

CITY OF HOMESTEAD CITY MANAGER'S BI-MONTHLY REPORT

May/June 2025

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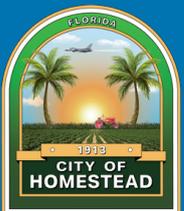
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ELECTED OFFICIALS 2025



Mayor

Steven D. Losner



Vice Mayor

Sean L. Fletcher
Seat 2



Councilman

Tom Davis
Seat 1



Councilman

Larry Roth
Seat 3



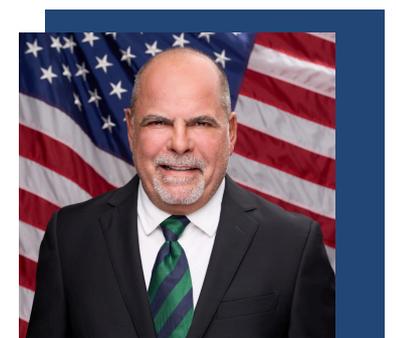
Councilwoman

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,

As we reflect on the months of May and June, I am proud of the progress we continue to make together in shaping a stronger and more connected Homestead. Notably, on June 30, 2025, the Governor approved two key Homestead projects in the FY25-26 State Budget: \$625,000 for the Capacity Upgrade of Undersized/Aged Water Mains Phase IV and \$575,000 for the SW 152nd Avenue Bridge Expansion, totaling \$1.2 million in State appropriations. These investments will further enhance our infrastructure and support our growing community.

From honoring our service members during Military Appreciation Day to celebrating local creativity at ArtWalk and coming together for Juneteenth, these past months have also reminded us of the vibrant spirit and unity that define our community.

June also marked the start of providing the City Manager's Report—a new initiative to keep you informed on the progress happening throughout our departments. This report is more than just a monthly update; it's a reflection of our collective commitment to transparency, collaboration, and continuous improvement.

During this period, we've made significant headway toward launching the City's Electronic Permitting and Licensing (EPL) System, which will streamline our permitting and payment processes for both residents and businesses. We've also continued to advance our Five-Year Strategic Plan, which is on track for adoption in the coming months. These efforts are key to modernizing operations and aligning our work with the long-term vision for Homestead's future.

I want to extend my sincere thanks to all of our departments for their dedication and contributions to these reports. Each update represents not just completed tasks, but the care, innovation, and service our employees bring to their work every day.

As we move into the second half of the year, I am confident that we will continue building momentum and delivering on our goals for a resilient, forward-thinking Homestead. Thank you for your continued support and leadership.

Sincerely,

Zerry Ihekwaba, PhD, PE

CALENDAR

JULY 23 - SEPT 23

July 23

Soccer Shoot Out

July 26

Greenway Trail Family Bike Ride

July 28

National Water Park Day

July 30

Pickleball Friendly Tournament

July 30

Transportation Master Plan
Community Feedback Meeting

July 30

Alina Garcia's Supervisor of
Elections Event

July 31

Mural Unveiling

Aug 12

Property Appraiser Tomas
Regalado

Aug 12

Transportation Master Plan
Community Feedback Meeting

Aug 27

Transportation Master Plan
Community Feedback Meeting

Aug 15

Movies in the Park Presents:
Despicable Me 4

Aug 27

FLOW DMV Event

Sept 12

Movies in the Park Presents:
Disney/Pixar's Elemental

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

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



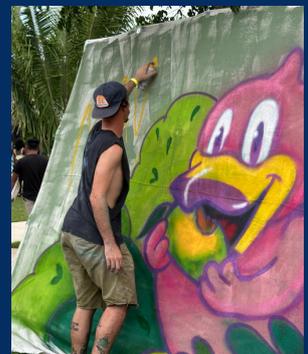
[HOMESTEADFL.GOV/CALENDAR](https://www.homesteadfl.gov/calendar)



National Day of
Prayer



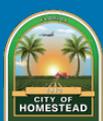
JD Redd
Tennis/Pickleball
Re-Opening



Artwalk



Military Appreciation
Day Event



STATE APPROPRIATIONS

As part of the City's ongoing efforts to secure state funding for critical infrastructure improvements, the Mayor and Council approved the 2025 State Legislative Priorities on December 18, 2024. Following this approval, the Administration submitted appropriations requests to State Legislators in February 2025, aligned with the priorities package. On June 30, 2025, Governor Ron DeSantis approved funding for two of Homestead's priority projects in the FY25-26 State Budget: \$625,000 for the Capacity Upgrade of Undersized/Aged Water Mains Phase IV (sponsored by Representative Kevin Chambliss and Senator Alexis Calatayud) and \$575,000 for the SW 152nd Avenue Bridge Expansion (sponsored by Representative Jim Mooney and Senator Ana Maria Rodriguez). These appropriations total \$1.2 million in state funding and represent a major step forward in enhancing Homestead's infrastructure and resilience.

CITYWIDE STRATEGIC PLAN

In July, the City of Homestead will take a major step forward in aligning the work and service we deliver with a blueprint on how we prioritize our work and dollars, shaping a stronger, more connected future with the unveiling of its first Five-Year Strategic Plan draft. Developed with input from residents, Council, business owners, city staff, and stakeholders, the plan reflects the community's shared priorities and values while providing a clear roadmap for the City's future.

The draft plan was presented at the Committee of the Whole meeting on July 8, 2025. This milestone will allow the community to see how their feedback helped shape the vision and direction for Homestead, ensuring the Strategic Plan aligns with the needs and aspirations of residents as the City moves forward.

KROME MARKETPLACE

The Homestead Community Redevelopment Agency (HCRA) has initiated a new strategy to advance the redevelopment of Downtown Homestead. After a previous solicitation for restaurant, food hall, and entertainment operators closed with no qualified responses, the CRA pivoted its approach to better position the project for success. As part of this shift, HCRA has requested a proposal from an architectural firm for the build-out of three key parcels located at 204, 220, and 230 N Krome Avenue.

This architectural engagement is intended to bring the CRA's vision for a vibrant dining and entertainment hub to life by shaping the physical space in a way that attracts future operators aligned with the City's goals. By taking a more proactive role in developing the site, the CRA aims to activate this critical corridor in Downtown Homestead and stimulate economic activity in the area.

KROME MARKETPLACE PARKING LOT

The City of Homestead Community Redevelopment Agency (HCRA) has initiated work on the undergrounding of power at the Krome Marketplace Parking Lot—a vital infrastructure improvement supporting the ongoing revitalization of Downtown Homestead. The timeline for this undergrounding work is estimated at approximately eight weeks, beginning in mid July. Please note this work will also extend along SW 2nd Avenue between Mowry Drive and the rear side of Krome Avenue.

In addition, the contract for construction of the parking lot itself was approved by City Council in the July CRA Board meeting. While construction has not yet started, the contractor has indicated it will take approximately five weeks to complete and may begin prior to the full completion of the undergrounding work. A finalized construction schedule is still pending. Once underway, the project will enhance parking accessibility and support economic activity in Downtown Homestead.

OLD CITY HALL SITE

In July, at the direction of the City Council, staff began preparing the sales contract and future development agreement for the sale and ultimately, construction of a Flanigan's restaurant in the City of Homestead. This step follows Council's authorization to move forward with bringing the iconic restaurant to the community, supporting local dining options and economic development efforts. Staff will continue to work through the necessary negotiations to advance the project.

GIS STRATEGIC PLAN

The City of Homestead is taking major steps to modernize and expand its Geographic Information Systems (GIS) capabilities to better serve both internal departments and the broader community. As part of this effort, the City developed a comprehensive GIS Strategic Plan—designed as a three-year “road map” to guide the future development, management, and governance of Homestead's GIS environment.

The planning process included a thorough review of existing systems, an assessment of user needs across departments, and benchmarking against peer organizations to identify areas of opportunity and improvement. The result is a forward-thinking plan that sets a clear vision for how GIS can support smarter decision-making, operational efficiency, and public transparency across City functions.

The full GIS Strategic Plan is available [here](#) and serves as a critical resource as the City continues to invest in data-driven tools that enhance services and foster a stronger connection between the community and its local government.

EPL IMPLEMENTATION

The City of Homestead launched the Electronic Permitting and Licensing (EPL) Project in January 2025 to streamline permit, license, right-of-way, and other service application processes, 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.

In the month of May, project teams continued to meet on a weekly basis to collaborate and further refine detailed business requirements. These ongoing efforts have ensured alignment across departments and laid a strong foundation for the next phases of the project. In June, we marked a key milestone with the start of system configurations. To date, 24 business processes have been successfully configured across multiple departments. This milestone represents significant progress towards keeping the project on schedule.

Looking ahead, the remaining 20 configurations will be completed in addition to the commencement of departmental testing of the configured processes is scheduled to take place throughout July. This phase will allow staff to validate the system's functionality, identify any needed adjustments, and ensure readiness for the upcoming stages of implementation

[If you need additional information please see our project fact sheet.](#)

SEMINOLE THEATRE MURALS

The mural installation at the Seminole Theatre is now substantially complete, adding vibrant public art to Downtown Homestead. The City is currently finalizing the lighting component for the murals, with electrical permits for the associated lighting pending. Once approved, the lighting will enhance the visibility and impact of the murals, further activating the Seminole Theatre and Losner Park as a community arts destination. Staff is also working on an unveiling event for the community to enjoy the new art installation.

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

Pump Station #22/Basin Moratorium

The City is progressing on the Pump Station 22 (PS22) Super Bypass project, which will divert wastewater flow directly to the Wastewater Treatment Facility Influent Pump Station #1 to remove the pump station moratorium status. The environmental review was awarded to Langan Engineering & Environmental in August 2024, with a categorical exclusion expected. The construction contract was awarded to Murphy Pipeline Contractors in September 2024 for **\$4.3 million**, funded by a Florida DEP grant and ARPA funds.

Key installations include conduit, concrete, and a splice box for the transformer completed by RCS Power in November 2024, with transformer installation by Homestead Electric Department scheduled for late November. Procurement for critical equipment such as check valves, automatic transfer switches, disconnect switches, and SCADA floats is underway, with delivery expected by early 2025.

The project spans Districts 1, 4, and 6, with a duration from August 2024 to November 2025, and is substantially completed.

HOMESTEAD REGIONAL PARK

At the May 28, 2025 Council Meeting, the City of Homestead received a transformative proposal from VSGS Facilities, LLC to develop a \$275 million Homestead Regional Park—at no cost to the City. The plan, submitted May 9, reimagines the Homestead Sports Complex and Triangle Site with a 10,000-seat stadium, 100 room hotel with the potential to expand to 150 rooms, youth sports academy, and several recreational fields and courts.

The project is backed by prominent professional athletes and investors, including Dario Sala, Juan Sebastián Verón, Manu Ginóbili, and Ricardo Silva. It is projected to generate over 4,300 construction jobs and 600 permanent jobs, and includes community benefits such as \$250,000 in parks grants and annual scholarships for local youth.

Councilmembers expressed strong support, citing expanded public access and economic opportunity. The Council unanimously authorized the City Manager to negotiate a formal agreement, with a final proposal expected by July 31, 2025.

OPERATIONAL UPDATE

Residents continued to utilize the City of Homestead's Public Record Request Portal for easy access to public records in May and June. In May, a total of **226** public record requests were submitted through JustFOIA, with **162** directed to the Homestead Police Department (HPD) and **64** to the City Clerk's Office. Of these, **190** requests were processed and completed, with **136** by HPD and **54** by the City Clerk's Office. In June, **235** requests were submitted, with **175** directed to HPD and **60** to the City Clerk's Office. Of these, **223** requests were processed and completed, with **172** by HPD and **51** by the City Clerk's Office.

OPERATIONAL EFFICIENCIES

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 May, **6** agenda packets were processed and published, providing the public with timely meeting information while reducing the time required by staff to scan, upload, and publish agendas. In June, **3** agenda packets were processed and published, maintaining timely public access to meeting information. On average, the use of CHAMPS is saving an estimated **1.5** hours per agenda packet, allowing staff to focus on other priority tasks. Meetings are now fully indexed for easier access, making it easier than ever for the public to stay informed.

The City Clerk's Office also processed lobbyist registrations during this period, resulting in increased registration fee revenue. In May 2025, **28** lobbyist registrations were processed, generating **\$6,250** in fees, and in June 2025, **14** registrations were processed, generating **\$6,500** in fees. For comparison, in May 2024, **28** lobbyist applications were processed—**5** new, **21** renewals, and **2** principals—generating **\$6,250** in fees. In June 2024, **14** applications were processed—**5** new, **2** renewals, and **7** principals—generating **\$6,500** in fees.

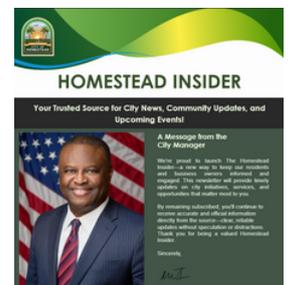
PASSPORT FACILITY UPDATE

The City of Homestead was officially designated as a **Passport Acceptance Facility** by the **U.S. Department of State** on May 20, 2025. In preparation, the City Clerk's Office set up the designated passport area, and the **Facility Manager** completed **Passport Acceptance Facility Manager Training** on June 26, 2025. The office is currently awaiting the purchase of a calendar appointment scheduling software platform to commence passport application processing.

COMMUNICATIONS | PIO

BUILDING COMMUNITY CONNECTIONS

In May and June, the City of Homestead Communications Division proudly launched the City's first official newsletter, providing residents with timely updates on City services, upcoming events, public safety information, and community initiatives. The team began drafting and curating content in May, focusing on stories, updates, and resources for the community. Created to enhance transparency and accessibility, the newsletter ensures residents can easily stay informed and engaged with what is happening in Homestead.



SUPPORTING PARKS AND COMMUNITY ENGAGEMENT

The Communications Division in coordination with Parks, Recreation & Open Spaces Department, rolled out a vibrant Parks and Recreation Month campaign, featuring engaging graphics and a dynamic video highlighting Homestead's parks and programs. Additionally, the team promoted Homestead C.A.R.E.S., celebrated Solid Waste Workers Week, and launched 4th of July event graphics and videos, building excitement for the live performance lineup and family-friendly activities.

INNOVATIVE CIVIC ENGAGEMENT

The team continued its commitment to transparency with the **“From the Homestead Dias”** video series, a new initiative showcasing key actions taken during Council meetings to keep residents informed and engaged in local government.

A YEAR OF THE CITY MANAGER’S REPORT

In July, the Communications Division will mark a full year of producing the City Manager’s Report, a monthly report series that keeps residents, city staff, and Council informed on major projects, initiatives, and updates in an accessible, engaging format. Reaching this milestone reflects the Division’s commitment to transparency and community trust, ensuring residents clearly understand how their local government is working to improve quality of life. This achievement highlights the hard work and dedication of the Communications team in consistently delivering effective, resident-focused communications.

PLANNING FOR THE FUTURE

In preparation for the upcoming fiscal year, the Communications Division worked on budget planning to ensure continued delivery of effective and creative communications that aligns with the upcoming strategic plan.

INVESTING IN TOMORROW’S COMMUNICATORS

In June, the Communications Division welcomed **3** interns—**2** college students and **1** high school student—who have brought fresh ideas and perspectives to the team while learning hands-on about public service communications and community engagement.

CODE COMPLIANCE

The Code Compliance Department continues to demonstrate measurable growth and innovation across all service areas. With ongoing investments in technology, training, and enforcement, the department remains committed to enhancing public safety, ensuring code compliance, and improving quality of life throughout the City of Homestead.

New Building Transition

As of May 16, the department fully transitioned into its new location at **653 SW 4 Street**, providing a more centralized and efficient base of operations for staff and visitors alike.

Technology Deployment

The department successfully deployed new tablets and monitors to all field officers, significantly enhancing field efficiency and case management. To further support seamless in-vehicle use during inspections and patrols, docking mounts were installed in all Code Compliance vehicles. Enabling staff to be equipped to work in field and not having to shuffle back to the office to complete all paperwork.

Community Outreach & Public Education

In preparation for the June 25 **“Conversations with the Community”** event, the department launched a multi-day flyer distribution campaign across District 1 from June 21 to June 24 to ensure strong community awareness and participation.

OPERATIONAL UPDATE

Training & Professional Development

Officer	Training/Status
Jose "Rob" Morataya	Completed FACE Fundamentals course; pending certification results
Yairis Chapelli	Earned certification in FACE Fundamentals
Rozell Palmer	Took FACE Legal Aspects exam; awaiting results
Elizabeth Flores	Completed FACE Administrative Aspects exam; pending results
Kyre Johnson	Took FACE Fundamentals exam; awaiting certification status
Jose Perez (Director)	Earned Code Enforcement Professional (CEP), the highest FACE certification
Jose Perez & Lilian Valencia	Attended 2025 FACE Conference in Daytona, participating in sessions on legislative updates, evidentiary procedures, post-disaster inspections, and First Amendment audits

Animal Control Operations

Animal Control Officer Edgar Santiago successfully completed **snake-handling certification training**, expanding the department's ability to safely and effectively respond to wildlife-related concerns, particularly the removal of nuisance snakes from residential areas.

Enforcement Activity

The department maintained steady enforcement activity through May and June. In May, a total of **556** violations were addressed, and in June, **558** violations were issued as of June 24, with final month-end totals expected to be higher. In terms of compliance, **247** cases were resolved in May, while **189** cases came into compliance in June as of June 24. These trends highlight the department's strong field presence, timely response protocols, and its consistent commitment to improving neighborhood conditions across Homestead.

CITATIONS UPDATE

MAY TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	191
Work Without Permits Violation	90
Overgrowth Violations	67
Animal/Pet Violations	65
Public Nuisance Violations	39
Zoning Violations	29
Minimum Housing Standards Violations	17
Unsafe Structure Violations	16
Building Maintenance Violations	12
Business License Violations	10

JUNE TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	162
Overgrowth Violations	91
Work Without Permits Violation	91
Animal/Pet Violations	62
Public Nuisance Violations	36
Zoning Violations	33
Signage Violations	29
Building Maintenance Violations	19
Minimum Housing Standards Violations	15
Business License Violations	7

REDEVELOPMENT PROJECT UPDATE

Triangle Project Development Agreement Preparation

In May, the CRA Board approved the general development terms to proceed with the development agreement for construction of the Triangle Property, located at the intersection of SW 4th Street and Railroad Avenue, a mixed-use, mixed-income redevelopment project in the Southwest Neighborhood. Staff is currently working on the detailed terms of the agreement to go back to Council for approval in the coming months.

Flanigan's Development Preparation

At the direction of City Council, CRA staff is preparing the sales contract and later development agreement for the construction of a Flanigan's restaurant at the Old City Hall site library parcel. The sales contract was presented and approved at the July Council meeting. Next steps include Flanigan's developing the building schedule that includes demolishing the current structure and building the restaurant and liquorstore.

OPERATIONAL UPDATES

Pathways to Homeownership Event

In June, the CRA held its **3rd** annual Pathways to Homeownership event, featuring vendors across all aspects of the home buying process and educational sessions on topics such as building credit, down payment programs, and opportunities for participants to elevate their income through training, certification, and degree programs.

Upward Mobility Initiative

The City and CRA participated in the **International City/County Management Association (ICMA)** annual conference in Baltimore, MD, as an Upward Mobility grant recipient. Over the coming months, the City and CRA will develop a program to align residents with opportunities to increase income-earning potential and identify access to workforce readiness services.

CRA Incentive Programs

The CRA is working to revamp its incentive programs to increase eligible funding amounts and project completion timelines for the business recruitment and expansion program. A new large project incentive program is also being proposed to support future redevelopment projects, including new commercial and multi-family residential construction. Additionally, modifications to the existing façade and landscape program are being prepared to expedite grant project turnaround times. These updates are currently under internal review and will be presented to the CRA Board for consideration.

CIP PROJECT UPDATE

In Progress:

- **Krome Marketplace Parking Lot:** Construction is scheduled to begin in July on undergrounding power at the Krome Marketplace Parking Lot, with an estimated timeline of eight weeks pending weather. The schedule includes mobilization (1 week), feeder installation (1 week), primary linework installation (1 week), services completion (4 weeks), and demobilization (1 week). This work will also include SW 2nd Avenue between Mowry Drive and Krome Avenue. The contract for parking lot construction is set for approval in July, with work expected to take approximately five weeks and to begin before undergrounding is complete, pending a finalized schedule.

OPERATIONAL UPDATES

In May, the Customer Service Department successfully transitioned its phone operations to **AnswerNet**, aiming to improve call handling, after-hours support, and overall service quality. In June, the team continued calibration sessions and coaching with the Call Center vendor while discussing exit strategy plans if needed to ensure service continuity.

In June, Customer Service coordinated the relocation of the **Customer Service Window** to enhance in-person accessibility and improve the overall customer experience. The window is set to open mid August with a new mailbox and signage to better direct residents. The department also supported the City's annual audit efforts by coordinating and providing required documentation and data.

NEW INITIATIVES

Customer Service is partnering with **Florida Commerce and Promise** to explore funding opportunities through the **Low Income Home Energy Assistance Program (LIHEAP)**. The goal is to potentially distribute financial assistance to qualifying residents and offer additional support to those experiencing utility-related hardship. In June, the department also supported the launch of the **Homestead C.A.R.E.S.** program to assist residents with utility-related needs.

PROCESS IMPROVEMENTS

To modernize its billing platform and increase customer participation in digital services, the department is working with **Paymentus** to raise payment thresholds and encourage paperless billing enrollment. These improvements are part of broader efforts to streamline operations, improve efficiency, and better serve the community. In June, the department updated new streetlight rates in the **Naviline system** and developed the **FY2026 budget presentation** to align resources with service improvement priorities for the upcoming fiscal year.

Customer Service continues to excel in streamlining same-day service connections, processing **512** applications in May and **508** in June—demonstrating consistent efficiency and responsiveness.

GENERAL SERVICES

OPERATIONAL UPDATE

Facilities Division

In May, the Facilities team painted outside benches and trash cans black at City Hall to enhance appearance and consistency with furnishing in the Downtown Area. Work continued on replacing lights in the City Hall Chambers, and benches were repaired and installed near the water splash area at James Archer Smith Park, including the installation of a new dog drinking fountain in response to a resident request.

In June, the team worked with Public Works Department to inspect the **3rd and 4th** floor restrooms at the Cybrarium and coordinated with Development Services on the artist mural project at the Seminole Theatre. They also actively prepared the new Customer Service Window, set to open in mid-August, and created a new office space for the City Clerk's Passport Office to improve resident services.

Fleet Division

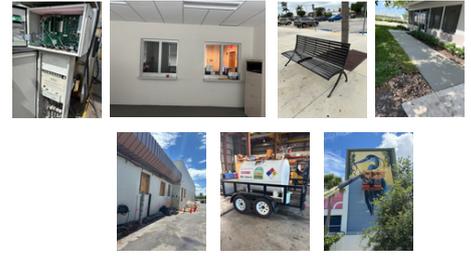
The Fleet division updated programming on fuel dispensers at the Fleet Department and repaired mobile fueling systems for gas and diesel trailers. They prepared **60** vehicles for auction, supporting the City's surplus vehicle management and auction readiness.



GENERAL SERVICES

Special Projects and Inspections

The General Services team assisted with inspections at the Leopardo Building and continued work on the City's 40-year building certification to ensure ongoing safety and compliance.



CIP PROJECT UPDATE

Completed

Administration Building for Code Compliance and Parks

Current Phase: Completion

Key Milestones Achieved: Passed final inspection and received building occupancy certificate.

Project Description: This project prepared the new Administration Building for occupancy by Code Compliance and Parks, Recreation, & Open Spaces, ensuring operational readiness for department relocation.

In Progress

Procurement Office Emergency Exit Project

Location: Procurement Office

Current Phase: Implementation

Key Milestones Achieved: Project initiated and first inspection passed.

Percentage Completion: 30%

Expected Completion Date: August 2025

Project Description: This project involves opening door and window emergency exits to enhance safety and meet egress requirements for the Procurement Office.

DEVELOPMENT SERVICES

OPERATIONAL UPDATE

BUILDING INSPECTIONS

The department completed **1,467** inspections in May and **1,663** inspections in June. All inspections were conducted within two working days of the request, supporting timely progress for development projects across the City.

PERMIT PROCESSING

A total of **393** permits were issued in May (**85** commercial, **308** residential), and **365** permits were issued in June (**86** commercial, **279** residential). All permits were processed within the required **30**-day timeframe, maintaining the goal of processing **75%** within **21** days and the remaining **25%** within **30** days.

CUSTOMER SERVICE & INFORMATION ACCESS

The department continued to provide timely and responsive customer service to residents, contractors, and stakeholders. Incoming high volume phone calls were handled as received, with voicemail messages returned within 24 hours to ensure questions and requests were addressed promptly. Walk-in inquiries were assisted immediately or within 24 hours if staff was unavailable, maintaining a high level of accessibility and service responsiveness. The department's webpage was updated regularly to provide current information, forms, and resources to the public. In May, **6** zoning verification letters were mailed within regulatory timeframes, and in June, **1** letter was mailed, assisting residents and businesses with timely documentation for planning and permitting needs.



DEVELOPMENT SERVICES

BUSINESS TAX RECEIPTS (BTRS)

In both May and June, the department issued **138** Business Tax Receipts, including **30** new business licenses and **108** renewals each month. All were processed within the working-day timeframe.

PLANNING & ZONING MAP UPDATES

There were no applications received in May or June for site plans, rezonings, text amendments, administrative approvals, historic reviews, public art, plats, unity of title, variances, comprehensive plan amendments, or **Future Land Use Map (FLUM)** changes.

CIP PROJECT UPDATE

WILLIAMS KROME STATUE

The Williams Krome Statue installation was completed in April as part of the City's public art and placemaking initiatives, honoring the history of Krome Avenue and its role in Homestead's development. The accompanying informational plaque, which will share the significance of the piece with residents and visitors, is pending final placement and coordination with the artist for installation.

SEMINOLE THEATRE MURALS

The Seminole Theatre Murals project has reached substantial completion, with artwork installed to enhance the cultural vibrancy of Downtown Homestead and celebrate the Seminole Theatre's legacy as a community arts anchor. Electrical permits for the associated lighting are currently pending, and once completed, will illuminate the murals for nighttime visibility, supporting downtown activation and the City's broader arts and culture goals.

CYBRARIUM

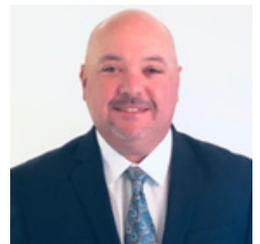
The Cybrarium project is on track for completion by the week ending July 11th, with building and electrical permit applications pending final approval. This project will add new interactive technology and infrastructure enhancements that will support expanded programming and services at the Cybrarium, further establishing it as a hub for innovation, literacy, and community engagement in Homestead.

EMERGENCY MANAGEMENT

OPERATIONAL UPDATES

Welcome to the Team!

On June 2nd, 2025, Jaime Hernandez joined as the City's new **Emergency Manager**. With over **12** years leading the City of Hollywood's Office of Emergency Management—directing emergency operations, EOC activations, planning, and training, managing grants, and representing the city with regional partners—Jaime brings a wealth of experience to Homestead. He has also served as a Public Information Officer with Miami-Dade County Emergency Management and in public relations. We're excited to have Jaime on board to help "weather every storm" and strengthen Homestead's readiness and resilience.



Hurricane Tabletop Exercise

Senior City staff members participated in a **Hurricane Readiness and Response Tabletop Exercise** on June 24, 2025, at the Homestead Emergency Operations Center with evaluators and observers from Miami-Dade County Department of Emergency Management, City of Cutler Bay, Florida City Police Department, Miccosukee Police Department, and Homestead Air Reserve Base. The exercise tested hurricane readiness and response procedures, promoted interdepartmental collaboration, and identified actionable improvements.

OPERATIONAL UPDATES

HPS-Energy welcomed **3** new team members in June: Kaya Canary, who transitioned from a temporary role to a permanent **Administrative Secretary** position; Valentina Falavigna, a new **Administrative Secretary**; and Kristiaan Rosa, hired as a **Power Plant Industrial Electrician**.

The **Milsoft Outage Management System** is now fully operational, enhancing the Energy Department's ability to respond to outages more quickly and efficiently. This advanced system improves real-time outage detection, communication, and restoration efforts—ultimately leading to improved service reliability and faster response times for customers. Customers can view real-time outage information at outage.homesteadfl.gov.

System Protection completed the replacement of all radiators on both transformers at McMinn Substation, enhancing the reliability of the transformers. Additionally, Power Serve is onsite testing transmission relays to ensure compliance with SERC standards.



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.

SUBDIVISIONS & COMMERCIAL PROJECTS

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

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

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

Completed

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

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

SUBDIVISIONS & COMMERCIAL PROJECTS

Completed

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

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

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

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

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

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

CIP PROJECT UPDATE

Completed

Downtown Infrastructure – Alley behind Seminole Theater

Location: Downtown Homestead

Current Phase: Completed

Key Milestones Achieved: Infrastructure upgrades completed

Completion: 100%

Project Description: Upgraded alley infrastructure to support downtown utilities and services

CIP PROJECT UPDATE

In Progress

New Electrical Circuit out of Renaissance Substation

Location: Eastern Homestead
Current Phase: Construction
Key Milestones Achieved: Construction began in January
Completion: 30%
Expected Completion: Q4 2025
Project Description: Construction of a new electrical circuit to meet growing demand, improving grid flexibility and capacity

Annual New Underground Construction – Circuits 5520 & 5540

Location: Citywide
Current Phase: Construction
Key Milestones Achieved: Circuit 5520 completed and switched to relieve load from McMinn Substation
Completion: 60%
Expected Completion: Q3 2025
Project Description: Ongoing installation of underground infrastructure to support reliable electric distribution

Annual Meter Replacement

Location: Systemwide
Current Phase: Implementation
Key Milestones Achieved: 7,400 AMI meters installed
Completion: 89.5%
Expected Completion: Q3 2025
Project Description: Replacement of traditional meters with AMI meters to enable remote reading and enhance efficiency

Wildlife Covers

Location: McMinn Substation
Current Phase: PO Issued and Shipped
Key Milestones Achieved: Materials shipped and on-site
Completion: 50%
Expected Completion: Q3 2025
Project Description: Installation of wildlife covers to prevent outages from animal interference

New Main Feeder out of Redland Substation

Location: Redland Area
Current Phase: Construction
Key Milestones Achieved: Ongoing trenching and cable installation
Completion: 35%
Expected Completion: Q4 2025
Project Description: New feeder to increase power reliability and system capacity

FINANCE & BUDGET

OPERATIONAL UPDATE

In May and June, the Finance & Budget Department continued its essential operations, ensuring the City's financial processes remained efficient and accurate. The team processed invoices, collected cash, reconciled bank statements, posted journal entries, managed payroll, monitored budgets, approved budget transfers, handled requisitions and contracts, and reviewed items for the council agenda.

Year-End Audit Completion

The department remained focused on the **FY 2024 Year-End Audit**, working closely with external auditors to address their requests. We are pleased to announce that the **FY 2024 Annual Comprehensive Financial Report (ACFR)** was released on June 30, 2025, with a clean opinion and no findings. For the sixth consecutive year, the City qualified as a "low-risk" auditee during the **Federal and State Single Audit**, enhancing the City's competitiveness for future grant opportunities. The report is available on the [City's Finance & Budget webpage](#).

OPERATIONAL UPDATE

Budget Book and GFOA Award Preparation

Budget Staff continued refining the **FY 2025 Adopted Budget Book** for submission to the **Government Finance Officers Association (GFOA)** for consideration of the annual **Budget Award**, ensuring quality and transparency in budget presentation.

Mid-Year Budget Amendment

The department collaborated with City Administration to analyze expense and revenue trends for the **Mid-Year Budget Amendment**, which passed its first reading on May 28, 2025, and was adopted on second reading on June 10, 2025.

GRANTS

OPERATIONAL UPDATE

In May and June, the City of Homestead's City Manager's Grants Division continued its mission to secure funding that enhances public transit, economic mobility, historic preservation, community resilience, and public safety initiatives. A total of **\$2,546,701** in grant applications were submitted to support transportation improvements, historic preservation, mental health and wellness initiatives, and strategic staffing, while one grant was awarded to advance local economic opportunity initiatives.

Accepted Grants in May & June:

- **2025 Economic Mobility and Opportunity Cohort and Mini Grant Program – ICMA: \$24,000** awarded to assess and address local economic mobility and opportunity issues. The funding will support program activities and travel.

Grants Applied For in May & June:

- **FDOT Public Transit Service Development Program – Freebee On-Demand Transit:** Requested **\$170,097** with a **\$170,097** match to fund operating costs for an expanded on-demand public transit service, including new routes and an additional all-electric Freebee vehicle.
- **FDOT Public Transit Service Development Program – Homestead Trolley Expansion:** Requested **\$818,809** with a **\$818,809** match to enhance public transportation by introducing 3 new trolley routes, new vehicles, increased frequency, and longer hours.
- **FDOT Transit Corridor Program – Trolley System Expansion:** Requested **\$466,860** to add one new trolley to improve route coverage and service for both residents and visitors.
- **ICMA 2025 Economic Mobility and Opportunity Special Assistants Program (EMO SA):** Requested between \$136,198 and \$177,058 annually over two years (up to \$354,116 total) to fund a new Economic Development Director position focused on economic mobility strategies.
- **2026–2027 DOS Florida Division of Historical Resources Special Category Grant:** Requested \$405,838 with a \$405,838 match for the Homestead Historic Town Hall Museum project, including roof replacement, building waterproofing, elevator repairs, and plumbing upgrades.

Grants Applied For in May & June:

- **U.S. Department of Justice FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Invitational – Enforcing Mental Health and Wellness Support Project:** Requested **\$150,000** to increase Homestead Police Department’s capacity to provide mental health and wellness training and resources to employees.
- **U.S. Department of Justice FY25 Community Policing Development Microgrants – Combating and Disrupting Violent Crimes Project:** Requested **\$175,000** to continue addressing violent crimes, including gang and gun violence, child trafficking, and related serious offenses.

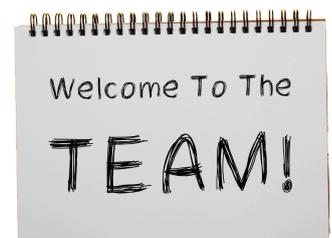
HUMAN RESOURCES

RECRUITMENT UPDATES

The Human Resources Department continues to focus on attracting and retaining top talent across all departments. Between May and June, the City of Homestead received a total of **1,306** job applications, reflecting strong interest in public sector careers. During this period, HR successfully onboarded **27** new employees—including **7** seasonal staff members for the City’s **Summer Camp Program**.

For the months of May and June:

- Total employees: **482**
- Current vacancies: **56**



OPERATIONAL UPDATES

In partnership with the City Attorney’s Office, HR hosted a series of **Florida Retirement System (FRS)** informational sessions to explore the potential transition from the current retirement plans. Over **150** employees attended, with **93%** expressing interest in joining FRS.

On May 13, HR and Risk Management staff participated in the **PMIT Member Day Workshop** in Orlando. The team gained valuable insight into best practices for municipal insurance programs and engaged directly with **PMIT leadership and underwriters**.

OPERATIONAL UPDATES

On June 18, HR launched the new NeoGov Onboarding Platform, streamlining the new hire process by allowing employees to complete all onboarding documents electronically prior to their start date. A City Manager welcome message and orientation video are in development to enhance the experience.

Training & Safety Initiatives

On June 11, HR hosted Part I of the **“Building a Stronger Team” Customer Service Training Series**, led by **Russell Correa**. The session focused on communication, professionalism, and conflict resolution, with **25** employees in attendance from high public-interaction departments.

HUMAN RESOURCES

OPERATIONAL UPDATES

In July, Risk Management will roll out the **“Beat the Heat”** campaign to safeguard field staff from heat-related illnesses. The campaign will include safety pamphlets, electric handheld fans, and sun protection hats with neck flaps.

Employee Engagement

The **Annual Employee Wellness Fair** took place on May 29 at the **William F. “Bill” Dickinson Community Center**. The event promoted holistic health and featured biometric screenings, chair massages, sound bath relaxation sessions, and a variety of health and wellness vendors. Participation was high, and employee feedback was overwhelmingly positive.



On June 26, the City will host the **2nd Quarter Birthday Celebration** to honor staff milestones with a shared lunch and interactive team-building games.

Internship Program

On June 17, the City welcomed **17** college students for the **Summer Internship Program**. Interns have been placed across multiple departments, gaining hands-on experience in public service throughout the summer.



Upcoming Events

- **Jet Dental Onsite Services (July 9):** Preventive cleanings and x-rays for employees enrolled in the City's dental plan.
- **Interview 101 Training (July 10–11):** Best practices, legal considerations, and inclusive strategies for staff involved in recruitment and hiring.

COMMUNITY DEVELOPMENT & HUMAN SERVICES

OPERATIONAL UPDATE

In May and June, the Community Development and Human Services (CDHS) Division continued to provide high-impact programs and strategic partnerships that support resident needs and improve access to essential services. The division initiated discussions and took active steps to transition

OPERATIONAL UPDATE

Community Development Block Grant (CDBG)-related projects under its programmatic management to streamline operations, enhance oversight, and improve the delivery of funded projects and programs to the community.

FLOW Mobile DMV Initiative

To meet ongoing demand for local licensing and ID services, CDHS partnered with the **Florida Department of Highway Safety and Motor Vehicles (FLHSMV)** to host two **FLOW Mobile DMV** events in June, serving over **150** residents combined. CDHS remains in active coordination with FLHSMV and the Miami-Dade County Tax Collector's Office to expand these services through future dates.

Homestead C.A.R.E.S. Utility Assistance Program

On June 23, the City relaunched the enhanced Homestead C.A.R.E.S. Utility Assistance Program, offering one-time utility bill credits of up to **\$500** for eligible HPS electric customers experiencing financial hardship, reaffirming the City's commitment to supporting residents through timely and targeted relief. This is now administered within the Community Development & Human Services division.

Upcoming Distribution Event

CDHS is partnering with **Global Empowerment Mission (G.E.M.)** and **Farm Share** to host a drive-thru distribution event in July, providing **Hurricane Family Necessity Kits** to Homestead residents. This effort reflects a proactive approach to community resilience and preparedness through collaborative partnerships.

Community Resource Directory

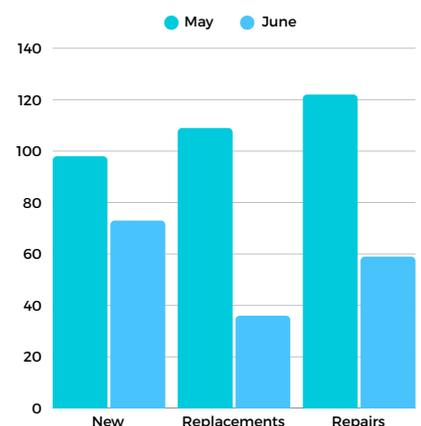
To increase the visibility of local support services, CDHS launched the Non-Profit Database Entry Application, allowing nonprofits to submit their information for inclusion in an online resource directory that will serve as a centralized hub for residents seeking assistance from local organizations. The application is now available at: [Non-Profit Database Entry Application](#).

In alignment with the City's commitment to community wellness and proactive healthcare, CDHS engaged providers and community-based organizations in planning for the City's inaugural **Community Health & Wellness Fair**, scheduled for Fall 2025. This event will focus on providing residents with access to preventative healthcare services, educational resources, and community engagement opportunities.

SOLID WASTE | HPS

OPERATIONAL UPDATES

The Solid Waste Department continued its commitment to providing reliable waste management services throughout May and June. During this period, the team added **171** new residential service locations while completing **326** residential repair and replacement requests, ensuring consistent and efficient service delivery to the residents of Homestead. In May, the department completed **98** new residential services, **109** replacements, and **122** repairs. In June, the department completed **73** new residential services, **36** replacements, and **59** repairs. On the commercial side, the department established **1** new service location in May while completing a total of **14** repair and replacement requests across both months, maintaining dependable waste management services for Homestead's business community.



IMPROVING SERVICE TO OUR RESIDENTS

The Solid Waste Department has enhanced its operational capabilities with the addition of a new specialized 20-cubic-yard self-loader container truck equipped with a built-in crane. This vehicle, which will soon be outfitted with a camera monitoring system for enhanced safety and accountability, is a key component of the **City's Quality-of-Life** initiative to address illegal dumping throughout the community. Previously, special pickups for illegal dumping required the deployment of both a crane and a trash container truck, which diverted personnel and equipment away from regularly scheduled bulk pickup routes. The new self-loader consolidates these functions into a single unit requiring only 1 operator, allowing the department to respond more efficiently to incidents of illegal dumping while maintaining uninterrupted service to residents across the city.



INNOVATION & TECHNOLOGY

OPERATIONAL UPDATES

In May and June, the Innovation & Technology Department focused on enhancing technology infrastructure, cybersecurity, and service delivery to support departments and improve resident engagement across the City.

City Hall Lobby Sound System

Installed a comprehensive audio system in the City Hall lobby to deliver clear, high-quality sound for public meetings and support community events such as ceremonies, press conferences, and cultural performances, enhancing communication and engagement.

Technology Setup at New Code Compliance and PROS Building

Configured and installed technology suites for the new **Code Compliance and Parks, Recreation and Open Spaces (PROS)** facility, including network infrastructure, devices, audiovisual systems, and telecommunication tools, ensuring seamless workflows and improved public service delivery.

Deployment of New Mobile Equipment

Deployed rugged tablets with secure connectivity and field-ready software to **Code Compliance Officers and Customer Services staff**, enabling real-time report submissions, system access, and communication while in the field.

Upgraded City's ERP Test Environment

Completed an upgrade of the **City's ERP** test environment, improving performance, reliability, and scalability. The modernized environment allows departments to safely pilot new features, conduct testing, and ensure smoother production deployments.

OPERATIONAL UPDATES

Comprehensive Citywide Network Penetration Testing

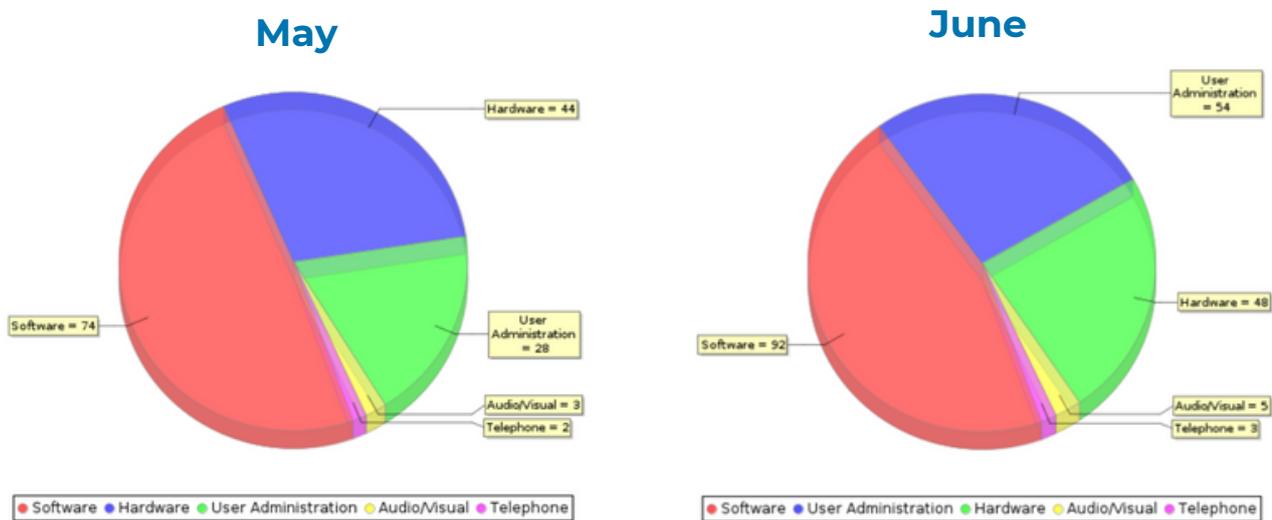
Performed thorough penetration testing across all City network infrastructures to identify and address potential vulnerabilities, reinforcing the City's cybersecurity posture and commitment to protecting sensitive data.

CJIS-Compliant Firmware Security Deployment

Implemented a firmware security solution to meet **CJIS** compliance requirements, safeguarding device and firmware integrity, detecting anomalies, and streamlining audit processes to protect justice-related data.

Helpdesk Ticketing Statistics:

IT closed a total of **225** helpdesk tickets during each reporting month.



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 15, 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: 22%

Expected Completion Date: April 30, 2026

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.

OPERATIONAL UPDATES

In May, the Parks, Recreation, & Open Spaces Department completed several operational enhancements. **Restrooms** in the soccer area at **Homestead Regional Park** were repainted, and the **light posts** around the tennis courts at **JD Redd Park** received fresh coats of paint. The department received **2** new **Toro Sandpros** to support ballfield maintenance. At **Harris Field Gymnasium**, the installation of **new LED lights** was finalized, and a new game room was created at the **William F. "Bill" Dickinson Community Center**.

In June, additional improvements included removing the lip and adding clay to the high school baseball field at **Homestead Regional Park**. The **splashpad** at **James Archer Smith Park** officially opened, and summer camp launched at full capacity with **60** resident children participating. The department also began replacing fencing at the **Mayor Roscoe Warren Municipal Park dog park** and cleaned up landscaping in the **Pioneer Village area**.

SPECIAL EVENTS

May:

- May 2: JD Redd Courts Re-Opening
- May 24: Art Walk at Losner Park
- May 31: Military Appreciation Day at Losner Park

June:

- June 14: Juneteenth Celebration at Miami Dade College
- July 4th: Race to the 4th Celebration
- [July: National Park and Recreation Month Activations](#)

CIP PROJECT UPDATE

Completed

James Archer Smith Splashpad Renovation

Current Phase: Completed

Key Milestones Achieved: Completed

Project Budget: \$400,000.00

Harris Field Gymnasium LED Light Upgrade

Current Phase: Completed

Key Milestones Achieved: Completed

Project Budget: \$55,750.00

In Progress

Mayor Roscoe Warren Municipal Park Dog Park Fence & Shades

Current Phase: Construction

Key Milestones Achieved: Old fence removed; new fence installation underway.

Percentage Completion: 80%

Expected Completion: July 20, 2025

Project Budget: \$70,380.00

Blakey Park Playground

Current Phase: Bidding

Key Milestones Achieved: Preparing requisition process and Council agenda item for approval.

Percentage Completion: 25%

Expected Completion: January 2026

Project Budget: \$659,000.00

In Progress

Audubon Park Playground

Current Phase: Bidding
Key Milestones Achieved: Council agenda item prepared for July COW
Percentage Completion: 20%
Expected Completion: December 2025
Project Budget: \$450,000.00

James Archer Smith Park Fitness Equipment

Current Phase: Bidding
Key Milestones Achieved: Council agenda item prepared for July COW
Percentage Completion: 20%
Expected Completion: September 2025
Project Budget: \$125,000.00

Mayor Roscoe Warren Municipal Park New Large Pavilion

Current Phase: Bidding
Key Milestones Achieved: Council agenda item prepared for July COW
Percentage Completion: 20%
Expected Completion: December 2025
Project Budget: \$250,000.00

In Progress

Wittkop Park Playground

Current Phase: Bidding
Key Milestones Achieved: PO issued; currently in manufacturing.
Percentage Completion: 25%
Expected Completion: October 2025
Project Budget: \$450,000.00

Ernestine Jackson Seymour Park Playground & Fitness Equipment

Current Phase: Permitting
Key Milestones Achieved: In manufacturing.
Percentage Completion: 25%
Expected Completion: July 2025
Project Budget: \$225,000.00

POLICE

OPERATIONAL UPDATE

In the month of May, Homestead Police Department hired **1** Police Officer and **2** Police Dispatcher Trainees. HPD also participated in the Artwalk event at Losner Park, attended the **VFW Memorial Day** event as well as the **Military Appreciation Day** event at Losner Park on May 31, 2025.

In the month of June, HPD hired **3 Certified Police Officers** and **5 Police Trainees**, as well as a part-time **PAL Gym Attendant**.

Homestead Police Department also participated in the **Morning with Medics** event at Starbucks with Miami-Dade Fire Rescue personnel.

POLICE SERVICES

Traffic Unit

The Traffic Unit addressed community concerns related to speeding with targeted enforcement and participated in the **Click It or Ticket** campaign supported by grant dollars in June. This effort resulted in **203** seat belt citations, **1** speeding violation, **54** warnings, **68** other violations, and **4** arrests. Community outreach remained a priority throughout both months.

POLICE SERVICES

Patrol Division

The Patrol Division maintained a strong presence in assigned areas with a focus on proactive crime prevention, public safety, and timely response to calls for service throughout May and June. Officers conducted targeted patrols in areas of concern, resulting in several arrests related to outstanding warrants and ongoing investigations.

In May, **1** officer began the **Field Training Officer Program**, and in June, **3** additional officers started the program. Officers also attended the **44th Annual Law Enforcement Memorial** and provided escort support for the **Special Olympics Torch Run** and the **North Miami Police Department's Haitian Flag Day Escort**. The K-9 Unit conducted several demonstrations at school career days and community events, including the **2nd Annual PAL Family Fun Day**.

Investigations Division

General Investigation Unit (GIU)

The General Investigations Unit (GIU) remained actively engaged in closing a variety of cases, including armed robbery, arson, fraud, theft, burglary, and child welfare-related investigations. In May, GIU attended the **South Florida HIDTA Violent Crime Trends** meeting, conducted a robbery detail operation that resulted in **6** arrests, and resolved an attempted murder case. The team also completed background checks for **10** police applicants and **1** police chaplain. In June, GIU closed several additional cases, including title fraud and grand theft auto. Detectives resolved a storage unit burglary case and conducted a sexual offender verification operation. Investigations also began into a suspected human trafficking operation and a financial case tied to a large-scale drug investigation.

Special Investigations Unit (SIU)

The SIU led investigations into illegal drug activity, property crimes, and unlicensed gambling. In May, detectives conducted proactive patrols and confiscated individually packaged illicit substances, seized **11** unlicensed gambling machines, and recovered thousands of dollars in cash. They also assisted in a large-scale federal operation that resulted in the seizure of over **600** kilograms of illegal narcotics. In June, SIU conducted a joint operation with state agencies targeting illegal gambling and unlicensed tobacco sales. The unit assisted in another federal case involving the seizure of over **1,000** kilograms of illegal substances, and supported South Miami PD with the arrest of a suspect wanted for serious offenses. SIU also made arrests during proactive patrols involving possession of controlled substances with intent to distribute. Surveillance operations were launched in response to an uptick in pharmacy and vehicle burglaries.

Community Affairs Division

The Community Affairs Division (CPU) conducted a range of community outreach activities. In May, CPU attended a **Crime Watch** meeting at **Monterey Point**, helped coordinate the **Law Enforcement Torch Run**, and hosted the **2nd Annual PAL Family Food and Fun Day**. CPU also participated in events such as **Reading with Students** at Le Jardin Community Center, a neighborhood pop-up at Hooky Entertainment, a station tour for **Waterstone Charter School**, an **Ice Cream Social** at Get Your Roll On, and the **Haitian Heritage Celebration** at Losner Park. Homestead Police Department Explorers presented the Colors at the **Mexican American Council** event at Homestead-Miami Speedway. In June, CPU hosted a **Hurricane Awareness** event at **Lowe's**, a **Rise and Respond coffee event** at the William Dickinson Center, partnered with the **Soup Kitchen Father's Day** event, attended a **Townhall Meeting** at the William Dickinson Center, and celebrated the completion of the **Law Enforcement Cycling Course** by **5** officers.

POLICE SERVICES

Departmental Services

Support Services Division

The Support Services Division continued its focus on training, recruitment, and operational support. In May, the division hosted **Police and Dispatch Orientation sessions**, facilitated in-service trainings on **Use of Force and Emergency Wound Care**, and prepped newly acquired patrol vehicles. In June, a **two-day** rifle training course qualified **15** officers, and **60** applicants attended police orientation. There were also **4 new Police Explorers** issued to the **Uniform Patrol Section**, furthering youth engagement and recruitment.

PROCUREMENT & CONTRACTS

OPERATIONAL UPDATE

In May and June, the Procurement & Contract Services Department continued efforts to enhance operational efficiency and streamline contract processes. The team worked closely with department staff and the City Attorney's Office to improve compliance and ensure consistency across all contracts. Procurement actively met with staff to test the new contract process and updated workflows based on feedback to ensure a smooth rollout.

Recruitment efforts remained ongoing, with interviews conducted to fill **2** key vacancies aimed at strengthening the department's capacity. Compensation negotiations are underway for the Buyer II position, while the selected candidate for the Contract Specialist role is pending review by HR and the City Manager.

Additionally, the department successfully completed and submitted DOGE and audit requests within required deadlines and provided an updated status report for formal competitive solicitations exceeding **\$65,000**.

Competitive Solicitations Status Report

Title	Project ID	Department	Status	Advertised/Submittal Deadline	Priority
ADVERTISED SOLICITATIONS					
Citywide Landscape Services	RFP# 202525	Parks, Recreation & Open Spaces	Open	Advertisement: 6/13/25 Due Date: 7/15/25 @ 2pm	
SOLICITATIONS - UNDER EVALUATION					
Professional Architectural and Engineering Services - Continuing Contracts	RFQ# 202509	Public Works & Engineering	Under Evaluation Received 74 proposals	Advertisement: 4/25/25 Due Date: 5/29/25 (original) Extended: 6/12/25 @ 2pm	
City of Homestead Comprehensive Vulnerability Assessment	RFQ# 202523	Public Works & Engineering	Under Evaluation Received 10 proposals	Advertisement: 4/18/25 Due Date: 5/20/25 @ 2pm Evaluation Committee Date: TBD	
Temporary Staffing	ITB# 202518	Human Resources	Under Evaluation Received 14 Submissions	Advertisement: 5/2/25 Due Date: 6/3/25 @ 2pm	
Sidewalk Repair & Installation	ITB# 202521	Public Works & Engineering	Under Evaluation Received 2 Submissions	Advertisement: 5/2/25 Due Date: 6/5/25 @ 2pm	

PROCUREMENT & CONTRACTS

Competitive Solicitations Status Report

Competitive Solicitation Report

Title	Project ID	Department	Status	Advertised/Submittal Deadline	Priority
SOLICITATIONS-AWARD RECOMMENDATION, PENDING CM APPROVAL TO PLACE ON AGENDA					
Seminole Theatre Business Operator	RFP# 202503	General Services Administration	Award Recommendation - Oak View Group Received 2 proposals	Advertisement: 11/22/24 Due Date: 4/10/25 @ 2pm Evaluation Committee Meeting: 5/22/25 Council: 7/8/25 (Special Call)	
Krome Marketplace New Surface Parking Lot	ITB# 202513	Community Redevelopment Agency	Award Recommendation - RCS Construction & Remodeling LLC Received 2 bids	Advertisement: 3/21/25 Due Date: 4/22/25 @ 2pm CRA Board: 7/16/25	
CDBG Program for STEM Services for FY 2024-2025	RFP# 202517	Finance & Budget	Award Recommendation - Villa Preparatory Academy Received 4 proposals	Advertisement: 3/14/25 Due Date: 4/17/25 @ 2pm Evaluation Committee Meeting: 6/13 @ 10am COW: 8/5/25	
Commercial and Residential Real Estate Services	RFQ# 202522	City Manager	Award Recommendation - Pool of 3 Received 3 proposals	Advertisement: 3/14/25 Due Date: 4/15/25 @ 2pm Evaluation Committee Meeting: 6/24 @ 10am COW: 8/5/25	
SOLICITATIONS- CURRENTLY IN QUEUE PENDING ISSUANCE					
Janitorial Services	ITB# 202515	General Services Administration	Draft - Pending to finalize committee members	Advertisement: 7/11/25 (tentative)	
HVAC Refrigeration & Equipment Maintenance	ITB# 202516	General Services Administration	Draft- pending department final inventory equipment list	Advertisement: 7/18/25 (tentative)	
Street Resurfacing	ITB# 202519	Public Works & Engineering	Draft - Pending Dept Review/Input	Advertisement: 7/18/25 (tentative)	
Commercial Solid Waste Hauling Services	RFQ#202526	HPS Sanitation Solid Waste	Draft- Pending Comments from User Dept	Advertisement: 7/11/25 (tentative)	
Electric Motors, Pumps, and Generator Repairs	ITB# 202520	Public Works & Engineering	Draft-Pending updates provided by Dept	Advertisement: 7/11/25 (tentative)	
General Planning Services	RFQ#202527	Development Services	Draft-Pending Dept Review/Comments	Advertisement: 7/18/25 (tentative)	
Fairbanks-Morse OP Blower rebuild/repair	ITB# 202528	Electric Utilities	Draft- pending dept reviews	Advertisement: 7/11/25 (tentative)	
Community Programs at Harris Field Building and Pool	RFP# 202506	Parks, Recreation & Open Spaces	Coming Soon (July/August)		
Facilities Maintenance Support Pool of Contractors		Parks, Recreation & Open Spaces	Coming Soon		

CONTRACTS PROCESSED BY DEPARTMENT

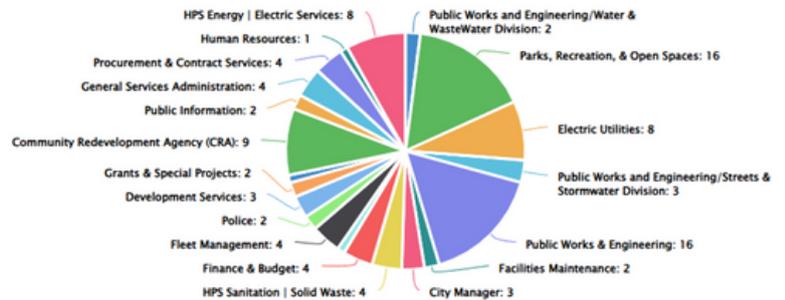
May

Contract Documents by Department



June

Projects by Department



OPERATIONAL UPDATES

Process Improvements

The Public Works Department has created and implemented a new process for new developments to contribute toward the water and sewer capacity analysis to determine the connection capability and needs.

Right-of-Way Permitting

During May and June, the department reviewed and issued **10** Right of Way permits, extended **8** permits, and reviewed **32** permit applications, ensuring compliance and facilitating development throughout Homestead.

Treatment Division

During May and June, the Treatment Division treated **726** million gallons of drinking water and processed **259** million gallons of sewer while continuing beautification projects at the Water Treatment Plant (WTP) and Wastewater Treatment Facility (WWTF). The team achieved all WWTF nutrient removal goals and conducted operations, maintenance performance, and capacity analysis reports at the WWTP.

Distribution & Collections

The Distribution & Collections Division completed **78** fee sheets for new water and sewer connections and reviewed **6** sets of plans for new projects. The team processed **27** water and sewer allocation applications, pulled and cleaned **47** pumps from lift stations, repaired six fire hydrants, replaced 81 broken water meters, and installed meters for **72** new accounts. Additionally, **408** customer service work orders and **337** sewer and water utility locates were completed. The team completed sewer repairs at various addresses across the city and replaced seven 1-inch water services. No water main breaks or valve replacements occurred this period.

Streets, Stormwater, & QRT Teams

The Streets, Stormwater, and QRT teams completed ADA repairs along SW 167 Ave, including the installation of **120** linear feet of type F curb and gutter, **8** ADA ramps, and **4,000** square feet of sidewalk replacement. During May and June, the teams filled **552** bags with trash, removed **409** shopping carts and **312** palm fronds, and disposed of **13** tires. They repaired **42** potholes, patched **465** square feet of roadway, installed or repaired **11** signs, repaired **170** square feet of sidewalk, and addressed **29** trash holes. The teams swept **556** miles of roadways, removed **1,999** yards of debris, cleaned **4,044** miles of city right-of-way, inspected **133** catch basins, cleaned **58** catch basins, repaired **40** catch basins, and repaired **830** feet of swale.

Community Update

As of July 1, 2025, the City no longer adds fluoride to its potable water, ensuring residents remain informed and prepared following this service update.

CIP PROJECT UPDATE

Completed

Racetrack Booster Pump Station

Status: Completed

Project Description: Installation of water booster pumps to improve system pressure and reliability for current and future demands.

Code & PROS Building Renovations

Status: Completed

Project Description: This project involves the interior renovation of the City facility located at 653 SW 4th St. The renovated space will serve as office space for the Code Compliance and Parks and Open Spaces

In Progress

Avocado Villas Potable Water System Improvements

Current Phase: Service line connections

Key Milestones: Water main installation completed, connecting service lines to residences.

Percentage Completion: 80%

Expected Completion: August 2025

Project Description: Replacement of aging water mains to ensure reliable water service in the Avocado Villas development.

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

Current Phase: Awaiting Miami-Dade County inspection

Key Milestones: Traffic and pedestrian signals installed, sidewalk repaving and pavement marking completed, FPL finalizing streetlight installation.

Percentage Completion: 75% Expected Completion: August 2025

Project Description: Installation of a traffic signal and coordination with FPL for new streetlights to enhance traffic safety.

Urban Forest Reforestation Grant

Current Phase: Contract presentation for approval

Key Milestones: Consultant negotiations completed; contract to be presented to Council on July 7, 2025. Grant activities have resumed following a brief hold.

Expected Completion: December 2027

Project Description: Planting 898 native, non-invasive trees and shrubs to increase equitable access to urban canopy and enhance public spaces citywide, including Wittkop, Blakey, and Roby George Parks.

In Progress

PW Vehicles/Heavy Equipment

Current Phase: Procurement & Delivery

Key Milestones Achieved: Distribution F-350 truck, excavator, and utility locating machine received; purchase orders issued for all nine vehicles/equipment.

Percentage Completion: 60%

Expected Completion Date: November 2025

Project Description: Nine new vehicles/heavy equipment are being acquired to replace aging, non-functional fleet units, some with over 180,000 miles and extended downtime, enhancing operational reliability for Public Works.

Flagler Avenue Water & Gravity Sewer Upgrade Design

Current Phase: Design

Key Milestones Achieved: Basis of Design Report submitted to Miami-Dade DERM; 30% design drawings completed

Percentage Completion: 30%

Expected Completion Date: February 2026 (tentative)

Project Description: Design for replacing 5,400 linear feet of 8-inch sanitary sewer main with a 12-inch main along Flagler Avenue from Krome Avenue to north of Campbell Drive to increase capacity for current and future use. A supplemental purchase order has been issued to the consultant to continue full design and permitting, with an updated expedited schedule pending. This project will impact City District 4.

Cybrarium Restrooms & Elevator Construction

Current Phase: Construction

Key Milestones Achieved: Construction is underway

Percentage Completion: 75%

Expected Completion Date: August 2025

Project Description: The Cybrarium improvements project consist of construction of a male and female restrooms on the third and fourth floors as well as an elevator to service these areas - making them more attractive and feasible for potential tenants and use of the fourth floor as a City events space.

COH EVENT HIGHLIGHTS

In May, the City of Homestead brought the community together through several meaningful events celebrating unity, culture, and service. The month began with the National Day of Prayer, where residents gathered to reflect, share hopes, and pray for the wellbeing and prosperity of the community. The event highlighted the City's commitment to fostering togetherness and mutual respect across diverse faiths.



Later in May, the vibrant Homestead Artwalk enlivened Downtown with local artists, live music, and engaging cultural experiences. Residents and visitors strolled through galleries, outdoor exhibits, and hands on experiences, celebrating the creativity and talent that make Homestead a flourishing arts community. The Artwalk provided a lively space for connection, inspiration, and community pride.



COH EVENT HIGHLIGHTS

Also in May, the City honored its heroes at the Military Appreciation Day event. Families, veterans, and active service members came together for a heartfelt celebration filled with music, speeches, and gratitude for those who have served and continue to serve our country. This event underscored Homestead's deep respect for its military community and their sacrifices.



In June, the Juneteenth Amateur Night showcased local talent in a spirited celebration of freedom and cultural heritage. Performers took the stage to entertain and inspire, reminding everyone of the importance of history, resilience, and community pride. The evening was a powerful expression of Homestead's ongoing commitment to honoring its diverse roots and empowering its future.

