



CITY OF HOMESTEAD CITY MANAGER'S BI-MONTHLY REPORT

March/April 2025

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ELECTED OFFICIALS 2025



Mayor

Steven D. Losner



Vice Mayor

Sean L. Fletcher
Seat 2



Councilman

Tom Davis
Seat 1



Councilman

Larry Roth
Seat 3



Councilwoman

Jenifer N. Bailey
Seat 4



Councilwoman

Erica G. Ávila
Seat 5



Councilman

Clemente Canabal
Seat 6

CITY MANAGER MESSAGE



Zerry Ihekwaba,
PhD, PE

Dear Mayor and Council Members,

The year is off to a strong start, and I'm pleased to share a few exciting milestones with you. In March, I marked my one-year anniversary with the City of Homestead, and I remain grateful for the opportunity to continue working alongside each of you to move our city forward.

We're nearing the final sessions of our Strategic Plan process, which will result in Homestead's first professionally driven Strategic Plan—a clear, community-driven roadmap for our future.

A major success was the lifting of the absolute moratorium on Pump Station #22 (PS-22). As of April 21, 2025, Miami-Dade County officially cleared PS-22 to 'OK' status, allowing us to move forward with the final phase of construction. This milestone reflects significant progress in our infrastructure efforts and the dedication of our Public Works team. With this clearance, we were also able to reactivate the 16 business applications that had been on hold due to the moratorium, helping to reignite economic activity and advance long-awaited projects. This marks a critical step toward completing this long-anticipated project and enhancing service capacity in the area.

On the infrastructure front, the new traffic signal at SW 152 Avenue and Alex Muxo Boulevard has been completed. This project improves traffic flow and pedestrian safety, with modern mast arms, crosswalk signals, repaving, new signage, and streetlights installed in partnership with FPL.

Our Emergency Management, first responders and Communications Division also demonstrated exceptional coordination during the recent brush fire near residential areas. Their swift response and collaboration with regional partners ensured public safety and protected property—highlighting our preparedness and commitment to the community.

We also unveiled the William Julius Krome Statue—a meaningful tribute that brought our community together to honor our history as we plan for the future.

Another success was becoming the first municipality to join Workforce.Miami. This partnership brings a new level of connectivity to job creation and economic opportunity. In addition to this, we're also collaborating with CareerSource South Florida on the Summer Youth Employment Program, offering young residents ages 15 to 18 the chance to develop job skills and earn income while contributing to our city's continued growth.

As we look ahead, our summer registration opened for the 2025 Summer Camp to be hosted at the William F. Dickinson Community Center. This will be the first program hosted by the City since 2020. All 60 available slots were filled by Homestead residents, demonstrating strong community interest and engagement.

Finally, we're thrilled that the NASCAR Championship Race will return to Homestead in November 2026. This major event brings economic opportunity, global visibility, and renewed excitement to our city.

Thank you for your continued support and leadership. I look forward to all we'll accomplish together in 2025 and beyond.

Sincerely,

Zerry Ihekwaba, PhD, PE

June 14

Juneteenth - A Night At The Apollo

June 21

Pathways to Homeownership

July 4

Race to the 4th

July 18

Movies in the Park Presents:
Captain America: Brave New World

Visit the City of Homestead's
Flickr account to see event
photos.

[HOMESTEADFL.GOV/FLICKR](https://www.homesteadfl.gov/flickr)



[HOMESTEADFL.GOV/CALENDAR](https://www.homesteadfl.gov/calendar)



Krome Statue
Unveiling



Strategic Plan
Forum



Eggstravaganza



Movies in the Park:
WICKED

CITYWIDE STRATEGIC PLAN

In April, the City of Homestead continued its efforts to engage the community in shaping the City's 5-Year Strategic Plan. The City hosted three community forums—two in-person sessions on and a virtual session in early April. In the sessions, residents, business owners, and stakeholders were able to share their ideas, priorities, and vision for Homestead's future. Public feedback gathered from these sessions is helping to ensure the Strategic Plan reflects the true needs and aspirations of the community.

To further encourage participation, each member of the City Council recorded and shared videos promoting the Strategic Plan and inviting residents to take the community survey. These outreach efforts, combined with social media and email promotions, helped maximize engagement and ensure broad input as the City works to define its mission, vision, goals, and performance measures for the next five years.

OLD CITY HALL SITE

In mid-April, the City hosted a council workshop to gather input and discuss potential ideas for the redevelopment of the Old City Hall site. The workshop allowed residents and stakeholders to share their vision for the future of the property. During the April 2025 City Council Meeting, the City Council authorized staff to enter into negotiations with Flanigan's to redevelop a 2.15 acre portion of the site to host the iconic restaurant. Staff is currently engaged in negotiations with Flanigan's and will continue to explore redevelopment opportunities for the remainder of the site based on the feedback received during the workshop.

KROME MARKETPLACE

The Homestead Community Redevelopment Agency (HCRA) issued a Request for Proposals (RFP) seeking qualified restaurant, food hall, and entertainment operators for three key parcels at 204, 220, and 230 N Krome Avenue. The goal is to activate Downtown Homestead with a vibrant dining and entertainment hub. While the solicitation closed on April 8, only one response was received, and it was incomplete, leading to the respondent being deemed non-responsive. As the proposal did not align with the CRA's vision, staff is now exploring new strategies to attract submissions that better meet the City's goals.



KROME MARKETPLACE PARKING LOT

The City of Homestead Community Redevelopment Agency (HCRA) has completed the award recommendation for utility undergrounding at the Krome parking lot. This critical infrastructure step paves the way for the next phase of development. The Invitation to Bid (ITB) for the parking lot construction closed in April, with an award anticipated in May. This project supports ongoing revitalization efforts in Downtown Homestead, enhancing both accessibility and infrastructure to stimulate economic growth.

KROME STATUE

The Krome Avenue Statue was officially unveiled in early April 2025, marking a significant milestone in the City's efforts to honor Homestead's rich history. The unveiling ceremony was attended by elected officials, residents, city employees, news outlets, and local schools, making it a true community celebration. Leading up to the event, work focused on finalizing the sculpture base design, crafting the language for the bronze plaques, securing necessary permits, and completing the base's construction and curing process. The artist transported the sculpture from South Dakota to Homestead in late March 2025, allowing for a smooth installation ahead of the ceremony. The event highlighted the importance of preserving Homestead's heritage while looking toward the future.

SEMINOLE THEATRE MURALS

The waterproofing project at the Seminole Theatre has been completed, along with a much-needed exterior paint refresh to enhance the building's durability and appearance. The City is now moving forward with the mural component and is working with selected artists **AJ Davis and Kenny Maguire**—who were selected in July 2024—to finalize the design, fabrication, and installation of the mural feature. Mural areas have already been prepared and painted. Kenny is scheduled to begin installation on May 21, while AJ is expected to begin during the first week of June, following the completion of a prior art installation. Once installation begins, the murals are anticipated to take approximately **90** days to complete. Staff will also be providing mural renderings for review.

GIS STRATEGIC PLAN

The City of Homestead continues to expand its GIS capabilities to improve public access to information and enhance internal operations. Recently, the City launched a new GIS layer that allows residents to easily look up their **Code Compliance Zone** and identify the officer assigned to their area. This tool promotes greater transparency and more direct connections between the community and City services.

Additionally, the City is in the final stages of completing its first Strategic GIS Plan, which will establish a comprehensive, citywide technology framework to support current and future applications. As part of this effort, and with the support of our consultants, multiple GIS data layers have been created to support the launch of the City's Online Permitting, Licensing, Electronic Plans Review, Code Compliance Solutions, and Citywide Online Payment Process System (EPL).

Another major initiative underway is the development of a GIS Capital Improvement Projects Platform, which will allow residents and stakeholders to track project progress, access detailed project information, and better understand how public funds are being invested. Through the integration of these advanced GIS tools, the City is promoting greater accessibility, accountability, and more informed decision-making for the Homestead community.

EPL IMPLEMENTATION

The City of Homestead launched the EPL project in January 2025 to streamline permit, license, ROW, and other service processes application, improve customer service, and enhance operational efficiency. The system will provide an online portal for residents and businesses to submit applications, track progress, and process payments, while enabling simultaneous electronic plan reviews across multiple departments.

Project teams are meeting weekly to develop business requirements, configuration, and implementation strategies, working diligently through March and April to maintain the project schedule. Phase One is targeted for launch in October 1, 2025, with Phase Two scheduled for December 2026.

PUMP STATION #22/BASIN MORATORIUM (ARPA CONTRIBUTION \$3,641,905)

Pump Station #22/Basin Moratorium

On April 22, 2025, the **Miami-Dade County Department of Environmental Resources Management (DERM)** officially lifted the moratorium associated with Pump Station #22 and its connected basins, following the successful completion of the PS22 Super Bypass project that brought the station into initial compliance with **Miami-Dade County Water and Sewer Department** standards. With this clearance, development and redevelopment within the affected areas can now move forward. The City is now preparing for the final phase of work at the PS-22 site, which will bring the station into full compliance. This phase includes installation of a permanent primary wet well, pumps, control panel, generator, and all supporting electrical components, along with final site grading and restoration. A cost estimate for this phase is expected from the contractor by the third week of May, after which the City will coordinate with Procurement to prepare a contract for Council consideration. The approval process will be scheduled at the City Manager's discretion, either through a Council meeting or a Special Call meeting. While no basin improvements are planned at this time, this project—funded through the **American Rescue Plan Act (ARPA)** and the **Florida Department of Environmental Protection (FDEP)**—marks a critical step in advancing responsible development and strengthening the City's infrastructure.

HOMESTEAD REGIONAL PARK (ARPA CONTRIBUTION \$478,740)

Homestead Regional Park (Phase 1)

Homestead Regional Park is an 85-acre facility currently in Phase 1 of a multi-phased development project. **This phase includes the construction of an artificial turf soccer field surrounded by a rubberized track with sports lighting.** Additional amenities in this phase will include **restrooms, offices, a shaded pavilion structure, concession area, performance stage, storage, a soccer mini pitch, parking areas, sports and walkway lighting, a CCTV security system, landscaping, and an irrigation system.**

Scope of Services

On November 9, 2021, the Mayor and City Council approved the use of up to **\$1.1 million** in American Rescue Plan Act (ARPA) funds for architectural and engineering services for Phase 1 of Homestead Regional Park. On July 27, 2022, they approved a design agreement with BA, in accordance with **RFQ# 2022-10**, for an amount not to exceed **\$657,600**. On September 18, 2024, the Council approved additional services totaling **\$73,441** for unforeseen soil investigation work and expanded park programming, bringing the total design contract to **\$731,041**.

Design Services Expansion

On October 23, 2024, the City and consultant executed Addendum No. 1 to the original agreement, expanding the scope of services and increasing the compensation limit to **\$731,041**. Subsequently, the agreement was modified to remove Task 9.0—Construction Administration Services—valued at **\$262,493** due to funding constraints. This adjustment brought the total agreement amount to **\$468,548**.

Project Updates and Next Steps

Phase 1 design is 90% complete and under review, with an estimated project cost of **\$17 million**.

Permit Approvals: Permits are in the submittal process pending corrections.

Finalize Construction Drawings: By June 2025.

Bid Procurement: 60 days.

Construction Contract Award: 30 days.

Construction: Estimated duration – 24 months.

OPERATIONAL UPDATE

Residents continued to utilize the City of Homestead's Public Record Request Portal for easy access to public records during the months of March and April.

In March, a total of **348** public record requests were submitted. Of those, **174** were submitted and processed by the **Homestead Police Department (HPD)**, and **174** were directed to the **City Clerk's Office**, with **160** requests processed.

In April, a total of **238** public record requests were submitted through the JustFOIA Public Record Request Portal, with **151** directed to **HPD** and **87** to the **City Clerk's Office**. Of these, **199** requests were processed and completed—**139** by HPD and **60** by the City Clerk's Office.

OPERATIONAL EFFICIENCIES

In addition to public records processing, the City Clerk's Office, in collaboration with the City Manager's Office, continued to advance agenda management efficiencies through the CHAMPS Agenda Management Program. In March, **4** agenda packets were processed and published, while in April, **7** agenda packets were completed. This collaboration has significantly reduced the time required by staff to scan, upload, and publish meeting agendas, resulting in record turnaround times. Meetings are now fully indexed for easier access, and the agenda system is officially SMART (Searchable, Modern, Accessible, Responsive, and Transparent), making it easier than ever for the public to stay informed.

COMMUNICATIONS | PIO

BUILDING COMMUNITY CONNECTIONS

In March, the City of Homestead Communications Division proudly rolled out the **City Manager's 1-Year Report**. This initiative included the design and distribution of a printed booklet as well as a dynamic social media post, showcasing a year of progress under the leadership of City Manager Dr. Zerry Ihekweba. The report highlighted key infrastructure projects, economic development initiatives, public safety investments, and quality-of-life enhancements that have shaped a stronger Homestead. The Communications team worked diligently to ensure the messaging was polished, accessible, and engaging for all audiences.



MARCH 2024 - FEB 2025

A YEAR IN REVIEW



STRATEGIC PLAN COMMUNICATIONS ROLLOUT

To drive participation in the Strategic Plan survey and community forums, the Communications Division launched a comprehensive outreach campaign. The team implemented a range of initiatives targeting both employees and residents, including dynamic images, a video series featuring the City Manager, Mayor, and Council Members, and consistent messaging across digital platforms. Strategic branding and promotional materials were also placed at key locations such as parks and community centers to maximize visibility. These efforts, combined with authentic storytelling by council members, have strengthened community engagement and built greater trust between residents and their elected officials.

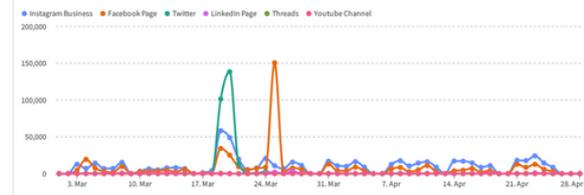
GROWING OUR SOCIAL MEDIA IMPACT

The Communications Division has seen significant growth across all platforms. Between March and April, we achieved over **1.3 million** impressions across **Facebook, Instagram, Threads, Twitter, LinkedIn, and YouTube**. Our social media efforts continue to evolve as we focus on creating timely, engaging, and informative content that resonates with our community.

Post impressions

1,342,172
impressions

Post impressions > Social network



LIGHTS, CAMERA, ACTION!

Throughout March and April, the Communications Division produced a wide range of video content to support City initiatives and strengthen community engagement.

To aid recruitment efforts, the team created an **HPS (Homestead Public Services) Electric Utilities recruitment video**, carefully planning, scripting, filming, and editing to highlight career opportunities and showcase essential services. Additional recruitment videos in collaboration with the Human Resources Department are also in development to spotlight more departments and attract top talent to the City of Homestead.

In partnership with the **Community Redevelopment Agency (CRA)**, the team launched a video promoting the various grants available to residents and small businesses, featuring the inspiring story of a couple who benefited from CRA assistance. This project helped raise awareness of critical resources within the CRA district.

The department also produced a **“Code Spray” video** with the Code Compliance Department to educate the public on how illegal dumping is reported and marked, as part of a broader campaign to promote a clean and safe city.

In celebration of **305 Day**, observed on March 5th, the Communications Department created a vibrant video showcasing Homestead’s unique contributions to the Miami-Dade community. The video highlighted local landmarks, businesses, and cultural pride, tying Homestead’s rich heritage to the broader 305 identity.

Together, these video projects demonstrate the department’s ongoing commitment to using creative storytelling to inform, engage, and inspire the Homestead community.

Emergency Communication Excellence

During the Everglades District-344 Fire emergency in March, the Communications team provided real-time updates across all platforms with urgency and accuracy. Understanding the critical nature of emergency information, they operated with empathy and a commitment to public safety. Their updates were widely shared, including reposts from major news outlets, highlighting the importance of timely, trustworthy communication.

Celebrating Department Achievements

The Communications team celebrated an exciting internal milestone in April with the promotion of Camila Varcarel to **Chief Public Information Officer**. Camila has been an integral part of the City of Homestead team for **5** years, bringing exceptional creativity, innovation, and organizational excellence to every project. She holds a Master’s Degree in Business from St. Thomas University and has consistently led initiatives that have elevated the City’s communications efforts. Her leadership and vision will continue to be a tremendous asset as the team moves forward with even more ambitious projects.



OPERATIONAL UPDATE

The Code Compliance Department continues to make meaningful progress in 2025 through strong leadership, innovative strategies, and community-centered enforcement. The team remains focused on eliminating blight, promoting public health and safety, and enhancing overall quality of life across Homestead.

New Leadership

In March, the department welcomed **Genaro Morillo, CFM**, as the new **Code Compliance Manager**. Mr. Morillo brings nearly a decade of government experience and holds certifications in floodplain management, stormwater and sedimentation control, parking enforcement, and more. His leadership is already elevating internal performance and operational standards.

Community Engagement & Strategic Plan Participation

Throughout March and April, the department actively supported the **City's Strategic Plan Awareness Campaign** with officers canvassing neighborhoods to inform residents and encourage participation.

Innovative Enforcement Initiatives

In April, the department launched a high-visibility campaign to address sanitation violations. Officers began marking reported illegal dumping piles with orange paint to signal that the issue has been addressed and is awaiting service. This proactive step reinforces transparency and encourages residents to report unmarked violations.

Translation Services

Official translation services for Special Magistrate hearings are now available in Spanish and Creole, ensuring all residents have equitable access and representation in the enforcement process.

Hiring & Department Growth

The department extended job offers to **4** Code Compliance Officer I candidates in April—**2** to replace departing officers and **2** for newly established FY25 positions. There was **1** officer who began on May 5, another is set to start on May 19, and the remaining positions are still in the hiring process.

Animal Control Field Operations

In a testament to the department's broad scope of responsibilities, officers safely rescued 30 chickens found on private property and coordinated their relocation to a local farm—supporting both animal welfare and property maintenance standards.

Product Trends

The department reported a notable increase in productivity, citing **323** violations in March alone—nearly matching the combined total of **366** violations issued in January and February. This increase reflects the department's renewed focus, increased field presence, and unified commitment to a cleaner, safer Homestead.



CODE COMPLIANCE

CITATIONS UPDATE

MARCH TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	87
Work Without Permits Violation	69
Animal/Pet Violations	37
Overgrowth Violations	37
Zoning Violations	33
Abandoned / Derelict Vehicle Violations	26
Public Nuisance Violations	19
Obstructing a public right-of-way Violations	6
Business License Violations	5
Signage Violations	4

APRIL TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	77
Work Without Permits Violations	68
Animal/Pet Violations	39
Overgrowth Violations	35
Zoning Violations	29
Abandoned / Derelict Vehicle Violations	28
Public Nuisance Violations	22
Obstructing a public right-of-way Violations	6
Signage Violations	4
Business License Violations	3

COMMUNITY REDEVELOPMENT AGENCY

OPERATIONAL UPDATE

Public-Facing Project Sheets Initiative:

To enhance transparency, the CRA created detailed project sheets for all active initiatives. These include key information such as project scope, costs, and community impact, offering residents and stakeholders a clear view of CRA efforts.

FRA Redevelopment Professional Certification:

CRA team member **Willie Johnson** completed his final **Florida Redevelopment Association** course and is now a **certified FRA Redevelopment Professional**. He will receive his certificate at the upcoming **FRA Annual Conference**.

CRA Grant Program Streamlining:

The CRA is revising its grant programs to improve efficiency in awarding and disbursing funds, with updates scheduled for CRA Board review in June 2025. In March, staff also began developing new grant recommendations and partnered with Miami New Times to promote existing offerings.



PLANNING & COMMUNITY INITIATIVES:

The CRA made over **100** contacts to Florida legislators regarding **HB 991** and **SB 1242**, which impact redevelopment agencies.

PROJECT PLANNING & EXECUTION:

March efforts included launching the FY 25/26 work plan, coordinating sidewalk repairs, and hosting a Shotgun project Request For Proposal (RFP) meeting. Staff also began planning for the **Pathways to Homeownership** event which will be held on June 28th, 2025 at Miami-Dade College Homestead Campus, and co-hosted the **Krome Marketplace Open House**.

FINANCIAL & BUDGETARY OVERSIGHT:

The CRA began internal budget and CIP reviews for FY 25/26 and finalized the FY 23/24 Annual Report in compliance with Florida Statutes. Staff also supported audit efforts and launched enhanced code enforcement through property tours and code case identification.



CIP PROJECT UPDATE

In Progress:

- **Triangle Project Development Agreement Preparation:** The CRA, City, and development team have concluded multiple meetings, and the Triangle Project is on track to be presented to the CRA Board in May for approval of the development agreement.
- **Shotgun Properties RFP Process:** The Request for Proposals for the Shotgun Properties project has closed. The selection committee is finalizing its recommendation, which is scheduled to be presented to the CRA Board in June.
- **Downtown Enhanced Maintenance Program (DEMP):** As part of efforts to revitalize downtown, the CRA has launched the DEMP for immediate, smaller-scale improvements on Krome and Washington Avenues. The goal is to improve the overall cleanliness and appearance until the streetscape replacement is completed. Completed actions include power washing sidewalks and beginning landscape and planter updates. There will be more improvements to follow.
- **CRA Grant Support & Technical Assistance:** The CRA assisted with **21** permit applications or projects to advance CRA grant recipient project completion and CRA projects. Additional support was provided to **Sak Pase and Throwback** on Krome Avenue, with the goal of opening both businesses within May 2025. The CRA also provided support to **La Patrona and Chefs on the Run** to expedite the completion of their respective grant-funded improvements.

OPERATIONAL UPDATES

The Customer Service Department successfully transitioned its phone services from ENCO to a new provider, AnswerNet. This change is expected to deliver enhanced service quality, more efficient call routing, improved after-hours support, and greater cost-effectiveness. Throughout the months of March and April, meetings were held in preparation for the AnswerNet soft launch in anticipation of the final cutover on May 1, 2025. A successful soft launch of the AnswerNet Call Center occurred on April 22, 2025, setting the stage for a smooth transition to full operations in May.

WELCOME TO THE TEAM!

To strengthen operations and enhance service delivery, the department hired **3 Clerk II's** to support Billing, Reconciling, and Applications areas, as well as **2 Supervisors and 2 temporary employees**. The department is also actively working to fill remaining vacancies to ensure full staffing and continue meeting the evolving needs of our customers.

NEW INITIATIVES

The department is assessing a partnership opportunity with **Promise/Florida Commerce** to secure **Low Income Home Energy Assistance Program (LIHEAP)** dollars to better support customers in need.

Process Improvements

The Customer Service Division continues to refine and enhance service processes to support the City's broader organizational goals. Currently, the team is leading efforts to improve collections for commercial accounts, including homeowners' associations and master-metered customers. This initiative focuses on developing clearer noticing procedures and policies, including options for liens where applicable, to strengthen accountability and streamline the process. In collaboration with the General Services Department, Customer Service is also working on the relocation of the Customer Service Window to improve accessibility and enhance in-person service experiences for residents. These ongoing improvements reflect the department's commitment to efficiency, transparency, and exceptional customer support.

GENERAL SERVICES

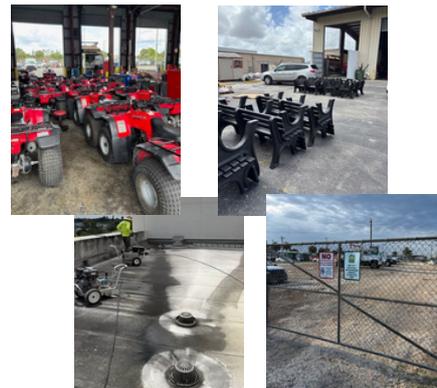
OPERATIONAL UPDATE

Fleet Division

The Fleet team assisted the Police Department in March by preparing all ATVs, generators, and making repairs to the Command Center in support of the NASCAR Homestead-Miami Speedway event. Fleet also organized and cleaned the BMX overfill lot, rearranging vehicles, repairing fences, installing new signage, and fixing gates. Additionally, the team is actively preparing more than **60** vehicles for the next surplus auction.

Facilities Division

The Facilities team worked to complete final preparations at the New Administration Building for Code Compliance and Parks, Recreation, & Open Spaces departments. Their efforts included installing TVs, replacing door locks, updating fire extinguishers, repairing window screens, replacing window blinds, cleaning vents, replacing signage, and deep cleaning bathroom floors, among other tasks to ensure the building is ready for the move.



GENERAL SERVICES

SPECIAL EVENTS READY!

The Facilities Department also supported the unveiling of the William J. Krome statue, assisting with the movement, placement, and covering of the statue prior to the event. They continued their work on the City Hall pressure washing project, which is scheduled to be completed by the end of April.

They also helped prepare JD Redd Park for its grand reopening on May 2, 2025, by installing **22** new black benches, painting multiple areas, installing a playground cover, and putting up new Wi-Fi signage. Finally, they assisted with furniture setup for the new Balcony Room meeting space at City Hall.

CIP PROJECT UPDATE

Completed

City Hall Pressure Washing

Current Phase: Implementation

Key Milestones Achieved: Cleaning and restoration underway.

Percentage Completion: 100%

Project Description: This project involves pressure washing City Hall to improve building appearance and maintenance, ensuring a cleaner, more welcoming environment.

Seminole Theater Waterproofing

Current Phase: Implementation

Key Milestones Achieved: Waterproofing efforts completed.

Percentage Completion: 100%

Project Description: This project includes waterproofing the Seminole Theater to protect the structure from weather damage and preparing the exterior for new murals, enhancing the facility's appearance and longevity.

In Progress

Phase II Construction of New Windows

Location: 450 SE 6th Ave

Current Phase: Implementation

Key Milestones Achieved: Project funding secured and underway.

Percentage Completion: 50%

Expected Completion Date: July 31, 2025

Project Description: This project involves the second phase of constructing new windows to enhance building safety, energy efficiency, and aesthetics.

40-Year Building Certification Electrical Mitigation

Location: 1034 NE 8th St. & One Ralph Sanchez, Speedway Blvd

Current Phase: Procurement

Key Milestones Achieved: Project initiated and currently in procurement phase.

Percentage Completion: 15%

Expected Completion Date: September 30, 2025

Project Description: This project addresses electrical system improvements required to meet the 40-year building recertification standards, ensuring continued building safety and code compliance.

40-Year Building Certification Structural Mitigation

Location: 1034 NE 8th St. & One Ralph Sanchez, Speedway Blvd

Current Phase: Procurement

Key Milestones Achieved: Project initiated and currently in procurement phase.

Percentage Completion: 15%

Expected Completion Date: September 30, 2025

Project Description: This project focuses on structural upgrades necessary for 40-year building recertification, supporting building longevity and occupant safety.

DEVELOPMENT SERVICES

OPERATIONAL UPDATE

In March, the Development Services Department implemented several key process improvements that have already led to expedited permit processing and increased operational efficiency. These enhancements are part of ongoing efforts to streamline services and better support the city's growing development needs.

The department completed **1,406** inspections, issued **115** commercial permits, and issued **325** residential permits during the month. These numbers reflect sustained development activity and the department's commitment to timely and customer-focused service delivery.

CIP UPDATE

The AIPP Workplan for the Cybrarium art installation experienced a minor delay but is now scheduled for completion around June 17, 2025. The department is actively coordinating with Cybrarium staff to finalize installation logistics and ensure a successful unveiling.

WATER TOWERS CALL TO ARTISTS

The artist selection process for the City's Water Tower Art Project is nearly complete. The department is awaiting one final submission before presenting the shortlist of artists to the City Council for final consideration. This initiative aims to celebrate Homestead's identity through public art while commemorating the nation's 250th anniversary.

STREAMLINED PERMITTING WITH MDC

The department is launching the **Miami-Dade County Review Walkthrough Service**, a joint effort to streamline permitting by offering same-day reviews and in-person help for select permits and Certificates of Use (CU). Sessions will start on May 22, and will be held every fourth Thursday from 8 AM to 12 PM, ensuring timely feedback on projects requiring county coordination. This collaborative initiative involves Development Services and other City departments working together to better serve residents.

EMERGENCY MANAGEMENT

OPERATIONAL UPDATES

Preparedness Planning Ahead of Hurricane Season

Emergency Management conducted a full review and update of the City's Hurricane Preparation Procedures and Threat Analysis. Each department provided revised input to ensure the City's emergency plans are current and comprehensive ahead of the 2025 Hurricane Season.

Strengthening Community Readiness

The department is working on scheduling a **Community Emergency Response Team (CERT)** course with Miami-Dade County. CERT educates volunteers on local disaster risks and trains them in fire safety, light search and rescue, team organization, and disaster medical operations. The program strengthens community resilience and provides professional responders with dependable support during emergencies.

Collaboration & Coordination

Emergency Management continues to work closely with regional partners to enhance local preparedness and response efforts.



OPERATIONAL UPDATES

HPS-Energy welcomed a new addition to the team: **Addys Mederos, MSEE, PE**, who joins as a **Substation/Distribution Engineer**. Addys brings over **20** years of engineering experience across electrical, electronics, and telecommunications projects, including outside plant and network infrastructure. She is known for her strong analytical skills, a can-do attitude, and a collaborative team spirit.

The department also celebrated the promotion of **4 Line Specialists—Billy Pearce, Eric Hernandez, Derick Gonzalez, and Austin Allende**—to Lead Line Specialist roles. Their advancement reflects the continued growth and development within the team, and their contributions are expected to strengthen operations further.

On March 19, 2025, the department hosted a group of middle and high school students from the Knowledge Builders program for a hands-on visit, giving them an inside look at how technology powers their community.



Additionally, on April 21, 2025, HPS-Energy conducted a soft launch of the Milsoft Power Outage Management System. The new software includes upgraded features like enhanced reliability reporting, crew tracking, and an interactive public outage map that will debut in June 2025.

NEW SUBDIVISIONS

Multiple subdivision and commercial projects are currently under development throughout the HPS-Energy service territory. Infrastructure is actively being installed to meet the energy needs of these developments. The department confirms it has ample capacity to provide reliable electric service to all ongoing and upcoming projects.

COMBINATION OF SUBDIVISIONS

In Progress

MIR Estates

Location: SW 284th Street & SW 172nd Avenue
Units: 6 Residential Units
Current Phase: Construction
Key Milestones Achieved: Design Completed, 20% Construction Completed
Within City Jurisdiction: No

Mowry Estates / Parker Point

Location: East Mowry Drive & SW 162nd Avenue
Units: 371 Residential Units
Current Phase: Construction
Key Milestones Achieved: Design Completed, 40% Construction Completed
Within City Jurisdiction: Yes

Marie Estates / Messina Place

Location: SW 328th Street & SW 162nd Avenue
Units: 114 Residential Units
Current Phase: Construction
Key Milestones Achieved: 70% Construction Completed
Within City Jurisdiction: Yes

Shanara Estates

Location: SW 292nd Street & SW 180th Avenue
Units: 20 Residential Units
Current Phase: Design
Key Milestones Achieved: Design Completed
Within City Jurisdiction: No

COMBINATION OF SUBDIVISIONS

In Progress

Estates of Biscayne

Location: SW 288th Street & SW 172nd Avenue
Units: 20 Residential Units
Current Phase: Construction
Key Milestones Achieved: 80% Construction Completed
Within City Jurisdiction: No

Soleste Mixed-Use Site

Location: Campbell Drive & NE 30th Avenue
Units: 354 Residential Units + 45,000 sq ft Commercial
Current Phase: Construction
Key Milestones Achieved: Design Completed, 10% Construction Completed
Within City Jurisdiction: Yes

Magnolia Point

Location: US 1 North of SW 292nd Street (Miami-Dade County)
Units: 760 Apartment Units
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start Date: Q4 2025
Within City Jurisdiction: No

Redland Gardens

Location: SW 304th Street & SW 188th Avenue
Units: 30 Residential Units
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start Date: Q3 2025
Within City Jurisdiction: Yes

Lorenzo Ford

Location: 30725 South Federal Highway
Units: 1 Commercial EV Charger
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start Date: Q3 2025
Within City Jurisdiction: No

Mario's Restaurant & 7-Eleven

Location: 1030 N Homestead Boulevard
Units: 2 Commercial
Current Phase: Construction
Key Milestones Achieved: Design Completed, 5% Construction Completed
Within City Jurisdiction: Yes

Homestead Gardens

Location: 1542 SW 4th Street
Units: 180 Residential Units
Current Phase: Construction
Key Milestones Achieved: Design Completed, 5% Construction Completed
Within City Jurisdiction: Yes

Town Center

Location: North of Mowry Drive & West of the Turnpike
Units: 13 Retail Bays
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start Date: Q4 2025
Within City Jurisdiction: Yes

Rancho Grande

Location: West of SW 187th Avenue & North of SW 316th Street
Units: 148 Single-Family Homes
Current Phase: Pre-Construction
Key Milestones Achieved: Design Completed
Expected Construction Start Date: Q3 2025
Within City Jurisdiction: No

U-Haul Keys Gate

Location: 16200 SW 320th Street, Homestead
Units: 1 Commercial
Current Phase: Construction
Key Milestones Achieved: Design Completed, 5% Construction Completed
Within City Jurisdiction: Yes

Highland Estates

Location: SW 316th Street & SW 189th Avenue
Units: 29 Single-Family Homes
Current Phase: Construction
Key Milestones Achieved: Design Completed, 20% Construction Completed
Within City Jurisdiction: No

Bella Marie

Location: SW 292nd Street & SW 165th Avenue
Units: 20 Single-Family Homes
Current Phase: Construction
Key Milestones Achieved: Design Completed, 80% Construction Completed
Within City Jurisdiction: No

COMBINATION OF SUBDIVISIONS

Completed

Medgroup

Location: 304 N Krome Avenue
Units: 1 Commercial
Key Milestones Achieved: Project Completed
Within City Jurisdiction: Yes

Holiday Professionals

Location: 146 SW 2nd Avenue, Florida City
Units: 1 Commercial
Key Milestones Achieved: Project Completed
Within City Jurisdiction: Yes

CIP PROJECT UPDATE

In Progress

New Electrical Circuit out of Renaissance Substation

Location: Eastern Homestead
Current Phase: Construction
Key Milestones Achieved: Construction began January
Completion: 10%
Expected Completion: Q2 2025
Project Description: Construction of a new electrical circuit to meet growing demand, improving grid flexibility and capacity.

Wildlife Covers at McMinn Electrical Substation

Location: McMinn Substation – 685 NE 6th Ave
Current Phase: Obtaining Quotes
Key Milestones Achieved: Finalizing CAR item to present to City Council.
Completion: 10%
Expected Completion: Q3 2025
Project Description: Installation of wildlife covers to prevent large-scale power outages due to animal intrusion, protecting 1,000-4,000 homes and businesses.

Donnie Avocado Substation Construction

Location: Northeast Homestead
Current Phase: Bidding
Key Milestones Achieved: EPC vendor contracts being finalized
Completion: 25%
Expected Completion: Q1 2026
Project Description: A new substation to meet increasing electrical demand, enhancing grid flexibility and capacity

Tropical Villa Phase 2

Location: SW 162nd Avenue & NE 2nd Street
Units: 8 Single-Family Homes
Key Milestones Achieved: Project Completed
Within City Jurisdiction: Yes

New Main Feeder Circuit out of Redland Electrical Substation

Location: Redland Substation – 655 NW 14th Ave – western part of the City
Current Phase: Construction
Key Milestones Achieved: Permit approved by Miami-Dade County for pole setting along SW 187th Ave. New Mobile Feeder Bay installed and connected to electrical bus-work.
Completion: 20%
Expected Completion: Q3 2025.
Project Description: Installation of a new main circuit from the Redland Electrical Substation to boost electrical capacity on the City's west side, improve circuit flexibility, reduce congestion, and enhance system reliability.

Annual New Underground Construction - Renaissance Feeders 5520 & 5540

Current Phase: Construction
Key Milestones Achieved: Cabinet pad, splice boxes, and 50% of conduits installed
Completion Status: 50%
Expected Completion: Q2 2025
Project Description: Expanding the electrical system with two new underground feeders from the Renaissance Substation.

NW Undergrounding of Overhead Power Lines

Location: Northwest Homestead
Current Phase: Construction
Key Milestones Achieved: Engineering completed
Completion: 35%
Expected Completion: Q3 2026
Project Description: Replacing overhead power lines with underground infrastructure to improve storm resilience, safety, aesthetics, and reduce maintenance costs.

CIP PROJECT UPDATE

Transmission Line 1 Protective Relay Replacements

Location: Between Lucy and McMinn Substations

Current Phase: Planning

Key Milestones Achieved: Quotes received from vendors

Completion: 15%

Expected Completion: Q2 2025

Project Description: Replacing outdated Asea Brown Boveri relays with Schweitzer digital relays to enhance protection and diagnostics.

Downtown Infrastructure – Alley behind Seminole Theater

Current Phase: Construction

Key Milestones Achieved: Power lines, AT&T, and Miami-Dade County successfully relocated services

Completion Status: 90%

Expected Completion: Q1 2025

Project Description: Relocating two utility poles and undergrounding five services

Annual Meter Replacement - AMI Meters

Current Phase: Construction

Key Milestones Achieved: 7,000 AMI electric meters installed, achieving 88% remote read capability

Completion Status: 24.14%

Expected Completion: Q1 2030

Project Description: Upgrading the metering system by replacing AMR meters with AMI meters for enhanced remote reading and operational efficiency.

FINANCE & BUDGET

OPERATIONAL UPDATE

In March and April, the Finance & Budget Department continued its essential operations, ensuring the City's financial processes remained efficient and accurate.

During this time, the department remained focused on the FY 2024 Year-End Audit, collaborating with external auditors to address their requests. The Budget Staff also worked diligently to refine the FY 2025 Adopted Budget Book for submission to the **Government Finance Officers Association (GFOA)** for consideration of the annual Budget Award.

Additionally, the department collaborated with City Administration to analyze expense and revenue trends in preparation for a **Mid-Year Budget Amendment**, which will be presented to the Mayor and Council for adoption in May.

To support the upcoming FY 2026 Budget Development, the Budget Team is working on a live, remote training session for Capital Budget End Users, to be facilitated by OpenGov representatives in April or May. The department is also improving the **Capital Item Proposal (CIP)** input form within OpenGov to align it with internal GIS tracking.

OPERATIONAL UPDATE

In March and April, the City of Homestead's CMO-Grants Division continued its efforts to pursue funding opportunities that support infrastructure, public safety, community development, and workforce initiatives. A total of **\$1,796,730** in grant applications were submitted over the two-month period, aimed at strengthening programs that improve quality of life and community resilience.

Accepted Grants in March & April:

- **USDA Forest Service 2024 Urban and Community Forestry – Inflation Reduction Act Grant:** **\$49,500** awarded through **FDACS** to plant **42 native trees in Downtown Homestead**.
- **HUD Community Project Funding:** **\$3,500,000** awarded for the **Pump Station 22** Upgrades project, supporting critical infrastructure improvements.
- **2025 Economic Mobility and Opportunity Cohort and Mini Grant Program – ICMA:** **\$24,000** awarded in May (**\$20,000** for program-related activities and **\$4,000** for travel). The grant is intended to support local planning, assessments, or programs that address economic opportunity challenges such as workforce development, housing, health and well-being, and digital literacy. The final work plan is still under development.

Grants Applied For in March & April:

- **Nonpoint Source Management Program (Section 319) – FDEP:** Requested **\$800,000** with a **\$533,334** match to support private connections for the **Septic to Sewer Conversion** project in the NW section.
- **Urban Area Security Initiative (UASI):** Requested **\$250,000** in deobligated funds for planning and designing a stand-alone Emergency Operations Center (EOC).
- **AARP Community Challenge Grant Program:** Requested **\$200,000** to install detectable warning surfaces at intersections and pedestrian pathways to improve accessibility for older adults and individuals with disabilities.
- **Miami Foundation Community Grant (2025-2027):** Requested up to **\$70,000** to support afterschool and summer camp programming.
- **2026 Highway Safety Grant Program – FDOT:**
 1. **Impaired Driving Safety Program:** **\$119,910** for overtime, benefits, and DUI enforcement equipment.
 2. **Occupant Protection and Child Passenger Safety Program:** **\$108,910** for seatbelt enforcement, education, and portable messaging tools.
 3. **Speed and Aggressive Driving Program:** **\$98,910** for high-visibility enforcement and speed control equipment.
- **Hurricane Loss Mitigation Program (HLMP) – Florida Division of Emergency Management:** Requested **\$125,000** for the installation of hurricane impact doors and windows at the Code building.

Note: The availability of grants has decreased due to several key factors. Recent federal policy shifts, including freezes on billions in funding from the Infrastructure Investment and Jobs Act and Inflation Reduction Act, have suspended support for local climate, housing, and infrastructure projects. Budget constraints in the 2024 federal budget have further limited non-defense discretionary funding, redirecting funds to earmarks.

RECRUITMENT UPDATES

The Human Resources Department continues to focus on attracting, hiring, and retaining top-tier talent to support the City's strategic goals. We've enhanced our recruitment process through the NeoGov Applicant Tracking System, improving candidate screening and the overall applicant experience. Outreach efforts are ongoing, including targeted advertising and employee referrals to expand the talent pipeline.



For the months of March and April:

- Job applications processed: **1,668**
- Hired employees: **17**
- Current full-time employees (FTE): **468**

OPERATIONAL UPDATES

The Human Resources Department had a productive March and April, including:

Employee Appreciation Events

On March 7, the Human Resources Department hosted the **Annual Employee Picnic** to celebrate **National Employee Appreciation Day**. Employees enjoyed a catered lunch, upbeat music, games of Jenga, and dancing, making for a fun and memorable afternoon of team bonding and recognition.

International Women's Month

Throughout March, HR led the City's celebration of **International Women's Month** with a themed **"Bloom & Brew"** tea party. Staff were encouraged to wear purple and enjoy refreshments, engaging conversation, and camaraderie. Employees also had the opportunity to nominate colleagues for two special recognitions—**Homestead Trailblazer and Women to Watch**. The department received over **35** nominations and honored **4** individuals for their leadership and contributions: **Elizabeth Sewell, Pamela Springle, Brandie McIntyre, and Heather Palmateer**.

Labor Relations

In partnership with the City Manager's Office, HR successfully facilitated the signing of the **2024–2026 Collective Bargaining Agreements** with the **Police Benevolent Association (PBA)**. This milestone highlights the City's ongoing efforts to maintain strong, respectful labor relations.

Compensation Review

HR has engaged **Evergreen Solutions** to conduct a comprehensive salary and classification study aimed at evaluating all job roles, ensuring market competitiveness, and supporting internal pay equity. The study is actively underway and is projected to be completed by July 2025.

Training & Safety Initiatives

On March 11, the City hosted an **Industrial Ergonomics Training** session attended by **31** employees. The training emphasized injury prevention techniques, safe lifting, and reducing repetitive motion injuries—key factors in promoting a safe and productive workplace. Additionally, **3** Public Works employees—**James Dowd, Howard Heyliger, and Jamil Jones**—were recognized with **February Safety Awards** for demonstrating exceptional safety practices.



HUMAN RESOURCES

Employee Engagement

On April 24, HR held the **1st Quarter Birthday Celebration**, honoring employees with birthdays in January, February, and March. The celebration included a shared lunch, Bingo, and a “Wheel of Prizes” activity. The event coincided with **Take Our Daughters and Sons to Work Day**, inviting employees’ children to join the festivities and fostering a family-friendly atmosphere.

Wellness Initiatives

On April 30, the **On-Spot Dermatology mobile clinic** visited City Hall to provide convenient, on-site skin screenings. A total of **36** employees participated, demonstrating strong engagement in the City’s wellness programming and commitment to preventative care.

Upcoming Events

Looking ahead, HR will host **Florida Retirement System (FRS)** workshops on April 30 and May 1 to educate employees as the City explores a transition from the current 401(a) plan. On May 29, the **Citywide Wellness Fair** will take place at the William F. “Bill” Dickinson Community Center, offering biometric screenings, chair massages, sound bath sessions, and various health and wellness vendors to support holistic employee well-being.

HUMAN SERVICES

OPERATIONAL UPDATE

The **Community Development and Human Services (CDHS) Division** continues to enhance transparency, accessibility, and resident engagement through digital platforms and targeted programs.

Webpage Development

The CDHS Division is developing a new webpage to serve as a centralized hub for vital community resources. The **Utilities Assistance** page has already launched, linking residents to programs like **Miami-Dade County’s LIHEAP and FPL’s Care to Share**. These resources include eligibility details, application steps, and referral guidance—laying the foundation for a future HPS-specific assistance program. The full CDHS webpage was posted on March 31st.

Grantee Accountability

In line with transparency goals, CDHS is finalizing notices to city-funded community organizations, reminding them of the requirement to submit annual reports and presentations to the **Mayor and Council under Resolution R2024-11-145**. Information to support this effort was collected throughout March, and the official Letter of Notice—signed by the City Manager on April 15th—was sent to recipients/subrecipients of city received grant dollars.

FLOW Mobile DMV Initiative

To address long wait times at DMV locations, CDHS secured Florida Licensing on Wheels (FLOW) Mobile DMV service dates for **May 27th and June 24th**. These events bring essential state services to residents and will be managed through the Eventbrite platform in partnership with the Communications team. Scheduling will continue based on availability from Florida Department of Highway Safety and Motor Vehicles (FLHSMV).

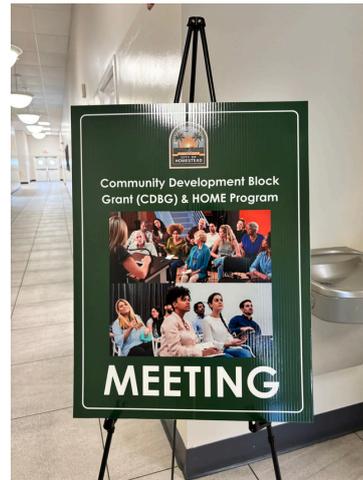
HUMAN SERVICES

Affordable Housing Initiatives

In collaboration with the Finance & Budget Department, CDHS helped pass legislation to establish the **Affordable Housing Advisory Committee, Local Housing Trust Fund, and Local Housing Assistance Plan (LHAP)**, enabling future participation in the **State Housing Initiatives Partnership (SHIP)** program.

Community Engagement & CDBG

On April 23rd, CDHS and Finance & Budget hosted the second CDBG Pre-Development Meeting to gather public input on over **\$917K** in CDBG and **\$388K** in HOME funds. Community feedback will shape the FY2025–2026 Annual Action Plan, ensuring resources are aligned with the needs of low-to-moderate income residents.



SOLID WASTE | HPS

OPERATIONAL UPDATES

The Solid Waste Department continued its commitment to reliable waste management services in March and April. During this period, the team added **141** new residential service locations and completed **167** residential repair or replacement requests. On the commercial side, **2** new service locations were established in March, and crews handled **6** repair or replacement requests, maintaining consistent service for Homestead businesses.

Looking Ahead

The department anticipates the arrival of a new vehicle by the end of the month, which will support increased efforts to address illegal dumping throughout the city. Staff expects confirmation on the delivery timeline in the coming weeks.



OPERATIONAL UPDATES

In March and April, the Innovation & Technology Department focused on strengthening infrastructure, enhancing service reliability, and supporting mission-critical systems across the City.

CentralSquare Engage 2025

Innovation & Technology Director Yaniel Corrales attended the **CentralSquare Engage 2025** conference from April 27–30. The event provided valuable insights and training on new features and product roadmaps that will help the City optimize current systems to better serve residents.

New IT Administrative Assistant

The department welcomed **Nyashia Williams** as its new **IT Administrative Assistant**. She holds an A.A. in Psychology and is pursuing a B.S. in Cybersecurity at **Miami Dade College**. She brings a strong background in accounting and is currently working toward CompTIA certifications.

Public Safety Radio Maintenance

In collaboration with the **Police Department**, IT conducted comprehensive maintenance on all handheld radios and car radio antennas. This work ensures reliable emergency communication, extends device lifespan, and minimizes potential equipment failures.

Radio Infrastructure Battery Replacement

The department completed the replacement of the City's over **10-year-old Uninterrupted Power Supply (UPS)** system supporting radio communications. This critical upgrade strengthens reliability for public safety operations.

AnswerNet External Call Center Launch

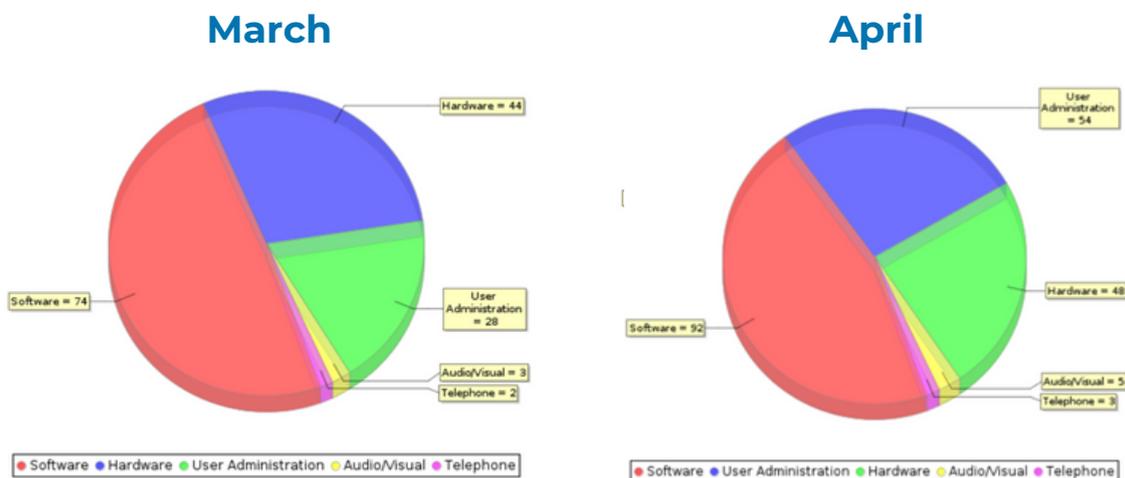
The department partnered with several City departments to launch **AnswerNet**, a new external contact center. **AnswerNet** delivers inbound, outbound, automated, and AI-driven services to enhance customer responsiveness and improve service efficiency.

Outage Management System (OMS) Implementation

Working with Homestead Public Services, the department implemented a new **Outage Management System (OMS)**. This software enables faster outage detection, prioritization, and restoration by integrating with **Supervisory Control and Data Acquisition (SCADA)**, **Advanced Metering Infrastructure (AMI)**, and **Geographic Information System (GIS)** systems, improving service delivery and reporting.

Helpdesk Ticketing Statistics:

IT closed a total of **391** helpdesk tickets during the reporting period. A detailed breakdown by category is below.



CIP PROJECT UPDATE

Completed

Network Servers Replacement (ARPA-Funded)

Project Description: The City's core network servers reached the end of their projected 7-year life cycle. These servers were replaced to ensure continued hardware and software maintenance, which is essential for a secure and efficient IT environment.

Radio Infrastructure UPS Replacement

Project Description: Replaced the aging UPS system supporting the City's radio communications.

In Progress

Wi-Fi Deployment in City Parks (ARPA Contribution)

Project Description: Expanding Wi-Fi access in city parks to enhance visitor experience, support smart city initiatives, and offer social and operational benefits.

Status: JD Redd Park is currently live. Additional parks are in progress.

Timeline: Project completion expected by July 1, 2025

Automated Time Collection

Current Phase: Planning

Key Milestones Achieved: Held meetings with four potential vendors in March; onboarded ITD and HR in April to collaborate on vendor selection.

Percentage Completion: 20%

Expected Completion Date: September 30, 2025

Project Description: This project will implement an automated time collection system to manage employee time tracking, advanced scheduling, and payroll compliance. The system will reduce errors, improve productivity, and enhance labor data management.

PARKS, RECREATION, & OPEN SPACES DEPARTMENT

OPERATIONAL UPDATES

In March, the Parks, Recreation, & Open Spaces Department completed key improvements across several facilities. Landscaping around the newly resurfaced basketball courts at Mayor Roscoe Warren Municipal Park was enhanced, and the entrance gate was painted. At Losner Park, additional plantings were installed around the playground areas and near the new William J. Krome statue base at the Krome Avenue entrance.

In April, the broken disk swing was replaced at Losner Park, and new benches were installed at JD Redd Park's tennis court areas. Additionally new shade structures were added over the benches at the Mayor Roscoe Warren Municipal Park dog parks.

SPECIAL EVENTS

March

- 1 – 2 – Homestead Stone Crab and Seafood Fest at Homestead Regional Park
- 15 – A Night in D9 and Youth Music Festival at Losner Park
- 28 – Movie Night at Losner Park ("Moana 2")

SPECIAL EVENTS

April

- 8 – Krome Statue Unveiling
- 9 – Strategic Plan Forum Virtual & In-Person Sessions
- 10 – Strategic Plan Forum Session
- 12 – Eggstravaganza
- 18 – Movies in the Park (“Wicked”)

UPCOMING EVENTS

- May 1 – Summer Camp Registration Opens
- May 2 – JD Redd Tennis/Pickleball Courts Re-Opening

CIP PROJECT UPDATE

Completed

William F. Dickinson Community Center Roof Replacement

Current Phase: Completed

Key Milestones Achieved: Completed

Project Budget: \$391,326.09

JD Redd Park – Court Resurfacing (ARPA Funded)

Current Phase: Completed

Key Milestones Achieved: Completed

Project Budget: \$105,000.00

Mayor Roscoe Warren Municipal Park Basketball Court Resurfacing

Current Phase: Completed

Key Milestones Achieved: Completed

Project Budget: \$27,000.00

In Progress

James Archer Smith Splashpad Renovation

Current Phase: Construction

Key Milestones Achieved: Revised drawings for new water connection submitted to permitting.

Percentage Completion: 95%

Expected Completion: May 30, 2025

Project Budget: \$400,000.00

Harris Field Gymnasium LED Light Upgrade

Current Phase: Permitting

Key Milestones Achieved: Permitting underway and lights ordered.

Percentage Completion: 35%

Expected Completion: May 2025

Project Budget: \$55,750.00

In Progress

Mayor Roscoe Warren Municipal Park Dog Park Fence & Shades

Current Phase: Bidding

Key Milestones Achieved: Shades completed; fence undergoing permit process.

Percentage Completion: 50%

Expected Completion: June 2025

Project Budget: \$70,380.00

Blakey Park Playground

Current Phase: Bidding

Key Milestones Achieved: CIP amendment submitted to allocate funds for requisition.

Percentage Completion: 20%

Expected Completion: October 2025

Project Budget: \$659,000.00

Audubon Park Playground

Current Phase: Bidding

Key Milestones Achieved: Quote received above budget. Pending CIP amendment and budget transfer.

Percentage Completion: 15%

Expected Completion: October 2025

Project Budget: \$450,000.00

Wittkop Park Playground

Current Phase: Bidding

Key Milestones Achieved: Agenda item prepared for May COW meeting for Council approval.

Percentage Completion: 20%

Expected Completion: September 2025

Project Budget: \$450,000.00

CIP PROJECT UPDATE

In Progress

Ernestine Jackson Seymour Park Playground & Fitness Equipment

Current Phase: Permitting

Key Milestones Achieved: ITB awarded at February Council.

Percentage Completion: 25%

Expected Completion: June 2025

Project Budget: \$225,000.00

James Archer Smith Park Fitness Equipment

Current Phase: Bidding

Key Milestones Achieved: Design and proposal received. CIP amendment prepared to add \$4,000 to budget.

Percentage Completion: 20%

Expected Completion: September 2025

Project Budget: \$125,000.00

In Progress

Mayor Roscoe Warren Municipal Park New Large Pavilion

Current Phase: Bidding

Key Milestones Achieved: Met with vendor for design and pricing.

Percentage Completion: 10%

Expected Completion: December 2025

Project Budget: \$250,000.00

POLICE

PUBLIC SAFETY IN ACTION: POLICE DEPARTMENT OPERATIONAL UPDATE & COMMUNITY ENGAGEMENT

In March, a significant brush fire occurred just outside Homestead's jurisdiction in the southeastern area. Despite the challenge, the Homestead Police Department coordinated closely with partner agencies to ensure public safety during the high-profile **NASCAR** event at the **Homestead Miami Speedway**, which proceeded successfully from March 21–23, 2025.

In April, the Homestead Police Department held promotional ceremonies and swore in a new **Chaplain**, while three officers retired. With a focus on crime prevention, safety, and community outreach, the department continued to strengthen public trust and engage with the community.

POLICE SERVICES

Patrol Division

Uniform Patrol Officers remained engaged in proactive neighborhood policing and focused on addressing quality-of-life concerns across the city. Officers also coordinated with other city departments for timely responses to emerging issues. Promotions and new personnel bolstered leadership and coverage in the division.

POLICE SERVICES

Investigations Division

The General Investigations Unit (GIU) attended the Miami-Dade and Broward Organized Retail Theft Crime Meeting and worked closely with federal partners—including **DHS (Department of Homeland Security), CBP (Customs and Border Protection), and the U.S. Postal Inspector**—to conduct a successful controlled delivery operation, resulting in an arrest for narcotics trafficking. Officers also resolved a missing person case.

Group Violence Intervention (GVI)

The GVI unit delivered **16** custom notifications to at-risk individuals, conducted **3** risk assessment meetings, held **3** shooting reviews, and hosted **3** community engagement meetings, continuing efforts to reduce violence and strengthen public safety.

Special Investigations Unit (SIU)

SIU recovered **4** stolen Ford trucks with fraudulent VINs and assisted in the recovery of **2** more stolen vehicles. The unit collaborated with the Miami-Dade Sheriff's Office to locate and arrest a robbery suspect. Additionally, significant drug seizures were made, including major busts in partnership with the DEA.

Departmental Services

Support Services Division

The division hosted multiple Police Orientation sessions for new applicants and facilitated the South Florida Law Enforcement Vehicle Extraction Course. There were **4** officers that graduated from the **Miami-Dade Sheriff's Office Response to Domestic Violence (RDF)** course.

Community Affairs Division

The division focused on strengthening community ties, including launching the **Police Explorer Academy** on March 1. Officers hosted pop-up engagement events at local businesses, such as **Chick-Fil-A** and **Juice Cafe**, to create informal spaces for public dialogue and increase visibility.

PROCUREMENT & CONTRACTS

OPERATIONAL UPDATE

In March and April, the Procurement & Contract Services Department continued advancing key initiatives to enhance operational efficiency and transparency.

Staff celebrated Procurement Month in March, recognizing the hard work, dedication, and expertise of procurement team members. A surplus online auction through Bidera was held from March 7 to March 18, 2025, yielding **\$110,666** in proceeds for the City.

Throughout both months, Procurement worked closely with the City Attorney's Office and City Manager Office to update contract templates and assess potential process improvements. Interviews began for the selection of candidates for the **Contract Specialist and Buyer II** positions. Additionally, the team collaborated with Fleet Management to prepare a list of surplus vehicles for an upcoming auction.

PROCUREMENT & CONTRACTS

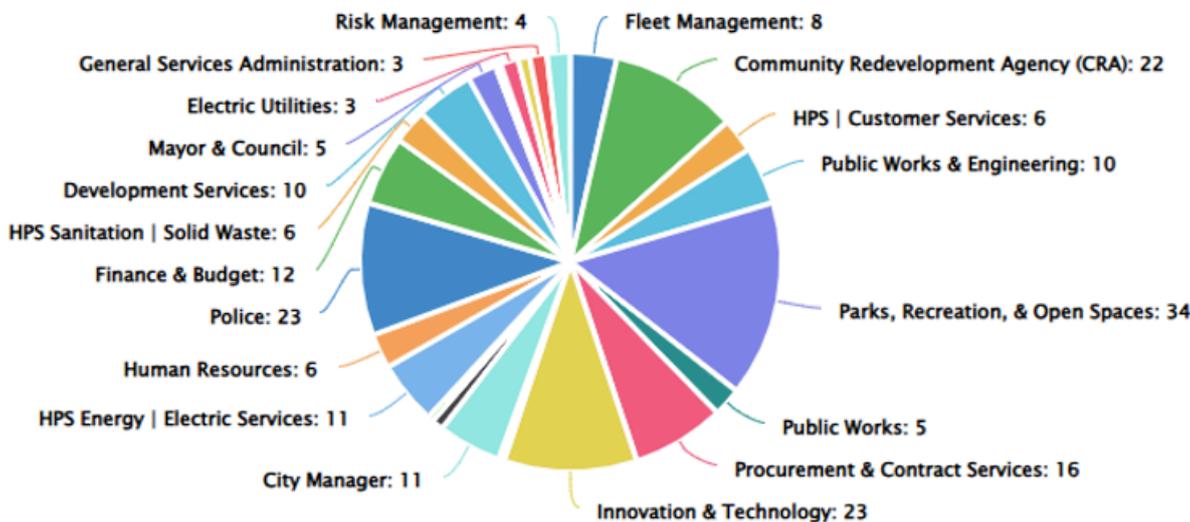
Competitive Solicitations Status Report

Title	Project ID	Status	Department
Fairbanks-Morse OP Blower rebuild/repair		Coming Soon (FY25)	Electric Utilities
DCP For Flagler Sewer Line Replacement		Coming Soon (FY25)	Public Works and Engineering
Facilities Maintenance Support Pool of Contractors		Coming Soon (FY25)	Parks, Recreation & Open Spaces
Citywide Landscape Services	RFP# 202525	Draft- May advertisement	Parks, Recreation & Open Spaces
Temporary Staffing	ITB# 202518	Draft- May advertisement	Human Resources
Line #4 Transmission Relay Replacement		Draft	Homestead Public Services - Energy
Community Programs at Harris Field Building and Pool	RFI# 202506	Draft	Parks, Recreation & Open Spaces
Janitorial Services	ITB# 202515	Draft	General Services Administration
Interior Renovations to Police Athletic League (PAL) Building	ITB# 202524	Pending department – budget increase	Police
Sidewalk Repair & Installation	ITB# 202521	Pending Dept Review	Public Works & Engineering
Street Resurfacing	ITB# 202519	Pending Dept Review	Public Works & Engineering
Citywide Demolition Services	ITB# 202514	Pending PW Review	Community Redevelopment Agency
HVAC Refrigeration & Equipment Maintenance	ITB# 202516	Draft- pending department input	General Services Administration
Electric Motors, Pumps, and Generator Repairs	ITB# 202520	Pending Fleet & PW Review	Public Works & Engineering
Professional Architectural and Engineering Services - Continuing Contracts	RFQ# 202509	Advertising 4/25	Public Works & Engineering
City of Homestead Comprehensive Vulnerability Assessment	RFQ# 202523	Open	Public Works & Engineering
Historic Resources Survey	RFP# 202512	Open	Development Services
Krome Marketplace New Surface Parking Lot	ITB# 202513	Under Evaluation	Community Redevelopment Agency
Krome Marketplace Entertainment & Dining Destination in Downtown	RFP# 202505	Under Evaluation	Community Redevelopment Agency
Seminole Theatre Business Operator	RFP# 202503	Under Evaluation	General Services Administration
CDBG Program for STEM Services for FY 2024-2025	RFP# 202517	Under Evaluation	Finance & Budget
Commercial and Residential Real Estate Services	RFQ# 202522	Under Evaluation	City Manager
Shotgun Property Redevelopment - 866 SW 7th Street, Homestead, Florida	RFP# 202504	Under Evaluation	Community Redevelopment Agency
Event Rental Equipment, Inflatables, Rides and Characters	ITB# 202510	Under Evaluation	Parks, Recreation, & Open Spaces
Event Audio, Visual, Lighting and Staging	RFP# 202511	Under Evaluation	Parks, Recreation, & Open Spaces
A/E Services for Wittkop Park Water Treatment Facility Project (Chlorination)	RFQ# 202502	Under Evaluation	Public Works & Engineering
Replacement of the Diesel Fuel Valves at G. W. Ivey Municipal Power Plant		On Hold	Electric Utilities
Transportation Master Plan	RFQ# 202434	On Hold	Public Works & Engineering

CONTRACTS PROCESSED BY DEPARTMENT

March

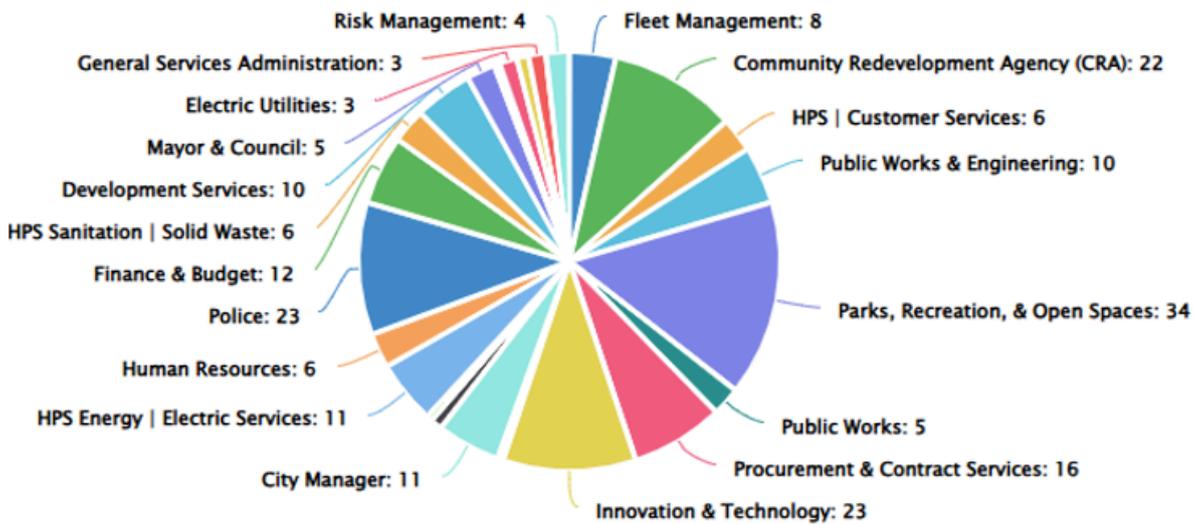
Contract Documents by Department



CONTRACTS PROCESSED BY DEPARTMENT

April

Contract Documents by Department



PUBLIC WORKS & ENGINEERING

OPERATIONAL UPDATES

Right-of-Way Permitting

In March and April, the Public Works Department continued to support development within the city's right-of-way. The team reviewed and issued **6** right-of-way permits, extended **1** permit, and is actively reviewing **23** new applications, including those submitted in March and April. These activities are part of the department's ongoing efforts to facilitate safe, efficient utility and infrastructure projects throughout Homestead.

Treatment Division

In March and April, the Treatment Division processed **824.82 million** gallons of drinking water and **479.85 million** gallons of wastewater. The team successfully completed beautification projects at the Water Treatment Plant (WTP) and Wastewater Treatment Facility (WWTF). They also achieved all WWTF nutrient removal goals. Reports on WWTP Operations and Maintenance Performance and Capacity Analysis were submitted, and the department applied for the **Florida Department of Environmental Protection (FDEP)** WWTP permit renewal. Key repairs and replacements included SBR blower #2 at the WWTF, the replacement of two spare SBR blower motors, and the quick repair of Wittkop Plant Well #1's electric disconnect, ensuring no disruption in water service.

OPERATIONAL UPDATES

Distribution & Collections

During the reporting period, the Distribution & Collections Division completed **185** fee sheets for new water and sewer connections and reviewed three sets of plans for new projects. The team also processed **49** water and sewer allocation applications. Significant work included the repair of four fire hydrants, the replacement of **191** broken water meters, and the installation of meters for **112** new accounts. Additionally, **617** customer service work orders and **745** utility locates were completed. The division cleaned **2** wet wells, made sewer repairs at various locations, and repaired a water main break. Furthermore, **3** water services were replaced, and **2** water valves were replaced at different locations across the city.

Streets, Stormwater, & QRT Teams

The Streets, Stormwater, and QRT Teams made significant strides in keeping Homestead clean and maintaining city infrastructure. They collected **737** bags of trash, removed **409** shopping carts, **453** palm fronds, and **37** tires from the streets. The teams repaired **40** potholes, patched **910** square feet of roadways, and repaired **170** square feet of sidewalk. They also cleaned **428** miles of roadways, removed **865** yards of debris, and cleared **3,964** miles of city right-of-way. Stormwater maintenance efforts included inspecting, cleaning, and repairing catch basins. Additionally, they repaired **12,031** feet of swale and filled **2,000** sandbags with the help of **12** military personnel.

Process Improvements

The department has formally implemented a new developer contribution process for hydraulic analysis. This requires a design fee for evaluating the water and sewer system's capacity to support new projects, safeguarding service levels and fire protection reliability across the city.

CIP PROJECT UPDATE

Completed

Racetrack Booster Pump Station

Status: Completed

Finalizing Closeout: Paperwork underway

Project Description: Installation of booster pumps to improve water pressure and ensure reliable delivery citywide.

In Progress

Avocado Villas Potable Water System Improvements

Current Phase: Construction

Key Milestones Achieved: Water main installation is complete, service lines are being connected to the houses.

Percentage Completion: 80%

Expected Completion Date: August 2025

Project Description: Replacing aging water mains in the Avocado Villas development to ensure reliable water distribution.

In Progress

Traffic Signal at SW 152 Ave/Alex Muxo Jr. Blvd

Current Phase: Construction

Key Milestones Achieved: Contract awarded to AUM Construction Inc., traffic and pedestrian signals installed, sidewalk repaving completed, awaiting Miami-Dade County inspection for signal activation, FPL finalizing streetlight design. Percentage Completion: 75%

Expected Completion Date: August 2025

Project Description: Installing a traffic signal at SW 152 Ave/Alex Muxo Jr. Blvd, coordinating with FPL for new streetlights.

CIP PROJECT UPDATE

In Progress

FTA Grant – Roadway and Transit Project

Current Phase: Design

Key Milestones Achieved: Design approximately 60% complete.

Percentage Completion: 30%

Expected Completion Date: Mid-2027

Project Description: Enhancing multimodal transportation with sidewalks, ramps, trolley shelters, new lighting, and landscaping along Krome Avenue. The design schedule is extended due to the ongoing Trolley Efficiency Study assessing current trolley stops.

Krome Ave Sidewalk Repair Project

Status: Completed

Expected Completion: March 2025

Project Description: Repairing sections of the existing sidewalk in Downtown Homestead that have been lifted or damaged over time to improve pedestrian safety and enhancing the overall walkability of the downtown area.

Transportation Master Plan

Current Phase: Planning

Key Milestones Achieved: Consultant Kimley-Horn and Associates is collecting and compiling data, including existing and proposed development projects.

Percentage Completion: 30%

Expected Completion Date: Mid-2025

Project Description: A 20-year plan to improve connectivity, assess roadway capacity, and secure funding for future transportation projects.

Trolley Efficiency Study

Current Phase: Planning

Key Milestones Achieved: Consultant is collecting data, preliminary report under city review.

Percentage Completion: 80%

Expected Completion Date: March 2025

Project Description: Evaluating Homestead's trolley system to improve service efficiency and connectivity. Findings will be presented to Miami-Dade County.

Urban Forest Reforestation Grant (Hispanic Access)

Status: Negotiations with consultants for design, permitting, and bid preparation underway.

Grant Performance Period: June 17, 2024 – December 31, 2027

COH EVENT HIGHLIGHTS

In April, the City of Homestead welcomed residents to a Community Forum designed to gather valuable feedback for the City's 5-Year Strategic Plan. Residents had the opportunity to engage directly with City leadership, share their ideas, and voice their priorities for the future of Homestead. The forum was offered virtually as well as through two in-person opportunities at City Hall to make it as accessible as possible for the entire community. The event emphasized the importance of public input, helping to ensure that the Strategic Plan truly reflects the needs, hopes, and aspirations of Homestead's residents. It was a meaningful series of conversations, collaboration, and collective visioning that set the tone for the next chapter of Homestead's growth.



Later that same week, the community came together once again for a proud and historic moment: the unveiling of the new Krome Avenue statue. Residents, elected officials, City employees, students, and members of the media gathered to celebrate this important tribute to Homestead's heritage. The event honored the legacy of the city's early pioneers and the impact they made in shaping Homestead's identity. With inspiring remarks, a beautiful unveiling, and a spirit of pride in the air, the ceremony served as a reminder of the City's rich past and bright future.



Closing out the month's festivities, families flocked to the City of Homestead's Eggstravaganza celebration. Children raced across the fields in search of colorful eggs filled with sweet surprises, while families enjoyed festive activities, vendors, food, and photo ops with a very special guest—the Easter Bunny! It was an egg-cellent day full of laughter, springtime magic, and "hoppy" memories, bringing the community together for a day that was truly egg-stra special.

