL**

ANNUAL REPORT		
	FY 2009	
	BUDGETED	ACTUALS
<b>REVENUES</b>		
TIF COH Contribution	2,325,500	2,325,506
TIF County Contribution	1,902,500	1,886,926
Appropriation of Fund Balance	600,000	0
Interest on Investment	127,000	73,971
Miscellaneous Interests	0	25,082
<b>TOTAL REVENUES</b>	<b>\$ 4,955,000</b>	<b>\$ 4,311,485</b>
<b>ADMINISTRATIVE EXPENSES</b>		
Employee Salary & Fringe	\$ 222,700	\$ 115,578
Contractual Services	\$ -	\$ 6,000
Advertising & Notices	\$ 6,000	\$ 16,639
Travel & Training	\$ 500	\$ 161
Rent/Lease Costs	\$ 4,000	\$ 2,107
Office Equipment & Furniture	\$ 3,000	\$ -
Other Administrative Expenses	\$ 339,100	\$ 312,023
<b>Sub-Total Adm Expenses</b>	<b>\$ 575,300</b>	<b>\$ 452,508</b>
County Adm Charge - 1.5%	\$ 28,600	\$ 28,304
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>\$ 603,900</b>	<b>\$ 480,812</b>
<b>OPERATING EXPENSES</b>		
Employee Salary & Fringe	\$ 119,400	\$ 62,145
Contractual Services	\$ 272,000	\$ 258,398
Insurance	\$ 29,400	\$ 29,422
Marketing	\$ 4,000	\$ -
Legal Services/Court Costs	\$ 90,000	\$ 4,617
Architect/Engineer Fees	\$ 100,000	\$ 139,146
Infrastructure Improvements	\$ 1,773,000	\$ 301,545
Building Const & Improv	\$ 900,000	\$ 37,077
Debt Service Payments	\$ 467,000	\$ 467,000
Assistance to Non-Profits	\$ 114,400	\$ 114,400
Public Safety	\$ 264,800	\$ 187,522
Other Operating Expenses	\$ 125,200	\$ 224,743
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 4,259,200</b>	<b>\$ 1,826,015</b>
<b>RESERVE/CONTINGENCY</b>	<b>91,900</b>	<b>0</b>
<b>TOTAL BUDGET</b>	<b>\$ 4,955,000</b>	<b>\$ 2,306,830</b>

**Ernestine Jackson Seymour Municipal Park**



*Ms. Ernestine Jackson Seymour was a lifetime resident of the City of Homestead. Dedicated teacher and a student mentor in the Dade County School System for 44 year, Ms. Seymour made valuable contributions to many organizations and touched the lives of many students, parents, and colleagues.*

One of our major accomplishments was the completion of the Ernestine Jackson Seymore Municipal Park. This piece of property was used as a neighborhood park by our citizens in the Southwest Neighborhood.

The picture show the creativity used by our community in their desire of creating a park within the area. Unfortunately, the materials and equipment that was put in place were unsafe and too dangerous.

This project was completed with the assistance of the City's Parks and Public Works Department. The small park is about 5,000 sq. ft. It has two play structures: one-

mega Christel, and one Miss Minnie. It also has one-two Aztec panel rope climber, very popular in children ages 5 to 12. Moreover, the park amenities include: six 6' benches, two 6' picnic tables and two trash receptacles.



J. Robert Barnes  
221-229 North Krome Avenue

**New Sidewalks**



At a cost of \$124,700, new sidewalks and ramps were installed for easy access and safety of the

Southwest Neighborhood pedestrian. Around 6,000 square feet of new sidewalks were installed in the following locations: along SW 4<sup>th</sup> Avenue & 7<sup>th</sup> Ct.–East Side, along 3<sup>rd</sup> Avenue from SW 6<sup>th</sup> Ct. to SW 7<sup>th</sup> Ct.–West Side, along SW 7<sup>th</sup> Street from SW 6<sup>th</sup> Avenue to SW 8<sup>th</sup> Avenue–Both Sides, along SW 8<sup>th</sup> Ave. from SW 4<sup>th</sup> Street to SW 7<sup>th</sup> Street, on SW 6<sup>th</sup> Street from SW 8<sup>th</sup> Avenue to SW 10<sup>th</sup> Avenue,



along SW 7<sup>th</sup> Avenue from SW 4<sup>th</sup> Street to SW 7<sup>th</sup> Street, and on SW 6<sup>th</sup> Street from 10<sup>th</sup> Avenue to 12<sup>th</sup> Avenue.



**Commercial Façade Program**

The Commercial Façade Program Grants was created to help local business with the rehabilitation, beautification and improvements to the front face of their buildings. The grant is awarded in a 25% deposit -75% grant base. The business owner is responsible to pay for 25% of the total cost of the work up to \$6,000 for a single façade and \$12,000 for a double façade. During Fiscal Year 2008-2009,

the Community Redevelopment Agency awarded four Commercial Façades Program Grants. Two local businesses with double-façade had the opportunity to complete improvements to the front of their buildings.

**J. Robert Barnes**  
221-229 North Krome Avenue  
The work completed in Mr. Robert Barnes' building included: cleaned and repaired aluminum extended awning canopy, re-

paired and replaced low voltage lighting on canopy and fiber optic lighting, pressure cleaned and painted front facade, and added solar tinting to front windows.

**LJR Partners, LLC**  
377-381 North Krome Avenue  
The work completed in Mr. Jeffrey Kluger's building included: pressure cleaned, patch and prime masonry cracks, repair stucco, new paint, electrical work and new sign.



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377-381 North Krome Avenue