

# CITY OF HOMESTEAD CITY MANAGER'S BI-MONTHLY REPORT

---

September/October 2025

# TABLE OF CONTENTS

---

**01** CITY  
MANAGER'S  
MESSAGE

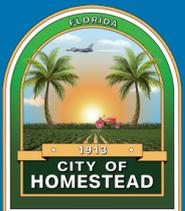
**02** CALENDAR

**03** PRIORITY  
PROJECTS

**04** STRATEGIC  
CITY PROJECTS

**06** DEPARTMENT  
UPDATES

**30** EVENT  
HIGHLIGHTS



## ELECTED OFFICIALS 2025

---



**Mayor**

Steven D. Losner



**Vice Mayor**

Jenifer N. Bailey  
Seat 4



**Councilwoman**

Kimberly Konsky  
Seat 1



**Councilman**

Sean L. Fletcher  
Seat 2



**Councilman**

Larry Roth  
Seat 3



**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 move through the fall season, I want to express our deep gratitude to the veterans who have served our nation with courage and dedication. This month, our community came together at Losner Park for Homestead's Veterans Day Celebration—an evening filled with reflection, unity, and appreciation. The South Florida Youth Symphony delivered a powerful performance, and a stunning drone show by Luna Lite illuminated the night sky in honor of those who served.

We are especially thankful for the veterans within our own City of Homestead workforce, whose continued service, leadership, and commitment strengthen our organization each day. Their contributions—past and present—remain an invaluable part of our community. Thank you to all who joined us in honoring our veterans. Homestead stands proud and united in gratitude.

We are also excited to welcome the inaugural Discover Homestead Winter Wonderland experience—an unprecedented milestone for our community. Featuring a real ice rink operating for 60 consecutive days, this event marks one of the longest seasonal activations ever hosted in Downtown Homestead. Bringing a true winter experience to South Florida reflects our commitment to high-quality, family-friendly programming that elevates our city's profile. From festive activities and holiday performances to ice skating in the heart of Homestead, the Winter Wonderland Experience is generating regional attention, delivering joy for families, supporting economic vibrancy, and showcasing Homestead as a welcoming destination.

This fall, our community exercised its democratic voice through a recent election, a cornerstone of civic responsibility and engagement. The active participation of our residents demonstrates the strength of our local democracy and commitment to shaping Homestead's future. This election brought exciting developments, including the welcoming of new Councilwoman Konsky and the approval of the GO Bond for infrastructure improvements, signaling strong support for continued growth and investment in public services.

Together with ongoing projects, programs, and community events, these milestones demonstrate the vibrancy, resilience, and spirit of Homestead. I am encouraged by the presence, participation, and enthusiasm of our residents, and I look forward to the continued positive impact on families, neighborhoods, and local businesses.

We remain committed to fostering a City that celebrates its people, honors service, and creates opportunities for everyone to thrive.

The Future Lives Here.

Sincerely,

Zerry Ihekwaba, PhD, PE

Nov 22 Orange Bowl: Family Fest

Nov 22 Discover Homestead: Winter Wonderland Presents Tree Lighting Ceremony

Nov 22 - Nov 27 Discover Homestead: Winter Wonderland Presents Opening Week

Nov 28- Dec 3 Discover Homestead: Winter Wonderland Presents Grand Bazaar

Dec 5- Dec 11 Discover Homestead: Winter Wonderland Presents Frozen in Color

Dec 5- Dec 11 Discover Homestead: Winter Wonderland Presents Whoville Experience

Dec 19- Dec 25 Discover Homestead: Winter Wonderland Presents Jingle Bells

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)



Transportation Master Plan



Health & Wellness Fair



SPH Signing



Fall Festival

## STATE APPROPRIATIONS

In September and October, the Administration coordinated with department directors and lobbyists to identify key legislative priorities for the 2026 Florida Legislative Session, beginning January 13, 2026. On November 12, 2025, Mayor and Council approved **Resolution No. R2025-11-160**, establishing the City's 2026 Legislative Priorities. The agenda includes advocating for municipal home rule, property tax exemptions for municipally owned properties, and the continuation of Community Redevelopment Agencies (CRAs). Mayor and Council also directed staff to submit appropriations requests for key projects, including the Joint Operations Center (JOC), drinking water storage tanks near Homestead-Miami Speedway and at Wittkop Park, upgrades to undersized and aged water mains (Phase III), SW162nd/NE18th Ave roadway expansion and bridge improvements, and the Elderly Meal Program. These priorities will guide the City's advocacy efforts during the upcoming legislative session.

## CITYWIDE STRATEGIC PLAN

Following the adoption of the City of Homestead's inaugural Five-Year Strategic Plan, departments are actively moving forward with integrating the City's mission, vision, core values, and tagline across all municipal operations. These guiding principles are helping to direct resource allocation, program development, and service delivery, ensuring that City efforts remain aligned with the priorities of the community.

To support these efforts, staff is establishing a tracking system to monitor progress and evaluate performance, helping ensure that key objectives are met and initiatives stay on course. This system will also foster ongoing improvements and contribute to enhancing the quality of life for residents.

The new approach will feature interactive dashboards, allowing residents, businesses, and other stakeholders to follow the advancement of strategic initiatives in a clear and accessible way. As implementation continues, the City will maintain regular tracking and reporting on results, promoting transparency and accountability while fully bringing the tagline, "The Future Lives Here," to life.

## KROME MARKETPLACE

The Homestead Community Redevelopment Agency (HCRA) is advancing redevelopment efforts at Krome Marketplace through a strategic redesign of the interior spaces. As part of the nearly complete architectural and mechanical assessments, the site has been reimagined to better position the property for future activation and private investment.

The updated vision features a mix of community-focused uses, including a sit-down restaurant, a neighborhood bar, and a sports-themed casual dining and music venue. To help the public and prospective developers visualize these concepts, the windows at Krome Marketplace have been wrapped with renderings showcasing the potential uses and design. These concepts will serve as guiding tools as staff seeks development partners capable of transforming the re-envisioned spaces into viable, long-term assets for Downtown Homestead.

This proactive approach is intended to enhance marketability, showcase the site's potential, and support the broader goal of creating a vibrant dining and entertainment destination within the CRA district.

## KROME MARKETPLACE PARKING LOT

The Krome Marketplace parking lot project is currently underway and is expected to be completed in February 2026. Work is progressing as planned, with certain phases temporarily paused to accommodate necessary utility adjustments. Construction will resume as soon as these steps are complete, moving the project toward final completion.

## OLD CITY HALL SITE

In October, the City reached a significant milestone in advancing redevelopment efforts for the former City Hall property. On October 22, the City Council approved the second and final reading of the rezoning for the site, a key requirement in repositioning the property for future economic development opportunities. The rezoning also fulfills one of the necessary steps to facilitate the sale of approximately **2.5** acres to Flanigan's Enterprises, Inc.

Looking ahead, staff will present the Waiver of Plat to the Miami-Dade County Plat Committee in early November. Completion of this step is required to move the property transaction forward and maintain progress toward the planned redevelopment.

## EPL IMPLEMENTATION

The City of Homestead successfully launched the Electronic Permitting & Licensing – Building, Utilities, Inspections, Land, & Development (EPL-B.U.I.L.D.) System in October 2025, introducing **43** new electronic processes across multiple departments, including Development Services, Public Works, Code Compliance, HPS Energy, and the City Clerk's Office. The system also features a citywide online payment solution, streamlining interactions for residents, contractors, and businesses.

Since launch, the City has received **140** permit and application submissions online, demonstrating strong community adoption of this faster, more accessible way to conduct business with the City. Through EPL-B.U.I.L.D., users can submit applications, track progress, and make payments from any location.

To support users, the City established an **“All Things EPL-BUILD”** webpage at [www.homesteadfl.gov/allthingsbuild](http://www.homesteadfl.gov/allthingsbuild), providing FAQs, educational videos, guides, and checklists related to permitting and licensing. Phase 2 of the initiative is scheduled for rollout by December 2026 and will expand EPL-B.U.I.L.D. with additional processes and features to further enhance efficiency and service delivery.



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

### Pump Station #22/Basin Moratorium

The City continued progress on the Pump Station 22 (PS22) Super Bypass project, which diverts wastewater flow directly to the Wastewater Treatment Facility Influent Pump Station #1 to remove the pump station's moratorium status. The project includes all appurtenant work—complete, tested, and ready for operation—along with temporary utilities and facilities, in full conformance with contract documents and applicable federal provisions.

As of November 2024–January 2025, the project was substantially completed. Major installations—including conduit, concrete, splice box, transformer, check valves, automatic transfer switch (ATS), disconnect switches, and SCADA communication floats—have been completed or are in final procurement stages.

The project spans Districts 1, 4, and 6, and is anticipated to be fully completed by November 2025.

## HOMESTEAD REGIONAL PARK

### Homestead Regional Park – Phase 1 Design and Permitting

In July, the Sports Performance Hub (SPH) team approached the City of Homestead with a proposal to invest \$275 million to develop the Homestead Regional Park site into a state-of-the-art sports and recreation destination. The SPH project is a transformative, multi-use private development spanning over 100 acres and designed to provide world-class athletic, training, and community amenities for residents and visitors. Phase 1 of the envisioned complex includes multiple artificial turf soccer fields, a multipurpose stadium, tennis and pickleball courts, walking paths, playgrounds, a shaded pavilion, concession areas, and parking, supported by essential infrastructure such as sports lighting, security systems, and irrigation. Future phases of SPH are anticipated to introduce additional training facilities, athlete development programs, performance technology, and expanded recreational amenities that strengthen the site's long-standing role as a regional sports hub. Together, these improvements modernize and expand the complex to meet the growing recreational needs of the Homestead community while positioning it as a destination with regional and international appeal.

The contract was officially executed in September, and the project has now reached a key milestone as Phase 1 enters the Site Plan Review process. This marks an important step forward, keeping the project on schedule as it moves closer to delivering a premier multi-use recreational destination for the community. Construction is expected to begin in Q1 of 2026.



## OPERATIONAL UPDATE

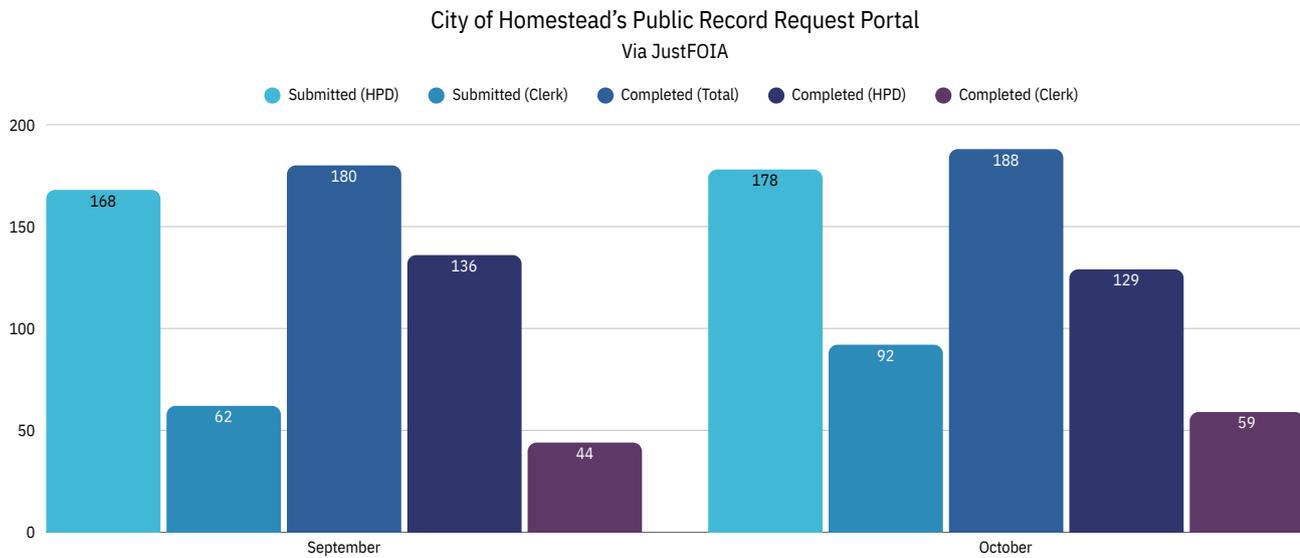
In September and October 2025, the City Clerk's Office continued to support election administration, public record access, and City operations.

### Public Record Requests

Residents submitted a total of **230** requests in September and **329** requests in October through the JustFOIA Public Record Request Portal. The breakdown is as follows:

- September: HPD received **168** requests; City Clerk's Office received **62**. **180** requests were completed (HPD: **136**; City Clerk: **44**).
- October: HPD received **178** requests; City Clerk's Office received **92**. **188** requests were completed (HPD: **129**; City Clerk: **59**).

These efforts ensured timely access to public records and continued transparency for the community.



### OPERATIONAL EFFICIENCIES

The City Clerk's Office, in collaboration with the City Manager's Office, processed agenda packets through the CHAMPS Agenda Management Program:

- September: **7** agenda packets processed
- October: **6** agenda packets processed

The City Clerk's Office also processed lobbyist registrations via the EPL platform:

- September: **7** registrations generating **\$1,250**
- October: **1** registration generating **\$250**

### Elections & Voting

In September, the Office prepared for the City's 2025 municipal elections, with candidate qualifying held September 2-8, resulting in **5** candidates qualifying for the November 4 General Election. In October, the Office held **3** days of Early Voting for the General and Special Elections.

### PASSPORT FACILITY UPDATE

The Passport Acceptance Facility officially opened on October 1, 2025. Appointment activity in October included:

- **279** total appointments
- **120** applications completed and submitted to the Department of State
- **90** appointments canceled, **49** no-shows, **20** appointments rescheduled

The Qless appointment scheduling software is fully operational, providing residents with a streamlined, appointment-based passport application process.

## OPERATIONAL UPDATES

### SPORTS PERFORMANCE HUB (SPH) PROMOTION

In September and October, the Communications team supported the official launch of the Sports Performance Hub in Homestead through the creation of promotional videos, social media graphics, and a press release. These communications highlighted the City's partnership with SPH and emphasized the project's community impact, including youth development, professional sports training, and economic growth.

### COMMUNITY ENGAGEMENT CAMPAIGNS

Communications developed interactive content to engage residents with City initiatives, including a Scavenger Hunt campaign encouraging residents to locate the newly art wrapped utility boxes throughout Homestead. Participants who completed the challenge were eligible to receive City-branded swag. These campaigns increased awareness of the City's Art in Public Places program that is intended to encourage placemaking.

### STATE OF THE CITY

The team produced a comprehensive State of the City campaign, including a video recap, press release, and supporting graphics. The presentation highlighted the City's accomplishments, ongoing strategic initiatives, and future priorities, keeping residents informed about Homestead's vision, projects, and services. The event was broadcast live on Instagram, Facebook, and the City's TV channel, ensuring maximum accessibility and community engagement and a first for the City and Communications Division.

### STAFF RECOGNITION AND APPRECIATION

Communications supported several staff recognition efforts during September and October, producing trending video and graphic content for HR Appreciation and Customer Service Week and Hispanic Heritage Month. Hispanic Heritage Month content featured interactive posts, including "Guess the Hispanic/Spanish Country" geography quizzes and trivia challenges, as well as graphics celebrating Hispanic staff across departments. These initiatives promoted staff recognition, diversity, and engagement both internally and externally.

### SEASONAL EVENTS

The team developed promotional graphics, videos, and social media reels for the Fall Festival (October 18, 2025) and Discover Homestead: Winter Wonderland Experience events. Content highlighted family-friendly activities such as hayrides, trick-or-treating, kids' zones, arts and crafts, specialty food vendors, and artisan markets. For Winter Wonderland, the team created trending reels using Mariah Carey's It's Time and Not Yet song trends, which collectively garnered over 66K views across all platforms. These campaigns encouraged community participation and showcased the City's commitment to seasonal celebrations, a goal that was adopted in the City's 5 year strategic plan.

### VETERANS DAY CELEBRATION

Communications produced promotional graphics and videos for the Veterans Day Celebration, highlighting activities, tributes, and ways for the community to participate. These materials helped increase awareness and engagement, contributing to a successful turnout and ensuring residents were informed about the City's recognition of service members.

### CONTENT REACH AND ENGAGEMENT

During September and October, Communications created over **794** posts and more than **50** videos, graphics, and social media campaigns across Facebook, Instagram, X (Twitter), Threads, LinkedIn, and YouTube. Engagement-focused content included interactive campaigns, reels, and educational materials designed to increase resident participation, raise awareness of City programs, and promote upcoming events.

Social Media Highlights:

- Instagram: **30,580** followers, **1.1M** post views, **17,641** engagements, **5,724** shares, **1,210** saves. Top posts: Winter Wonderland, Fall Festival.

- Facebook: **40,859** followers, **845,805** post impressions, **41,467** engagements, **4,588** likes, **992** comments.
- X (Twitter): **3,122** followers, **8,685** impressions, **375** engagements, top tweet engagement **37.78%**.
- LinkedIn: **2,003** followers, **14,625** post impressions, **627** engagements, **10.34%** engagement rate.
- YouTube: **2,701** video views, **42** likes. Top content: Homestead Regional Park updates.
- Threads: **81,286** followers, strong engagement on Discover Homestead: Winter Wonderland and community campaigns.

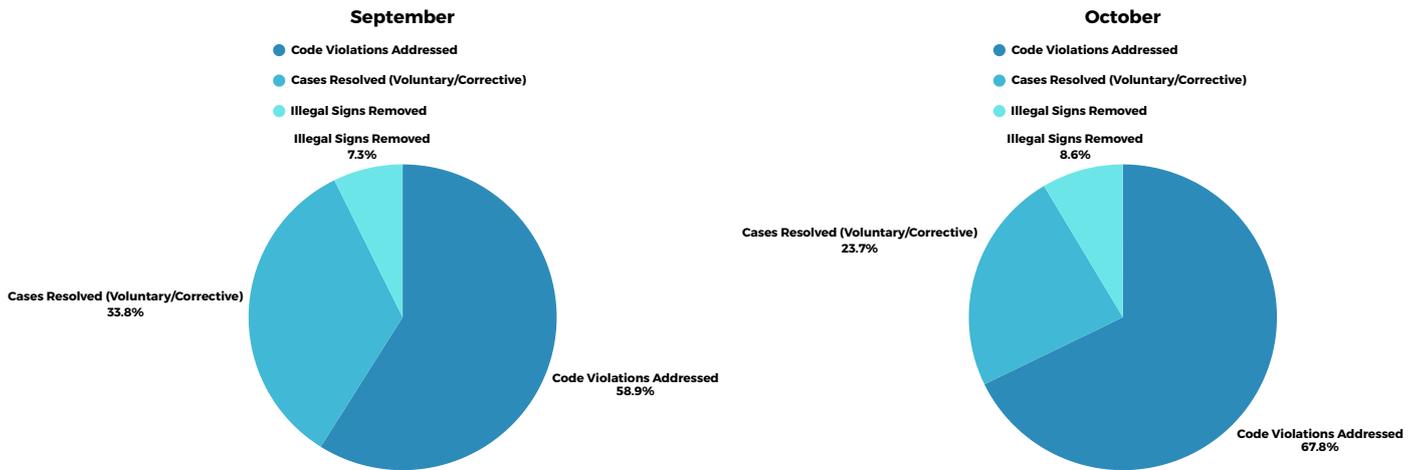
Through consistent multi-platform content, Communications ensured residents had up-to-date access to City programs, events, and important information, supporting transparency and community engagement.

## CODE COMPLIANCE

### OPERATIONAL UPDATE

The Code Compliance Department continued advancing its enforcement, modernization, and technology initiatives throughout September and October. Staff remained focused on maintaining neighborhood integrity, improving operational readiness, and enhancing transparency through training, ordinance enforcement, and the deployment of new digital systems. These efforts reflect the department's commitment to efficient, community-centered service and alignment with the City's strategic goals for innovation and excellence.

#### MONTHLY ENFORCEMENT METRICS



#### Code Compliance & Technology Advancements

In September, Code Officers completed comprehensive training on both the **Enterprise Permitting & Licensing (EPL) system** and **Body-Worn Cameras (BWC)**. The EPL sessions focused on digital workflows, case management, inspection scheduling, and interdepartmental coordination—laying the groundwork for the City's transition to a fully integrated permitting and licensing platform. In partnership with the Homestead Police Department, officers also completed Body-Worn Camera training covering device operation, data handling, and compliance with evidentiary and privacy standards, supporting transparency and accountability in daily operations. All officers now operate with cameras as of October.

Additionally, in September, the Hera Property Registry was officially activated, marking a major milestone in modernized property management. The system enables registration and monitoring of vacant properties, automates compliance alerts, and enhances the City's ability to address blight and maintenance concerns efficiently. On October 1, 2025, the Code Compliance Department officially launched the **Enterprise Permitting & Licensing (EPL)** platform, representing a significant advancement in operational modernization by enabling officers to digitally manage code cases in real time, improving accuracy, documentation, and interdepartmental coordination.

# CODE COMPLIANCE

Following the completion of training, **Body-Worn Cameras (BWC)** were deployed across all officers in October, further strengthening field accountability and accurate documentation of enforcement activity.

Throughout September and October, the department maintained proactive enforcement of the Expanded RV Ordinance, conducting weekly targeted sweeps in **District 1**. These inspections focused on identifying unauthorized RV occupancy, ensuring zoning compliance, and working collaboratively with property owners to achieve voluntary resolution and maintain neighborhood standards. By combining robust training, proactive ordinance enforcement, and technology-driven solutions, the Code Compliance Department continues to strengthen operational effectiveness, transparency, and service delivery for the residents of Homestead.

## CITATIONS UPDATE

### SEPTEMBER TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations (Bulk Trash, Litter, and Debris)	107
Overgrowth Violations	64
RV Enforcement	40
Work Without Permits	33
Animal/Pet Violations	29
Abandoned Vehicles	26
Property Maintenance	24
Minimum Housing	19
Obstructions of ROW Violations	17
Business License Violations	13

### OCTOBER TOP 10 VIOLATIONS

Violation	Cases Opened
Sanitation Violations	113
Overgrowth Violations	112
Work Without Permits	72
Zoning Violations	39
Obstructions of ROW Violations	36
Animal/Pet Violations	25
Abandoned Vehicles	18
Property Maintenance	16
Commercial Vehicles in Residential Zones	14
Signage / Advertising Violations	11

# COMMUNITY REDEVELOPMENT AGENCY

## OPERATIONAL UPDATES

### Coffee with the CRA

In September and October, the CRA hosted **Coffee with the CRA**, a monthly forum for Downtown businesses and property owners to discuss upcoming projects, business growth opportunities, marketing, and further activations of the CRA.



## OPERATIONAL UPDATES

### Business Spotlight & Redevelopment Updates

The CRA continued supporting local business expansion and property improvements through ongoing grant programs:

- **La Patrona Bakery | 110 West Mowry Drive** – Received a Business Relocation and Expansion Grant and is nearing completion of major renovations at its new facility, expected to be completed in the coming weeks. The business has begun test baking under its Temporary Certificate of Occupancy and plans to expand retail and production operations.
- **Chef's on the Run | 10 East Mowry Drive** – Completed its Commercial Enhancement Grant, finishing an expanded outdoor dining area with a custom awning to increase seating capacity and support long-term business growth.
- **El Torro Taco Building | 1 South Krome Avenue** – Property owners have completed their Commercial Enhancement Grant and are carrying out interior ADA upgrades, including new bathrooms, as the site prepares for recruitment of a new restaurant tenant.

## CIP PROJECT UPDATE

### In Progress:

- **Utility Undergrounding Project** : The CRA has completed the undergrounding of utilities along Northwest 2nd Street in coordination with construction of the new downtown parking lot. The undergrounding spans from Washington Avenue to the new parking lot and includes adjacent alleyways. Outdated distribution boxes serving several local businesses were replaced, supporting broader efforts to enhance downtown resiliency and improve the visual appeal of the area. Providers, including HPS and AT&T, are currently removing their lines from existing poles, which will be taken down once the process is complete.

# CUSTOMER SERVICE | HPS

## OPERATIONAL UPDATES

In October, the Customer Service Department advanced operational improvements to strengthen efficiency, service quality, and preparedness. Collections and lien processing continued, with over **4,000** accounts submitted to On Line Exchange, the City's collections vendor, while staff began preparations and training to resume lien processing fully. Enhancements to after-hours dispatching processes were launched, allowing technicians to immediately report call-out order status.

### Staff Development & Process Improvements

The department continued training and development of new supervisors and clerks, including advanced cross-training across Liens & Collections, Applications, and Billing functional areas. Supervisory tasks were assessed and assignments are being adjusted to balance workloads and build capacity. Coaching for AnswerNet call center staff continued, with improvements observed in call handling. Quality scoring and monitoring of calls were implemented, increasing feedback opportunities and focusing on lowering abandon rates while raising service levels.

### Partnerships & Operational Collaboration

Customer Service collaborated with HPS-Energy, Development Services, and Public Works to enhance operational processes. Improvements were implemented for Disconnect/Reconnect (Regular and Emergency), Tampering, Meter Set procedures, and the Floating Meter process. Meetings were held with the City Clerk to clarify bankruptcy correspondence processes, and follow-ups with Legal are planned. Additionally, work orders for meter change-outs were initiated for malfunctioning meters and legacy meters being read manually.

## Financial Assistance & Programs

The department advanced the new LIHEAP Promise process, ensuring awards are applied to electric charges and tracking committed versus uncommitted funds per account. Newly created hold accounts and journal entries were used to ensure all assistance funds are properly credited and fully utilized.

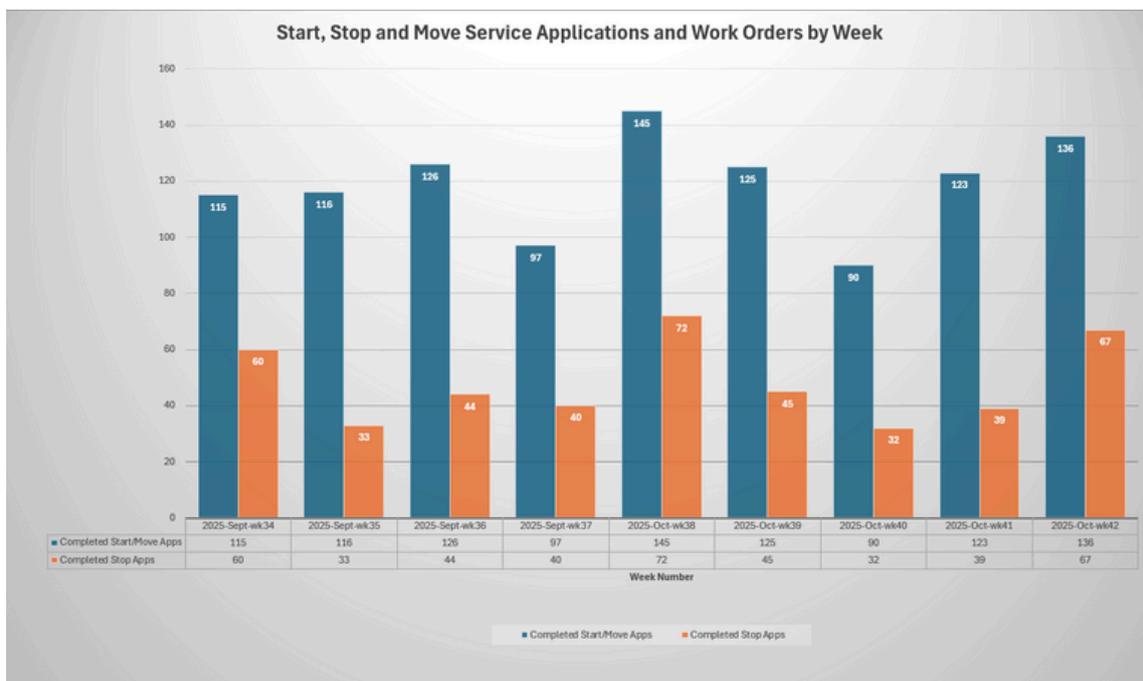
## Technology & Systems

Key technology initiatives progressed, including the FCS, a meter reading software, upgrade to enable meter readers to use tablets, pending City Manager approval on the supplemental agreement. Paymentus enhancements were advanced to facilitate paperless billing online, including unenrollment management. AppixSoft enhancements for service order management are pending approval of the renewal agreement.

## Administrative & Planning

Fiscal year-end activities were successfully completed, and the team celebrated Customer Service Week with staff luncheons and social media recognition. Conference room technology has been installed, with new furniture arriving in November to enhance training and meeting spaces. Hiring efforts continue, including the onboarding of one meter reader on November 3 and ongoing interviews for additional Clerk II positions. Additionally, a new tracking process for service orders and customer service emails has been implemented to ensure one-day service levels.

## START, STOP, AND MOVE SERVICE APPLICATIONS PROCESSED IN SEPTEMBER & OCTOBER



# GENERAL SERVICES

## OPERATIONAL UPDATE

### Facilities Division

In October, the Facilities Division prepared for the State of the City event at City Hall, completing numerous maintenance and improvement projects: replacing flags, painting piping and bollards, pressure-washing City Hall areas, replacing all interior lights, waxed floors, placed name tags on pictures, cleaned carpets, and upgraded exterior lighting with LED replacements. Additional projects included painting and repairing the Harris Field Pavilion back area.

# GENERAL SERVICES

## Fleet Division

In September, the Fleet Division conducted the City's surplus auction in partnership with Bidera, offering surplus vehicles, equipment, and furniture for public bidding and supporting ongoing asset management efforts. In October, the Division advanced facility improvements by receiving the mangrove sculptures designated for the Art in Public Places initiative and completing wall painting at the fleet facility to enhance site conditions for upcoming program needs.



## PAL Gym Remodeling

The PAL Gym building is undergoing significant remodeling, including replacing light fixtures, updating light outlets, replacing ceiling tiles and air vents, painting walls in new City colors, and beginning floor tile replacement. Phase 2 of the project will focus on upgrades to the facility restrooms to enhance accessibility and functionality for all users.



## Staff Certifications

Junior Gonzalez, Facility Manager, began his **CERT (Community Emergency Response Team)** training in September and received his certification in October, preparing him to assist during emergencies and support community safety initiatives.



## CIP PROJECT UPDATE

In Progress

### Cybrarium Elevator Installation – Third and Fourth Floors

Location: Cybrarium

Current Phase: Installation underway

Project Completion Percentage: 90%

Expected Completion: December 2025

Project Description: Installation of elevators on the third and fourth floors to improve accessibility and service for facility visitors.

# EMERGENCY MANAGEMENT

## OPERATIONAL UPDATES

### Launch of Homestead Community Emergency Response Team (CERT)

In September and October, the City continued implementing its Community Emergency Response Team (CERT) program in partnership with the Miami-Dade County Department of Emergency Management. The inaugural CERT course, held at the William F. Dickinson Community Center, trained **13** residents who earned their CERT certificates and joined the City's volunteer team. CERT members provide support during special events, emergencies, and other occasions as needed.

### StormReady Designation

During this period, the City celebrated its official StormReady designation from the National Weather Service, recognizing Homestead's preparedness for severe weather events—including hurricanes, floods, and wildfires—and its ability to receive and share critical information. This designation also helps improve Homestead's Community Rating System score, potentially lowering flood insurance premiums for property owners. The certification was formally presented at the September 24, 2025, City Council meeting with representatives from the National Weather Service Miami office, Miami-Dade County Department of Emergency Management, and Homestead CERT in attendance.

### Upcoming CERT Classes

In October the City announced that they will host another free six-week CERT course at the William F. Dickinson Community Center beginning January 8, 2026. Classes will be held Thursday evenings from 6:00 p.m. to 9:00 p.m. Interested residents must be at least 18 years old and can register at [SERT TRAC](#).



## OPERATIONAL UPDATE

In September and October, the Finance & Budget Department focused on critical fiscal operations to ensure the City's financial processes remained accurate, efficient, and aligned with strategic priorities. In September, the department held the First Budget Hearing on September 9 and the Second and Final Budget Hearing on September 24. The Fiscal Year 2026 Budget was successfully adopted, with presentations highlighting fund allocations supporting the City's strategic plan, mission, vision, and core values. A notice from SOFL was also incorporated into our disclosure processes, ensuring full compliance with state-mandated transparency requirements. Click [here](#) to view.

### Year-End Financial Operations

In October, following the official start of FY 2026, the department shifted focus to the FY 2025 year-end closeout. Staff reviewed departmental requests for Purchase Order rollovers from FY 2025 to FY 2026 and analyzed FY 2025 financials to determine if any budget amendments would be required for the November Council Meeting, per Chapter 129.06(2), Florida Statutes. These efforts ensured a smooth transition into the new fiscal year and accurate financial reporting across all City operations.

## DEVELOPMENT SERVICES

### OPERATIONAL UPDATE

#### PERMIT PROCESSING

In September, the department processed and issued **120** permits. In October, **402** permits were processed and issued (**85** commercial and **317** residential).

#### BUILDING INSPECTIONS

The department completed **1,685** inspections in September and **2,051** inspections in October. All inspections were conducted within **2** working days of the request, ensuring timely progress for residents and businesses.

#### CUSTOMER SERVICE & INFORMATION ACCESS

The department maintained a high level of responsiveness to residents, contractors, and stakeholders. Phone calls were answered as received, voicemail messages were returned within 24 hours, and walk-in inquiries were addressed immediately or within 24 hours if staff was unavailable. Information on the department webpage was updated as needed.

#### BUSINESS TAX RECEIPTS (BTRS)

In September, the department issued **41** new business licenses and **514** renewals, totaling **555** BTRs. In October, **27** new business licenses and **201** renewals were issued, totaling **228** BTRs.

#### PLANNING & ZONING MAP UPDATES

During September, **5** zoning verification letters were mailed within regulatory timeframes, with no rezoning or **Future Land Use Map (FLUM)** applications processed. In October, **5** zoning verification letters were mailed, and **1** rezoning application was processed, necessitating updates to the Zoning Map. No FLUM applications were submitted.

#### DEPARTMENT HIGHLIGHTS

In October, the department successfully held the One-Stop Walk-In Service with Miami-Dade County DERM, planning and zoning, and business licensing divisions, assisting business owners and homeowners. The Gridics interactive zoning map, Urban Design incentives, and Landscape manual were presented at the City Council Workshop. The Building Official attended the ICC Conference, and the Development Services Director attended the Miami-Dade TPO Transportation Industry Forum.

## OPERATIONAL UPDATES

In October, HPS-Energy welcomed a new team member, Adam Octala, as Special Projects Coordinator. Adam has supported several initiatives, including grants management, EPL processes, and Advanced Metering Infrastructure (AMI) reporting and documentation, quickly becoming a valuable addition to the team.



During September and October, HPS-Energy prepared electrical infrastructure for the upcoming Ice Rink and Winter Wonderland events. The team also continued advancing the beautification project for City electric utility switchgear boxes, installing new art wraps to enhance public spaces.



## NEW SUBDIVISIONS

Numerous subdivision and commercial projects are progressing within the HPS-Energy service area. Infrastructure is being actively installed to support these developments, with sufficient capacity confirmed to ensure reliable electric service for current and planned growth.

### Commercial Projects

#### In Progress

##### Lorenzo Ford

Location: 30725 South Federal Highway  
Units: Commercial EV Chargers  
Current Phase: Construction – 60% Complete  
Within City Jurisdiction: Yes

##### Soleste Mixed-Use Site

Location: Campbell Drive & NE 30th Avenue  
Units: 354 Residential Units + 45,000 sq ft Commercial  
Current Phase: Construction – 40% Complete  
Within City Jurisdiction: Yes

##### U-Haul Keys Gate

Location: 16200 SW 320th Street  
Units: 1 Commercial  
Current Phase: Construction – 95% Complete  
Within City Jurisdiction: Yes

##### Mario's Restaurant & 7-Eleven

Location: 1030 N Homestead Boulevard  
Units: 2 Commercial  
Current Phase: Construction – 50% Complete  
Within City Jurisdiction: Yes

### Commercial Projects

#### In Progress

##### 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: Q1 2026  
Within City Jurisdiction: Yes

##### Campbell Drive Self Storage

Location: 1977 NE 8th Street  
Units: 1 Commercial  
Current Phase: Construction – 5% Complete  
Within City Jurisdiction: Yes

##### Tesla EV Charger

Location: 2804 NE 8th Street  
Units: Commercial EV Chargers  
Current Phase: Construction – 80% Complete  
Within City Jurisdiction: Yes

## SUBDIVISIONS & COMMERCIAL PROJECTS

### Residential Projects

#### In Progress

##### MIR Estates

Location: SW 284th Street & SW 172nd Avenue  
Units: 6 Residential Units  
Current Phase: Construction – 20% Complete  
Within City Jurisdiction: No

##### Marie Estates / Messina Place

Location: SW 328th Street & SW 162nd Avenue  
Units: 114 Residential Units  
Current Phase: Construction – 80% Complete  
Within City Jurisdiction: Yes

##### Mowry Estates / Parker Point

Location: East Mowry Drive & SW 162nd Avenue  
Units: 371 Residential Units  
Current Phase: Construction – 45% Complete  
Within City Jurisdiction: Yes  
Estates of Biscayne  
Location: SW 288th Street & SW 172nd Avenue  
Units: 20 Residential Units  
Current Phase: Construction – 90% Complete  
Within City Jurisdiction: No

##### Magnolia Point

Location: US 1 North of SW 292nd Street  
Units: 760 Apartment Units  
Current Phase: Pre-Construction  
Key Milestones Achieved: Design Completed  
Expected Construction Start: Q1 2026  
Within City Jurisdiction: No

### Residential Projects

#### In Progress

##### 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: Q2 2026  
Within City Jurisdiction: Yes

##### Rancho Grande

Location: West of SW 187th Avenue & North of SW 316th Street  
Units: 148 Single-Family Homes  
Current Phase: Construction – 5% Complete  
Within City Jurisdiction: No

##### Highland Estates

Location: SW 316th Street & SW 189th Avenue  
Units: 29 Single-Family Homes  
Current Phase: Construction – 50% Complete  
Within City Jurisdiction: No

##### Bella Marie

Location: SW 292nd Street & SW 165th Avenue  
Units: 20 Single-Family Homes  
Current Phase: Construction – 80% Complete  
Within City Jurisdiction: No

##### Homestead Gardens

Location: 1542 SW 4th Street  
Units: 180 Residential Units  
Current Phase: Construction – 20% Complete  
Within City Jurisdiction: Yes

##### Abess

Location: SW 286th Street & Krome Avenue  
Units: 65 Residential Units  
Current Phase: Construction – 5% Complete  
Within City Jurisdiction: Yes

## CIP PROJECT UPDATE

**Completed**

### New Main Feeder Circuit out of Redland Substation (4410)

Location: Redland Area

Project Description: New main electrical feeder to increase reliability and system capacity

**In Progress**

### Annual Meter Replacement

Location: Systemwide

Current Phase: Implementation

Key Milestones: 7,400 AMI meters installed; 27.4% of meters AMI-enabled; 89.5% of total reads conducted remotely

Expected Completion: Q1 2030

Project Description: Replacement of traditional meters with AMI to enhance grid efficiency

### Overhead to Underground Construction – Phase 2 (5540)

Location: Citywide

Current Phase: Construction – 10% Complete

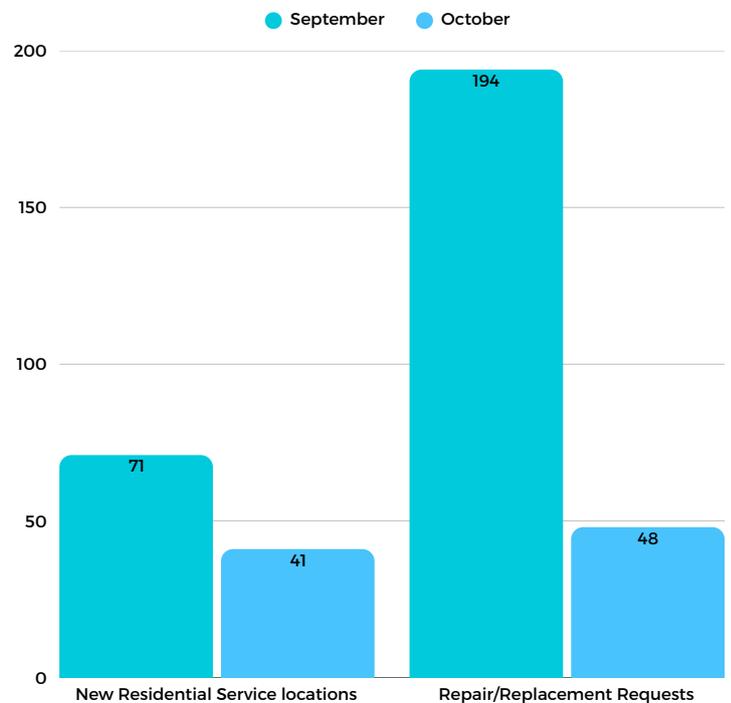
Project Description: Conversion of existing overhead lines to underground to improve system reliability, aesthetics, and storm resiliency

# SOLID WASTE | HPS

## OPERATIONAL UPDATES

The Solid Waste Department continued its commitment to providing reliable waste management services throughout September and October. During this period, the team added **112** new residential service locations while completing a total of **242** repair and replacement requests of residential supercans, ensuring consistent and efficient service delivery to the residents of Homestead.

In September, the department completed **71** new residential service locations and **194** repair/replacement requests of residential supercans. In October, **41** new residential service locations and **48** repair/replacement requests of supercans were completed. Additionally, the department addressed commercial service needs in October, completing **12** dumpster replacements and **32** commercial repair requests.



On the illegal or improper debris removal side, the department completed **6** Quality of Life illegal dumping pickups during this period. One customer-requested special bulk pickup was also completed in October, maintaining the City's cleanliness and supporting neighborhood quality of life.

## OPERATIONAL UPDATE

In September and October, the Grants Division submitted over **\$6 million** in grant applications and secured **\$7,808,975** in awards to support public safety, water infrastructure, recreational improvements, transportation connectivity, emergency preparedness, and family and neighborhood support initiatives.

### Grants Applied For in July & August:

- **FY 2026 Urban Area Security Initiative (UASI) Regional Project – Miami-Dade County Division of Emergency Management:** Requested **\$500,000** for the Homestead Joint Operations Center to enhance coordination among agencies in South Miami-Dade and Monroe Counties.
- **Drone Replacement Program – Florida Department of Law Enforcement (FDLE):** Requested **\$100,000** for four compliant drones to strengthen community safety and regional emergency response.
- **Florida Recreational Development Assistance Program (FRDAP) – Florida Department of Environmental Protection:** Requested **\$200,000 (plus \$200,000 match)** each for Audubon Park and Wittkop Park to replace aging playgrounds with modern, inclusive, and shaded structures.
- **Midsize and Large Drinking Water System Infrastructure Resilience and Sustainability Grant Program – EPA:** Requested **\$4,950,000 (plus \$550,000 match = \$5,500,000 total)** for Homestead Water System improvements, replacing and upsizing 10,000 linear feet of water mains.
- **Florida’s Community Forestry Capacity Grant Program – Florida Department of Agriculture and Consumer Services:** Requested **\$50,000 (plus \$50,000 match)** for the Homestead Public Tree Inventory project.

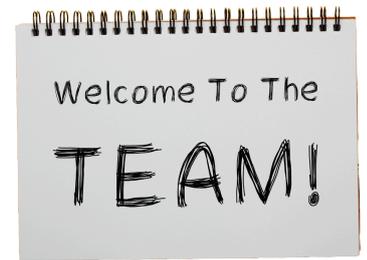
### Grants Awarded For in September & October:

- **Drone Replacement Program – FDLE:** Awarded **\$100,000** for four compliant drones.
- **Family & Neighborhood Support Partnerships – The Children’s Trust:** Awarded **\$714,000** to support the Safe Families Partnership Network.
- **Hurricane Loss Mitigation Program (HLMP) – Florida Division of Emergency Management:** Awarded **\$125,000** for hurricane impact doors and windows at the City’s Code Building.
- **FY 2026 State Appropriation – FDOT:** Awarded **\$575,000 (plus \$425,000 match = \$1,000,000 total)** for the SW 152 Ave Bridge Expansion project, enhancing sidewalks and connectivity along the Biscayne Everglades Greenway Trail.
- **Land and Water Conservation Fund Grant – Florida Department of Environmental Protection:** Awarded **\$1,500,000 (plus \$1,500,000 match = \$3,000,000 total)** for the Homestead Sports Complex Renovation, including turf fields, picnic areas, fishing dock, restrooms/concessions, parking, and landscaping.
- **Reconnecting Communities Institute (RCI):** Awarded technical assistance to support transportation reconnection projects and build community capacity.
- **Florida Commerce – Wastewater Treatment Facility Generator Grant:** Approved increase of **\$2,069,975, for a new total of \$4,769,975** to cover updated project costs for design, furnishing, and installation of a permanent generator.

# HUMAN RESOURCES

## RECRUITMENT UPDATES

Month	Applications Received	New Hires	Total Employees	Vacancies
September	299	9	492	32
October	498	11	511	46
<b>Total / Summary</b>	<b>797</b>	<b>20</b>	<b>511</b>	<b>88</b>



## OPERATIONAL UPDATES

The Department began implementing the NeoGov Attract module to proactively identify and connect with qualified candidates, streamlining recruitment, reducing time-to-fill, and modernizing hiring practices.

The Department also initiated True Colors Certification for staff to enable personality-based workshops that enhance communication, teamwork, and engagement. On September 26, HR hosted its first annual Department Retreat, featuring sessions on the strategic plan and employee strengths, AI-powered HR tools, and True Colors facilitation.

Human Resources Department conducted **FMLA Training** for Supervisors on October 16 with Alison Smith, Esq., providing guidance on leave management and ADA compliance. HR also prepared for **Preventing Harassment, Discrimination & Retaliation Training (November 14 & 21)** and **Lockout/Tagout & Electrical Safety Training (November 14)** to strengthen compliance and workplace safety.

### Benefits & Wellness Initiatives

On October 1, the City transitioned Medical, Dental, and Vision coverage to Cigna Healthcare. Planning for the upcoming **Employee Clinic** began, supporting access to care and cost-effective wellness solutions.

### Employee Engagement

Human Resources Department hosted the Fourth Quarter Birthday Celebration on October 30, promoting team-building and cross-department collaboration. The End of Year Celebration is planned for December 12, themed **“A Night at the Oscars: Employee Edition,”** to recognize outstanding employee contributions.

### Risk Management Updates

Staff attended professional training on accident investigations and Stephanie Sanchez represented the City at the PRIMA Conference, gaining insights to enhance the City’s risk management program.

### Upcoming Events

- Preventing Harassment, Discrimination & Retaliation Training – November 14 & 21, 2025
- Lockout/Tagout & Electrical Safety Training – November 14, 2025
- End of Year Celebration – December 12, 2025

### Strategic Alignment

Human Resources Department initiatives during September and October support the City’s Strategic Plan – Internal Operations by improving service delivery through structured training, professional development, workforce engagement, and modernization of recruitment and benefits administration processes.



## OPERATIONAL UPDATE

The Community Development and Human Services (CDHS) Division continued advancing affordable housing initiatives, expanding access to health and wellness resources, and providing essential assistance to Homestead residents during September and October. The Division also coordinated with HUD and completed required Environmental Reviews in preparation for FY25–26 projects and initiatives.

### AFFORDABLE HOUSING INITIATIVES

On September 3, the **Affordable Housing Advisory Committee (AHAC)** held its second meeting. Members reviewed upcoming City programs under development, including the **Down Payment Assistance Program** through the **HOME Investment Partnerships Program** and the **Emergency Home Rehab Repair Program** through the **State Housing Initiatives Partnership (SHIP) Program**. The **Community Redevelopment Agency (CRA)** also presented its grant programs for first-time homebuyers within CRA boundaries. Development Services shared updates on its Homeowners & Small Businesses Specialist, supporting residents navigating housing and business resources.

### Community Health & Wellness

On September 6, CDHS hosted the City's First Annual Community Health & Wellness Fair at Phichol Williams Community Center, offering free health screenings, wellness education, and community resources. Over **30** exhibitors participated, including:

- **Farm Share** – walk-up food distribution
- **Aetna/Your Wellness Cloud** – smoothie bike activities
- **Baptist Health** – Zumba demonstrations
- **Leon Medical Centers** – yoga, tai chi, and stretching sessions
- **University of Miami Sylvester Cancer Center** – prostate, cervical, and colorectal screenings
- **Aetna & CVS Project Health** – blood pressure, glucose, cholesterol, BMI, and diabetes risk assessments
- **Caring for Miami** – free dental services via the Dental Mobile Unit

### Community Access & Resident Services

- On September 12, CDHS partnered with the Miami-Dade County Tax Collector's Office to host a Florida Licensing on Wheels (FLOW) event.
- On October 9, another FLOW event brought DMV services directly to the community, including license renewals, address updates, and first-time driver's licenses or state IDs.

### Homestead C.A.R.E.S. & Utility Relief

Since its launch in late June, the Homestead C.A.R.E.S. Program has provided utility relief to eligible households. As of September, **31** households received assistance, totaling **\$9,596.70**. Additionally, the City's Customer Service Department collaborated with Promise Network Inc. and FloridaCommerce to administer LIHEAP funds; in September, **213** households received **\$123,293.65** in assistance.

### Community Engagement & Capacity Building

- On October 7, CDHS participated in the Homestead Police Department's National Night Out, sharing information about Homestead C.A.R.E.S., the Emergency Home Rehab Repair Program, and the Down Payment Assistance Program.
- On October 16, the City hosted The Miami Foundation SET South Dade Session, a capacity-building workshop for nonprofits. The event focused on organizational sustainability, fundraising, and community impact.



## Emergency & Disaster Response

In collaboration with the **Division of Emergency Management and General Services Department**, CDHS mobilized a Hurricane Relief Drive to support families impacted by Hurricane Melissa. Collection sites across City facilities gathered essential supplies, which are being delivered to the **Global Empowerment Mission (G.E.M.)** warehouse for distribution.

## Upcoming Events

- AHAC Meeting – October 16, 2025
- Florida Licensing on Wheels (FLOW) DMV Services – November 5, 2025 (final event for the year)
- Orange Bowl: Family Fest – November 22
- Ongoing Hurricane Relief Collection Drive for Hurricane Melissa

# INNOVATION & TECHNOLOGY

## OPERATIONAL UPDATES

In September and October, the Innovation & Technology Department focused on strengthening enterprise systems, modernizing public-facing services, and enhancing operational efficiency across City departments.

### Technology Upgrades and Initiatives - September

In September, DoIT completed several significant system improvements. The ERP software and ERP Document Management System were upgraded to enhance performance, security, and user experience for all departments. The Human Resources Open Enrollment application was deployed, allowing benefit selections to automatically integrate into each employee's ERP profile, reducing manual data entry and improving accuracy. DoIT also deployed mobile tablets to Code Compliance officers, giving them real-time access to property records, inspection schedules, and reporting tools to streamline field operations and reduce case resolution times.

The Department also welcomed a new Computer Support Analyst, Adrian Rodriguez, who brings experience in desktop support, systems administration, and network security from Miami-Dade County and other IT roles. His addition strengthens DoIT's capacity to support Citywide technology needs.

### Security and System Enhancements – October

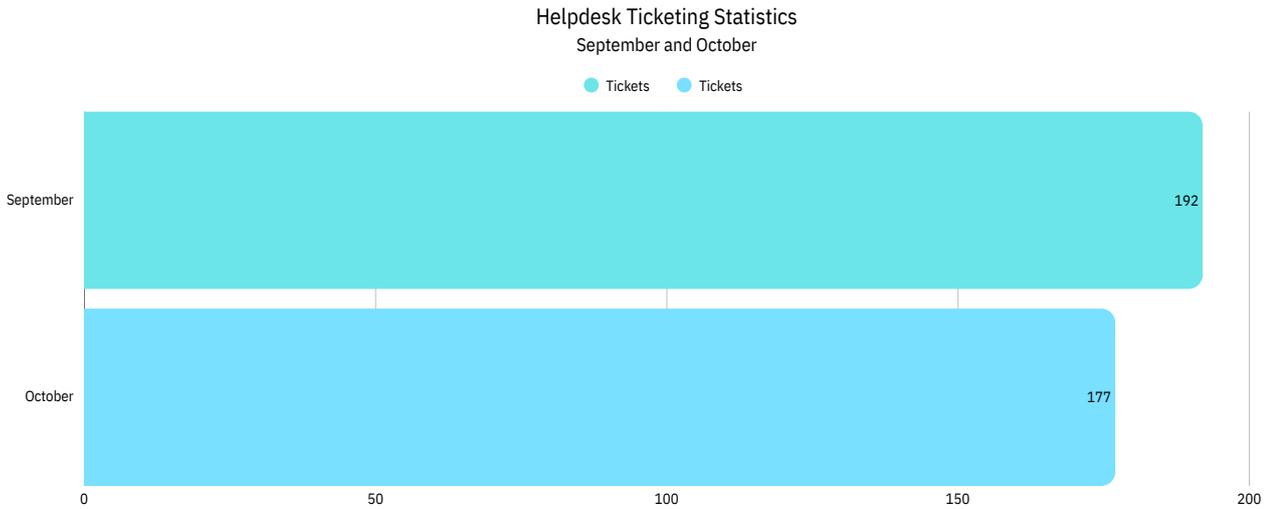
In October, DoIT successfully deployed Phase I of the Tyler Enterprise Permitting and Licensing system, including key system integrations and targeted staff training to improve the permitting and licensing experience Citywide. The Department also launched Tyler Payments, enabling secure and fully integrated online payment processing for services such as permits and licenses.

DoIT further enhanced core infrastructure by completing a full migration of the City's Domain Name Servers to a more secure and resilient environment. Additionally, the QLess Queue Management System was implemented through the City Clerk, allowing residents to join virtual lines, receive wait-time updates, and manage appointments more efficiently.

DoIT also welcomed a new IT Public Safety Administrator, Alexander Yaniz, an experienced system administrator specializing in Active Directory, networking, and public safety-related technologies.

## Helpdesk Ticketing Statistics

DoIT closed a total of **192** tickets in September and **177** tickets in October.



## CIP PROJECT UPDATE

**In Progress**

### Automated Time Collection

Current Phase: Planning

Key Milestones Achieved: Met with vendor on October 14, 2025, to review potential solutions with IT and HR.

Percentage Completion: 15%

Expected Completion Date: September 30, 2026

Project Description: An automated time collection system designed to manage time and attendance, advanced scheduling, employee self-service features, and improved overtime, job costing, and labor data management. The project aims to increase payroll compliance, enhance productivity, and reduce errors and expenses.

## PARKS, RECREATION, & OPEN SPACES DEPARTMENT

### OPERATIONAL UPDATES

In September, the Department installed new speed bumps at the Mayor Roscoe Warren Municipal Park entrance crosswalk to improve pedestrian safety. Staff also hosted a Teacher Workday Camp for Afterschool Care participants on September 23.

In October, the Harris Field Pavilion kitchen was upgraded with new LED lighting and fresh interior paint. Staff repainted the entrance walls and lettering at Mayor Roscoe Warren Municipal Park, installed a new water fountain near the Wittkop Park playground, and added new soap dispensers in the Harris Field Baseball Restrooms. The Dickinson Community Center also hosted its first Mario Kart Tournament on October 10.

### SPECIAL EVENTS

September events included:

- September 6: Health and Wellness Fair at Phichol Williams Community Center
- September 18: SPH Signing Ceremony at City Hall

October events included:

- October 18: Fall Festival at Losner Park
- October 24: Movie Night at Losner Park

## CIP PROJECT UPDATE

### Completed

#### **Mayor Roscoe Warren Municipal Park – Dog Park Fence & Shades**

Key Milestones: Fence and shade structures installed

Completion Date: September 2025

Project Budget: \$70,380.00

### Completed

#### **Wittkop Park Playground**

##### **Phase: Completed**

Key Milestones: Project completed

Percentage Completion: 100%

Expected Completion: October 2025

Budget: \$450,000.00

### In Progress

#### **Blakey Park Playground**

Phase: Permitting

Key Milestones: PO issued; manufacturing and permitting in progress

Percentage Completion: 40%

Expected Completion: May 2026

Budget: \$659,000.00

### In Progress

#### **James Archer Smith Park – Fitness Equipment**

Phase: Permitting

Key Milestones: PO issued; equipment shipping November 3, 2025

Percentage Completion: 50%

Expected Completion: November 2025

Budget: \$125,000.00

#### **Audubon Park Playground**

Phase: Permitting

Key Milestones: PO issued; manufacturing and permitting in progress

Percentage Completion: 40%

Expected Completion: December 2025

Budget: \$450,000.00

#### **Mayor Roscoe Warren Municipal Park – New Large Pavilion**

Phase: Permitting

Key Milestones: PO issued; manufacturing and permitting in progress

Percentage Completion: 40%

Expected Completion: December 2025

Budget: \$250,000.00

#### **Ernestine Jackson Seymour Park – Playground & Fitness Equipment**

Phase: Construction

Key Milestones: Construction began October 30, 2025

Percentage Completion: 50%

Expected Completion: November 2025

Budget: \$225,000.00

## POLICE

## OPERATIONAL UPDATE

### Department Highlights

Over September and October, the Homestead Police Department advanced multiple initiatives to strengthen public safety, community engagement, and departmental readiness. In September, the Department hired **1** Police Academy Recruit and **2** Police Dispatcher Trainees and celebrated the **Graduation Ceremony** of the **Inaugural Citizens Police Academy**, fostering stronger community connections. In October, the Department held its **4th Promotional Ceremony**, promoting **2** Sergeants, onboarded **2** Police Academy Recruits for BLE-400 at Miami-Dade College, reassigned **2** officers to Community Policing Units, and graduated **2** recruits from BLE-397 to begin the **Field Training Program** in November.



## OPERATIONAL UPDATE

### Investigations Division

#### General Investigation Unit (GIU)

GIU closed cases involving aggravated stalking, battery, lewd and lascivious battery, armed robbery, armed robbery, aggravated assault, retail theft, fraud, and grand theft auto. Notable achievements included arrests in armed robberies, a domestic violence case involving a firearm, an arrest in a child sexual abuse material investigation, and the safe recovery of both a missing adult and other endangered individuals.

#### Patrol Division

The Patrol Division maintained a proactive presence citywide, emphasizing crime prevention, public safety, and rapid response to traffic incidents, disturbances, and emergencies. Targeted patrols in high-crime areas resulted in multiple arrests and the confiscation of firearms and narcotics. Officers in the **Field Training Officer Program** continued progressing, with **2** completing FTOP in October and others approaching graduation. Enforcement of seat belt compliance through the Occupant Grant concluded on September 30, and daily enforcement and education in school zones continued.

#### Special Investigations Unit (SIU)

SIU conducted joint operations resulting in arrests and significant seizures, including multiple illegal substances and **3,621** pounds of contraband with DEA partners, along with **15** illegal gambling machines and **\$10,500** in recovered cash. Detectives executed search warrants, assisted outside agencies, and coordinated with federal partners for ongoing investigations, developing confidential informants and supporting long-term undercover operations.

#### Crime Suppression Team (CST)

CST executed **43** arrests over the **2** months, located **15** wanted individuals, and supported GIU, SIU, DEA, and Patrol operations. The unit conducted surveillance, tactical support for warrants, controlled buys, and joint operations, including locating endangered juveniles and suspects wanted for violent crimes. CST also participated in specialized training including Honor Guard, Taser 10, K-9, and firearms qualifications, as well as providing event security at community vigils.

## POLICE SERVICES

### Departmental Services

#### Support Services Division

Training and support included new hire orientation, open range qualifications, ballistic shield courses, Taser instruction, physical fitness and defensive tactics, active shooter drills, and Virtual Reality Instructor Development Training. There were **2** Taser instructor courses were completed, Threat Management Training refreshed, and new hires trained on department procedures. The Property and Evidence Division destroyed **77** firearms and related ammunition meeting legal retention requirements. Recruitment efforts included interviews for Dispatcher IV and V positions and coordination with the Miami-Dade Sheriff's Office to improve dispatch protocols.

#### Community Affairs Division

The Community Policing Unit (CPU) led multiple outreach initiatives, including the **Citizens Police Academy**, school safety presentations, **Public Safety Day** at Miami Dade College, fraud and robbery prevention training at banks, **VFW Freedom Walk** participation, and weekly homeless outreach and bike patrols. CPU also hosted **"Unity to the Community" National Night Out**, **"Badges and Bookworms"** at the Cybrarium, **"Cops & Community Connections," Red Ribbon Week** presentations, **Ethical Governance Day**, and **Halloween "Trunk or Treat"** events. CPU officers maintained strong daily engagement with residents and the business community, reinforcing trust and collaboration.

# PROCUREMENT & CONTRACTS

## OPERATIONAL UPDATE

The Procurement Department continues to operate efficiently, maintaining strong internal controls and high service delivery. From October 1, 2024, through September 30, 2025, the department issued **2,523** purchase orders and processed **2,780** requisitions to support organizational purchasing needs. Vendor management included processing **223** global financial vendor registrations during FY25, and warehouse activity fulfilled **694** stock requisitions to support City operations and inventory distribution.

Annual inventory was completed with less than a **1%** discrepancy, a performance metric consistently achieved since 2010. Additionally, surplus equipment auctions generated **\$137,062** in proceeds for the City, with the most recent auction closing on September 2, 2025. Procurement continues to collaborate with the City's consultant to update grant-funded procurement procedures and related exhibits within the Procurement Manual.

In September, the first reading of the updated Procurement Ordinance was approved at the Council Meeting. The City Council formally approved the revised ordinance on October 7, 2025, which includes a new administrative procurement threshold aligned with increased purchasing limits, enhancing efficiency and streamlining the processing of purchase orders.

Procurement has also begun inter-department coordination meetings to review departmental needs and planned FY26 Capital Improvement Program (CIP) projects. These meetings support strategic procurement planning and early project alignment. Civic Initiatives is assisting during this transition period as the department begins advertising and recruiting for new positions to support expanded responsibilities.

The department remains focused on transparency, fiscal stewardship, and continuous process improvement to support City operations and community services.

## Competitive Solicitations Status Report

Competitive Solicitation Report

Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline	Priority
<b>ADVERTISED SOLICITATIONS</b>							
Shotgun Property Redevelopment (Re-Issue)	RFP #202538	CRA	9/9/2025		Open Pending issuance Addendum #3 potential extension Additional pre-proposal meeting to be scheduled	Advertisement: 9/12/25 Due Date: 11/13/25 @ 2 pm	
Surveillance Camera Design & Installation for Homestead Station	RFP #202529	General Services Administration	7/2/2025		Open	Advertisement: 10/10/2025 Due Date: 11/12/25 @ 2 pm	
HVAC Refrigeration & Equipment Maintenance	ITB #202601	General Services Administration	10/17/2025		Open	Advertisement: 10/24/2025 Due Date: 11/18/25 @ 2pm	
<b>APPROVAL SOLICITATIONS - UNDER EVALUATION</b>							
Janitorial Services	RFP# 202515	General Services Administration	1/24/2025	Contract Expires: 12/31/2025	Under Evaluation Received 15 submissions	Advertisement: 8/15/25 Due Date: 9/16/25 @ 2 pm Due Date Extended: 9/25/25 @ 2pm Evaluation Committee	
CDBG Program for STEM Services for FY 2024-2025	RFP# 202517	Finance & Budget	1/24/2025	Grant Deadline: 09/30/2031	Award Recommendation - Villa Preparatory Academy Received 4 proposals	Meeting: Tentative week of 10/27-10/31 Advertisement: 3/14/25 Due Date: 4/17/25 @ 2pm Evaluation Committee Meeting: 6/13 @ 10am COW: TBD	

# PROCUREMENT & CONTRACTS

## Competitive Solicitations Status Report

### Competitive Solicitation Report

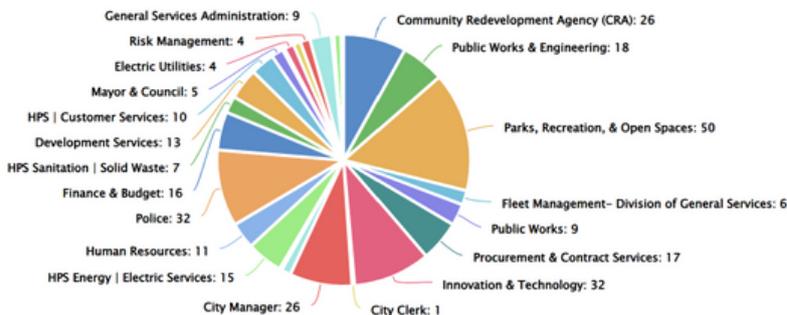
Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline	Priority
Electric Motors, Pumps, and Generator Repairs	ITB# 202520	Public Works & Engineering	2/18/2025	Contract Expires: 12/31/2025	Under Evaluation Received Groups 1-2 (5 submissions) Group 3 (3 submissions)	Advertisement: 8/15/25 Due Date: 9/17/25 @ 2 pm Due Date Extended: 9/30/25 @ 2pm	
SOLICITATIONS-AWARD RECOMMENDATION, PENDING COUNCIL APPROVAL							
Professional Architectural and Engineering Services - Continuing Contracts	RFQ# 202509	Public Works & Engineering	2/20/2025		Award Recommendation Received 74 proposals Recommendation to proceed with 69 firms Pending approval - memo to CM	Advertisement: 4/25/25 Due Date: 5/29/25 (original) Extended: 6/12/25 @ 2pm Evaluation Committee Meeting: 10/22/2025 @ 11am Council: 11/19/25 (tentative)	
Solid Waste Hauling Services	RFQ #202526	Solid Waste	5/7/2025		Award Recommendation Received 3 submissions Pending approval - memo to CM	Advertisement: 7/18/25 Due Date: 8/19/25 @ 2pm Due Date Extended: 9/16/25 @ 2pm Evaluation Committee Meeting: 10/30/25 @ 2:30pm Council: 11/19/25 (tentative)	
Pump Station 22 Upgrades	ITB #202535	Public Works & Engineering	8/20/2025	Grant Deadline: (HUD) Pending approval of memo to CM	Award Recommendation Received 3 submissions Pending approval - memo to CM	Advertisement: 9/5/25 Due Date: 10/7/25 @ 2pm Special Call: 11/12 or Council 11/19 (tentative)	
Submersible Pumps, motors, control panel, accessories, and associated services- RE-BID	ITB #202536	Public Works & Engineering	9/2/2025		Award Recommendation Received 1 submission Pending approval - memo to CM	Advertisement: 9/5/25 Due Date: 9/30/25 @ 2pm Special Call: 11/12 or Council 11/19 (tentative)	

### Competitive Solicitation Report

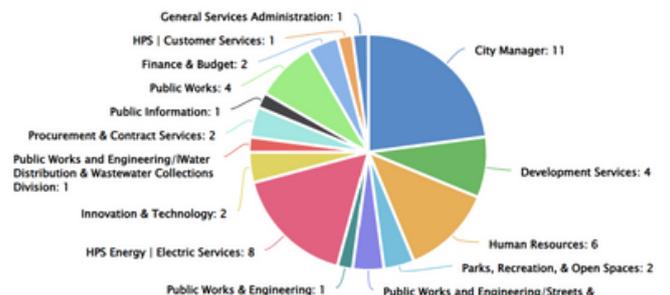
Title	Project ID	Department	Created	Special Considerations	Status	Advertised/Submittal Deadline	Priority
SOLICITATIONS- CURRENTLY IN QUEUE PENDING ISSUANCE							
Street Resurfacing	ITB# 202519	Public Works & Engineering	2/19/2025	Contract Expires: 1/31/2025	Draft - Pending Department response	Advertisement: 11/7/25 (tentative)	
Community Programs at Harris Field Building and Pool	RFI# 202506	Parks, Recreation & Open Spaces	1/30/2025		On Hold-pending facility master plan		
Purchase of Surveillance Cameras for Homestead Station	ITB #202530	General Services Administration	7/2/2025		Coming Soon, pending design in order to issue		
Event Audio, Visual, Lighting, and Staging	RFQ	Parks, Recreation & Open Spaces			Coming Soon		
Facilities Maintenance Support Pool of Contractors		Parks, Recreation & Open Spaces	2/9/2024		Coming Soon, Civic Initiatives pending mtg		
Special Event Production and Management	RFP	Parks, Recreation & Open Spaces	10/16/2025				
SOLICITATIONS - TO BE CANCELLED							

## CONTRACTS PROCESSED BY DEPARTMENT

### September



### October

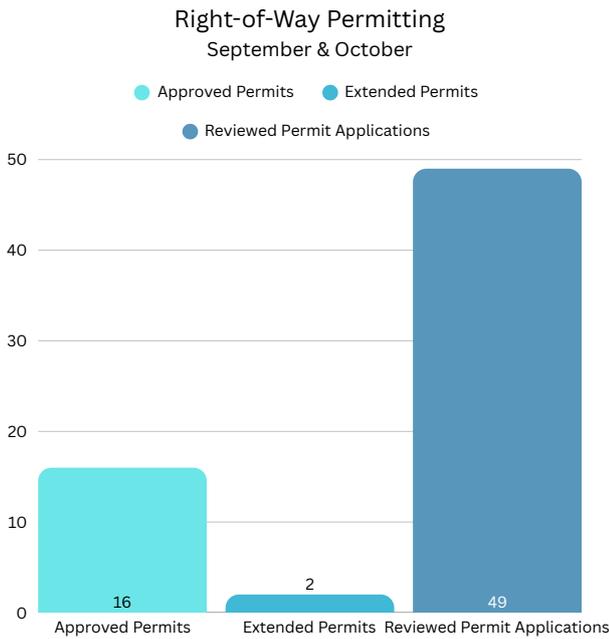


## OPERATIONAL UPDATES

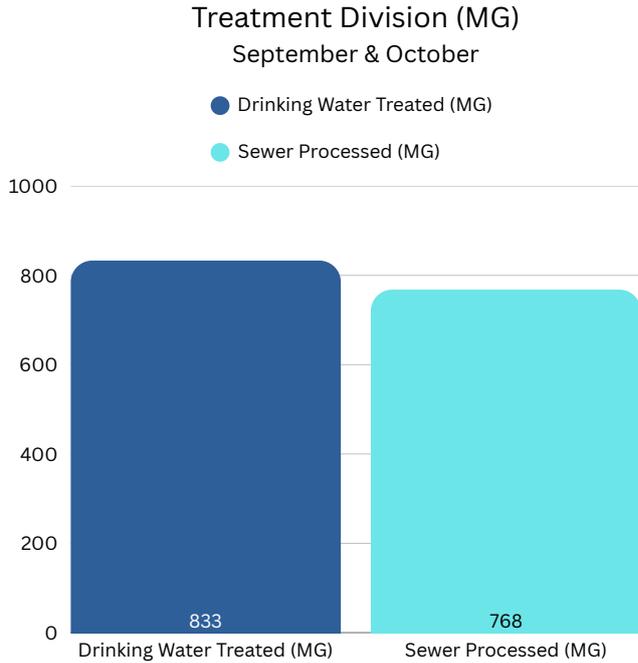
### Process Improvements

The Public Works Department implemented a new process requiring developments to contribute to water and sewer capacity analysis. The Treatment Division met all nutrient removal and bacteriological goals, completed Racetrack Tower automation, replaced Well #6's motor and chlorine analyzer, repaired the digester blower line, and conducted tank inspections. Lead & Copper and UCMR 5 sampling were completed per FDOH and EPA requirements. SBR blower isolating valves were replaced, monitoring wells sampled, Hazmat inspection passed, and generator tanks at Wittkop, Harris Field, and Tennessee PS were inspected, earning an honorable mention in the FSAWWA Region VII 2026 "Best of the Best" Drinking Water Contest.

### Right-of-Way Permitting

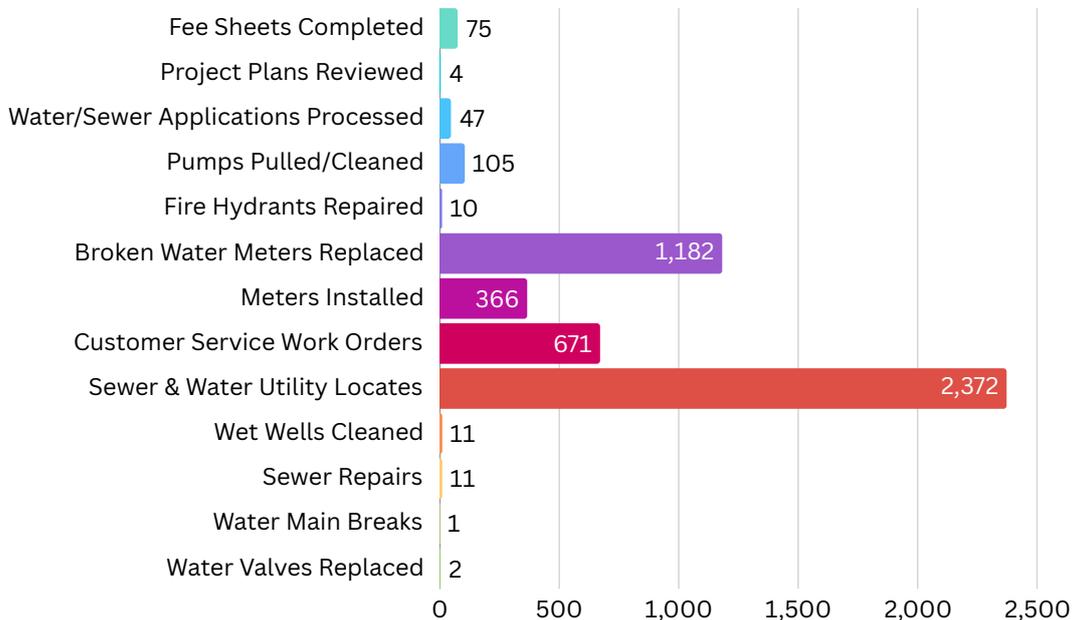


### Treatment Division



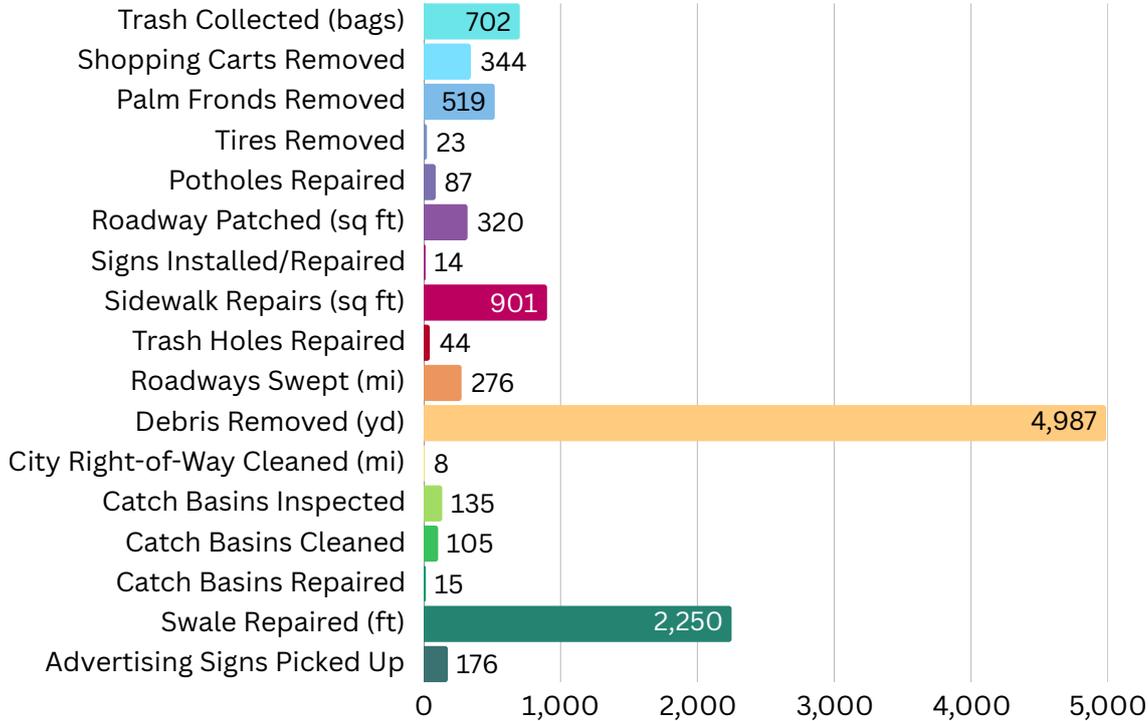
### Distribution & Collections

#### Distribution & Collections Division September & October



## Streets, Stormwater, & QRT Teams

### Street, Stormwater & QRT September & October



## CIP PROJECT UPDATE

### Completed

#### Trolley Efficiency Study

**Project Description:** Evaluation of the Homestead Trolley system to identify operational improvements, efficiency recommendations, and public outreach for new routes. Study completed and approved by Miami-Dade County. First public presentation on proposed changes held September 30, 2025.

### In Progress

#### SW 1 Ave Drainage Improvements

**Current Phase:** Design and permitting

**Key Milestones:** Design and permitting with Miami-Dade County DERM complete; construction to be coordinated with Mowry Drive Pedestrian Crossing project.

**Percentage Completion:** 40%

**Expected Completion:** Q1 2026

**Project Description:** Design, permitting, and construction of roadway, drainage, and sidewalk improvements along SW 1 Ave from Mowry Drive to SW 1 Street.

## CIP PROJECT UPDATE

### In Progress

#### **Mowry Drive Pedestrian Crossing (RRFB)**

Current Phase: Design and permitting  
Key Milestones: County requested additional street lighting; consultant preparing cost proposal.  
Percentage Completion: 35%  
Expected Completion: Q1 2026  
Project Description: Design, permitting, and construction of a pedestrian crossing with Rectangular Rapid Flashing Beacon at Mowry Drive and SW 1 Avenue to improve pedestrian safety.

#### **FTA Grant – Roadway and Transit Project**

Current Phase: Design  
Key Milestones: Sidewalks, accessibility ramps, trolley shelters, underground utility reconstruction, lighting, landscaping, and irrigation design underway; additional water and sewer upgrades added; council decisions pending on design features.  
Percentage Completion: 60%  
Expected Completion: Mid-2027  
Project Description: Enhancements to multimodal transportation along Krome Avenue corridor, including roadway improvements, utilities upgrades, new trolley shelters, and accessibility features.

#### **Transportation Master Plan**

Current Phase: Draft report preparation  
Key Milestones: Data collection and modeling complete; draft report being prepared.  
Percentage Completion: 80%  
Expected Completion: Mid-2025  
Project Description: Development of a 20-year transportation master plan to optimize multimodal connectivity and roadway capacity citywide.

### In Progress

#### **Avocado Villas Potable Water System Improvements**

Current Phase: Service line connections  
Key Milestones: Water main installation complete; service lines connected to houses; punch list items ongoing.  
Percentage Completion: 80%  
Expected Completion: December 2025  
Project Description: Replacement of aging water mains in the Avocado Villas development to ensure reliable water service.

#### **Wastewater Treatment Facility Backup Generators**

Current Phase: Design and permitting  
Key Milestones: Consultant negotiations complete; 30% conceptual design complete, 60% expected by November 2025; contract approved and kickoff held October 1, 2025.  
Percentage Completion: 40%  
Expected Completion: November 2025  
Project Description: Design and construction of a new chlorine feed building, secure gas storage, and driveway to improve water disinfection reliability.

#### **Wittkop Park Water Treatment Facility Chlorination**

Current Phase: Design and permitting  
Key Milestones: Consultant negotiations complete; 30% conceptual design complete, 60% expected by November 2025; contract approved and kickoff held October 1, 2025.  
Percentage Completion: 40%  
Expected Completion: November 2025  
Project Description: Design and construction of a new chlorine feed building, secure gas storage, and driveway to improve water disinfection reliability.



## CIP PROJECT UPDATE

### In Progress

#### Homestead Raw Water Well #7

Current Phase: Design

Key Milestones: Consultant negotiations complete; 100% design expected by end of October 2025.

Percentage Completion: 40%

Expected Completion: October 2025

Project Description: Design and construction of a new raw water well at Harris Field to enhance system reliability and maintain steady water pressure.

#### Water/Sewer Improvements for Flagler Avenue

Current Phase: Design and permitting

Key Milestones: Consultant negotiations complete; 100% design expected by end of October 2025.

Percentage Completion: 40%

Expected Completion: October 2025

Project Description: Replacement of undersized water and sewer lines along Flagler Avenue to increase capacity and support development.

#### Water/Sewer Improvements for Krome Avenue

##### Current Phase: Design

Current Phase: Design and permitting

Key Milestones: Consultant negotiations complete; 100% design expected by end of October 2025.

Percentage Completion: 40%

Expected Completion: October 2025

Project Description: Replacement of undersized water and sewer lines along Krome Avenue to increase capacity and support development.



### In Progress

#### Urban and Community Forestry Grant (Florida Forest Service \$49,500)

Current Phase: Planning

Key Milestones: Grant awarded to plant 42 native trees in Downtown Homestead; project locations identified.

Percentage Completion: 10%

Expected Completion: January 2026

Project Description: Enhance urban canopy along key corridors and residential areas in Downtown Homestead.

#### FDOT Beautification Grant (\$112,000)

Current Phase: Design and permitting

Key Milestones: Grant and local match funding secured; project scope includes planting shade/palm trees, ground cover, and irrigation along major corridors.

Percentage Completion: 25%

Expected Completion: TBD

Project Description: Visual and environmental improvements along Krome Avenue, Campbell Drive, and U.S. 1.

#### Urban Forest Reforestation Grant (Hispanic Access \$755K)

Current Phase: Design and permitting

Key Milestones: Consultant negotiations complete; contract to be presented to Council July 7, 2025.

Percentage Completion: 30%

Expected Completion: December 2027

Project Description: Planting of 898 native trees, grasses, and shrubs across City parks and rights-of-way to enhance canopy and community engagement.



# COH EVENT HIGHLIGHTS

In September, the City of Homestead celebrated a major milestone with the formal signing ceremony for the Sports Performance Hub (SPH) at City Hall. Mayor Steve Losner, City Council members, and SPH leaders—including Darío Sala, Juan Mónaco, Gastón Remy, Mariano Zabaleta, and Emiliano Fernández Balague—officially launched one of the most ambitious sports and community development projects in South Florida history. The project will establish a state-of-the-art campus in Homestead Regional Park, combining professional sports, youth academies, wellness, hospitality, and community infrastructure into an inclusive, world-class destination. The signing also confirmed that Miami FC will make the SPH its future training facility and stadium home. The ceremony highlighted the City's commitment to community development, economic growth, and opportunities for residents, all at no cost to taxpayers.



In October, the City brought the community together for the inaugural Fall Festival at Losner Park on October 18, 2025. The family-friendly event combined seasonal celebrations with Halloween fun, featuring a hayride through Downtown Homestead, trick-or-treating with local vendors and organizations, a haunted house, a “Not-So-Scary Kids Zone,” children’s crafts, specialty food vendors, and an artisan market with handmade goods. The festival also included the Second Annual Pumpkin Decorating Contest, where participants showcased their creativity for a chance to win prizes. The event was free and open to the public, encouraging residents to celebrate the season, enjoy festive activities, and connect with the Homestead community.

