

2023|2024



ANNUAL REPORT

Downtown Development Authority
of the City of Miami





The Downtown Development Authority of the City of Miami (Miami DDA) is an independent agency of the City of Miami funded by a special tax levy on properties within its district boundaries.

The agency is governed by a 15 member Board of Directors, which includes three public appointees and 12 downtown property owners, business owners, and/or residents. The Board of Directors sets policy direction, which is implemented by a multi-disciplinary team under the oversight of the CEO/Executive Director.

Leadership, Advocacy & Operations

The Leadership, Advocacy, and Operations Team of the Miami DDA manages the daily operations in finances, human resources, and strategy. It ensures compliance with various regulations as a governmental agency. The Team also advocates at all government levels – local, state, and federal - ensuring Downtown Miami is at the forefront, meeting stakeholders needs and driving funding allocations for projects and programs.



\$1M

appropriation request for
Downtown Flagler Street
Construction Project: Phase E

\$700k

Reimbursemnt ARPA
Funds Business Assistance

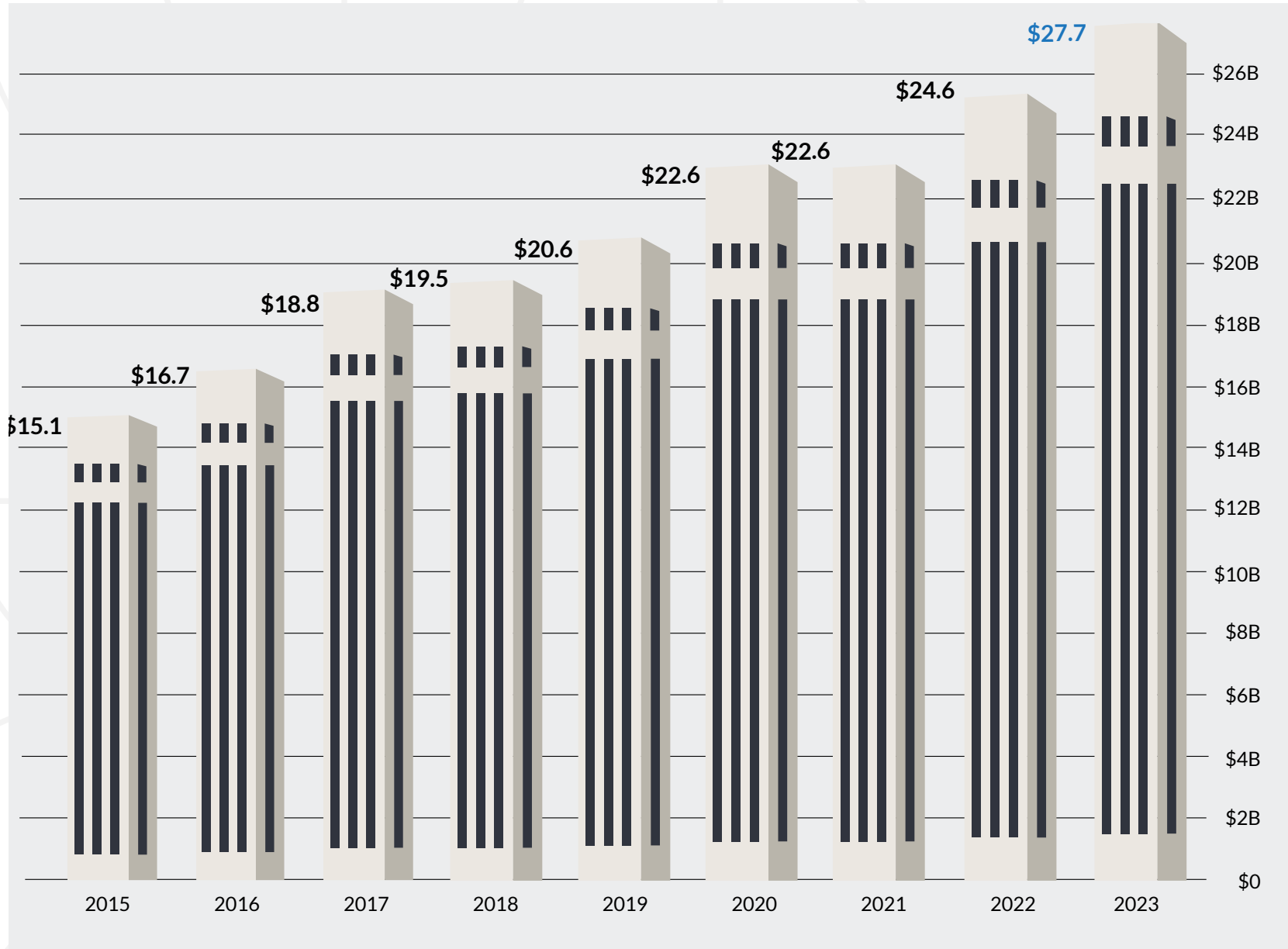
\$400k

Appropriation request for
Judge Leifman's Involuntary
Outpatient Services (IOS)
Demonstration Project

The FY2023-2024 Budget
was approved unanimously by
the City of Miami Commission and
the Miami DDA Board of Directors
focusing on business and
economic development, small business
assistance, homelessness initiatives,
safety and sanitation.



Miami DDA District Annual Taxable Value



Business Development + Marketing

The Business Development Team focuses on the recruitment of new-to-market businesses, growth of our existing business ecosystem, and bolstering our talent base. With an emphasis on technology, finance, and entertainment industries, we provide services to companies, and their representatives, that assist them both before and after their arrival. This includes incentives packages, research assistance, joint presentations, permit expediting, talent recruitment, introductions to key stakeholders, exposure, and more.

The Team drives awareness of Downtown Miami's unique lifestyle, vibrant events, and business opportunities. Through cohesive branding, active social media, media mentions, and our website, we connect residents, businesses, and visitors to all things Downtown.

We continue positioning Downtown Miami as a global destination, showcasing its growth in finance, tech, real estate, and the emerging fashion and music industries. Our community grant programs and partnerships within the arts and culture scene further enhance the diversity and vibrancy of our urban core.

In collaboration with the Greater Miami Convention and Visitors Bureau, we attract national and international visitors, reinforcing Downtown Miami's reputation as the Business and Cultural Center of the Americas.



\$125k

Retail Grants Awarded

Designed to enhance street-level activity, the Miami DDA's Retail Grant supports in-demand ground-floor businesses such as retail, dining, and entertainment by offering financial incentives to retailers, restaurants, and service providers, making Downtown Miami more accessible and engaging for residents, visitors, and stakeholders.

Startup Grants

The Miami DDA's Startup Grant provides funding to tech-driven, high-growth potential startups looking to establish a presence in Downtown Miami, helping early-stage companies launch and grow within the district's vibrant entrepreneurial ecosystem. This program helps build Miami's innovation ecosystem by fostering new ideas in collaboration with co-working spaces and venture capital networks.

\$430k

Mid-Size Grants Awarded

The Miami DDA's Mid-Size Business Grant supports companies with fewer than 50 employees, helping them expand or relocate to Downtown Miami. It aims to strengthen the local economy by encouraging growth among mid-sized businesses that add diversity and resilience to Downtown Miami's business landscape. With a focus on stability and job growth, this program awards funding to help businesses establish a long-term presence in the district.



"We have been a part of the Downtown Miami community since 2016, and we are excited to welcome back our patrons and invite new diners to enjoy our authentic menu and new cocktails.

The grant we received from the Miami DDA helped us keep our team on staff while we prepared to reopen, and we're grateful for the support we've received."

-- Alex Karavias, co-founder of Meraki Hospitality Group along with partner and Executive Chef Gianni Kotsos.

Meraki Grand Opening



Business Networkers – Marketwatch 2024



Sponsored Events – Startup Nightmare 2024



Roundtable Events – Electrify Miami

The Miami DDA hosts and sponsors a variety of business events throughout the year to support networking, industry insights, and collaboration within Downtown Miami's vibrant business community. From our Business Networking Events, like Marketwatch in early 2024, where professionals connect and share market trends, to our targeted Industry Roundtables hosted at our offices, which foster in-depth discussions among leaders in sectors like technology, finance, and hospitality—each event is designed to drive innovation and growth. Additionally, our sponsored events, such as Startup Nightmare 2024, champion the entrepreneurial spirit by showcasing emerging businesses and providing platforms for exposure and funding. Through these diverse events, Miami DDA is committed to enhancing business connections, knowledge-sharing, and supporting Downtown Miami's role as a hub for opportunity and economic advancement.



Business Incentive grant recipient PUIG USA Perfume, Inc.



BellaVida Grand Opening

Small Business

The Miami DDA is committed to supporting its local small business community. To support downtown business owners, the Miami DDA activates numerous programs designed to address their immediate needs and long-term goals.

The Miami DDA's Small Business Team directly supports the small business community by developing and administering grant programs, providing guidance to accessing needed capital, permitting, and licensing assistance, site-selection support, training and educational courses, networking events, and resource recommendations.





Flagler Recovery Grant Program

The Miami DDA has been dedicated to supporting our small business community by forging strategic partnerships with Miami-Dade County, the City of Miami, Elevate D5, Prospera, and the Bayside Foundation, Bizhack Academy and others. Through these collaborations, we provided essential Flagler Recovery Grant funds to businesses impacted by ongoing construction, and hosted a variety of workshops and networking events tailored to the unique needs of small businesses. These efforts reflect the Miami DDA's commitment to empowering local businesses with the resources, financial aid, and connections they need to thrive in our community.

\$85k

Funds disbursed through the Flagler Recovery Grant Program.

\$35k

For Small Business Improvements

\$150k

For Permitting and Small Business Assistance



Permit Clinic session at the Miami DDA Flagler office

Permit Clinic

The Miami DDA staff has been hosting City of Miami staff (Building, Code Enforcement, Fire, Planning, Zoning) and Miami-Dade County staff (DERM and WASP) to assist businesses that are having issues with CU's, BTR's, and other code enforcement issues related to the buildings they have current leases with.

The group has gone above and beyond, also helping people/businesses fill out applications, complete due diligence on potential locations, troubleshoot problems, and schedule inspections. Thus far, the group has assisted five hundred and seventy three (573) different businesses/individuals, and have been able to obtain ninety-one (91) new CU's and BTR's.

The Downtown Building Permit Clinic takes place every Thursday, from 9am-2pm in the Flagler Office at 166 E Flagler St.

75

Permit Clinic Sessions



Working with us:

- City of Miami Building
- City of Miami Code Enforcement
- City of Miami Fire Marshall
- City of Miami Zoning
- City of Miami Planning Department
- Miami-Dade County DERM
- Miami-Dade County WASD

573

Businesses Assisted



91

Certificates of Use & Business tax receipts issued



Permit Clinic Report

Marketing

133k

Followers across all social media platforms

\$200k

Marketing Strategy



Miami Rising at PAMM



UFC 299



Holiday Lighting Event



1ONE - New Year's Day Celebration

Arts, Culture & Entertainment

Downtown Miami is a global hub for arts, culture, entertainment, music, and fashion, offering vibrant experiences that bring the community together. The Miami DDA supports this cultural richness by encouraging collaborations among artists, performers, and the thriving downtown culinary scene, driving economic growth and benefiting the district. Iconic venues like the Adrienne Arsht Center, Kaseya Center, and Bayfront Park host programs that feature emerging talent, world-renowned performers, and diverse music events. These activations—ranging from family-friendly gatherings to artistic and culinary showcases—energize Downtown Miami, solidifying its place as a dynamic cultural and economic destination.

\$470k
Awarded in grants and
sponsorships

Quality Of Life + Enhanced Services

As our population grows, the Miami DDA works closely with key stakeholders and our fellow residents to ensure The safe and clean streets are the foundation of a vibrant Downtown. The Miami DDA's Quality Of Life + Enhanced Services Teams are proudly committed to improve public safety, cleanliness, and collaborate in the efforts to reduce chronic homelessness. The programs include: the Downtown Enhancement Team (DET), CRA Enhancement Team, DWNTWN Ambassadors, NEAT Team, Pit Stop Program and the Special Vending District. The Miami DDA collaborates with the City of Miami, Miami-Dade County NEAT Streets Miami, OMNI Community Redevelopment Agency, Bayfront Park, Miami Parking Authority, Camillus House, Lotus House, Chapman Partnership and Hermanos de la Calle. Through these collaborative initiatives Downtown is cleaner, safer and more welcoming for all stakeholders.

This year, the teams continue their efforts in promoting cleanliness and safety for our Downtown residents and visitors. The safety and well-being of the Downtown community is our number one priority.

In partnership with the City of Miami Police Department, the Miami DDA supports increased patrols to address issues relating to quality of life and the installation of security cameras and license plate readers within the Miami DDA District. These cameras will provided an additional level of safety as they are monitored through the Real Time Crime Center 24 hours a day/7 days a week.



DWNTWN Ambassadors

+301K

Hospitality assistance

8K

Homeless outreach interactions

7K

Safety Walks

\$840K

Security

5K

Shrubs installed



DWNTWN Enhancement Team & NEAT Team

+1.9M

Gallons of trash removed from the Downtown District (Brickell, CBD, Arts & Entertainment)

+9K

Graffiti instances removed from public structures

212

Sidewalks pressure washed in the CBD

Pit Stop Program

The Downtown Enhancement Team (DET) maintains five FREE public restroom locations within the urban core. A partnership between the Miami DDA, Camillus House, and the City of Miami provides this convenient service to residents, businesses, and visitors to Downtown Miami.

Locations:

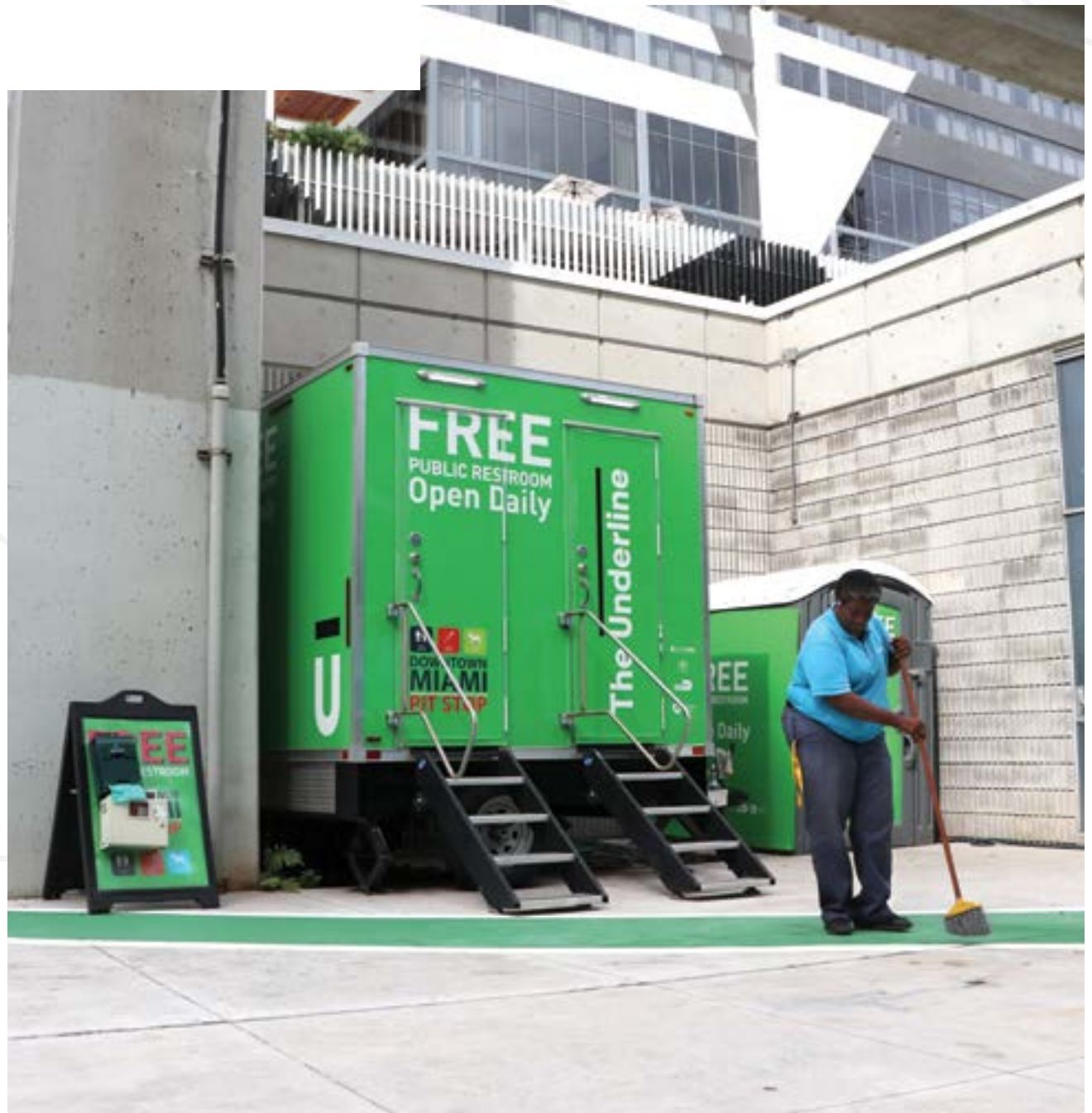
Bayfront Park: 100 Chopin Plaza

Maurice Ferre Park: 1075 Biscayne Blvd.

Government Center: 111 NW 1 St.

Third Street Station: S.Miami Ave. & SE 3 St.

Underline: SW 8 St. and SW 1 Ave.



Pit Stop at the Underline



Enhanced Services Team Members

Urban Planning

As our population grows, the Miami DDA works closely with key stakeholders and our fellow residents to ensure that we are creating a reliable and interconnected urban core that promotes equitable mobility for pedestrians, bicycles and transit, and creates people places that are safe and inviting. Projects that promote these goals include the Baywalk & Riverwalk, Biscayne Green, Flagler Beautification, the Downtown Mobility Network and the Underline.

Currently, the Miami DDA's Downtown Miami Master Plan 2050 is under a RFQ solicitation process, marking the first step toward engaging the right professionals to guide the plan's development. The Plan focuses on the Central Business District (CBD) and the Flagler District within the CBD.



\$150k

Public Realm
Improvements

\$200K

Flagler Street
Activations

\$900K

Downtown Miami
Circulator



Olympia Theater

Olympia Theater Urban Umbrella Scaffolding

Miami DDA partnered with City staff and Urban Umbrella to replace the scaffolding around the Olympia Theater. The new design includes solar LED lighting and security cameras, enhancing safety and appearance.

14K

Passengers Since
November 2023



Downtown FreeBee Circulator

Downtown Circulator

14,200 passengers rode the free Downtown Circulator in less than a year since November 2023, the Miami DDA has partnered with Freebee to offer a fixed-route circulator service to provide connectivity for our workers, residents, students, shoppers, diners and visitors from MPA parking garages and surface parking lots to their work, homes, retail outlets, restaurants, bars, entertainment and cultural institutions. In 2024-25, we are exploring expanding the service to Brickell and The Art & Entertainment District.



Downtown Dog Spot Art Columns By Emmo Calderón

Downtown Dog Spot

County Commissioner (D5) and Miami DDA Vice Chair Eileen Higgins spearheaded the Downtown Dog Spot: a new space for dogs to play and socialize in Miami's urban core! It is located underneath the 1st Street Metromover Station. Miami DDA staff assisted with coordination, security, maintenance, and Metromover columns wrap artwork and installation.



Downtown Dog Spot Ribbon Cutting Ceremony



Bike line Planters Along E 1st Ave and Miami Ave

69

Planters along
E 1st Ave and Miami Ave



Planting by José Palacio and Neal Schafers

Downtown Micromobility Network: Landscape Planters

Since completing the Downtown Micromobility Network in 2022, the Miami DDA has collaborated with County DTPW and District 5 staff to design and implement landscape planters in the bike lane buffer zones. These planters deter illegal vehicle use and enhance cyclist and pedestrian safety.

In August 2024, Miami DDA, the Downtown Enhancement Team (DET), and NEAT Streets Miami-Dade installed 69 planters along E 1st Ave and Miami Ave, with 101 more planned for County and City corridors.



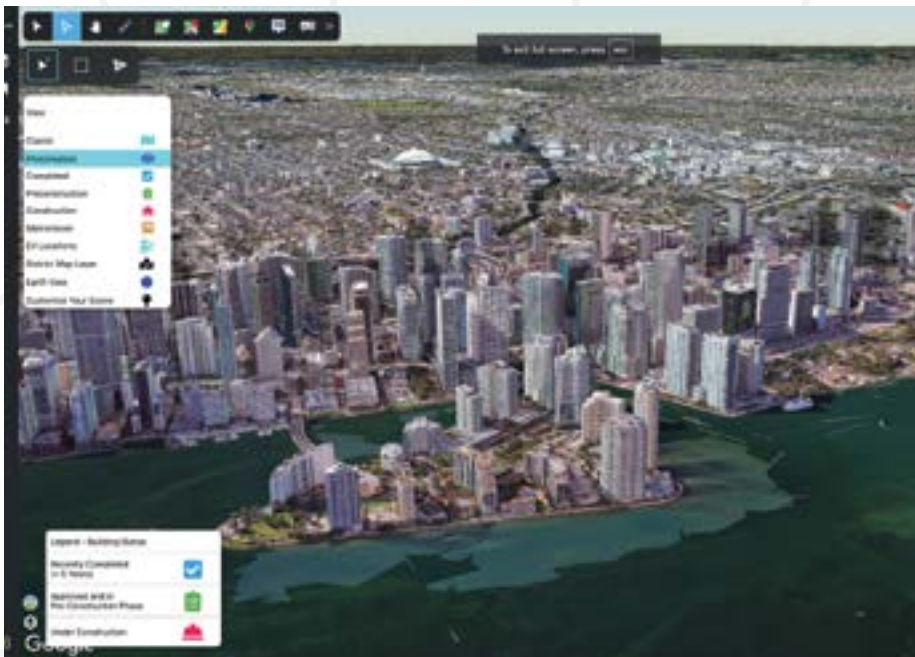
Miami Riverwalk Cleanup Fund check presentation

\$25K

Donated to the
Miami Riverwalk Cleanup Fund

Miami Riverwalk Cleanup

Miami DDA donated \$25,000 to the Miami Riverwalk Cleanup Fund to support the Miami River Commission's efforts in maintaining and promoting the Riverwalk within the Miami DDA district.



Downtown 3D Development Pipeline Interactive Map

Downtown 3D Development Pipeline Interactive Map/Website

In collaboration with CyberCity 3D, the Miami DDA is set to launch a cloud-based 3D Development Pipeline Interactive Map/Website that will provide users the ability to navigate Downtown Miami area in a state-of-the-art, virtual 3D environment. Miami DDA staff, the Board of Directors, our stakeholders, developers, commercial real estate, potential clients and media sources will all have the ability to explore what is existing, under construction, proposed and approved, and utilize this data to sell and market Downtown Miami.



Downtown Miami Tri-Rail Link Inaguration Celebration

\$1.2M
Contribution for the
Downtown Miami Tri-Rail Link

Downton Miami Tri-Rail Link

Miami DDA contributed \$1.26 million to the Downtown Miami Tri-Rail Link, which opened in January 2024. The 9-mile extension connects Broward and Palm Beach counties to Brightline's MiamiCentral station, enhancing transit options for South Florida commuters.



2023-2024 Miami DDA Board of Directors



Manolo Reyes
Chairman
Commissioner, District 4,
City of Miami

Eileen Higgins
Vice-Chairwoman
Commissioner, District 5,
Miami-Dade County

Suzanne M. Amaducci
Bilzin Sumberg

Alicia Cervera Lamadrid
Cervera Real Estate

T. Spencer Crowley III
Akerman

Jarred Diamond
The HEAT Group/FTX Arena

Martu Freeman-Parker
M.E.F. Productions LLC

Patrick Goddard
Brightline

Arva Suzanne Graham Gibson
Arva G. Consulting, LLC

Amal Solh Kabbani
Publicis Groupe, SA

Nicolas Katz
Skate Free, Inc.

Maryam Laguna Borrego
Miami Dade College

Jose Mallea
Biscayne Bay Brewing Company

Gary Ressler
Tilia Family of Companies

Melissa Tapanes Llahues
Bercow Radell Fernandez Larkin + Tapanes

Executive Staff:

Christina Crespi
CEO & Executive Director



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