

EXHIBIT 3

Housing Trust Group

Bid Contact **Dilia Tabora**
diliat@htgf.com
Ph 786-347-4540

Address **3225 Aviation Ave, 6th Floor**
Miami, FL 33133

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
12642-925--01-01	Property Purchase Offer	Supplier Product Code:	First Offer -	1 / each	Y	Y
Supplier Total						\$0.00

Housing Trust GroupItem: **Property Purchase Offer****Attachments**

SISTRUNK VIEW, LLC - Bid12642-925 05.06.2022.pdf

SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS.pdf



**SUBMITTED BY:
SISTRUNK VIEW, LLC**

Matthew Rieger
Roosevelt Bradley
Greg Brewton

3225 Aviation Ave,
6th Floor
Miami, FL 33130

P: (305) 860-8308

F: (305) 639 -8427



SISTRUNK VIEW

Bid #12642-925 - Purchase and Development of CRA Property
Northwest-Progresso Flagler Heights CRA - Fort Lauderdale, FL



SISTRUNK VIEW

Bid #12642-925

Subject:

Purchase and Development of CRA Property

Proposer:

Sistrunk View, LLC,
an affiliate of Housing Trust Group, LLC, Elite Equity Development,
Inc. and Greg Brewton and Associates, Inc.

Address:

3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

Telephone/ Fax Numbers:

305-860-8188 / 305-639-8427

May 6, 2022

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EXECUTIVE SUMMARY

"The Sistrunk Boulevard and NW Seventh Avenue Initiative envision this as the preferred location for new multi-family housing, retail and mixed use development. The goal is to reestablish this area as the "heart" of the Northwest as it was historically."

-NPF-CRA Plan

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May 6, 2022

Mr. Clarence Woods
Community Redevelopment Agency Manager
City of Fort Lauderdale Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, Florida 33311

RE: Development of the Sistrunk Blvd & NW 7th Terrance Site, Requests for Proposals & Qualifications

Dear Mr. Woods:

Housing Trust Group, LLC (“HTG”) in partnership with Elite Equity Development, Inc. (“EED”) and Greg Brewtown Associates (“GBA”) (collectively known as the “Developer”) appreciates the opportunity to respond to the Request for Proposals and Qualifications to develop the subject property on Sistrunk Boulevard (“RFP”). Our goal for this site is to create a vibrant, attractive, mixed-income/mixed-use community (“Sistrunk View”), where people of all economic strata, races, and cultures can live, learn, work and play near employment, retail and cultural opportunities. Our mission is simple – to provide, without compromise, the highest quality multifamily communities in a professional and ethical manner.

HTG has developed over 8,000 units of multifamily and workforce housing, working closely with local government agencies, including CRAs in Broward, Miami-Dade and Palm Beach Counties, as well as throughout Florida. **We are committed to providing individuals, families and seniors with quality, safe, and amenity-rich, luxury communities to call “Home,” irrespective of whether we are building for the affordable, workforce or market rate resident.** HTG’s team is comprised of some of the most experienced and passionate professionals in the workforce/affordable housing business. In addition to the over 8,000 units our organization has developed as principals, HTG’s primary development personnel have orchestrated the development of over 25,000 Housing units. HTG and their dedicated staff have earned a reputation as a quality public-private development partner by way of our ability to execute, and a resolute commitment to work in collaboration with all community stakeholders.

EED, led by Roosevelt Bradley, is an equity partner in the proposed development. EED will be involved in every facet of the development process. As the Director of Miami-Dade Transit, Mr. Bradley pioneered Public-Private Partnerships for TODs in Miami -Dade County, resulting in the development of the Allapattah Gardens, Overtown Transit Village, Santa Clara I and II as well as the South-Dade Busway. Currently, he is the co-developer of three large-scale developments in Miami-Dade County, representing over \$500 million of development activity.

GBA will serve as a co-developer, primarily overseeing the entitlement and permitting process. He will also oversee the local hiring efforts, on-the-job training programs, the inclusion of W/M/DBEs, and communications with the community and local organizations. Mr. Brewton has over thirty-five years of successful planning and zoning management experience for the City of Fort Lauderdale.

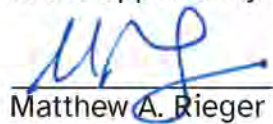
Our proposal incorporates a thoughtful blend of **mixed-income housing with neighborhood retail, and an exceptional amenities package, all contained in a sustainable, green building with modern design features** that fit well with the local community. This development will meet the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF-CRA") Community Redevelopment Plan goals and requirements with regards to affordability, introducing modern residential units at workforce-friendly rates. This development will build upon the new wave of mixed-use urban infill in the NPF-CRA and will be a model for mixed-income housing throughout the City.

We believe that our team's local experience and financial strength make us the ideal development partner for the NPF-CRA, as demonstrated by the **recent completion of two major multi-family housing developments within the NPF-CRA's boundaries**. Furthermore, our proposed development will improve the overall quality of life, create job opportunities for local residents, promote sustainability, promote public/private partnerships, and enhance tax increment revenues for redistribution and investment in the redevelopment area.

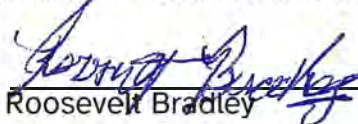
The design capitalizes on the site's zoning by offering a mix of **106 apartment homes, over 10,000 sf of active amenity uses, 5,700 sf of commercial spaces** for potential retail, office and food & beverage concepts, **and 111 parking spaces**. Specifically, our proposal for the development will provide the following to the NPF-CRA:

- Payment of 1% annual interest on both the \$5M DIP incentive loan and on the \$1.3M Seller's Note being requested; generating \$63,000 per year in interest income to the CRA with full repayment of the capital amounts at the end of the term;
- 106 units of much-needed mixed-income housing serving residents with incomes between 30% to 80% of the area median income;
- 5,700 square feet of commercial space master-leased to the NPF-CRA. Strategically located along Sistrunk Boulevard, this space will further activate this major thoroughfare and **provide small business opportunities to local residents**.
- Stringent requirements to create jobs for local workers.
- Preference to **local businesses for leased retail spaces**.
- Creates much needed residential and active-use spaces within an efficient, and aesthetically pleasing design that **incorporates key planning principles of the CRA & City**;

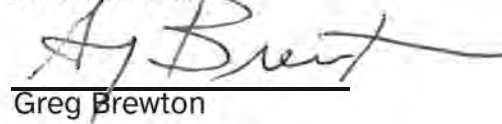
We greatly appreciate your consideration of our team and development proposal and look forward to the opportunity to partner with the NPF-CRA on this transformative development.



Matthew A. Rieger
President & CEO
Housing Trust Group
3225 Aviation Avenue, 6th Fl
Coconut Grove, FL 33133
305-860-8188
mattr@htgf.com



Roosevelt Bradley
Director
Elite Equity Development, Inc.
7942 NW 164th Terrace
Miami Lakes, FL 33016
305-335-1469
rbradley@mavenstrategiesllc.com



Greg Brewton
Principal
Greg Brewton & Assoc.
6410 SW 183 Way
Southwest Ranches, FL
954-408-2939
gregbrewton@gbafatl.com



DEVELOPMENT TEAM INFORMATION

"Sistrunk Boulevard corridor capitalizes on its proximity to Fort Lauderdale's downtown and urban core with strong access to key assets such as Jobs, Services, Shopping, Dining and Entertainment."

-NPF-CRA Plan

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1. DEVELOPER INFORMATION

**Principal address for Proposer**

SISTRUNK VIEW, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

Telephone number and e-mail address(es)

Project Contact Information:



Matthew Rieger
Housing Trust Group, President & CEO
EIN: 20-5641453
305-860-8188
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www.htgf.com



Roosevelt Bradley
Elite Equity Development, Inc., Director
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rbradley@mavenstrategiesllc.com



Greg Brewton
Greg Brewton & Associates, Inc., Principal
EIN: 47-4121559
954-408-2939
gregbrewton@gbaftl.com
www.gbaftl.com

**Name of Main Project Manager representing firm and able to negotiate with the CRA:**

Elon Metoyer
Housing Trust Group, EVP of Development
305-860-8308
elonm@htgf.com

Having developed over 3,800 units over his 25+ year career, Elon Metoyer, individually, has the necessary relevant experience in new construction and managing development projects in Florida.

State of Florida

Department of State

I certify from the records of this office that SISTRUNK VIEW, LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on April 13, 2022.

The document number of this company is L22000178514.

I further certify that said company has paid all fees due this office through December 31, 2022, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

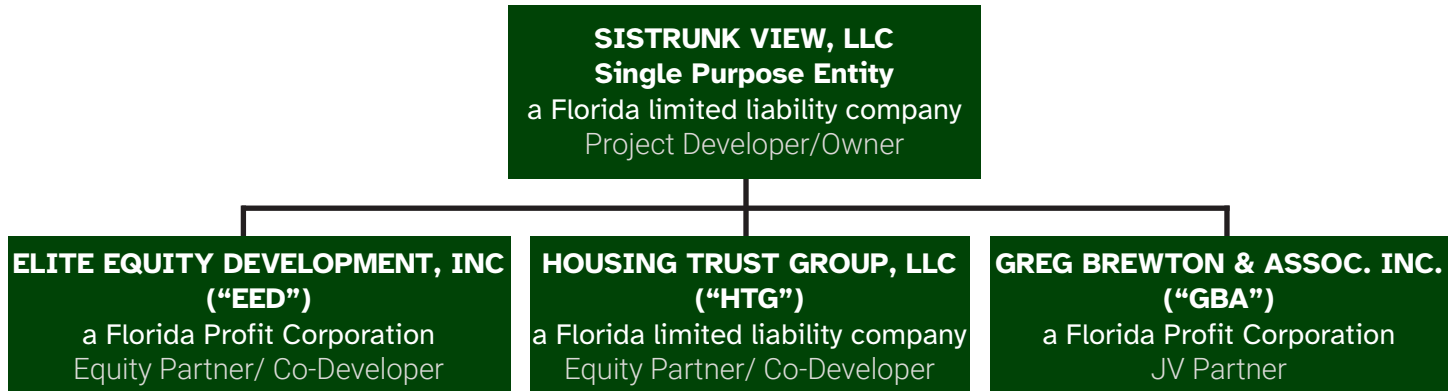
Authentication Code: 220502100623-500385762085#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Second day of May, 2022



Laurel M. Lee
Laurel M. Lee
Secretary of State

2. PROJECT ORG. STRUCTURE



NAME, TITLE & LOCATION	EXTENT OF WORK
Housing Trust Group, LLC 3225 Aviation Avenue, 6th Floor Coconut Grove, FL 33133	LEAD DEVELOPER
Matthew Rieger - President & CEO	Communication with City/County officials and project recommendations
Elon Metoyer - SVP of Development	Overseeing the entire development process and lead developer
Dilia Tabora - AVP of Development	Day-to-day project management
Karen Weller - CFO	Communication with lenders and managing financial closings
Mario Robaina - SVP of Finance	Communication with lenders and managing financial closings
Jordan Tolman - COO	Managing operations for development
Bert Del Valle - EVP of Construction	Construction Management
Elite Equity Development, Inc. 7942 NW 164th Terrace Miami Lakes, FL 33016	EQUITY PARTNER & CO-DEVELOPER
Roosevelt Bradley - Principal	Equity Partner and Co-developer overseeing the development process and project management
Greg Brewton & Associates, Inc. 6410 SW 183rd Way Southwest Ranches, FL 33331	CO-DEVELOPER, MINORITY HIRING & PERMITTING
Greg Brewton - Principal	Entitlements, permitting and local hiring efforts
HTG Management, LLC 3225 Aviation Avenue Coconut Grove, FL 33133	PROPERTY MANAGEMENT COMPANY
Laura Rodriguez -EVP of Management	Overseeing property management, compliance & resident programs
Dennis McWilliams-Regional Manager	Overseeing the Property Manager assigned and day-to-day operations

Corwil Architects, Inc. 4210 Laguna Street Coral Gables, FL 33146	ARCHITECTURAL FIRM
Albert Cordoves - Principal	Project Designer & Construction Administration
Witkin Hults + Partners 307 South 21st Avenue Hollywood, Florida 33020	LANDSCAPE ARCHITECTURE FIRM
Andrew Witkin - President & CEO	Overseeing project progress through construction administration
Kelly Ann Hults - Managing Principal	Landscape and hardscape design coordination for the project
Stearns Weaver Miller Weissler Alhadeff and Sitterson, P.A.; 150 W Flagler St, Suite 2200 Miami, FL 33130	TAX CREDIT & LEGAL COUNSEL
Brian McDonough - Shareholder	Financial Transaction Attorney
Abney & Abney Green Solutions PO BOX 919 Palm City, FL 34991	GREEN CONSULTANT
Kyle Abney - Principal	Green Design Solutions Consultant for Certification

3. PROJECT TEAM RESUMES

HOUSING TRUST GROUP SHORT BIO

ROLE: DEVELOPMENT, FINANCING, CONSTRUCTION MANAGEMENT AND
PROPERTY MANAGEMENT OF THE PROPOSED PROJECT



When assembling our team, it was essential that all of our professional consultants had a combination of local and national experience working on similar projects. Our team has substantial experience working in the State of Florida. Our home is South Florida and therefore, we have a vested interest to do our part to ensure that every person in our community is provided the opportunity to improve their lives. HTG's goal is to create **vibrant, attractive, mixed-income communities, where people of all economic strata, races, and cultures will live, learn, work, and play in close proximity to employment, retail, and cultural opportunities.** HTG's development team has the staffing and financial capacity to immediately begin working on this development. There are no existing time commitments that would impair any member of the proposed development team, internally or externally, from proceeding expeditiously.

Since our inception in 1997, HTG has developed more than 8,000 units of multi-family housing, often working closely with local governments throughout the State of Florida. Our team is comprised of principals and staff with **extensive experience developing and operating communities of equivalent scale and structure to the proposed development.** Combined, the development team has over 120 years of experience in the development of multifamily communities throughout the United States and has successfully developed over 25,000 multifamily apartments, including approximately 15,000 LIHTC units and more than 1,000,000 square feet of commercial /retail space

HTG has over 22 years of experience in partnering with local municipalities, public housing authorities and nonprofit organizations to provide quality affordable housing and resident services. Our continued success is derived from our ability to develop unique partnerships with both the private and public sectors, a strategy we have replicated throughout the State of Florida. The development team's experience, track record, and strong relationships with trusted, long term financial partners continually allow HTG to **secure the most competitive terms within debt and equity markets.**

HTG's fully integrated platform includes **development, finance, accounting, legal, compliance, construction management, property management, and asset management.** This allows us to provide a superior level of service to our partners and stakeholders, which is critical to working together to create new communities.

60 YEARS
OF COMBINED
DEVELOPMENT
EXPERIENCE

HOUSING TRUST GROUP TEAM MEMBERS



Matthew Rieger is President and CEO of Housing Trust Group (“HTG”), an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S., and Arizona. Prior to joining Housing Trust Group, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, he has focused on expanding HTG’s capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing and working alongside industry leaders, public officials and legislators to shape policy that benefits working-class communities and families.



Randy Rieger, Founder and Chairman served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. for some 25 years. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida.



Elon Metoyer, Senior Vice President of Development, has over 25 years of experience in the real estate development industry. Over his career, Elon has developed over 3,800 units of housing representing over \$400,000,000 of development activity. He is proficient in all aspects of the development process from conception to disposition and has led several large community development efforts throughout the country. Elon has also worked directly for a housing authority and has served as a development and financial consultant for numerous housing authorities throughout Florida.



Dilia Tabora, Assistant Vice President of Development, has over 10 years of experience in project management, design and architecture. Dilia’s background helps ensure exceptional aesthetic character and design functionality, while maintaining projects under budget and on schedule. She has led projects through all aspects of development from financial structuring, preliminary design concepts, construction documents, submittals and even other aspects such as interior design and marketing.

Dilia holds a Bachelor’s of Architecture and a Master’s in Real Estate Development and Urbanism, both from the University of Miami.



Karen Weller, Chief Financial Officer, has more than 25 years of experience in accounting, finance, treasury, and operations. Prior to joining Housing Trust Group, she served as VP of Accounting for The Related Group, a large developer of condo, market rate rental, and affordable housing in South Florida. Karen has experience with both privately held and publicly traded companies in the real estate and hospitality sectors. While at LNR Property, Karen participated in structuring complex commercial mortgage-backed securitizations, subordinated commercial mortgage loans, and public debt offerings. Karen is a Certified Public Accountant, Certified Treasury Professional, and also holds a Chartered Professional Accountant designation from Canada.



Mario Robaina, Senior Vice President of Finance, has over 20 years of experience in Real Estate, Investment Banking, and Private Equity Finance. At HTG, Mario has been primarily responsible for structuring, modeling, underwriting, negotiating and closing of a variety of multifamily 9% and 4% LIHTC developments. In addition, he has been involved as the Asset Manager of a portion of HTG's Operating Portfolio. Prior to joining HTG in 2015, he closed over \$1 billion in new construction, redevelopment and refinancing real estate transactions including multi-family for sale, market-rate rental, LIHTC rental, commercial, office and industrial developments.



Bert Del Valle, Senior Vice President of Construction, is a General Contractor with over twenty five years of experience in both residential and commercial/industrial construction. Responsible for over \$200 million dollars in development and construction projects. Proficient in scheduling, coordinating, and team building, through all facets of construction from land acquisition/development to obtaining the Certificate of Occupancy. **Bert leads HTG's construction management arm to interact directly with the chosen General Contractor** and advocate for our Development Team to ensure delivery on time and on budget.

Bert holds a Bachelor's degree in Finance from Florida International University, as well as a General Contractors License, Master Plumbing License, and Real Estate Broker's License in the State of Florida.

ELITE EQUITY DEVELOPMENT (“ELITE”)

ELITE EQUITY
DEVELOPMENT, INC.



Elite will be involved in every facet of the development process, leading communications with the NWPFH community and organizations, as well as community engagement during the pre-construction process to facilitate and coordinate the participation of W/M/DBEs and local area residents.

Elite is professionally managed by Roosevelt Bradley. Mr. Roosevelt Bradley has 30 years of experience in the transit industry, serving in senior management roles for both the public and private sectors. He previously held a number of increasingly responsible positions with Miami-Dade Transit (MDT). Mr. Bradley brings unmatched experienced in community engagement, having led hundreds of community meetings during his 22-year tenure as a County official. As Director of Miami-Dade Transit, he pioneered Public-Private Partnerships for Transit Oriented Development's in the County, resulting in the development of the Allapattah Gardens, Overtown Transit Village, Santa Clara I and II as well as the South-Dade Busway.

Under his guidance as Director, MDT developed a strategic vision that led the agency to an unprecedented expansion, which resulted in exponential growth and improved service. He was instrumental in garnering public support for the People's Transportation Plan (PTP), a one-half cent sales tax increase dedicated to transportation in Miami-Dade County. By generating nearly \$170 million annually, the PTP surtax monies will support more than \$90 million of bus transit improvements, and more than \$7 billion in rail transit improvements for MDT.

Mr. Bradley is adept at managing a dynamic work environment impacted by political, economic, social and operational issues, and has been strongly focused on aligning transportation needs with regional business and customer requirements through collaboration with public, professional and business organizations. He has also been an active advocate for innovations that improve transportation systems as well as for career opportunities in the transportation field. Mr. Bradley maintains numerous professional and civic affiliations, upholding his commitment to contribute to the community and the industry. He is currently a board member of the national chapter of the Conference of Minority Transportation Officials (COMTO), serving as Secretary/Treasurer. He was previously President of COMTO's Miami Chapter growing the Chapter from 12 to 100 members, and was Chairman of the Transit Federal Credit Union.

Mr. Bradley holds a Bachelor's Degree in Politics and Public Affairs from the University of Miami.

GREG BREWTON & ASSOCIATES (“GBA”)

Greg Brewton is a former director of the Department of Sustainable Development for the City of Fort Lauderdale who retired after almost 36 years of devoted public service in 2014; his successor acknowledged that Greg was leaving a legacy upon his retirement. There is no doubt that Greg has a genuine love for the City of Fort Lauderdale. He grew up there from humble beginnings and lived in the Northwest area, off Sistrunk Blvd. He is a proud graduate of Dillard High School where he received a football scholarship to Michigan State University. He graduated with a degree in Urban Planning and Design. Greg was a star football player for MSU, and was subsequently drafted by the St. Louis football Cardinals. Alas, his football career was shortened by a head injury, however he still has an utmost love for the sport. He learnt teamwork, leadership, discipline, and resilience on the gridiron, all transferable skills which he carried on in his life after football.



In July 1979, Greg returned to his hometown and began his career at the City of Fort Lauderdale as a planning assistant. As a result of his diligence and determination, he was promoted several times over his long-standing career. He rose to planner, principal planner, zoning administrator, deputy director of planning, planning director and finally Director of the Department of Sustainable Development (DSD) after the reorganization and combination of 7 city departments into DSD.

Among his many awards and achievements are:

- Recipient of the 2013 Brian Piccolo award in South Florida.
- Dedication awards from the Haitian Community of Fort Lauderdale
- Community Activist Award by the Mount Olivet Seventh Day Church in Fort Lauderdale
- Public Service Award from the Community Development Corporation (CDC)
- Hall of Fame Honoree for the Greater Fort Lauderdale Chamber of Commerce
- Michigan State University for Outstanding Public Service to the City of Fort Lauderdale
- Nominated for the Broward County School Board 2015 Hall of Fame Outstanding Achievement

Greg was also honored as a founding member of the 100 Black Men of America, Broward County Chapter. Colleagues, friends and family celebrated his retirement on December 19, 2014; a proclamation was signed by the City Commission to name that day “The Greg Brewton Day.” The event was celebrated at the DSD building which was renamed the “Greg Brewton Sustainable Development Center.” He was also awarded the 2014-2015 Exemplary Employee of the Year.

Greg has since established Greg Brewton and Associates a Land Development consultancy business, where he oversees several projects within the Broward County area. This business specializes in all Land Development initiatives such as Planning, Zoning, Site Plan Approval, Code Enforcement, CRA and Community Outreach. In addition, Greg has developed Detox Centers of America, which is a behavioral health facility located in Fort Lauderdale.

Greg has certainly established a legacy that many aspire to achieve. He embodies the ethics, and moral values that are of integral to public service. Greg continues to serve in the Broward County area that he dearly loves.

HTG MANAGEMENT, LLC (“HTGM”)

HTGM’s role is as property manager for all mixed-income apartment units proposed for Sistrunk View. HTGM is a highly experienced property management company with over 20 years of experience. HTGM currently oversees a portfolio of 22 properties, consisting of more than 2,400 multifamily apartment units and with the expectation of receiving another 12 properties of over 1,300 units over the next 2 years. HTGM manages all the multifamily residential units that HTG has developed in Broward County.

HTGM has the experience, staff, and capacity to market, lease, and operate Sistrunk View.



Since 1999, under the name of Housing Trust Management Group, HTG Management, LLC (“HTGM”) has managed over 40 multi-family residential communities throughout the Southeast United States, comprising over 4,500 apartments units. Our management company has experience in managing affordable housing, workforce housing, student housing and luxury market-rate communities.

HTG Management, LLC is deeply committed to providing the highest quality of housing throughout the entire Southeast United States. HTGM strives to be recognized as an honorable and professional group that gives and receives respect at all times. All our communities are designed and built according to the highest standards. We stand behind our product and are proud to provide a public benefit through our efforts.

If awarded, HTG Vizcaya, LLC would enter into a Property Management Agreement with HTGM. For all purposes, HTG Management, LLC will be the sole property management company for this proposed mixed-income and mixed-use development.



Laura Rodriguez, Executive Vice President of Property Management with HTG Management, oversees the operation of HTGM, HTG’s full-service real estate management company with over 70 full-time employees and has extensive experience in managing and operating multifamily rental development communities across Florida and the South Eastern United States. Laura’s responsibilities at HTGM include directing operations and profitability. She also plays a key role working with the development team on all new apartment projects and with Asset Management to ensure the success of all HTG investments. Laura has over 23 years of property management experience with some of the top firms in the industry including The Related Group, Alliance Residential, and ZRS Management,

WITKIN HULTS DESIGN GROUP ("WITKIN")

Founded in 1988, Witkin Hults is an award-winning landscape architectural firm that is known for its innovative, high-quality work. Witkin Hults specializes in the particulars of climate, governmental and environmental issues, plant materials, and lighting and hardscape designs as these important concepts bring immeasurable values to projects. Witkin Hults has produced fully-integrated exterior environments for thousand of homes and communities throughout South Florida, always able to deliver quality, multi-discipline services on time and within budget.



ABNEY+ABNEY GREEN SOLUTIONS ("ABNEY")

Abney + Abney is an approved certifying agent for all available green certification programs in Florida. Abney + Abney delivers sustainable development consulting through a simple framework that is tailored to meet the needs of each project while providing peace of mind and reliability to every client. Abney + Abney provides a turn-key approach to managing the green building certification process. From serving as the project's representative with the selected certifying body organization, to coordinating each and every green aspect of the project, to finalizing the submissions for certification review, they passionately manage the green details, allowing the design and construction team to concentrate on what matters most...a quality, finished project.



CORWIL ARCHITECTS BIO+RESUME

ROLE: ARCHITECT OF RECORD AND PROJECT DESIGNER.



Founded in 1992 and located in Coral Gables, Corwil is the preeminent mixed income/mixed use architect in South Florida. Corwil has vast knowledge and experience working in Southeast Florida, having designed and overseen the construction of **68 multi-family and mixed-use developments with over 8,800 units with related amenities, retail/commercial space, and parking structures.** While their experience is vast, they have made a concerted effort to focus on designing best in class developments that have a substantial mixed-income component over the past several years.

Albert Cordoves, the President and founding member of Corwil, brings over thirty years of experience in the design, architectural and construction industry. Albert received his Bachelor of Architecture from the University of Miami, and immediately thereafter started his career in architecture as a designer and on-site Project Manager.



Corwil's designs are tailored to each project's specific requirements and incorporate preservation of historical details, environmentally friendly designs and a balanced structure that complements and enhances the neighborhood. Corwil's team embodies the proven experience of seasoned architects with the ingenious creativity of their junior team members. Their services provide for a complete design package **from zoning analysis**, assistance with **site plan approval**, preparation of **construction documents utilizing Revit BIM** models and assistance with standard AIA **construction administration services** through the completion of the project.

Corwil is very **familiar with the local and state rules, practices and conditions** that are important to accomplish the development of these sites. Their team has **extensive experience working in Broward County with HTG and many other affordable housing developers.**



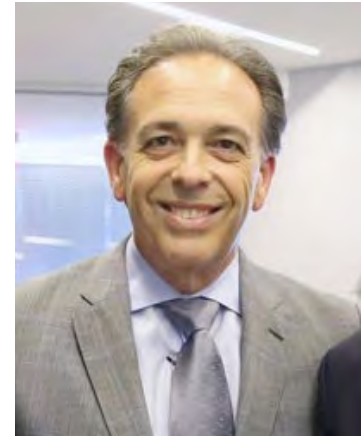
CORWIL ARCHITECTS: OUR TEAM

The Corwil team embodies the proven experience of seasoned architects with the ingenious creativity of our junior team members. Our company enjoys an excellent staff retainment record and our project managers are professionals who have developed within the firm. Their commitment to excellence coupled with their team leadership skills has been the driving force behind our continued success.

Alberto Cordoves // President & Principal Founder (Primary Point of Contact)

acordoves@corwilarchitects.com; (305)448-7383

A graduate of the school of Architecture from The University of Miami in 1985. Alberto has over 35 years of experience. His designs are heavily influenced by his interest in creating experiences that unite interior and exterior spaces and complement our daily interactions within the live, work and play environment. According to Alberto what he loves most about design is “Unleashing one’s creativity from a piece of scratch paper to reality and being able to enjoy all phases from conceptual, documentation and construction...There is always an opportunity at each of these phases to create and continue to perfect until fruition, culminating with an absolute enjoyment of seeing the built product.” His hobbies include research and learning about new technologies.



Felix Jorge Cordoves // Vice-President

A Senior Architect who graduated from the University of Havana, Cuba in 1970, Jorge’s career has been heavily influenced by his time in academia as a professor of Architecture, teaching in the University of Havana as well as field construction experience as an international General Contractor with projects in Cuba, Costa Rica, U.S. Virgin Islands and South Florida. Within our team, his insight into architectural detailing and how it is understood by field personnel serves to guide our quality control program. In our studio, he has implemented a peer review process which includes in-house review of all projects, lessons learned meetings as well as regularly scheduled lunch and learn presentations.

Don Sackman

Don is a seasoned architect with over 45 years of experience in the South Florida community. A member of the City of Coral Gables Board of Architects and previous member of the City of Coral Gables Board of Adjustment, Don is well known and respected within the local architectural circles. In Corwil, he serves as Senior Architect. In this capacity, he oversees quality control and represents Corwil in our community outreach efforts.

BROWARD COUNTY EXPERIENCE (CORWIL + HTG)

- 1** Arbor View (Margate/Affordable)
100 units completed in June 2018



- 2** Village View (Ft. Lauderdale/Affordable)
100 units completed in June 2021



- 3** University Station (Hollywood/Affordable)
216 units to be completed in 2023



- 4** Hudson Village (Hollywood/Affordable)
96 units completed in April 2022



OTHER SOUTH FL. EXPERIENCE (CORWIL + HTG)

5 Princeton Park (Miami/Affordable) - 150 units completed in December 2018



6 Wagner Creek (Miami/Affordable) - 73 units completed in January 2017



7 Flagler Station (West Palm Beach/Afford.) 94 units to be completed in Sept. 2022



8 Tucker Tower (Miami/Affordable) 120 units to be completed in Q4 2023



WITKIN HULTS DESIGN GROUP



QUALIFICATIONS + EXPERIENCE

Who We Are

Witkin Hults Design Group has established itself as a leading planning and landscape architectural firm with an award-winning project portfolio and a diversified client base. Founded in 1988, the firm is widely recognized for its abilities to deal with a variety of complex landscape architectural projects both domestically and internationally. Its experience spans the south eastern United States, the Caribbean basin, and Brazil.

The firm has the resources to manage every planning and design challenge for its clients. The WHDG staff consists of landscape architects with backgrounds in architecture and interior design as well as support personnel. The firm has earned a reputation for innovative, high-quality work. Clients have found that its ability to capitalize on the design opportunities inherent in a specific site helps to position their properties at the top of their categories.

Every WHDG project is executed with thorough professionalism, personal attention, and expert knowledge. Success depends on comprehensive planning, team work, creative solutions, management accountability, budget control, and attention to each and every detail. In addition, the firm's expertise in the particulars of climate, governmental and environmental issues, plant materials, lighting and hardscape designs brings measurable value to our projects.

The staff believes in providing unparalleled professional service and is guided by honesty and respect for the members of the team and a desire to fulfill the stated mission.

Lifestyle Design

In 1988, the firm's assignments were single family and mid rise residential communities, as well as commercial projects. The next year, however it was retained to design exteriors for The Great House, sited on famed 7 mile Beach in Grand Cayman. A series of resort commissions followed including projects in locations such as Turks & Caicos, Grenada, St. Thomas, Cancun and Paradise Island for such clients as Ritz Carlton, Wyndham Resorts and Sandals Resorts International.

Today Witkin Hults Design Group has completed projects for various clients on more than a dozen Caribbean Islands, as well as 3 Commissions in Rio de Janeiro. Closer to home we are pleased to have provided landscape architectural services for the W Hotel in Fort Lauderdale for the DYL Group, Little Palm Island for Noble House Hotels, Marriott Autograph in Key Largo and many others. In addition, we have created resort style living for thousands of homes in communities throughout South Florida for Lennar Homes, Related Group, and dozens of other developers. These projects demonstrate the firm's commitment to produce fully- integrated exterior environments, its understanding of the resort lifestyle concept, recreational components, and its ability to deliver quality, multi- discipline services on time and within budget.

WITKIN HULTS
DESIGN GROUP



QUALIFICATIONS + EXPERIENCE



ANDREW M. WITKIN**DISCIPLINE / POSITION**

President & Founder Witkin Hults Design Group
Landscape Architecture/Planning

EDUCATIONAL BACKGROUND

- Bachelor of Landscape Architecture
The Pennsylvania State University, 1979
- Bachelor of Science in Landscape Architecture
The Pennsylvania State University, 1978

REGISTRATION

- Registered Professional Landscape Architect; State of Florida, 1982.
Lic. #LA0000889

PROFESSIONAL AFFILIATIONS

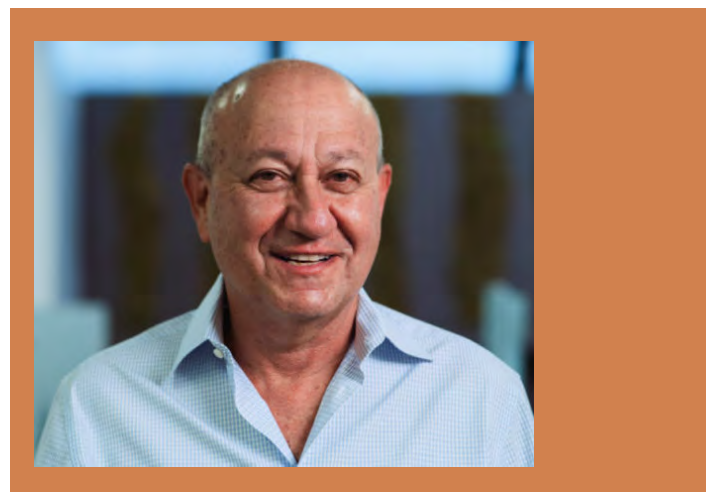
- Member of the American Society of Landscape Architects
- Full Member of the Urban Land Institute
- Life Director of the Builders Association of South Florida
- Member of the Builders Association of South Florida Hall of Fame
- Past Chairman of the Miami Dade County Shoreline Development Review Committee
- Member of the College of Arts and Architecture at the Pennsylvania State University Campaign Committee

FIELDS OF EXPERTISE

- Landscape Architectural Design
- Landscape Lighting Design
- Large-scale Residential & Commercial Development
- Caribbean Hospitality Design
- Project Management & Contract Administration
- Coastal Environmental Planting Design
- Municipal Approval Process

SPEAKING ENGAGEMENTS

- 2006 - International Builders Show- Landscape Architecture as a Marketing Tool
- 2007 - International Builders Show- Hurricane Restoration and TND Design
- 2007 - Southeastern Builders Conference- TND Design
- 2007 – Urban Land Institute- The Changing Role of Design in Today's Urban Market
- 2008 - International Builders Show- Landscape Architecture & First Impressions



KELLY ANN HULTS, LEED AP

DISCIPLINE / POSITION

Principal Witkin Hults Design Group
Landscape Architecture/Planning

EDUCATIONAL BACKGROUND

- Master of Landscape Architecture
Florida International University, 1998
- Bachelor of Arts degree in Interior Design
Florida International University, 1995

PROFESSIONAL AFFILIATIONS

- Associate member of the American Society of Landscape Architects since 1998
- Member of the US Green Building Council
- Allied member of AIA, Broward Chapter

FIELDS OF EXPERTISE

- Landscape Architectural design
- Landscape, Hardscape, and Lighting design
- Site planning for large residential and hospitality developments
- Project Management & Presentation
- Computer aided drafting and design using Autodesk, Corel & Adobe
- Production of large volume publications with graphics using Microsoft, Adobe & Quark

LENGTH OF TENURE

With Witkin Design Group since 1998

SPEAKING ENGAGEMENTS

- 2007—Homestead Plant Exhibition and Conference. Seminar:
Landscape Design: The good, the bad & the ugly



STEARNS WEAVER MILLER WEISSLER ALHADEFF AND SITTERSON, P.A.



Stearns is HTG's financial transaction attorney. Stearns represents developers who use tax credits, tax-exempt bond financing and other public funds for the construction of affordable housing. Stearns' lawyers counsel clients on every aspect of the transaction, including the structure of the project partnership (including admission of the equity investor as a limited partner), the application for **tax credits, the securing of the supplemental financing from public and private sources, the review and negotiation of loan documents for every aspect of the transaction and title, survey, and site planning issues.** In addition to handling all real estate, corporate, and tax matters involved in an individual transaction, they assist clients with post-closing matters such as construction issues, compliance monitoring, and continuing disclosure duties.



Brian McDonough is a Shareholder in the Real Estate Department. He is a member of the firm's Board Committee, and he is the Chairperson of the firm's Affordable Housing and Tax Credit Practice Group. He represents developers using government loan programs, community housing development organizations and 501(c)(3) organizations using qualified 501(c)(3) bonds for multifamily housing developments. Brian assists clients with matters involving multifamily housing, low income housing tax credits and loan programs implemented by the U.S. Department of Housing & Urban Development. Brian also represents lenders in all types of real estate loans and in particular, loans related to affordable housing.

Brian is a frequent lecturer and panelist on current matters affecting affordable housing. In addition, Brian has authored several articles on matters affecting affordable housing.

4. EXPERIENCE & QUALIFICATIONS

List of HTG's prior development experience and pipeline.

FLORIDA						
DEVELOPMENT NAME	COUNTY	UNITS	COMPLETION	TOTAL COST	STYLE	
1 Grande Pointe	Orange	276	August-01	\$17,969,282	Garden	
2 Colony Park	Palm Beach	130	May-02	\$13,241,339	Garden	
3 Emerald Palms	Broward	318	June-02	\$23,792,185	Duplex	
4 The Chateau	Leon	36	August-02	\$4,500,000	Garden	
5 Venice Cove	Broward	150	November-02	\$15,074,942	Garden	
6 Marina Bay	Palm Beach	192	December-02	\$16,145,375	Garden	
7 Venetian Isles I	Palm Beach	288	February-03	\$29,426,693	Garden	
8 Preserve at San Luis	Leon	190	August-03	\$23,000,000	Townhome	
9 Groves At Wimauma	Hillsborough	108	October-03	\$4,300,000	Garden	
10 The Kensington	Palm Beach	163	January-04	\$18,523,429	Garden	
11 Venetian Isles II	Palm Beach	112	February-04	\$14,192,003	Garden	
12 Chapel Trace	Orange	312	February-04	\$16,249,000	Garden	
13 Malibu Bay	Palm Beach	264	April-05	\$29,521,257	Garden	
14 Campus Club	Hillsborough	64	August-05	\$12,017,644	Mid-Rise	
15 Preserve at River's Edge	Volusia	180	September-05	\$7,200,000	Garden	
16 The Oasis at Pearl Lake	Seminole	316	March-07	\$12,640,000	Garden	
17 Green Cay Village THs	Palm Beach	100	June-07	\$2,840,666	Townhome	
18 Green Cay Village Condos	Palm Beach	160	June-07	\$4,762,779	Garden	
19 Palm Park	Palm Beach	160	August-07	\$24,780,341	Garden	
20 Veranda Senior Apts	Miami-Dade	99	January-12	\$20,796,870	Garden	
21 540 Town Center	Pinellas	146	January-13	\$24,500,000	High-Rise	
22 Pine Run Villas	Palm Beach	63	July-13	\$13,431,509	Townhome	
23 Village Place	Broward	112	November-14	\$25,016,992	Mid-Rise	
24 Whispering Palms	Pinellas	63	November-15	\$11,000,000	Garden	
25 Valencia Grove	Lake	144	November-16	\$21,000,000	Garden	
26 Courtside Apartments	Miami-Dade	84	November-16	\$20,000,000	Mid-Rise	
27 Wagner Creek	Miami-Dade	73	January-17	\$22,800,000	High-Rise	
28 Freedom Gardens	Hernando	96	August-17	\$17,300,000	Garden	
29 Park at Wellington	Pasco	110	August-17	\$19,500,000	Garden	
30 Park at Wellington II	Pasco	110	March-18	\$16,800,000	Mid-Rise	

FLORIDA

DEVELOPMENT NAME	COUNTY	UNITS	COMPLETION	TOTAL COST	STYLE
31 Hammock Ridge	Hernando	104	April-18	\$18,000,000	Garden
32 Covenant Villas	Palm Beach	144	May-18	\$21,900,000	Garden
33 Arbor View	Broward	100	June-18	\$27,000,000	Mid-Rise
34 Princeton Park	Miami-Dade	150	December-18	\$34,710,617	Garden
35 Douglas Gardens V	Broward	110	March-19	\$21,000,000	Mid-Rise
36 Twin Lakes Estates, Phase I	Polk	100	March-19	\$17,000,000	Garden
37 Heron Estates Sr.	Palm Beach	101	March-20	\$24,000,000	Garden
38 Hammock Ridge II	Hernando	92	May-20	\$16,400,000	Mid-Rise
39 Freedom Gardens II	Hernando	94	February-20	\$15,000,000	Garden
40 The Addison	Manatee	90	July-20	\$22,100,000	Mid-Rise
41 Luna Trails	Brevard	86	November-20	\$16,300,000	Garden
42 Isles of Pahokee, II	Palm Beach	129	January-20	\$15,500,000	Garden
43 The Palms at Town Center	Flagler	88	March-20	\$16,000,000	Garden
44 Osprey Pointe	Pasco	110	June - 20	\$22,350,000	Garden
45 Twin Lakes Estates, Phase II	Polk	132	June '21	\$19,000,000	Garden
46 Paradise Lakes Apartments	Miami-Dade	76	June '21	\$16,800,000	Garden
47 Village View	Broward	96	June '21	\$31,500,000	High-Rise
48 Oaks at Lakeside	Manatee	96	June '21	\$18,000,000	Garden
49 Father Marquess-Barry Apts	Miami-Dade	50	December '21	\$12,600,000	Garden
50 Heron Estates Family	Palm Beach	79	May '22	\$20,900,000	Garden
51 Lafayette Gardens	Leon	96	September '21	\$20,400,000	Garden
52 Hudson Village	Broward	96	April '22	\$34,900,000	High-Rise
53 Valencia Grove II	Lake	110	September '21	\$20,600,000	Garden
54 Oak Valley	Marion	96	March '22	\$20,200,000	Garden
55 Flagler Station	Palm Beach	94	September '22	\$26,000,000	High-Rise
56 Park Ridge	Polk	96	December '22	\$21,000,000	Garden
57 Shoreline Villas	Okaloosa	72	September '22	\$16,600,000	Garden
58 Mount Hermon Apartments	Broward	104	August '23	\$30,000,000	High-Rise
59 Riverview6	Manatee	80	June '23	\$22,000,000	Mid-Rise
60 Tucker Tower	Miami-Dade	120	November '23	\$36,000,000	High-Rise
61 University Station	Broward	216	December '23	\$48,000,000	High-Rise
62 Hillsboro Landing	Broward	75	December '23	\$24,000,000	Mid-Rise
63 Rainbow Village - Phase I	Miami-Dade	299	December '23	\$62,200,000	Mid-Rise

FLORIDA

DEVELOPMENT NAME	COUNTY	UNITS	COMPLETION	TOTAL COST	STYLE
64 Courtside Apartments II	Miami-Dade	120	October '23	\$36,000,000	Mid-Rise
65 Orchid Lake	Brevard	90	October '23	\$24,150,000	Garden
66 Naranja Grand	Miami-Dade	120	March '24	\$36,400,500	High-Rise
67 Oasis at Aventura	Miami-Dade	95	May '24	\$44,050,600	High-Rise
68 Astoria on 9th	Manatee	120	May '24	\$31,800,700	Mid-Rise
69 Princeton Grove	Okaloosa	107	June '24	\$27,600,000	Mid-Rise
70 Naranja Grand II	Miami-Dade	200	July '24	\$49,680,000	High-Rise
71 Tallman Pines Villas	Broward	80	July '24	\$26,870,000	Garden

9,134

OUTSIDE OF FLORIDA

DEVELOPMENT NAME	LOCATION	UNITS
72 River Ridge	Cherokee, Georgia	356
73 Reserve at Creekside	Hamilton, Tennessee	192
74 Forest Cove, Phase I	Hamilton, Tennessee	120
75 Forest Cove, Phase II	Hamilton, Tennessee	72
76 Aviva	Maricopa, Arizona	325
77 Aviva Goodyear	Maricopa, Arizona	288
78 Crescent Place	Arlington Heights, Illinois	40
79 Park Tower	Tarrant, Texas	90
80 The Rushmore	Harris, Texas	101
81 Inn Town Lofts	Lubbock, Texas	56

1,640

VILLAGE PLACE



PROJECT STATS:

Address:

720 NE 4th Avenue
Ft. Lauderdale, Florida 33304

Property Size: 1.08-acres

Property Type: Affordable Elderly

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 112

Funding: 9% tax credits.

Completion Date: November 2014

PROJECT DESCRIPTION:

Village Place is located in the heart of downtown Fort Lauderdale, near Las Olas. Village Place Apartments is a new construction, six-story midrise development with 112 affordable apartments targeted for people aged 55-and-older who earn between 25 percent and 60 percent of the area's median income.

The community helped create a safe and attractive environment for its residents with access to amenities like a clubhouse, fitness center, library, courtyard, rooftop pool, and private garage parking.

Village Place won the **National Association of Home Builder's Silver Award in 2017 for Best of 55+ Affordable Rental Community** category.

**DEVELOPMENT COMPLETED WITHIN
THE NPF-CRA BOUNDARIES**

VILLAGE VIEW



PROJECT STATS:

Address:

640 N Andrews Ave
Ft. Lauderdale, Florida 33311

Property Size: 0.94-acres

Property Type: Affordable Elderly

Community Style: High-rise

Building Height: 7 stories

Number of Buildings: 1

Number of Units: 100

Funding: 9% tax credits.

Completion Date: July 2021

PROJECT DESCRIPTION:

Village View is located in a prime location in the City of Fort Lauderdale near multiple market-rate and affordable housing including HTG's owned and operated affordable senior community Village Place, which has been at 100% occupancy since opening in 2014.

The development incorporates **contemporary design elements** with a large rooftop pool, clubroom with lounging and entertainment areas and a fully-equipped fitness center. The building also has a **state of the art security system** for the added safety of our residents.

**DEVELOPMENT COMPLETED WITHIN
THE NPF-CRA BOUNDARIES**

HUDSON VILLAGE



PROJECT STATS:

Address:

901 S Federal Hwy
Hollywood, Florida 33020

Property Size: 0.87-acres

Property Type: Affordable Family

Community Style: High-rise

Building Height: 8 stories

Number of Buildings: 1

Number of Units: 96

Funding: 9% tax credits.

Completion Date: April 2022

PROJECT DESCRIPTION:

Hudson Village is located a few blocks from Young Circle and just 1.5 miles East of I-95. The site has direct access to other major cities and employment hubs in the area.

Hudson Village is a 96-unit family development in one 8-story high-rise building, 2,232 SF multi-purpose room, fitness center, swimming pool deck with lounging areas, business center with computers and over 110 on-site parking spaces. The architectural elements and design make this development stand out, even among its market rate equivalents.

Resident Programs that promote independence include Adult Literacy training, Employment Assistance and Financial Management.

ARBOR VIEW



PROJECT STATS:

Address:

3100 N State Road 7
Margate, Florida 33063

Property Size: 2.4-acres

Property Type: Affordable Senior

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 100

Funding: 9% tax credits

Completion Date: June 2018

Services: Computer Training, Daily Activities, Housekeeping/Shopping/Laundry Assistance, 24-hour support for residents.

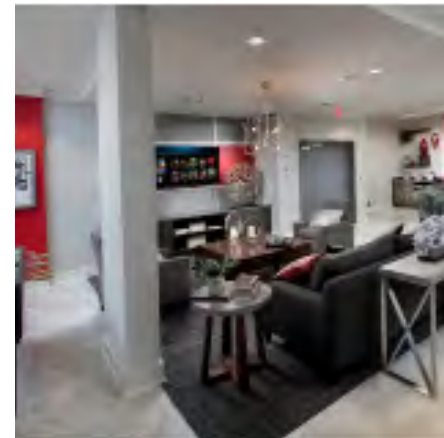
PROJECT DESCRIPTION:

The 2.5 acre development is located within the city of Margate, Broward County on a major transit corridor, State Road 7.

Arbor View is a Senior community. The unit mix consists of sixty-four (64) 1bed/1bath units, and thirty-six (36) 2bed/2bath units. Ninety (90) of the total units are set-aside for tenants earning at or below 60% AMI, and 10 of the units are set-aside for tenants earning at or below 33% AMI.

The community offers a resort style swimming pool, a dog park, shuffle board courts, fitness center and many other amenities for our residents.

COURTSIDE APARTMENTS



PROJECT STATS:

Address:

1600 NW 3rd Avenue
Miami, Florida 33136

Property Size: 2.31-acres

Property Type: Affordable Multi-Family

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 84

Funding: Southeast Overtown/Park West CRA Loan, Miami-Dade HFA Bonds and Surtax, 4% tax credits.

Completion Date: November 2016

PROJECT DESCRIPTION:

Courtside Family Apartments is located in Miami's historic Overtown district in the Southeast Overtown Park West (SEOPW) CRA, and on the grounds of the County owned Culmer Neighborhood Center.

The new community creates a more **pedestrian friendly environment** on the grounds of the Culmer Center and served as a catalyst for future development in the area, all while providing residents with **access to governmental services, small business opportunities, and neighborhood-oriented shopping.**

Some amenities include state of the art theater/media room, Signature Alonzo Mourning 'Arts in Public Places' Basketball Court, covered outdoor BBQ area, fitness center, computer lab, and library.

FLAGLER STATION



PROJECT STATS:

Address:

951 Banyan Blvd
West Palm Beach, FL 33401

Property Type: Affordable Senior

Community Style: High-rise

Building Height: 8 stories

Number of Buildings: 1

Number of Units: 94

Estimated Completion Date: September 2022

PROJECT DESCRIPTION:

Flagler Station is located a few blocks from the Brightline West Palm Beach Station and a few hundred feet away from the Tri-Rail. It is located amidst one of the fastest growing areas in West Palm Beach, particularly for market rate multi-family project starts.

Amenities include a state-of-the-art multipurpose clubroom with kitchenette and lounge seating, a outdoor lounge and seating area, a conference room, a resort style swimming pool, a business center, over 2,500 square feet of commercial/retail space, a fitness center with yoga studio, a package locker room, a ground floor linear park with various active open spaces, electric car charging stations, and it was designed and will be built to the National Green Building Standard.

MAX'S LANDING



PROJECT STATS:

Address:

8905 SW 169th Court,
Miami-Dade County, FL 33196

Property Type: Affordable Multifamily

Community Style: Garden

Building Height: 3 stories

Number of Buildings: 1

Number of Units: 76

Completion Date: July 2021

PROJECT DESCRIPTION:

Located in Miami-Dade County, Max's Landing (f/k/a Paradise Lakes) will be a new multifamily mixed-income and mixed-use apartment community for families.

Incorporated unique design elements that are consistent with the master plan development scheme for this larger PUD community.

Amenities include a state-of-the-art multipurpose clubroom with kitchenette and lounge seating, a conference room, a business center, over 11,000 square feet of commercial/retail space, fitness center, a package locker room, various landscaping gardens and elements throughout, electric car charging stations, and it was designed and built to obtain a National Green Building Standards certification.

AVIVA. MESA



PROJECT STATS:

Address:

8340 E Baseline Road
Mesa, AZ 85209

Property Size: 8.62-acres

Property Type: Market-rate

Community Style: Garden, concrete

Building Height: 3 stories

Number of Buildings: 12

Number of Units: 325

Funding: HUD 221(d)4

Completion Date: August 2018

PROJECT DESCRIPTION:

Aviva is one of the newest luxury apartment communities in the growing East Valley that brings green living to the suburbs. At Aviva, you have a contemporary, urban lifestyle with open floor plans, **modern apartments and unparalleled common-area amenities.** The development involves HUD Approvals in every stage, as it was financed through a 221(d)4 loan for market rate development.

Aviva has one of the largest resort-style pools in the metro area with outdoor jacuzzis, spas, fire pits, cabanas and premium kitchen grills, a state-of-the-art health and wellness center with TRX suspension equipment and spinning studio, a media and game room with a lounge and billiards, co-working spaces and conference room, a basketball court, a jogging path with fitness stations, plus a dog park and children's playground.

5. BUSINESS REFERENCES

Contact names and information for some of HTG's past community and business partners.

COMMUNITY PARTNER

James McQueen, Interim Executive Director

.....
Southeast Overtown Park West CRA

.....
JMcQueen@miamigov.com / (305) 679-6800

.....
Courtside Apartments, 84 units

.....
Completed in November 2016

.....
\$21,741,941 Total Development Cost



SOUTHEAST OVERTOWN / PARK WEST
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY PARTNER

Katerina Geraikos-Siren, Executive Director

.....
City of Bradenton CRA

.....
mboyle@creallc.com / (727) 329-5479

.....
The Addison, 90 units

.....
Completed in July 2020

.....
\$22,159,088 Total Development Cost



HOUSING AUTHORITY

Ann Deibert, Executive Director

.....
Broward County Housing Authority

.....
adeibert@bchafl.org / (954) 739 1114 ext 2329

.....
Hillsboro Landing, 75 units

.....
Commencing Construction Q1 2023

.....
\$27,016,935 Estimated Total Development Cost



HOUSING AUTHORITY

John Hurt, Executive Director

.....
Riviera Beach Housing Authority

.....
jhurt@rivierabeachha.com / (561) 845-7450

.....
Heron Estates Senior, 101 units

.....
Completed in March 2020

.....
\$24,098,619 Total Development Cost



RIVIERA BEACH HOUSING AUTHORITY
Building Excellence

6. BUSINESS LICENSES

Licenses for the partnership's affiliates, since Sistrunk View, LLC is a single-purpose entity and does not currently have any business licenses.

003307

Local Business Tax Receipt

Miami-Dade County, State of Florida
-THIS IS NOT A BILL - DO NOT PAY

LBT

5458633

BUSINESS NAME/LOCATION
HOUSING TRUST GROUP LLC
3225 AVIATION AVE 602
MIAMI FL 33133

RECEIPT NO.
RENEWAL
5698460

EXPIRES
SEPTEMBER 30, 2022
Must be displayed at place of business
Pursuant to County Code
Chapter 8A - Art. 9 & 10



OWNER
HOUSING TRUST GROUP LLC

SEC. TYPE OF BUSINESS
218 FINANCE/INVESTMENT/HOLDING CO

PAYMENT RECEIVED BY TAX COLLECTOR
\$270.00 07/27/2021
FPPU03-21-012218

2021

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit www.miamidade.gov/taxcollector

Housing Trust Group, LLC's main business address and headquarters are located in Miami-Dade County. The partnership entity for this development, Sistrunk View, LLC, will obtain a Broward County business license upon commencement of development activities in connection to this proposed project.



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF REAL ESTATE

THE BROKER HEREIN IS LICENSED UNDER THE
 PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



RIEGER, RANDY E
 3225 AVIATION AVENUE SUITE 602
 COCONUT GROVE FL 33133

LICENSE NUMBER: BK3298704

EXPIRATION DATE: MARCH 31, 2023

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION



Department of Business & Professional Regulation

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LICENSEE DETAILS 3:23:33 PM 5/5/2022

Licensee Information

Name:	HTG MANAGEMENT LLC (Primary Name)
Main Address:	3225 AVIATION AVE SUITE 602 COCONUT GROVE Florida 33133
County:	DADE
License Location:	3225 AVIATION AVE SUITE 602 COCONUT GROVE FL 33133
County:	DADE

License Information

License Type:	Real Estate Corporation
Rank:	RE Corp.
License Number:	CQ1046340
Status:	Current,Active
Licensure Date:	06/10/2014
Expires:	09/30/2022

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

VALID OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022**DBA:** GREG BREWTON AND ASSOCIATES INC
Business Name:**Receipt #:** 327-311798
Business Type: BUSINESS/FINANCIAL/CONSULTANT (CONSULTANT)**Owner Name:** GREG BREWTON
Business Location: 6410 SW 183 WAY
SOUTHWEST RANCHES
Business Phone: 954-593-2082**Business Opened:** 10/01/2017
State/County/Cert/Reg:
Exemption Code:**Rooms** **Seats** **Employees** **Machines** **Professionals**
3

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS**THIS BECOMES A TAX RECEIPT****WHEN VALIDATED**

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:GREG BREWTON AND ASSOCIATES INC
6410 SW 183 WAY
SOUTHWEST RANCHES, FL
33331**Receipt #** 1CP-20-00012394
Paid 08/03/2021 33.00
08/02/2021 Effective Date

Greg Brewton & Associates, Inc's main business address and offices are located in Broward County, where they have an active business license.



COMMUNITY AND ECONOMIC BENEFITS

"The plan envisions Sistrunk Boulevard as a source of pride being a multi-cultural community with mixed-income residents, more retail serving the community and upgraded affordable housing stock."

-NPF-CRA Plan

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SISTRUNK VIEW: AN OVERVIEW INCENTIVES VS. BENEFITS

The following table summarizes the incentives requested by the Respondent and the benefits that will be provided to the NWPFH CRA and City of Fort Lauderdale through the development.

INCENTIVE REQUESTED/ PHASE	APPROXIMATE DATE NEEDED	AMOUNT
DIP Award structured as a low interest loan;	Disbursed June 2023 - Aug. 2024	\$ 5,000,000
Land Conveyance via Seller's Note** **this is not a cash incentive	Note provided at financial closing	\$0
TOTAL INCENTIVES REQUESTED		\$5,000,000

BENEFIT TO CITY/ NPF-CRA	APPROXIMATE DATE RECEIVED	TOTAL AMOUNT
Purchase and Sale Agreement - Payment**	At maturity (Year 32)	\$ 1,300,000
Property Taxes paid by Sistrunk View	Annual Recurring (Years 1-32)	\$ 5,736,000
Annual Interest-Only Payments on Loans	Annual Recurring (Years 3-32)	\$ 1,890,000
Repayment of CRA DIP Loan Capital	At maturity (Year 32)	\$ 5,000,000
Rental Income Benefits*	Annual Recurring (Years 1-32)	\$ 96,792,612
TOTAL BENEFITS RECEIVED		\$110,718,612

*using market rents from the Realtor.com March 2022 Rental Report vs. the 2022 HUD Schedule rent limits by income.

DIRECT ECONOMIC BENEFITS

We are requesting a DIP Incentive Loan in an amount of \$5 Million for development activities through the NWPFH CRA's Incentive Programs. The loan will bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 – 32. The principal amount will be due at maturity, which means a full return on investment capital plus \$1,500,000 additional in interest earned.

We are also requesting assistance in the form of Seller's financing, or a Seller Note, in order to allow Sistrunk View to pay back the CRA for the purchase of the land. This note would also bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 – 32. The principal amount will be due at maturity, which means the full purchase price plus \$390,000 in additional interest earned.

In addition, over the course of the loans, we anticipate that the development will generate approximately \$5,736,000 in property taxes and over \$700k in permit, water & sewer connections, and impact fees. Overall, the CRA's \$5 Million appropriation will leverage \$30 Million in total development costs, produce 106 new homes, generate 341 jobs, and produce more than \$79.7 Million in direct economic impact (from construction activities).

INDIRECT ECONOMIC & COMMUNITY BENEFITS

In addition, the development will generate over \$70M in rental income benefits to the local community thanks to the rental restrictions (the difference between market rents vs rent restricted rents*). **Lower living costs means more disposable income per capita, which translates into more dollars being spent within the surrounding area and more savings leading to upward mobility and homeownership.**

There is no denying the fact that South Florida is experiencing an affordable housing crisis of epic proportions. Not only is South Florida the most unaffordable housing market in the nation it has the distinction of having both the largest share of total cost-burdened renters (60 percent) of any major metropolitan area in the country, as well as the largest share of severely burdened renters (33 percent). Specifically, the metropolitan area's overall median rent in March 2022 was \$2,988 a month, a 57.2% increase from two years ago, which is the highest percentage rent increase in the nation.

Escalating housing prices are impacting households' ability to access food, health care and other basic needs, which has increased homelessness and decreased economic security and wellbeing. Working families, Seniors, youth aging out of foster care, and persons with disabilities are also unjustly affected by the scarcity of options, leading to a greater reliance on the social services system. A recent report by the Department of Housing and Urban Development reiterates that **a lack of affordable housing is the singular driver in the rise of homelessness today.**

Sistrunk View, will help to **alleviate some of this crisis by providing 106 units of much needed affordable/workforce housing** to the most vulnerable families in the community by providing housing to households with incomes ranging from **30% to 80% of the area median income.**

In addition to the 106 units of housing, Sistrunk View will:

1. Provide housing to families with incomes from \$18,500 to \$70,400
2. Create **341 jobs** of which 30% will be reserved for local CRA residents
3. Provide on the **job training** opportunities for CRA residents
4. Provide units for **local artists**
5. Provide **5,700 square feet of built-out commercial space.** This space will be master leased to the CRA at reduced rates and will provide commercial space that:
 - Best serves the resident needs
 - Prioritizes with local businesses
 - Offers rental rates that are realistic and affordable to local, small businesses and startups and
 - Provides CRA residents and local businesses the opportunity to participate in and benefit from the redevelopment process.





FINANCIAL INFORMATION

The site is within the Flagler Heights RAC Area, where proposed design guidelines were adopted to foster and encourage development taking the form of and creating the environment typical of an urban village.

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1. FINANCIAL CAPACITY

Housing Trust Group and its principals (collectively “HTG”), as head developer and guarantors for Sistrunk View, have the resources and financial capacity to undertake such a large-scale development effort. **HTG currently has over \$265 million in real estate assets under management in Florida, and has ownership interests in real estate assets worth more than \$325 million.** HTG stands ready to provide customary guarantees associated with the development of Sistrunk View.

\$243
MILLION

in Real Estate Assets
Under Management in FL

\$416
MILLION

Ownership Interest
in Real Estate Assets

Financial statements for Housing Trust Group, LLC for the last three years have been made available to the CRA under separate cover, for added privacy and to accommodate the file size. Neither Housing Trust Group, LLC nor any of its employees or consultants, or any of its co-developer partners in this response, have been involved in any prior pending litigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered herein.

HTG’s vertically integrated team of over 150 employees has the staffing and financial capacity to immediately begin working on this development. The team handles all aspects of development from financing to construction management and operations. There are no existing time commitments that would impair any member of the proposed development team, internal and external, from proceeding expeditiously.

Current market conditions due to the economic hardships being experienced worldwide, coupled with rising construction costs and interest rates in the industry, are persistent barriers to developing and operating new construction mixed-use developments. As a result, **unique financing executions, long term debt and equity relationships and unconventional partnerships have become more crucial in structuring financially feasible, quality developments.** HTG’s experience, track record, and strong relationships with financial partners continually allow us to secure the most competitive terms in the debt and equity markets.

Our plan for Sistrunk View is to immediately proceed to an expeditious closing to minimize any negative economic effects in the lending and equity markets. Our partnership is readily equipped to perform all obligations necessary in a swift manner. **As is the case in all of our developments, we commit to provide all the upfront pre-development capital necessary for the financial closing of Sistrunk View, as well as provide all the required financial and construction guarantees and fill any funding shortfalls that may arise.**

Throughout our history we have always found the necessary public and private sources to close every development we have undertaken. These sources often include Department of Revenue Sales Tax Rebates, FHA-insured mortgages (221(d)(4) and 223(f) loans), Multi-family Mortgage Revenue Bonds, Federal Home Loan Bank Grants, Hope VI, ARRA funds (NSP, TCEP, etc.), HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), State Apartment Incentive Loan program (SAIL), CDBG, TIF and renewable energy incentives, as well as various other state and local programs.

2. MANAGING FINANCIAL RISK

In order to best manage financial risk in our developments, HTG only pursues financing with the most favorable terms from lenders and partners we have experience in working with or from which we can obtain solid references. **We are conservative in projecting our income, operating, and development cost. We only hire fully bondable general contractors with solid balance sheets who have a proven track record of bringing developments in on time and on budget.** We ensure adequately funded contingencies and reserves to cover unforeseen costs.

Just over the past 5 years, HTG has developed 28 developments consisting of 3,074 units. Therefore, HTG has an up to date database of operating expenses and construction costs. HTG uses this information to model all new developments and conduct a thorough sensitivity analysis to minimize and anticipate risk. There are two types of financial risk associated with affordable housing development: 1) short term risk which is experienced during the development/construction phase of the project, and 2) long term risk which is experienced during the project's operations.

The short-term risks typically experienced during the development/construction phase of a development include project approval/permit delays, design issues, cost overruns, unforeseen site conditions, and financing (interest rate and equity pricing). To mitigate these risks, HTG has ensured or will ensure the following:

1. Our team has vast experience with the City of Fort Lauderdale and Broward County to obtain the required permits;
2. Selected a design team that has experience completing developments in the City of Fort Lauderdale and have an existing relationship with HTG;
3. Our SVP of Construction will work directly with the Contractor to ensure the development is built on time and on budget. In addition, the Contractor will provide a 100% payment and performance bond and guarantee lien-free construction;
4. Conduct a thorough geotechnical analysis to identify any unforeseen site conditions and
5. Proceed to an expeditious closing to minimize changes in the lending and equity markets.

HTG's approach to mitigating long-term financial operational risk is to use high-quality construction materials that minimize long term maintenance and replacement costs and to use real-time underwriting expenses based on market comparable properties. In addition, HTG will provide an operating deficit guaranty.

3. HTG'S FINANCIAL REFERENCES

Contact names and information for financial institutions with which we routinely and successfully execute financial transactions.

TAX CREDIT INVESTOR

Sean Jones, Director

Raymond James Tax Credit Funds, Inc.

SeanJones@RaymondJames.com

(727) 567-5703

RAYMOND JAMES®

TAX CREDIT INVESTOR

Mike Boyle, Senior Vice President

CREA

mboyle@creallc.com

(727) 329-5479

CREA

LENDER

Jessica Deeney, Director

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jdeeney@walkerdunlop.com

(781) 972-4940

**WALKER &
DUNLOP**

LENDER

Tammy Haylock-Moore, Executive Director

Chase Bank

Tammy.Haylock-Moore@chase.com

(813) 483-8297

CHASE 

4. PROPOSED FINANCING PLAN

Financing Approach: Local Broward County Housing Finance Authority Bonds, Equity from NON-COMPETITIVE 4% Tax-Credits and CRA Gap Funding. **There are no further applications for competitive financial sources that are needed for project feasibility.**

Incentives desired to improve project feasibility:

Financially speaking, Sistrunk View maximizes development on this unique site by building to the maximum allowable setbacks and height for each of the two different zoning designations. That is how we arrived at 106 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels. This means, accounting for operating expenses, the project can only lever about \$10.5 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NWPFA CRA through the Development Incentive Program ("DIP") as follows:

- **\$5,000,000 DIP Award** structured as a low interest development loan. This note would bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 – 32. The principal amount will be due at maturity, which means the **full \$5M plus \$1.5M in additional interest earned (\$50K annually).**

The proposed project meets the DIP guidelines: it is new construction containing a combination of residential units with commercial and office uses. The project will comply with the CRA Redevelopment Plan, urban design guidelines, applicable land use regulations and current code requirements. The development will also meet the Job Creation requirements and use best efforts to hire Fort Lauderdale contractors. **The application for this DIP incentive request is included in this section within this response.**

Our financing plan does NOT require us to seek 9% competitive tax credits or competitive SAIL financing from Florida Housing Finance Corporation ("FHFC").

Land Acquisition Strategy

The financial structure for the development assumes that Sistrunk View will enter into a **Purchase and Sale Agreement with the NWPFA CRA for \$1,300,000**. Sistrunk View is requesting that the NPF-CRA provide a Seller Note for the \$1,300,000 as a vehicle to pay back the CRA for the purchase of the land in a way that better accommodates the lower cash flow associated with affordable housing developments.

This note would also bear an interest rate of 0% during years 1 and 2 and require 1% interest-only payments from the development's cash flow in years 3 – 32. The principal amount will be due at maturity, which means the **full purchase price plus \$390,000 in additional interest earned (\$13K annually)**. This purchase strategy allows the project to directly pay approximately \$5,736,000 in Property Taxes to the City over the lifetime of the development. To ensure that the CRA maintains some control over the use of the property, Sistrunk View will enter into a Development Agreement and Land Use Restriction Agreement with the CRA.

5. CONSTRUCTION COSTS AND DEBT ASSUMPTIONS

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM (YEARS)	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	\$ 19,000,000	3.50%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	\$ 10,500,000	5.00%	\$ 607,568	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			\$ 607,568		
SOFT DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM (YEARS)	DSCR
CRA D.I.P. Soft Loan	\$ 5,000,000	1.00%	\$ 50,000	30	N/A
CRA Seller Note	\$ 1,300,000	1.00%	\$ 13,000	30	N/A
TOTAL SOFT DEBT PAYMENTS			\$ 63,000		

ESTIMATED PROJECT SIZE	ESTIMATED TOTAL CONSTRUCTION COST	CONSTRUCTION COST PER GROSS S.F.	CONSTRUCTION COST PER UNIT
133,273 S.F.	\$22,342,188	\$168.00	\$210,775

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	\$ 22,342,188	64%
Hard Cost Contingency (5% of Hard Costs)	\$ 1,099,609	3%
Financial Costs (Loans and Bond Fees)	\$ 1,589,636	5%
General Development Costs	\$ 1,370,381	4%
Permit & Impact Fees	\$ 604,400	1%
Utility Connection Fees	\$ 180,000	1%
Legal Fees	\$ 354,963	1%
Marketing & Lease-Up	\$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	\$ 132,617	0.5%
Operating Deficit Reserve	\$ 312,810	1%
Developer Fee	\$ 5,006,951	15%
Land Acquisition	\$ 1,300,000	4%
TOTAL USES	\$34,393,555	
DEVELOPMENT SOURCES	AMOUNT (CONSTRUCTION)	AMOUNT (PERM.)
4% Tax Credit Equity	\$ 6,169,360	\$ 15,423,400
Private Construction Loan (Bond-Financed)	\$19,000,000	-
Private Permanent Loan (Bond-Financed)	-	\$10,500,000
NWPFH CRA DIP Soft Loan	\$ 5,000,000	\$ 5,000,000
NWPFH CRA Seller's Note	\$ 1,300,000	\$ 1,300,000
Deferred Developer Fee	\$ 2,924,195	\$ 2,170,155
TOTAL SOURCES	\$ 34,393,555	\$ 34,393,555

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a \$19M Construction and a \$10.5M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent outlining the preliminary terms and demonstrating Chase's interest in this product and location.

Raymond James Tax Credit Equity Investment Commitment

Raymond James ("RJ") will provide \$15,423,400 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES											
	Per Unit	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Housing											
Net Rental Income	12,197	1,292,892	1,318,750	1,345,125	1,372,027	1,399,468	1,427,457	1,456,006	1,485,127	1,514,829	1,545,126
Laundry	518	54,950	56,049	57,170	58,314	59,480	60,670	61,883	63,121	64,383	65,671
Other	230	24,422	24,911	25,409	25,917	26,436	26,964	27,504	28,054	28,615	29,187
Vacancy Reserve @ 4.0%	(488)	(51,716)	(52,750)	(53,805)	(54,881)	(55,979)	(57,098)	(58,240)	(59,405)	(60,593)	(61,805)
Total Housing	12,458	1,320,549	1,346,960	1,373,899	1,401,377	1,429,405	1,457,993	1,487,153	1,516,896	1,547,234	1,578,178
Commercial											
	Per Sq Ft										
Net Rental Income	14	76,950	79,259	81,636	84,085	86,608	89,206	91,882	94,639	97,478	100,402
Reserve for Vacancy @ 10.0%	(1)	(7,695)	(7,926)	(8,164)	(8,409)	(8,661)	(8,921)	(9,188)	(9,464)	(9,748)	(10,040)
Total Commercial	12	69,255	71,333	73,473	75,677	77,947	80,286	82,694	85,175	87,730	90,362
Total Income	13,111	1,389,804	1,418,293	1,447,372	1,477,054	1,507,352	1,538,278	1,569,847	1,602,071	1,634,964	1,668,541
Expenses:											
	Per Unit										
Management Fee (% of EGI)	498	52,822	53,878	54,956	56,055	57,176	58,320	59,486	60,676	61,889	63,127
Administrative	334	35,394	36,456	37,549	38,676	39,836	41,031	42,262	43,530	44,836	46,181
Contracted Services	413	43,804	45,119	46,472	47,866	49,302	50,781	52,305	53,874	55,490	57,155
Leasing and Marketing	93	9,906	10,203	10,509	10,825	11,149	11,484	11,828	12,183	12,549	12,925
Maintenance	268	28,448	29,301	30,180	31,085	32,018	32,979	33,968	34,987	36,037	37,118
Payroll	1,356	143,772	148,085	152,528	157,104	161,817	166,671	171,672	176,822	182,126	187,590
Utilities	273	28,913	29,780	30,673	31,593	32,541	33,518	34,523	35,559	36,625	37,724
Real Estate Taxes	1,150	121,900	125,557	129,324	133,203	137,200	141,316	145,555	149,922	154,419	159,052
Insurance	1,523	161,470	166,315	171,304	176,443	181,736	187,188	192,804	198,588	204,546	210,682
Replacement Reserves	300	31,800	32,754	33,737	34,749	35,791	36,865	37,971	39,110	40,283	41,492
Bond/SAIL/ELI Fees	514	54,495	56,130	57,814	59,548	61,335	63,175	65,070	67,022	69,033	71,104
Other	(450)	(47,700)	(49,131)	(50,605)	(52,123)	(53,687)	(55,297)	(56,956)	(58,665)	(60,425)	(62,238)
Total Operating Expenses	6,274	665,024	684,447	704,441	725,025	746,215	768,030	790,487	813,607	837,409	861,912
Commercial Expenses	\$1.5 psf	8,550	8,807	9,071	9,343	9,623	9,912	10,209	10,515	10,831	11,156
Total Expenses	6,354	673,574	693,253	713,512	734,368	755,838	777,942	800,697	824,123	848,240	873,068
Net Operating Income	6,838	724,780	733,846	742,931	752,029	761,137	770,249	779,359	788,464	797,555	806,628
DEBT SERVICE & CASH FLOW											
Debt Service & Cashflow											
Hard Debt											
Permanent Loan 1	5,732	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568
Total Hard Debt	5,732	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568	607,568
1st Mort Coverage + Hard Fees		1.19x	1.21x	1.22x	1.24x	1.25x	1.27x	1.28x	1.30x	1.31x	1.33x
Waterfall Cashflow	2,711,592	117,212	126,278	135,363	144,462	153,569	162,681	171,792	180,896	189,988	199,061
Soft Debt											
CRA D.I.P. Loan	472	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	123	-	-	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid		-	-	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
All DSCR		1.18x	1.18x	1.11x	1.12x	1.15x	1.15x	1.16x	1.18x	1.19x	1.20x
Net Cashflow	1,106	117,212	113,277	72,362	81,460	90,569	99,680	108,791	117,895	126,986	136,060



April 29, 2022

Matthew Rieger, Principal
Housing Trust Group, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

**Re: Sistrunk View
Fort Lauderdale, Broward County, Florida**

Dear Mr. Rieger:

Thank you for considering JPMorgan Chase Bank, N.A. (“JPMorgan Chase” or “Lender”) as a potential construction and permanent lender for the development of affordable rental housing to be known as **Sistrunk View** in Broward County, Florida. We have completed a preliminary review of the materials you have submitted, and the following is a brief outline of the terms that we propose to underwrite for credit approval. Of course, this letter is for discussion purposes only and does not represent a commitment by JPMorgan Chase to provide financing for the project nor an offer to commit, but is rather intended to serve as a basis for further discussion and negotiation should you wish to pursue the proposed transaction. Our interest and preliminary terms are subject to change as our due diligence and discussions with you continue. Such a commitment can only be made after due diligence materials are received, reviewed and approved and credit approval has been obtained.

Facilities: JPMorgan Chase is proposing to provide a tax-exempt bond facility in the amount of **\$19,000,000**, the proceeds of which will fund a construction loan to the Borrower. Upon meeting the conditions required for the permanent period, the Construction Loan will convert to a Permanent Loan in an amount not to exceed **\$10,500,000**.

Borrower: Sistrunk View, LLC

Developer: HTG Sistrunk View Developer, LLC

Project: Sistrunk View will consist of a 106-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount: Approximately \$19,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.

Initial Term: 24 months.

Interest Rate: One-Month Adjusted Term SOFR + 265 bps. “One-month Adjusted Term SOFR” means an interest rate per annum equal to (a) the one-month Term SOFR, plus (b) 10 bps. Any one-month Term SOFR less than 0.75% shall be deemed to be 0.75%. (3.50% as of April 29, 2022).

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602

Telephone: 813.483.8297; tammy.haylock-moore@chase.com

Commitment Fee:	1% of the loan amount.
Extension Option:	One, conditional, six-month maturity extension.
Extension Fee:	0.25% of the sum of the loan balance and the amount remaining of the original commitment.
Collateral:	First mortgage; other typical pledges and assignments.
Guarantee:	Full payment and completion guarantees and environmental indemnity by guarantors/indemnitor(s) satisfactory to JPMorgan Chase.
Developer Fee:	Assigned to Lender. Notwithstanding provisions of the LP or LLC Agreement, any payments of developer fee prior to permanent debt conversion are subject to Lender's prior approval.
Tax Credit Equity:	At least 15% must be paid in at closing. The identity of the equity investor and pay-in schedule for this transaction must be disclosed and acceptable to the Lender in its sole discretion.
Subordinate Liens:	Subordinate financing will be permitted subject to approval of terms by JPMorgan Chase.
Repayment:	Construction Loan will be repaid from equity funded up to and including conversion to the permanent financing and from the permanent loan.
Loan to Value:	Up to 80% including the value of the real estate and low income housing tax credits.
Contract Bonding:	100% Payment and Performance Bonds from "A" rated surety

Permanent Loan

Amount:	\$10,500,000 subject to final underwriting.
Funding:	24 months after Construction Loan closing an amount of the Construction Loan equal to the Permanent Loan amount will convert to a fixed interest rate. The interest-only period may be extended for 6 months.
Commitment Fee:	1% of the Permanent Loan amount payable at Construction Loan closing.
Interest Rate:	The applicable interest rate for the Permanent Loan shall be locked at Construction Loan closing. Current indicative Bond rate is 4.45% . Please note that credit markets are volatile. Loan fees and interest rates are subject to adjustment prior to commitment.
Term:	15 years.
Amortization:	35 years.
Collateral:	First mortgage; other typical pledges and assignments.

Guarantee:	After conversion, the Permanent Loan shall be non-recourse to the Borrower, except as to standard carve-outs for the Borrower, General Partner, and Key Principals.
Loan to Value:	Up to 80% of the stabilized rent-restricted value.
Conversion Requirements:	• 1.20x debt service coverage ratio (DSCR); 1.15x all-in DSCR including all “hard debt” loans requiring debt service payment. Commercial income will be excluded from DSCR analysis. • 90% economic and physical occupancy for 90 days. • 10-year pro-forma forecast shows annual DSCR (based on annual revenue growth of 2% and annual expense growth of 3%) of 1.20x or greater, else the Permanent Loan amount may be resized at conversion.
Prepayment Terms:	Prepayment prior to three years before the Permanent Loan maturity date will be subject to a prepayment fee equal to the greater of 1% of the Loan balance or yield maintenance. Thereafter, prepayment will be without premium.
Escrows/Reserves:	Bank controlled escrows required for property taxes, insurance, and replacement reserves. Minimum replacement reserve of \$300/unit/year funded at conversion with 3-month initial deposit. In addition, an Operating and Debt service guarantee will be required from the individual guarantor as approved by Lender. The reserve or agreement will have a minimum term of five years and will not terminate unless DSC is at least 1.20x in the year of termination.

We appreciate the opportunity to provide construction and permanent financing for the proposed project with you. This letter of interest is for your and the tax credit allocating agency’s information and use only, and is not to be shown to or relied upon by other parties. Please note that JPMorgan Chase and its affiliates may be providing debt financing, equity capital or other services (including financial advisory services) to other companies in respect of which you may have conflicting interests regarding the transaction described herein or otherwise. JPMorgan Chase and its affiliates may share information about you in connection with the potential transaction or other possible transactions with you.

This letter, which expires December 31, 2022 serves as an outline of the principal terms of the proposed facility, and is subject to receipt and satisfactory review of all due diligence materials by Lender and to change as described above. Please note, JPMorgan Chase Bank N.A. cannot extend any legally binding lending commitment until formal credit approval has been obtained and a commitment letter has been issued.

Sincerely,

JPMORGAN CHASE BANK, N.A



By: _____
Tammy Haylock-Moore, Authorized Officer

RAYMOND JAMES

April 25, 2022

Matthew Rieger
Sistrunk View, LLC
c/o Housing Trust Group, LLC
3225 Aviation Avenue, Suite 602
Miami, FL 33133

Re: Project: Sistrunk View
Partnership/Applicant: Sistrunk View, LLC
Fund: To be determined
Property Location: Fort Lauderdale, Broward County, Florida

This letter of intent for construction and permanent financing will confirm our agreement (“Agreement”) whereby Raymond James Affordable Housing Investments, Inc. (“RJAHI”) shall attempt to effect a closing (“Closing”) of an investment by a Fund sponsored by RJAHI (the “RJAHI Fund”) in the above named partnership (“Partnership”) on the assumptions, terms, and conditions contained in this letter of intent, or such other assumptions, terms and conditions as are acceptable to you, RJAHI and the RJAHI Fund.

Based upon the Partnership receiving \$1,623,679 in annual low income housing tax credits, and further based on terms and conditions as set forth below, the anticipated total equity investment of the RJAHI Fund in the Project (rounded to the nearest hundred) is \$15,423,400 or \$0.95 per low income housing tax credit allocated to the RJAHI Fund, subject to market conditions. The Applicant is the beneficiary of the equity proceeds. The RJAHI Fund anticipates purchasing \$16,235,166 (99.99%) of the total low income housing tax credits allocated to the Applicant. The RJAHI Fund’s net investment is anticipated to be funded based upon the following schedule:

- 15% (\$2,313,510) paid prior to or simultaneous with the closing of construction financing
- 25% (\$3,855,850) paid at 98% construction completion
- Balance (\$9,254,040) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be \$6,169,360.

This letter of intent is subject to RJAHI’s satisfactory completion of its normal due diligence, and is also subject to the approval by the Investment Committee of RJAHI of the terms and conditions of the investment in its sole discretion based on then current market conditions, including availability of investment funds and pricing for tax credits.

Raymond James Affordable Housing Investments, Inc.
A Subsidiary of Raymond James Financial, Inc.

880 Carillon Parkway • St. Petersburg, FL 33716
800-438-8088 Toll Free • 727-567-8455 Fax
Visit our Web Site at www.RJAHF.com

Since 1987, Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for over 2,300 tax credit properties nationwide. We look forward to working with you.

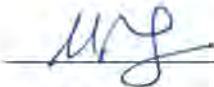
Sincerely,



Sean Jones
VP - Director of Acquisitions
Raymond James Affordable Housing Investments, Inc.

Acknowledged and Accepted:

Sistrunk View, LLC, a Florida limited liability company

By: 

Name: Matthew Rieger

Title: Manager of a Member

Date: 04/28/2022

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Matthew Rieger		Tel. No. 305-860-8188		E-Mail Address mattr@htgf.com	
Primary Contact for this CRA Request Elon Metoyer		Tel. No. 305-860-8308		E-Mail Address elonm@htgf.com	
Name of Business Sistrunk View, LLC		Tax I.D. No. in process		Company Website htgf.com (affiliate parent company)	
Business Address 3225 Aviation Ave., Suite 602		Tel. No. 305-860-8188		Fax No. 305-639-8427	
City Coconut Grove		State FL		Zip Code 33133	
Commencement Date to Begin Project: <u>August 2024</u>				JOB INFORMATION Full Time Equivalent (FTE) <u>3</u> Jobs to be created Existing Jobs <u>0</u> Total FTE Jobs <u>3</u>	
Completion Date for Project: <u>August 2024</u>					
Check Appropriate Description †Existing Business ☐ †New Business ☒		Project Type †Expansion ☒ †Relocation ☐		Facility Description Existing Space <u>0</u> sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type 236116 Multifamily Construction		Date of Incorporation 04/13/2022		State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale		Proposed Address 790 Sistrunk Blvd.			
Property Control Number(s) 8 parcels, see attached Exhibit A to this Application		Property Owner Fort Lauderdale Community Redevelopment Agency			
Owner Tel. No. (include Area Code) 954-828-4519		Is there a lien on the property? ↑ Yes ↑ No No		TYPE OF BUSINESS Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company <u>X</u> Non-Profit Org. _____ Other: _____	
Bank(s) Where Business Accounts for Projects Are Held JPMorgan Chase Bank, N.A. (accounts to be formed)					
Name of Participating Bank/Lender JPMorgan Chase Bank, N.A.					
Amount \$ 19,000,000		Contact Person Tammy Haylock-Moore		Tel. No. (include Area Code) 813-483-8297	
Name of Other Financial Source Raymond James Tax Credit Equity Funds					
Amount \$ 15,423,400		Contact Person Sean Jones		Tel. No. (include Area Code) 727-567-5703	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Project Purpose and Economic Impact 6-story mixed-use and mixed-income multi-family project with a mix of 106 apartment homes, over 10,000 sf of active residential amenity uses, 5,700 sf of commercial spaces for potential retail, food & beverage or office concepts, and 111 parking spaces.					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
HTG Sistrunk View Member, LLC	3225 Aviation Ave., Suite 602 Coconut Grove, FL 33133	71%	April 2022	Present
Name	Complete Address	% Owned	From	To
Elite Equity Development, Inc.	7942 NW 164th Terrace Miami Lakes, FL 33016	19%	April 2022	Present
Name	Complete Address	% Owned	From	To
Greg Brewton and Associates, Inc.	6410 SW 183 Way Southwest Ranches, FL 33331	10%	April 2022	Present
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY

1. Please state the overall project cost: \$ 34,393,555
2. Please state the overall project costs related to the CRA's assisted activity? \$ 34,393,555
3. Please indicate the sources and uses of funds for the project on the following table.

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify) JPMorgan Chase Bank, N.A.	\$19,000,000		2 yrs
City funds			
CRA funds D.I.P. Incentive Loan	\$5,000,000	1%	30 yrs
Company's current cash assets			
Owner equity (specify) Deferred Fee	\$2,924,195		
Other (specify) Tax Credit Equity (during construction) - RJ	\$6,169,360		
Other (specify) CRA Seller Note	\$1,300,000	1%	30 yrs
Other (specify)			
Total Sources	\$34,393,555		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No	\$1,300,000	
Real Property Acquisition			
Utility and road infrastructure improvements	Yes	\$180,000	
New construction of commercial and industrial buildings	No	\$22,342,188	
General Development Costs & Legal Fees		\$1,725,344	
Permit & Impact Fees		\$ 604,400	
Hard Cost Contingency		\$1,099,609	
Developer Fee		\$5,006,951	
Marketing & Lease-Up, ODR, Soft Cost Contingency		\$ 545,427	
Financial Costs		\$1,589,636	
Total Uses		\$34,393,555	

**converts to 35-year perm loan
(4.45% indicative rate per Chase LOI)

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

Total Uses

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: <u>N/A</u>	\$ 0	0	\$ 0	% 0	N/A	\$ N/A
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History* and *Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (if applicable).
28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
29. Copy of Appraisal Report (if applicable).

**THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION
OF AN AGREEMENT AND RELEASE OF FUNDS**

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Sistrunk View, LLC

By:  Manager of a Member May 4, 2022
Signature and Title Date

Guarantors:  Manager of a Member May 4, 2022
Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐	STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
☒	DEVELOPMENT INCENTIVE PROGRAM	\$ <u>5,000,000.00</u>
☐	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Matthew Rieger attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.



Property Owner or Business Owner

Signature of

Matthew Rieger, as Manager of a Member of Sistrunk View, LLC
Print Name

List of all Jobs to be Created

**(directly created by the company Sistrunk View, LLC)

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Property Manager	1	Will oversee all aspects of the property management	\$50,000	\$50,000	Experience with property management and affordable housing
Leasing Manager	1	Will oversee all aspects of lease up	\$42,000	\$38,000	Experience with property leasing activities
Maintenance Supervisor	1	Will oversee all aspects of the property maintenance	\$42,000	\$38,000	Experience with property maintenance

*USE ADDITIONAL SHEETS IF NECESSARY

EXHIBIT A TO CRA D.I.P. INCENTIVE APPLICATION **PROPERTY CONTROL NUMBERS**



Note: The Project Site includes a right of ingress and egress to Bi-Ads, Inc for the east ½ of the vacated alley adjacent to Lots 2 and 3 (ID 504203011610) on CRA Parcel 2 as recorded in Book 17076, Page 606 of the Public Records of Broward County Florida.

Parcel 1:

ID 5042 03 01 1850
ID 5042 03 01 1860
ID 5042 03 01 1870
ID 5042 03 01 1880
ID 5042 03 01 1890

Parcel 2:

ID 5042 03 01 1600
ID 5042 03 01 1610

Parcel 3:

ID 5042 03 01 1630

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** SISTRUNK VIEW, LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. **Parcel 1 Purchase Offer** \$ 800,000.00

2. **Parcel 2 Purchase Offer** \$ 230,000.00

3. **Parcel 3 Purchase Offer** \$ 270,000.00

Financial Resources (If Required) \$ 1,300,000.00

Submitted by:

Matthew A. Rieger
Name (printed)

May 3, 2022
Date


Signature

Manager of a Member of Sistrunk View, LLC
Title



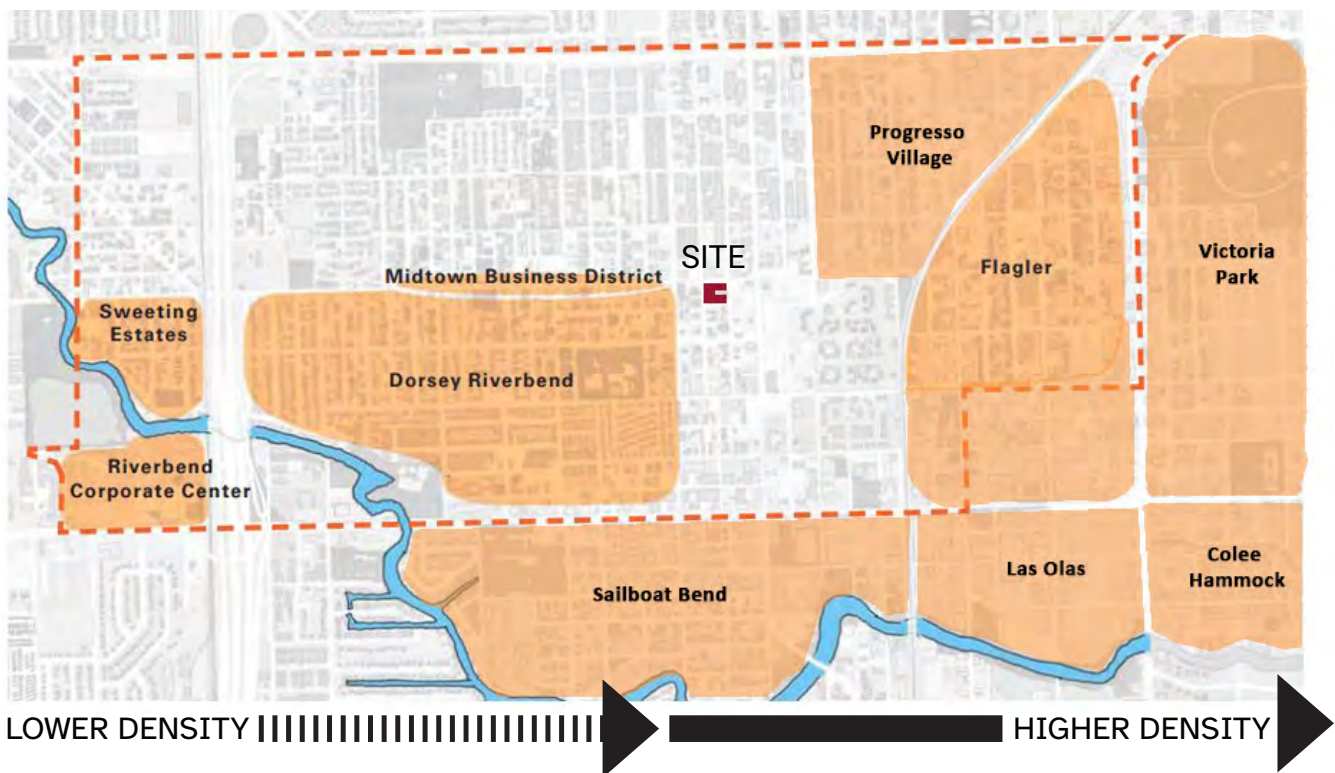
PROJECT PLANS AND INFORMATION

Sistrunk View's design aligns with the NPF-CRA's desired increase in density and intensity of uses in vacant land located along major arterial streets by adding 106 apartments with commercial space.

5

DEVELOPMENT CONCEPT EXECUTIVE SUMMARY

The target site is comprised of roughly 1 acre of CRA-owned real estate with main frontage on Sistrunk Boulevard ("Site"). The Northwest Progresso Flagler Heights Area Community Redevelopment Plan (CRA Plan) envisions this District as a mixed-use and commercial destination that also serves the needs of the community. The urban planning directive for Sistrunk View is to help in **creating a transition between the higher residential market-rate density** in the neighborhoods East, North and South while also supporting the less-dense, business-oriented neighborhoods to the West with the addition of 5,700 square feet of ground floor retail. The plan for this site is a **6-story, mixed-use affordable housing development** that can support the CRA's goals and add to the CRA's ongoing efforts to bring **meaningful infill redevelopment** opportunities in the area.



This proposal also calls for features that will **provide a public benefit through improved streetscapes** for better pedestrian conditions. Prominent public and private entrances, glass storefronts and tree-lining the Boulevard will enhance the quality of the surrounding area with the objective of creating a livable neighborhood that can support a healthy lifestyle for its residents.

This proposal aims to be an element that will draw growth and increased activity in the area by providing **106 new, mixed-income and mixed-use units for Fort Lauderdale's workforce**. Our proposal responds to the increased need for affordable and workforce housing in the City of Fort Lauderdale, and more broadly, Broward County. The **5,700 square feet of commercial space** will further help to activate this corridor to its full potential.



106
RESIDENTIAL
UNITS



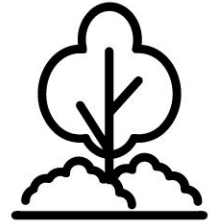
5,700 sf
COMMERCIAL
SPACE



111
COVERED
PARKING



10,000 sf
RESIDENTIAL
AMENITIES



5,000 sf
RESIDENTIAL
GREEN SPACES

URBAN DESIGN

We believe that good design starts at the street level. It is well documented that **complete street designs are catalysts for increasing property values** and well-designed streets attract investments. Current trends of successful mixed used developments have a heavy mix of residential and commercial with limited or less forward-facing office space. Walkability and connected networks are key to the success of these developments. Utilizing both the objectives of the Design Standards street typology as well as complete street principles, the project proposes the following enhancements:

- Pedestrian experience with 7' sidewalks with hard and soft landscape improvements
- Provide for traffic calming with tree canopy planting
- Provide for primary vehicular connection along NW 7th Terrace to avoid traffic issues along Sistrunk Boulevard
- Define a street edge that is comfortable and safe

Another major contributor to increased property values is safety. When people of all ages and abilities feel safe enough to be able to walk and bike through their neighborhood property values increase. The existing streets are sterile and isolated. Buildings are setback from the edge of the street and do not provide a clear line of sight from passing vehicles or from the inside of the existing developments or building. **Our proposal faces out to each street, engages with the street edge by encouraging active ground floor uses, and provides “eyes” on the streets.** Our team utilizes the principles of **CPTED (Crime Prevention Through Environmental Design)** which takes a multi-disciplinary approach to safe design and is based on the following three main strategies.



Natural Surveillance - This will be accomplished with increased pedestrian and bicycle usage to activate the street. This natural surveillance is critical to a sense of safety.



Access Control - Building entrances are clearly defined and well pronounced. Gateways into the project demark private vs public spaces with the placement of architectural elements and electronic access control systems.

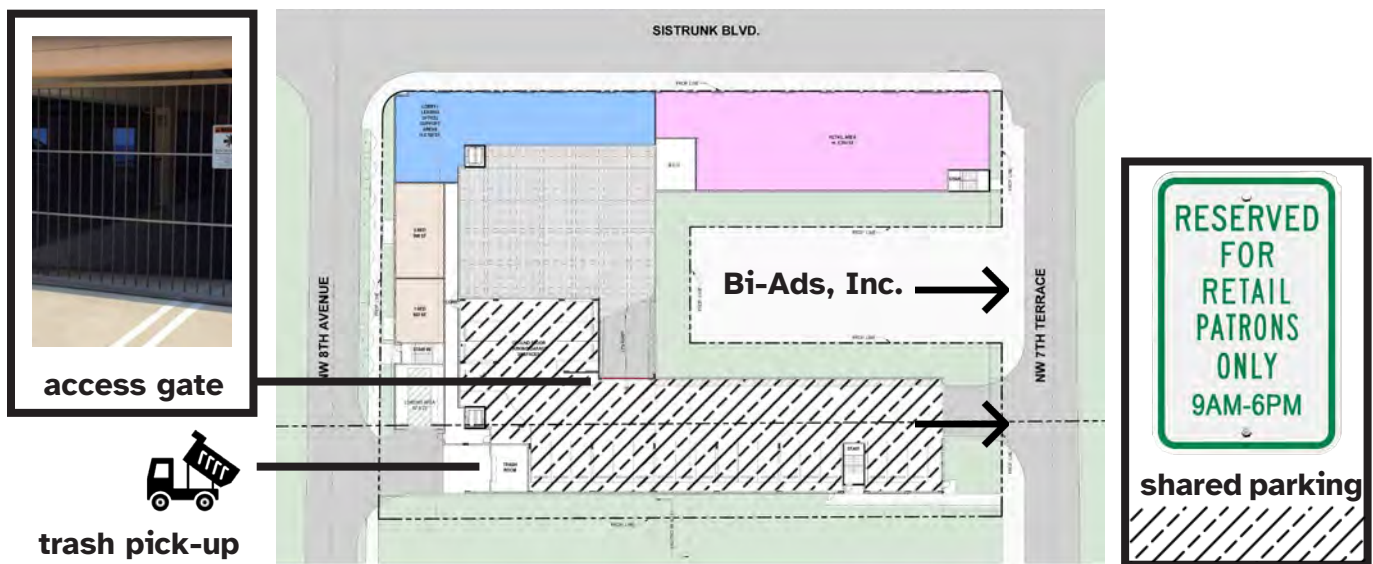


Territorial Reinforcement - Creating a sense of ownership within the community will transform the corridor into a place, not merely a mechanism to travel Downtown, and a sense of pride of ownership from the community.

VEHICLE CIRCULATION & PARKING

Vehicle access to the site is provided through a private driveway on NW 7th Terrace that connects directly to the building's covered parking garage. This will be the main point of access for the public and the residents to the parking garage, with the residential area being separated through gated entry. The parking structure can provide for 111 parking spaces which are more than sufficient to accommodate this particular mix of uses.

This parking count can allow for the ground floor to serve as shared-parking that can be reserved exclusively for the retail spaces during regular business hours. This arrangement will still leave about 90 parking spaces exclusively for the residential units, almost achieving a 1:1 parking ratio which is a very healthy ratio in such prime urban locations. Our building was designed with key urban planning principles in mind, which includes the orientation of all back-of-house, parking areas and hallways in the interior of the site to let the residential units enjoy more openness and better views. **All parking is being screened from public view by the building and the width and number of access points is minimized to provide limited conflicts with pedestrian movement along the street rights-of-way.**

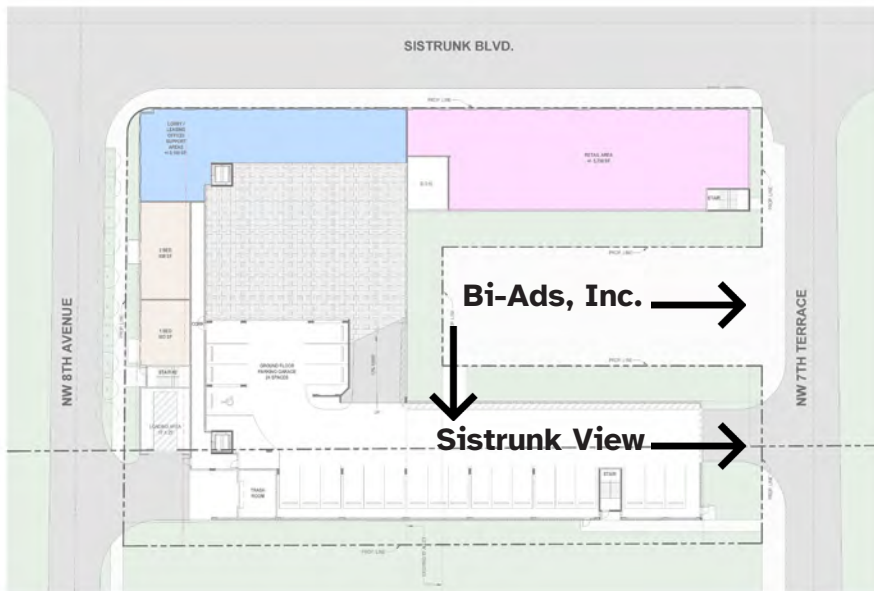


We are also conscious of the **existing right-of-access that Bi-Ads has towards Sistrunk Boulevard**, and as such, we have ensured that our design has the flexibility to accommodate three different **solutions to this problem**. It is our philosophy to always design with future issues in mind, applying that here will put us in a better position to negotiate with Bi-Ads towards a mutually beneficial solution.

Below are two of the alternative configurations that we have taken into consideration. Regardless of the final agreement achieved with Bi-Ads, Inc., even in the worst of scenarios, the total unit count and parking count will not be affected.

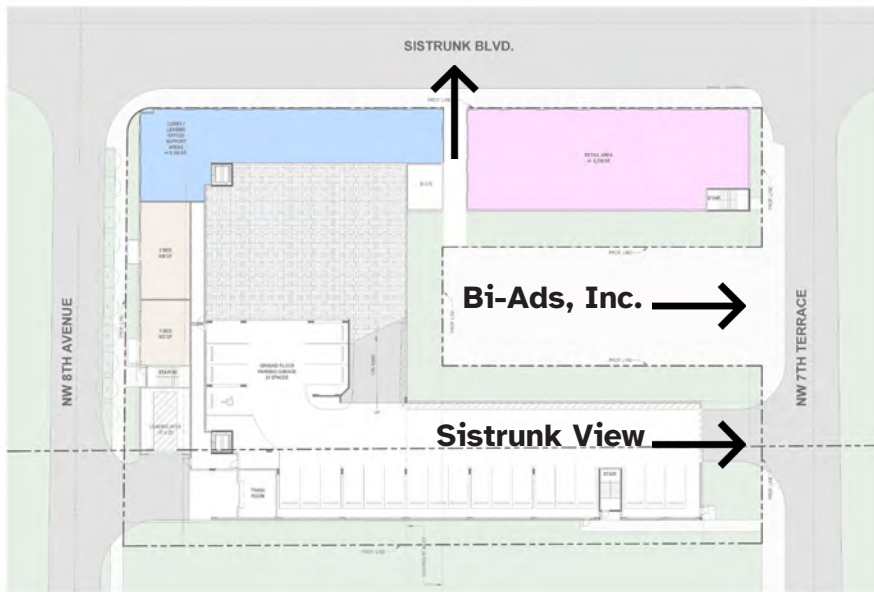
The current site plan design without modifications is the best option in terms of urban design, pedestrian safety and overall safety for both Bi-Ads and Sistrunk View tenants. The access point on NW 7th Terrace was chosen strategically to avoid another curb cut on Sistrunk Boulevard that would be less than 150 feet from the nearest intersections. Irregular access points can create dangerous situations for both pedestrians and vehicles.

PLAN B



This is the second best alternative. If simply having a secondary access point is the concern, an alternative access agreement can be reached whereby a second access is provided using the same access point for Sistrunk View. This prevents dangerous conditions on Sistrunk Blvd. and provides a hidden access that is safer from intruders and loitering.

PLAN C



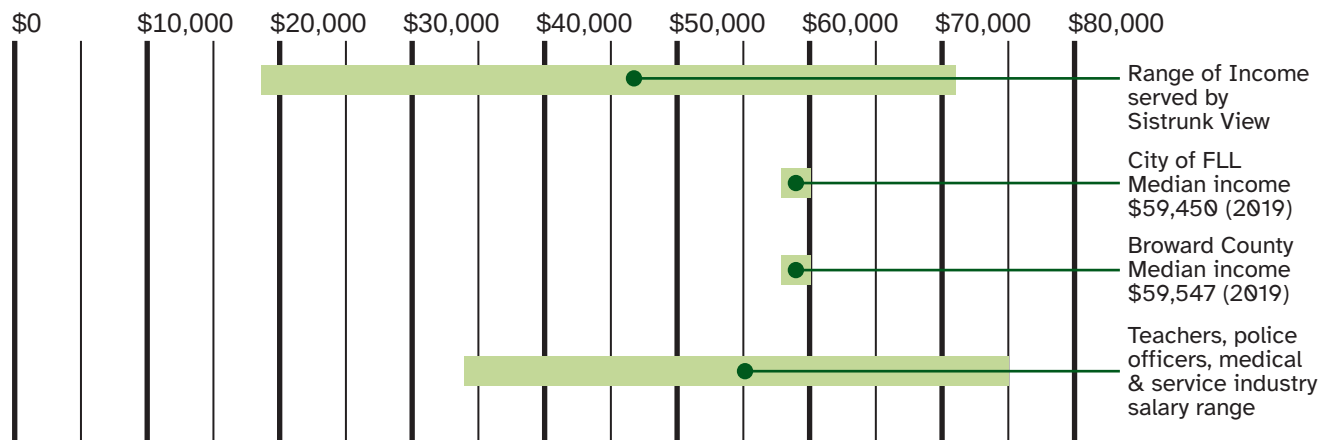
This alternative assumes no changes to the existing access agreement. Although not ideal, our building design is not affected significantly other than a minor reduction of the commercial square footage.

RESIDENTIAL TARGET MARKET & RENTS



All of the residential units in Sistrunk View will be for rent; the rental schedule is outlined in the table below. 85% of the units will be **available to households whose income range is perfectly aligned with the CRA's goal to provide workforce rental units** to meet the housing demand for office employees, medical workers and the hospitality industry in the Downtown Fort Lauderdale Core. **The affordability period for all of the units will be 50 Years.**

HOUSEHOLD INCOME ANALYSIS



SISTRUNK VIEW HOUSEHOLD INCOME BREAKDOWN

UNIT TYPE BY AMI	NO. OF UNITS	NO. OF BDRMS	HOUSEHOLD INCOME RANGE	MONTHLY RENT
Low-Income (30% AMI)	8	1/1	\$19,050 - \$21,780	\$510
Low-Income (30% AMI)	8	2/2	\$19,050 - \$27,210	\$612
Affordable (60% AMI)	21	1/1	\$38,100 - \$43,560	\$1,020
Affordable (60% AMI)	21	2/2	\$38,100 - \$54,420	\$1,225
Workforce (70%-80% AMI)	24	1/1	\$44,450 - \$48,080	\$1,190-\$1,361
Workforce (70%-80% AMI)	24	2/2	\$44,450 - \$78,400	\$1,429-\$1,634
TOTAL	106		\$19,050 - \$78,400	\$510-\$1,634

COMMERCIAL SPACE

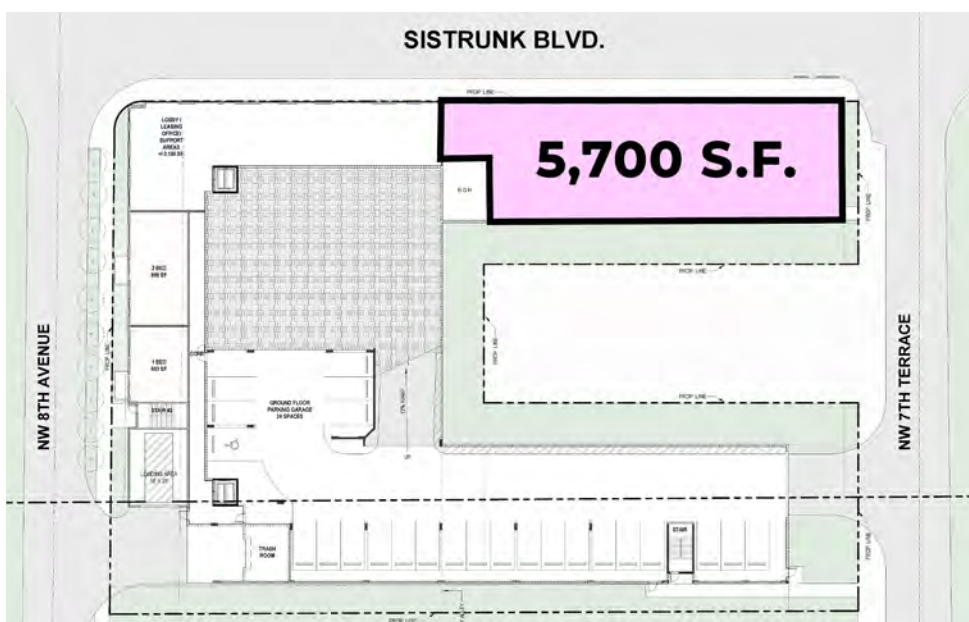
The proposal currently includes approximately 5,700 square feet of retail space on the ground floor of the building, all along Sistrunk Boulevard. This is an essential piece to bringing activity to the area and creating a true, mixed-use and walkable community.

The **retail space will be leased to the NPF-CRA at a heavily discounted price** (estimated \$12 psf) in order to allow the CRA to have a role in the selection of local tenants while also obtaining an economic benefit from those profits. We will also assist retail tenants with the buildout of their proposed spaces through Tenant Improvement Allowances built into the leasing agreements. The size of these spaces will be ideal for locally-owned businesses and small businesses to have a footprint near downtown Fort Lauderdale.

Since the NPF-CRA's input will be vital in the solicitation of new tenants and even in the way those retail spaces are designed/distributed within the volume, we have omitted letters of intent from prospective tenants. Nevertheless, the proposal envisions start ups and small businesses ranging from coffee shops to fitness concepts, beauty services or medical office spaces.

The retail lease up rates in the surrounding areas are in the \$25-\$30 range. Counting the 5,700 square feet, this space can potentially generate up to \$100,000 in additional profits annually via subleasing.

$$\begin{array}{rcl} \$30 \text{ PSF} & - & \$12 \text{ PSF} \\ \text{MARKET} & & \text{SPECIAL RATE} \\ & = & \$18 \text{ PSF} \\ & & \text{ESTIMATED VARIABLE INCOME} \end{array}$$



PRIME CORNER FRONTAGE ON SISTRUNK

Larger, more detailed plans and drawings provided later in this proposal.



CO-WORKING ● BOUTIQUES ● BEAUTY ● HEALTH & WELLNESS



DETAILED ZONING DATA AND UNIT MIX BREAKDOWN

SITE DATA

ADDRESS	790 NW 6th St, Fort Lauderdale, FL 33311		
LOT AREA	+/- 1 acre	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	RMM-25		
USES	Multifamily, Single Family, Duplex, Hotel	Multifamily Residential	
YARD REQUIREMENTS			
Minimum Front Yard	25 feet	25 feet	
Minimum Side Yard	10 feet	10 feet	
Minimum Rear Yard	20 feet	N/A (no rear)	
BUILDING HEIGHT	55 feet	55 feet (5 stories)	
ZONING DISTRICT	NWRAC-MU_w		
BUILDING HEIGHT	65 feet in accordance with the performance standards in Section 47-13.52B	65 feet (6 stories)	
YARD REQUIREMENTS			
Primary Street (Sistrunk Blvd)	0 feet	0 feet	
Secondary Streets (7th Terr. & 8th Ave)	5 feet	5 feet	
Sides Abutting Bi-Ads, Inc.	15 feet	15 feet	

PARKING

Ground Floor	24
2nd Floor	21
3rd Floor	21
4th Floor	21
5th Floor	24
6th Floor	N/A
Total Parking	111
Shared Use Parking	24

*There are no parking requirements when located in a R.A.C. Since the majority of the site meets that condition, the parking provided meets the minimum for the entire site.

RESIDENTIAL UNIT TYPES

	1BR	2BR	
Ground Floor	1	1	2
2nd Floor	12	11	23
3rd Floor	12	11	23
4th Floor	12	11	23
5th Floor	12	11	23
6th Floor	4	8	12
Total D.U.	53	53	106
Average Area S.F.	600	920	

SITE PLAN + LANDSCAPE PLAN GROUND FLOOR

PROJECT:

HTG
FT. LAUDERDALE

OWNER:

HTG. HOUSING
TRUST GROUP

9940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421

SITE GROUND FLOOR PLAN

PHASE:

PERMIT No.:

REVISIONS

No.	Revision Description	Date

SEAL:

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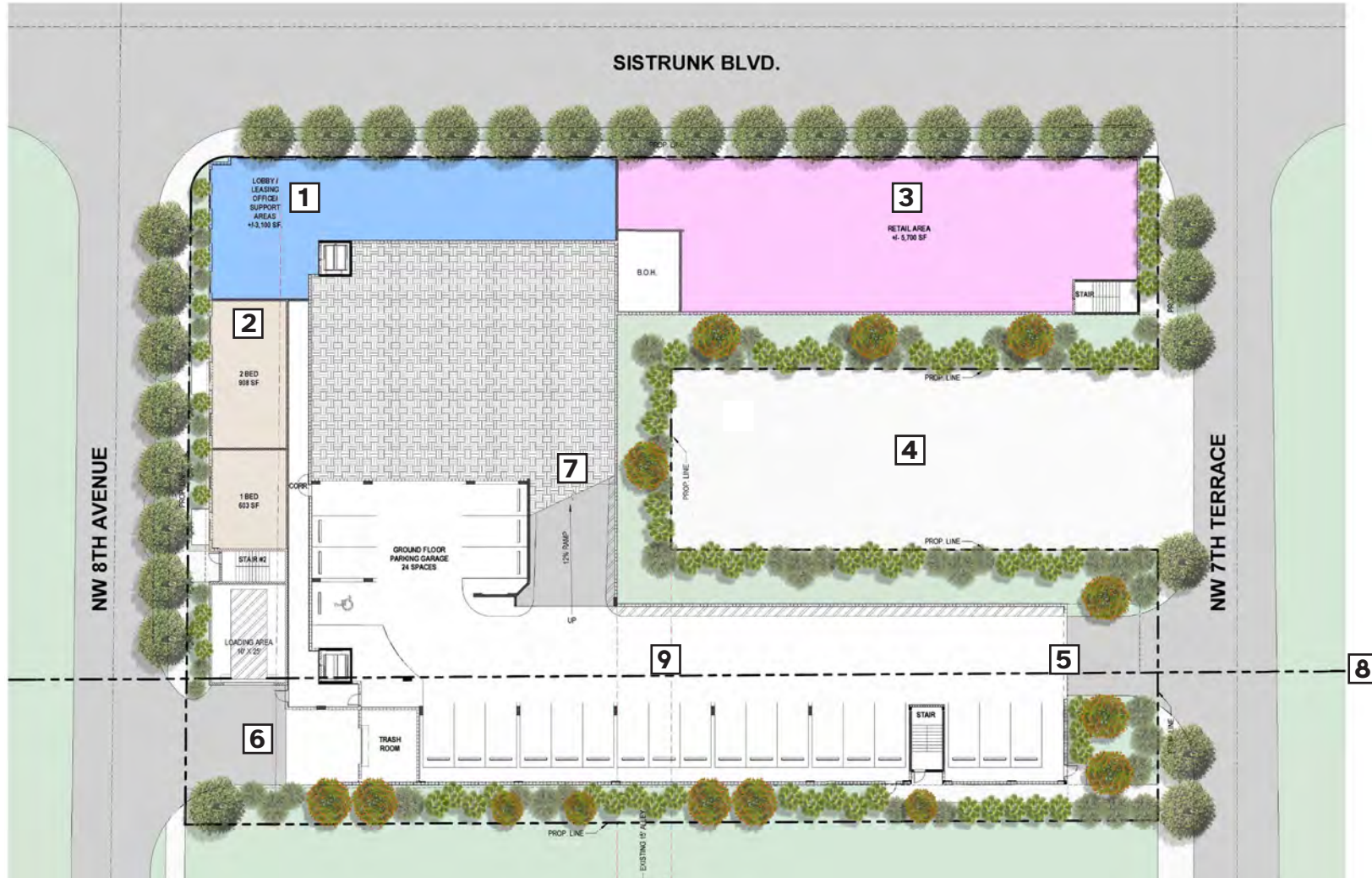
APPR BY:

PRINTED:

Author
Approver
4/19/2022 10:10:09 PM

SHEET NUMBER:

SK-1.00



- 1 Sistrunk View Lobby & Management Office
- 2 Ground floor apartment units
- 3 Retail Area
- 4 Bi-Ads, Inc. Property

- 5 Parking Garage Entrance
- 6 Trash Pick-up & Loading Area
- 7 Ramp to Upper Level Parking
- 8 Zoning Change Line
- 9 24 Shared Parking Spaces

PROJECT:

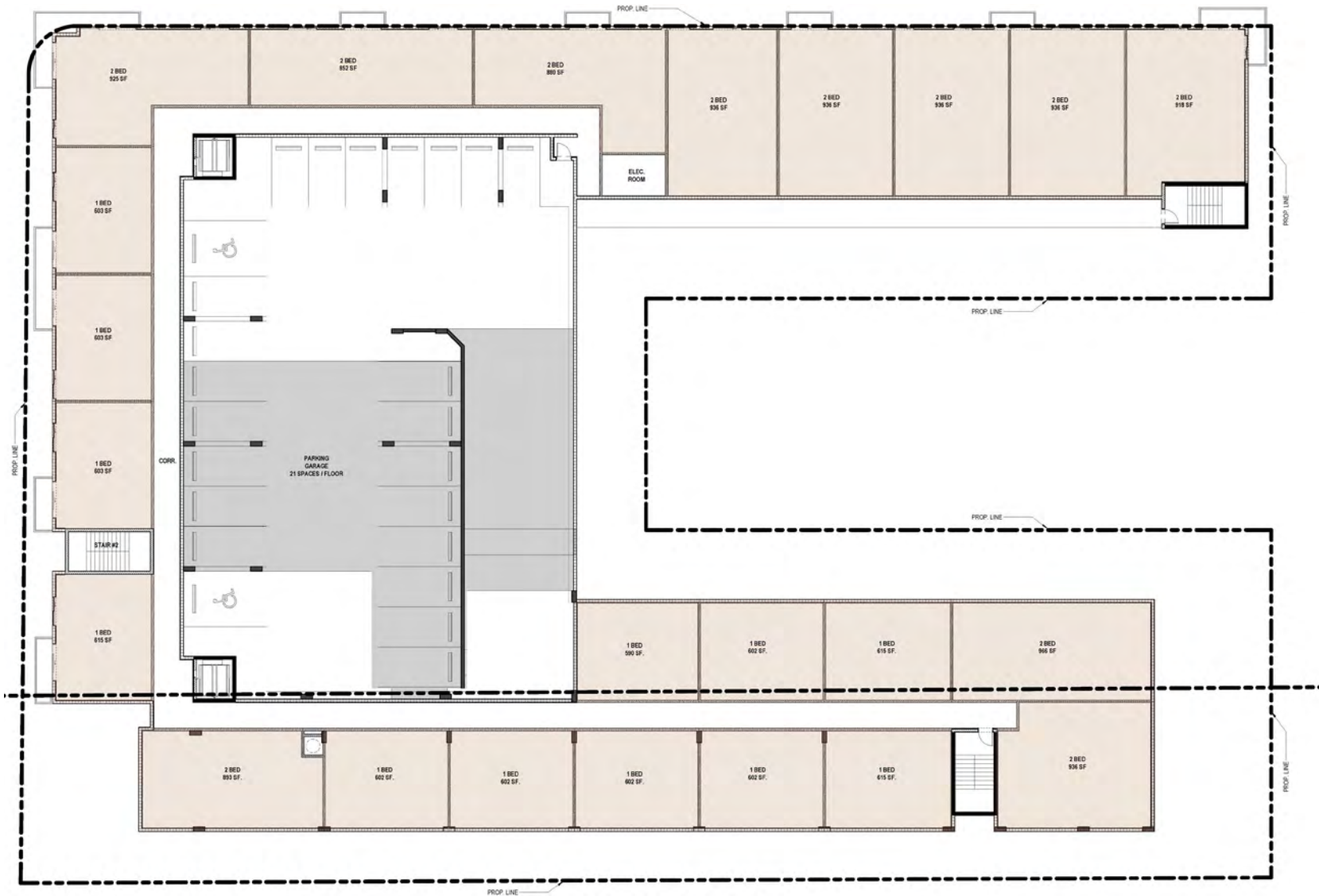
**HTG
FT. LAUDERDALE**

OWNER:

**HTG. HOUSING
TRUST GROUP**

9940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421

TYP 2nd-4th LEVEL



EACH FLOOR HAS:

- 12** 1-Bedroom/ 1-Bathroom Apartments
- 11** 2-Bedroom/2-Bathroom Apartments
- 23** Parking Spaces (Exclusively Residential)

[illegible]

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 APP'D BY: _____
 PRINTED: _____

Author
 Approver

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PROJECT:

**HTG
FT. LAUDERDALE**

OWNER:

**HTG. HOUSING
TRUST GROUP**

9940 HIBISCUS STREET, WEST
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33157-5421

5TH FLOOR PLAN

PHASE:

PERMIT No.:

REVISIONS

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JOB No.:

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APPR BY:

PRINTED:

Author

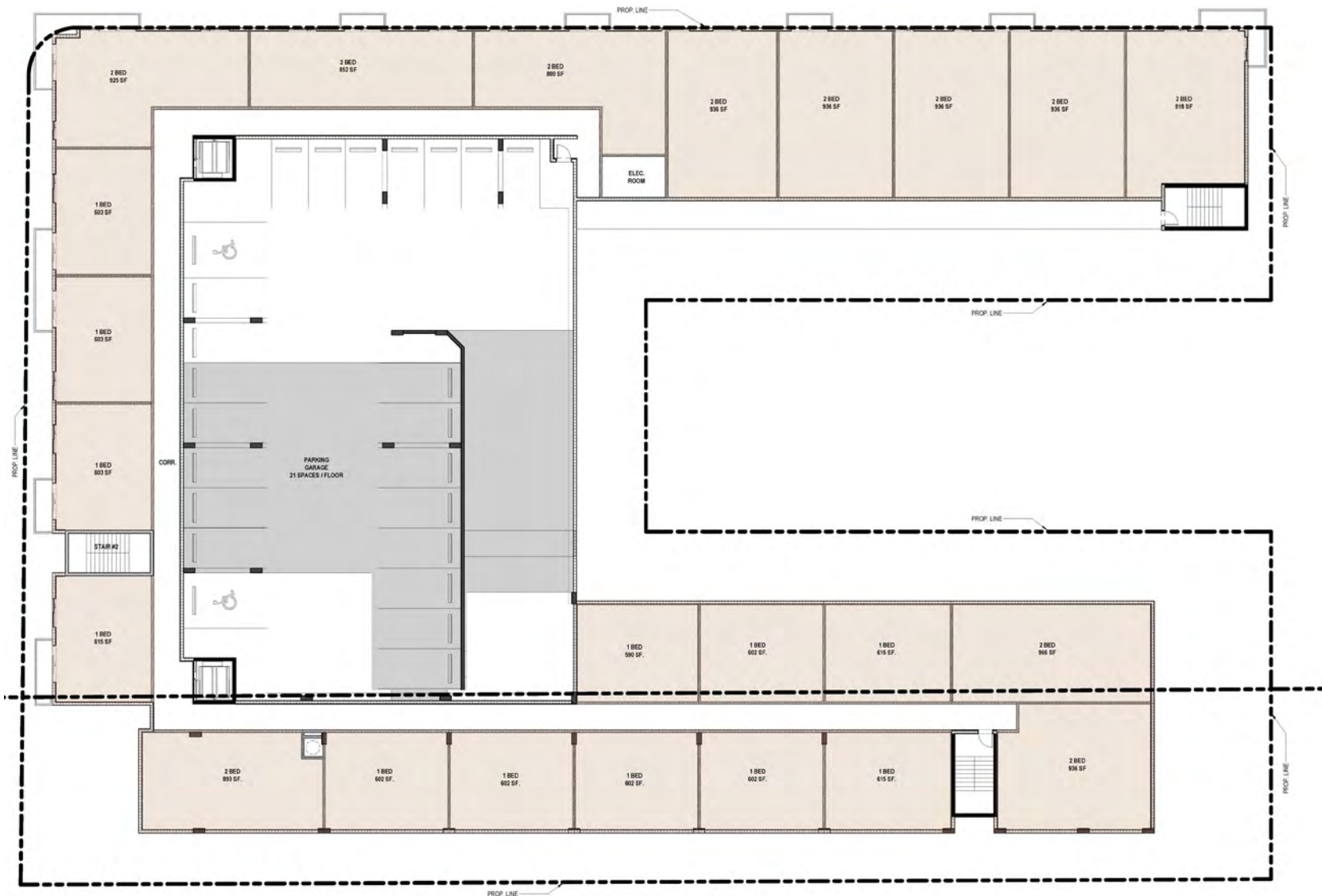
Approver

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SHEET NUMBER:

SK-1.02

FLOOR PLAN: LEVEL 5



THIS FLOOR HAS:

- 12** 1-Bedroom/ 1-Bathroom Apartments
- 11** 2-Bedroom/2-Bathroom Apartments
- 24** Parking Spaces (Exclusively Residential)

PROJECT:

**HTG
FT. LAUDERDALE**

OWNER:

**HTG. HOUSING
TRUST GROUP**

9940 HIBISCUS STREET, WEST
PERRINE MIAMI-DADE COUNTY,
33157-5421



LANDSCAPE ARCHITECTURE
www.witkindesign.com

6TH FLOOR

PHASE:

PERMIT No.:

REVISIONS		
No.	Revision Description	Date

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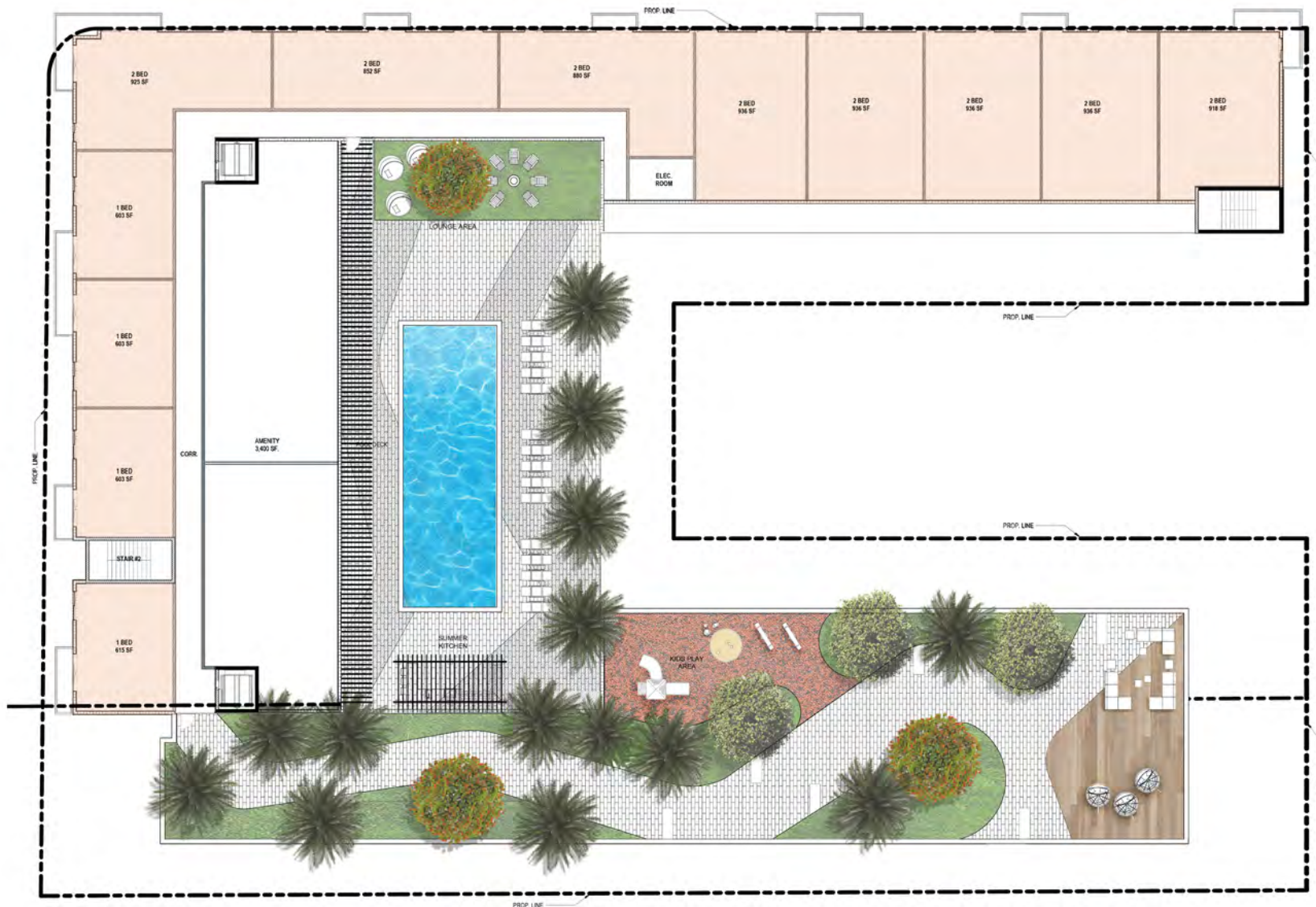
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Approver**
4/19/2022 10:10:10 PM

SHEET NUMBER:

SK-1.02

FLOOR PLAN & LANDSCAPE PLAN: LEVEL 6



PALM



FLOWERING TREE



SHADE TREE

LANDSCAPE IMAGERY BOARD FOR THE PROJECT



NATIVE CANOPY TREES



MULTI TRUNK TREES



CHARACTER FLOWERING TREES



SMALL FLOWERING TREES



NATIVE FLOWERING SPECIES



BEDS OF FERNS



LARGE DATE PALMS



CLIPPED HEDGES



CLIMBING GREEN WALLS



TROPICAL HAMMOCK LANDSCAPE



COLORFUL ACCENTS THROUGHOUT

WITKIN HULTS LANDSCAPE ARCHITECT:

The landscape approach is to provide vegetative cover throughout the site that **exceeds the minimum requirements** set forth by code. A variety of tree / palm species are being provided in groupings of different sizes and configurations to achieve an engaging and natural feel. **Large canopy trees** have been selected for street trees to provide **shade along sidewalks**. Mixes of **trees and palm clusters** are used for **screening and buffering** and to help define outdoor spaces. **Flowering trees** punctuate landscape groupings to provide focal points and **visual interest** throughout the site.

AERIAL LOOKING SOUTHEAST



NORTHEAST CORNER



N.E. CORNER PEDESTRIAN CLOSE-UP



Local

Small

Active

Inspirational images of ideal local retail concepts for Sistrunk View's ground floor.

5/6/2022

NORTHWEST CORNER



N.W. CORNER PEDESTRIAN CLOSE-UP



Open

Bright

Green



Actual photographs of the entrance and lobby areas of Village View, HTG's most recently completed development in Fort Lauderdale.

RESIDENTIAL AMENITIES - 6TH FLOOR DECK



NORTHEAST CORNER - NIGHT VIEW



DEVELOPMENT CONCEPT: AMENITIES

Sistrunk View's amenities were specifically selected in order to be useful and beneficial to residents of the development and the surrounding area. The high-end amenities were designed with the intention of improving **wellness, access, and social interaction**. HTG has earned a superior reputation for designing and developing ultra-luxury communities that are enhanced by outdoor and in-unit amenities. The residential building will be designed and constructed with a strong focus on energy and water efficiency, durability and healthy indoor air quality. Our overall goal for this community is to improve residents' lives and ensure that the investment benefits accrue to the entire neighborhood through resident services, amenities, and opportunities.

The spectacular **outdoor amenities**, in addition to the commercial/retail options that will be on-site, include a **resort-style** outdoor pool surrounded by chaise loungers and seating areas. For outdoor entertainment, residents will be able to socialize at the community's outdoor dining and **BBQ area** for all types of gatherings. Amenities also include a rooftop garden with both relaxing seating areas and separate play areas for children. Residents and guests will also have access to a **fully-loaded clubhouse** that includes a large gathering area with a catering kitchen for entertainment, a media and game room, co-working spaces, and a **fitness center** that includes cardio machines and free weights.

SISTRUNK VIEW COMMON AREA AMENITIES

Community Room with catering kitchen for entertaining	Motion sensor exterior lighting with daylight sensors
State-of-the-art fitness center	A full-coverage security camera system
Picturesque pool with lounge seating areas	Clubhouse with co-working flex spaces
Controlled access to building, garage, and elevators	Bike Racks
Clubhouse with media room and computers access	NGBS Green Certification
Retail Shops and parking	Rooftop garden with play areas
Outdoor dining and BBQ area	Professional, friendly on-site management

The quality of living extends to **in-unit amenities**. A few stand-out in-unit amenities are listed below. Market research and our experience in other similar markets have shown that working professionals and families are searching for attainable luxury living that meets all their needs as renters. HTG is confident that the amenities proposed herein will provide the City of Fort Lauderdale with a superior line of affordable housing living comparable to market rate options.

SISTRUNK VIEW RENTAL IN-UNIT AMENITIES

Modern open floor plan	Integrated HVAC/Smart Fan Systems
Contemporary kitchens, with ample cabinet space	Sleek Vinyl plank luxury flooring
Stainless Steel Energy-efficient appliances	Comfort-height bathroom vanities
Quartz/Granite counter-tops	Balcony/Private Terraces
Eco-friendly shower heads and faucets	Full-size washer and dryers hook-ups

PHOTOGRAPHS OF COMMON AREA AMENITIES IN HTG DEVELOPMENTS:

PHOTOGRAPHS OF RENTAL UNIT INTERIORS IN HTG DEVELOPMENTS:

GREEN BUILDING EXPERIENCE

Sistrunk View will obtain a National Green Building Standard Certification, highlighting the importance of creating an environmentally friendly community for our residents and the neighbors' environment through the utilization of sustainable construction practices. HTG has Abney & Abney Green consultants on retainer for all developments. Kyle Abney, principal of Abney and Abney begins working on a project from its inception to ensure we develop the appropriate scope of work to achieve our certification goals.

The following highlights HTG's developments that have been completed or are under construction in Florida, all of which incorporate official Green Building practices and certifications:

Development Name	Florida (County)	Number of Units	Green Building Certified (NGBS or LEED)	Demographic	Status
1 Veranda Senior Apartments	Miami-Dade	99	Yes	Senior	Completed
2 540 Town Center	Pinellas	146	Yes	Senior	Completed
3 Pine Run Villas	Palm Beach	63	Yes	Family	Completed
4 Village Place	Broward	112	Yes	Senior	Completed
5 Whispering Palms	Pinellas	63	Yes	Family	Completed
6 Valencia Grove	Lake	144	Yes	Family	Completed
7 Courtside Apartments	Miami-Dade	84	Yes	Family	Completed
8 Wagner Creek	Miami-Dade	73	Yes	Family	Completed
9 Freedom Gardens	Hernando	96	Yes	Family	Completed
10 Covenant Villas	Palm Beach	144	Yes	Family	Completed
11 Park at Wellington	Pasco	110	Yes	Family	Completed
12 Park at Wellington II	Pasco	110	Yes	Family	Completed
13 Arbor View	Broward	100	Yes	Senior	Completed
14 Hammock Ridge	Hernando	104	Yes	Family	Completed
15 Princeton Park	Miami-Dade	150	Yes	Family	Completed
16 Douglas Gardens V	Broward	110	Yes	Senior	Completed
17 Twin Lakes Estates I	Polk	100	Yes	Senior	Completed
18 Heron Estates Sr.	Palm Beach	101	Yes	Senior	Completed
19 Isles of Pahokee, II	Palm Beach	129	Yes	Senior	Completed
20 The Addison	Manatee	90	Yes	Family	Completed
21 Twin Lakes Estates II	Polk	132	Yes	Family	Completed
22 Hammock Ridge II	Hernando	92	Yes	Senior	Completed
23 Luna Trails	Brevard	86	Yes	Senior	Completed
24 The Palms at Town Center	Flagler	88	Yes	Family	Completed
25 Osprey Pointe	Pasco	110	Yes	Family	Completed
26 Paradise Lakes Apartments	Miami-Dade	76	Yes	Family	Completed
27 Village View	Broward	100	Yes	Senior	Completed
28 Oaks at Lakeside	Manatee	96	Yes	Family	Completed
29 Father Marquess-Barry Apartments	Miami-Dade	50	Pending	Family	Under Construction
30 Hudson Village	Broward	96	Pending	Family	Under Construction
31 Lafayette Park	Leon	96	Yes	Family	Completed
32 Valencia Grove II	Lake	110	Yes	Senior	Completed
33 Heron Estates Family	Palm Beach	79	Pending	Family	Under Construction
34 Oak Valley	Marion	96	Pending	Family	Under Construction
35 Flagler Station	Palm Beach	94	Pending	Family	Under Construction
36 Park Ridge	Polk	96	Pending	Family	Under Construction
37 Shoreline Villas	Okaloosa	72	Pending	Senior	Under Construction



GREEN BUILDING EXPERIENCE

Sistrunk View was intentionally designed with a strong focus on integrating energy, water, and material efficient features thereby reducing impact on natural resources so as to decrease maintenance and utility costs, and promote an active, healthy lifestyle for the long term benefits of its future residents.

HTG's lead architect and project designer, Corwil Architects ("Corwil"), is committed to the incorporation of sustainable Green principles in its designs and its integrated approach can help shorten the overall timeline of a project while maintaining the integrity of the design. This process also facilitates the design and delivery of excellent indoor and outdoor environmental quality. Through the application of sustainable design tenets, Corwil has created unique spaces that provide highly efficient operational systems and healthy environments for its residents, visitors, the neighborhood, and transit patrons. Corwil has completed numerous projects that have attained NGBS, LEED or other accredited Green building design certifications. The architectural firm is thoroughly familiar with the certification requirements and works closely with the green building consultants to ensure the owner's goals are always met. **Corwil is always conscious of the demands of the hot and humid climate in South Florida, they have made a great effort to ensure an eco-friendly design throughout the different unique spaces.** When working at the schematic and later at the construction documents level, Corwil's designers will be conscious of the orientation of the building, the efficiency of the AC system, shading coefficient for windows and the R-value rating for the roof assembly, just to name a few. Corwil has also successfully implemented green lush vertical wall systems in some of their previous developments, a unique design concept that is being incorporated into Sistrunk View.



The sustainable and high performance programs for Sistrunk View were proposed and recommended by **Abney + Abney Green Solutions ("Abney + Abney")**, one of the development team members and one of the premier green building consulting firms in Florida. Abney + Abney, experts in their field, **have worked on certifying green building designs for various other projects located in Broward County.** Abney + Abney is not only one of the most experienced firms in their field, but is extremely familiar with all local and federal regulations that may be necessary or beneficial to implement. When integrating these features, it was important that we recognized the importance of environmentally and economically sustainable communities both for residents and neighbors alike. Reducing the environmental impact and footprint while providing a direct savings in utilities for our residents is an attainable win-win scenario.



Sistrunk View will also look into obtaining a Brownfield Designation for the property in order to capitalize on the redevelopment of this infill site. This designation will benefit the financial feasibility of the project, while also demonstrating the high level of commitment to revitalizing the Sistrunk Boulevard corridor.

ENERGY EFFICIENT FEATURES

Energy efficiency is essential to the well-being and long-term success of our residents and given the high cost of utilities, we take great pride in building communities that integrate sustainable design and construction techniques. Reducing the environmental impact while providing a direct savings in utilities for our residents is an attainable win-win scenario. **Green features will include windows with high performance low-e glass, native species landscaping, high Seasonal Energy Efficiency Ratio (SEER 16 or better) HVAC systems, low flow plumbing fixtures and eco-friendly materials such as Green Label flooring, formaldehyde free cabinetry and low VOC paint, to name a few.**

As recommended by Abney + Abney, HTG in its design and construction of Sistrunk View will adhere to implementing the following **five** green building features as guiding principles to our sustainable community:



1. SUSTAINABLE SITE

- a. An infill and previously developed site is selected
- b. Directly connected to multi-modal public transit opportunities
- c. Pedestrian activities are provided
- d. Close proximity to multiple community resources
- e. Outdoor activity opportunities are provided for the public and residents to enjoy
- f. Protection during construction of existing vegetation that is considered high priority
- g. Low-impact design of stormwater collection system
- h. Light color roofing materials and hardscapes to mitigate the heat island effect



2. RESOURCE EFFICIENCY

- a. High density of over 100 units/acre requires less resources to build and operate
- b. Use of durable materials extends their lifespan and reduces replacement needs and costs
- c. Termite-resistant foundation, walls and floors
- d. Advanced moisture control measures:
 - Extensive flashing
 - Covered exterior doors
 - Horizontal ledgers are sloped away from building
 - Third-party water tightness testing of the building's envelope
 - No valleys in the roof design
 - Final grade sloped away from the foundation
 - Stormwater from building is directed to the underground stormwater system
- e. Construction waste management plan with a goal of 80% diversion from landfill
- f. Regional material use as a priority



3. ENERGY EFFICIENCY

- a. Smaller unit sizes reduce the required energy to operate
- b. HVAC systems properly sized for optimal performance
- c. Third-party verification of insulation to assure proper installation
- d. High performance building elements:
 - Energy modeling to quantitatively optimize the design
 - Tightly sealed envelope and ductwork
 - Appropriate insulation R values
 - Minimum 15 SEER of the AC systems
 - Windows with a low Solar Heat Gain Coefficient (SHGC)
 - Water heaters with a high Energy Factor
 - High-efficiency lighting fixtures that utilize LED bulbs
 - ENERGY STAR bathroom exhaust fans
- e. Commissioning of the HVAC, water heating and lighting controls systems
- f. Extensive training of management and tenants to ensure proper operations of installed systems



4. WATER EFFICIENCY

- a. Outdoor water use:
 - Florida-friendly and drought-tolerant landscape materials
 - Reduced use of turf
 - High-efficient irrigation techniques
 - Use of reclaimed water for irrigation if attainable
- b. Indoor water use
 - Low-flow plumbing fixtures used for all showerheads, toilets, bathroom faucets, and public urinals
 - ENERGY STAR dishwashers and washing machines



5. INDOOR ENVIRONMENTAL QUALITY

- a. No solid fuel-burning appliances
- b. Enhanced air barrier design to prevent carbon monoxide from entering the building from the attached garage.
- c. Reduced use or carpet
- d. Low Volatile Organic Compound (VOC) paints and adhesives
- e. Urea formaldehyde-free insulation
- f. Direct outside air makeup for each unit
- g. Minimum of a MERV 8 air filter for the AC units
- h. HVAC protection during construction to prevent pollutants from contaminating the installed systems
- i. All plumbing and ductwork will be inside the thermal envelope of the building
- j. Increased daylighting strategies
- k. No smoking allowed anywhere on the property during construction and after occupancy, including in the units.

SOCIAL SUSTAINABILITY: SUPPORTIVE SERVICES

Sistrunk View will provide supportive services to its residents. By providing educational and extracurricular activities, our developments are able to foster a sense of community while also providing residents opportunities to learn meaningful skills for personal and professional growth. These skills can translate into upward mobility, both in the workplace and in moving towards homeownership. HTG Management, LLC will also provide support services tailored to the needs of the resident families. These services will include:

- Job Readiness Training
- Job Placement
- Employment Assistance Program
- Credit Counseling
- Budgeting
- Tax Preparation Education
- Computer Classes
- Adult Literacy Training
- Community Activities



PROJECT TIMELINE

DAYS PER TASK GROUP	ACTIONS/ TASKS	ESTIMATED		Days	Months
		START	FINISH		

RFP Due Date
5/6/2022

4-Aug-22 4-Aug-24

223	Award and Signed Development Agreement	05/06/22	08/04/22	90	3.0	24 months
	Formal Engagement of all Professionals (Architect, Landscape Architect, Structural Engineer, MEP, Civil Engineer, Traffic Consultant & Green Consultant)	08/04/22	08/07/22	3	7.2	
	Schematic/Conceptual Design	08/07/22	08/22/22	15		
	Site Plan Approval per Section 33-304 of the Code	08/22/22	12/15/22	115		
	Construction Document (100% Progress Set), Final Specs	12/15/22	03/15/23	90		
80	GC Bid Package to Subcontractors	03/15/23	03/18/23	3	2.7	
	GC Bids Received, Reviewed, & Formal Selection of GC	03/18/23	04/08/23	21		
	GC Contract Draft and Execution	04/08/23	04/13/23	5		
	Submission of Building Permit Application	03/15/23	03/20/23	5		
	Master Building Permit	03/20/23	05/29/23	70		
	Financial Closing	05/29/23	06/03/23	5		
4	Notice to Proceed	06/03/23	06/04/23	1	0.1	
	Commencement of Construction	06/04/23	06/07/23	3		
424	Pre-Lease Up of Commercial/Retail	06/07/23	12/04/23	180	14.0	
	Temporary Certificate of Occupancy	06/07/23	07/21/24	410		
	Certificate of Occupancy/Certificate of Completion for Project	07/21/24	08/04/24	14		
120	Stabilization of the Project	08/04/24	12/02/24	120	3.9	

Key Tasks for the Project:	
7.2	# of Months from Award until Completion of Design
9.9	# of Months from Award until Lease Closing
10.0	# of Months from Award until Construction Commencement
24.0	# of Months from Award until issuance of CO/COC
Total Time from Award to Construction Completion:	
731	Total # of Days
104	Total # of Weeks
24	Total # of Months

	Activities Expected in Year 2022
	Activities Expected in Year 2023
	Activities Expected in Year 2024

MARKETING PLAN



HTG and its management arm, HTG Management, LLC, have **built and leased-up over 40 developments** across all submarkets throughout the State of Florida. More specifically, that number includes 7 multi-family properties in Broward County alone (of which 5 have been completed within the last 8 years). This translates into a very strong sense of the local market and absorption rates.

Luckily, as is the case with most affordable housing units built nation-wide, every single property HTG has leased up in South Florida has had extensive waiting lists of residents several months in advance of construction completion. This allows our regional and property managers sufficient time to qualify and vet residents ahead of time, so by the time certificates of occupancy have been obtained by the General Contractor the entire lease-up and move-in process can happen expeditiously (1-2 months).

Nevertheless, we do employ certain key strategies that start at the pre-construction stages and which help promote the development to gather resident interest. HTG has an in-house Public Relations Coordinator that handles press releases and the social media presence for our portfolio.

Our marketing plan will be centered around and include the following:

1 Timely press releases - Press Releases will be strategically planned and initiated by our public relations firm. They will largely be centered around milestones achieved during the development process such as the award of the RFP, the closing of financing, the ribbon cutting or groundbreaking of the community, the grand opening of the community, and potential local and nationwide awards which often follow suit.

2 In-person event ceremonies - Our in-person event ceremonies go hand-in-hand with the press releases. These ceremonies will be held for both the ribbon cutting or groundbreaking and grand opening of the community. These events are often unmatched opportunities for our team to promote the community while inviting local media outlets and expressing gratitude to every single firm and individual that had a part in its success including the NPF-CRA, City of Fort Lauderdale, Broward County, all professionals (architect, engineer, general contractor, etc.), lenders, government officials, and the community.



3 Community Meetings - These targeted events are another essential marketing tool that ensures a smooth development process. Our team values the input and communication received from the NPF-CRA and the local community. It is with their support, relationships, and constructive feedback that we can truly deliver a product that serves and lives up to their expectations for this great location.

4 Social media advertising - Social media advertising is a free marketing tool that our team loves to utilize due to its far-reaching capabilities. Using this platform strategically can amplify our outreach and grab the attention of many different demographics, including students, younger working professionals, and young families. This is where we would feature the latest drone footage and progress of the community, property photos, live video testimonials, milestone updates, latest lease or concession updates, and overall promotion of the community's brand.



5 Digital marketing - Similar to our social media outreach, our digital marketing campaign will be focused on advertising with other platforms such as: Apartments.com, CoStar/LoopNet, Apartment Guide, and Apartment Finder. Each of these digital marketing platforms will include up-to-date information on our asking rents, lease availability and countless other marketing features such as pictures, videos, floor plans, site maps, and a host of in-unit and community amenities list and descriptions.



6 Temporary leasing space on-site during construction - During construction of the development, a temporary leasing space is opened to pre-lease the units and showcase the proposed finishes and amenities. We will have physical samples of countertops, finishes, unit floor plans, and renderings throughout.

7 Referral programs - Our referral programs are just as important as oftentimes word of mouth can be one of the best tools to utilize. Our team will establish a collaborative marketing effort with surrounding local community retailers such as restaurants/bars, entertainment, clothing shops, etc., in order to promote the development among the local workforce.



EMPLOYMENT GOALS MBE, WBE PARTICIPATION

The combination of the planned reconstruction of Sistrunk Boulevard, the revitalization of NW 7th Avenue and Sistrunk View will revitalize the CRA and bring hundreds of jobs that can be filled locally.

6

PROCUREMENT GOALS: MBE AND WBE COMMITMENT

HTG is committed to investing its resources into underserved communities in need of affordable housing. HTG clearly understands the need to use these investments not just for brick and mortar but, whenever possible, to create meaningful employment opportunities for minority-owned, woman-owned, and socially or economically disadvantaged contractors and suppliers.

This commitment begins with the selection of the team's key partners and carefully controlling our hiring practices. **Elite and GBA, two of the three co-developer partners in this project, are 100% MINORITY-OWNED BUSINESSES.** The third partner, HTG, actively ensures the selection of diverse talent by carefully reviewing HR policies and practices to identify barriers and opportunities for improvement. The following are some of the practices employed in HTG's hiring process:

- Providing Appropriate Language When Advertising Job Opportunities
- Advertising to Diverse Constituencies
- Establishing a Fair and Consistent Method of Interviewing
- Asking Questions Relevant to the Position—and Avoiding Questions that May Be Discriminatory
- Evaluating Consciously

SISTRUNK VIEW'S MINORITY AND WOMEN BUSINESS ENTERPRISE GOALS WILL BE:

30% Thirty percent of the dollar value of the contract will be awarded to MBE's and WBE's.

HTG will assure that all appropriate hiring language is contained in all procurement contracts and commits to providing appropriate notifications to residents about these opportunities.

AFFIRMATIVE STEPS TOWARDS DBE/MBE/WBE GOALS:

To reach the goals mentioned previously, HTG and its contractor will commit to:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation mailing lists;
2. Assuring that small and minority business and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
4. Establishing delivery schedules, where the requirements permit, that encourage participation by small and minority business and women's business enterprises;
5. Using the services and assistance of **Career Source Broward and OIC of South Florida**; and
6. Requiring the prime contractor, if subcontractors are to be let, to take affirmative steps listed in this subsection.

PAST SBD/MBE/WBE EFFORTS:

Over the years, HTG has successfully developed several affordable housing initiatives that are jointly owned or funded by public entities. These transactions have either federal, state, and/or local hiring requirements in which minority and local business practices, Section 3 and Davis Bacon have been implemented. Below, please review a sampling of projects that have had this implemented:

- **Wagner Creek** is a 73 unit, new construction mixed-income high-rise in Miami-Dade County. The development included a HOME loan from the City of Miami whereby Section 3 hiring was required. HTG managed this process in coordination with the general contractor and exceeded all expectations.



- **Courtside Apartments** is an 84 unit, new construction, multifamily residential building in the Overtown Neighborhood of the City of Miami. The development benefited from a direct investment of \$7.5MM from the Overtown Community Revitalization Agency (CRA). The CRA required that 40% of the project's unskilled labor emanate from the Overtown neighborhood. HTG reached its hiring goals by working with local community organizations to conduct pre-construction employment workshops and hiring a consultant to monitor our project local employment data which was reported directly to the CRA on a monthly basis. We have met and exceeded all required goals.



- **Heron Estates Senior** is a new construction development on property leased by from the Riviera Beach Housing Authority. The project entails the development of 101 affordable rental units for elderly residents. HTG in conjunction with Mosnar Group, a minority-owned business (which has a 20% stake in the development) made up the development team. As a principal in the transaction, Mosnar Group managed all aspects of implementing RBHA's Section 3 requirements and the procurement processes for goods and services. HTG hired a Davis Bacon and prevailing wage consultant to facilitate contractor/subcontractor's adherence to HUD guidelines.
- **Covenant Villas** is a 144 unit acquisition rehabilitation project that was developed by a partnership between HTG and an affiliate of the Palm Beach County Housing Authority, the Spectra Organization. The development adhered to Davis Bacon, Section 3 and procurement goals of the Palm Beach County Housing Authority. In this instance the Mosnar Group facilitated the implementation of our hiring strategy.

LOCAL JOBS CREATED

SISTRUNK VIEW'S LOCAL EMPLOYMENT GOALS WILL BE AS FOLLOWS:

1. Thirty percent (30%) of all new hires shall be local workers.
2. Ten percent (10%) of the value of the contracts awarded for construction shall be awarded to local businesses.
3. Three percent (3%) of the value of the contract for non-construction work shall be awarded to local businesses.

Hiring preferences shall first go to residents in the NPF-CRA area where the work is being performed, and second to residents and other low and very low income persons in the City of Fort Lauderdale. Priority preferences will be given for businesses that are fifty-one percent (51%) owned by City of Fort Lauderdale and Broward County residents and for business concerns whose permanent workforce is at least thirty percent (30%) composed of current local residents.

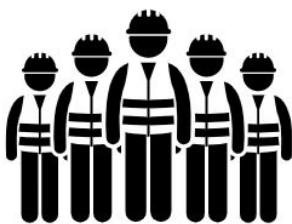
Based on information provided by the National Association of Home Builders and Florida Housing Finance Corporation, and our own experience, we expect this development will generate :

- 340** Jobs during development & construction, of which **130** will be filled by local workers;
- 30** Permanent ongoing local jobs supported after the new apartments are occupied;
- 6** Permanent ongoing local jobs directly from the operations of the building and retail.

We will aim to hire CareerSource Broward and OIC South Florida graduates to ensure that local residents are given the first opportunity to apply and interview for all vacant positions. In addition, through the CRA's involvement in the selection of retail establishments, we can implement a preference for business with employees that are local residents.

To ensure we meet these goals, we will provide the CRA monthly reports to identify local hires and monitor and track hiring results. Our mission is to provide capacity building assistance to small contractors in the South Florida area and to prepare contractors to become more competitive in the marketplace.

The following are just some of the various construction trades that typically generate jobs from construction of projects of similar type and scale:



- Cabinets
- Concrete Shell
- Doors
- Dryall & Framing
- Electrical
- Fire Sprinklers
- Fireproofing
- Flooring
- HVAC
- Insulation
- Landscape & Irrigation
- Painting
- Plumbing
- Railings & Handrails
- Roofing
- Site Work
- Stucco
- Waterproofing
- Caulking
- Windows
- Labor



RFP REQUIRED FORMS

Sistrunk View meets the key initiatives outlined in the implementation plan, including Small Business Development, Infill Housing, Green Streets, and Neighborhood Traffic Calming initiatives in addition to the Redevelopment of Sistrunk Blvd.

7

PROPOSAL CERTIFICATION

NON-COLLUSION STATEMENT

NON-DISCRIMINATION CERTIFICATION FORM

SAMPLE INSURANCE CERTIFICATE

ACTIVE STATUS PAGE AND ARTICLES OF INCORPORATION
FROM FLORIDA DIVISION OF CORPORATIONS

ADDEDUM ACKNOWLEDGEMENT #1

ADDEDUM ACKNOWLEDGEMENT #2

Supplier Response Form

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) * EIN (Optional):

Address: *

City: * State: * Zip: *

Telephone No.: * FAX No.: * Email: *

Delivery: Calendar days after receipt of Purchase Order (**section 1.02 of General Conditions**):

Total Bid Discount (**section 1.05 of General Conditions**):

Check box if your firm qualifies for MBE / SBE / WBE (**section 1.09 of General Conditions**): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1 *	4/19/2022 *				
2	4/25/2022				

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

No variances or exceptions required or taken.

 *

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event

shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Matthew Rieger *

Name (printed)

05/03/2022 *

Date

Matthew Rieger *

Signature

Manager of a Member *

Title

Revised 4/28/2020

Supplier Response Form

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and free from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME

RELATIONSHIPS

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Matthew Rieger

Authorized Signature

Manager of a Member of Sistrunk View, I

Title

Matthew Rieger

Name (Printed)

05/04/2022

Date

Supplier Response Form**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

Matthew Rieger
Authorized Signature



*

Matthew Rieger, Manager of a Member of Sistrunk View, LLC
Print Name and Title

*

05/03/2022

*

Date

INSURANCE REQUIREMENTS

Housing Trust Group, LLC (“HTG”) and HTG Management, LLC (“HTGM”) will be the parent companies providing the required insurance to the CRA and the City of Fort Lauderdale on behalf of Sistrunk View, LLC.

The following page contains a sample Certificate of Insurance (“COI”) from one of the 30+ properties that HTG and HTGM routinely update for compliance with third parties, including our partners and lenders. This sample certificate shows the necessary coverage per this RFP.

We will provide the City and CRA with valid certificates of Insurance no later than 10 days prior to the start of work contemplated in this Agreement. The City shall be named as an Additional Insured on the liability policy and the policy shall include coverage for contractual liability and independent contractors.

Sistrunk View will have the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention, including any costs for adding the City and the CRA as an Additional Insured.

Our third-party contractors (GC, Architects, etc.) are also accustomed to routinely issuing COIs naming HTG, our partners and our lenders as additional insured. We will also be responsible for obtaining these COIs from our third party contractors.

The following insurance policies and coverages are demonstrated in the sample COI:

Commercial General Liability with limits not less than:

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- \$1,000,000 each occurrence and \$2,000,000 aggregate for Products and Completed Operations



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC Insurance Brokerage, Inc. 5000 SW 75th Avenue Suite 202 Miami FL 33155		CONTACT NAME: Aileen Acosta PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: aacosta@risk-strategies.com	
INSURED Housing Trust Group, LLC & HTG Management, LLC 3225 Aviation Ave 6th Floor Coconut Grove FL 33133		INSURER(S) AFFORDING COVERAGE INSURER A: Hiscox Insurance Company INSURER B: Technology Insurance Company INSURER C: Peleus Insurance Company INSURER D: Great American Insurance Company INSURER E: Zurich American Insurance Company INSURER F: Lloyds of London	

COVERAGES

CERTIFICATE NUMBER: 22/23 ALL POLICIES

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☒ CLAIMS-MADE ☐ OCCUR ☒ Professional Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			ANE214799222	02/25/2022	02/25/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			TWC4077180	03/11/2022	03/11/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Excess Professional Liability			121XS0207944-00	02/25/2022	02/25/2023	Each Occurrence \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: HTG Valencia II, LLC DBA Valencia Grove II

to be issued with the CRA and City as Certificate Holders 10 days prior to the start of work outlined in this proposal.

to be issued with "Sistrunk View, LLC DBA Sistrunk View" or the title of the agreement as identifying reference.

CERTIFICATE HOLDER

CANCELLATION

Raymond James Tax Credit Fund XX, LLC ISAOA
 800 Carillon Pkwy

St. Petersburg

FL 33716

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

State of Florida

Department of State

I certify from the records of this office that SISTRUNK VIEW, LLC, is a limited liability company organized under the laws of the State of Florida, filed electronically on April 13, 2022.

The document number of this company is L22000178514.

I further certify that said company has paid all fees due this office through December 31, 2022, and its status is active.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code noted below.

Authentication Code: 220502100623-500385762085#1

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Second day of May, 2022



Laurel M. Lee
Laurel M. Lee
Secretary of State

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L22000178514
FILED 8:00 AM
April 13, 2022
Sec. Of State
jafason**

Article I

The name of the Limited Liability Company is:

SISTRUNK VIEW, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL. US 33133

The mailing address of the Limited Liability Company is:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL. US 33133

Article III

The name and Florida street address of the registered agent is:

MATTHEW RIEGER, P.A.
3225 AVIATION AVE.
6TH FLOOR
COCONUT GROVE, FL. 33133

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: MATTHEW RIEGER

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
MATTHEW RIEGER
3225 AVIATION AVE. 6TH FLOOR
COCONUT GROVE, FL. 33133 US

L22000178514
FILED 8:00 AM
April 13, 2022
Sec. Of State
jafason

Signature of member or an authorized representative

Electronic Signature: MATTHEW RIEGER

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

State of Florida

Department of State

I certify from the records of this office that HOUSING TRUST GROUP, LLC is a limited liability company organized under the laws of the State of Florida, filed on May 12, 2006.

The document number of this limited liability company is L06000052865.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on March 15, 2022, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fourth day of May, 2022*



Randy Lee
Secretary of State

Tracking Number: 6097813265CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Broad and Cassel

6/20/2017 9:43:51 AM

PAGE

2/003

Fax Server

L06000052865

Division of Corporations

Page 1 of 2

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H17000163753 3)))



H170001637533ABCD

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : BROAD AND CASSEL - AFFORDABLE HOUSING
Account Number : 120160000061
Phone : (407) 839-4277
Fax Number : (407) 839-4264

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
HOUSING TRUST GROUP, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	01
Estimated Charge	\$30.00

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

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K. SALY

6/20/2017

JUN 21 2017

Broad and Cassel

6/20/2017 9:43:51 AM PAGE 3/003

Fax Server

FILED
2017 JUN 20 AM 9:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF AMENDMENT TO
ARTICLES OF ORGANIZATION OF
HOUSING TRUST GROUP, LLC**

The undersigned, as the managers of Housing Trust Group, LLC, a Florida limited liability company (the "Company"), desire to amend the Articles of Organization of the Company pursuant to Section 605.0202 of the Florida Revised Limited Liability Company Act (the "Act"), states as follows:

1. The current name of the Company is Housing Trust Group, LLC.
2. Articles of Organization were originally filed with the Florida Department of State on May 12, 2006 under the name Housing Trust, LLC, and were later amended changing the entity name to Housing Trust Group, LLC, by filing Articles of Amendment with the Florida Department of State on April 16, 2007, and were further amended by filing Articles of Amendment with the Florida Department of State on December 5, 2011, August 23, 2012, and June 23, 2014.
3. The Articles of Organization of the Company are hereby further amended by deleting Article IV in its entirety and inserting the following section in its place and stead:

ARTICLE IV:

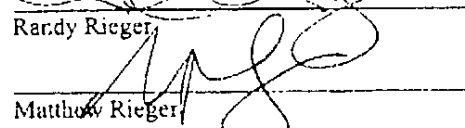
The Company is manager-managed. The names and addresses of the current Managers of the Company are:

Randy Rieger	Matthew Rieger
3225 Aviation Avenue, Suite 602	3225 Aviation Avenue, Suite 602
Coconut Grove, Florida 33133	Coconut Grove, Florida 33133

IN WITNESS WHEREOF, the undersigned have executed these Articles of Amendment to Articles of Organization as of the 19 day of June, 2017.

MANAGERS:


Randy Rieger


Matthew Rieger

4024 J603 6986
33457-0001 Jchewer
06-19-2017

206000052865

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

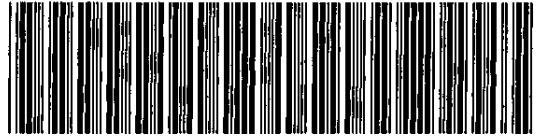
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

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2007 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AL

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: HOUSING TRUST, LLC
(Name of Limited Liability Company)

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Matthew Rieger, Esq.

(Name of Person)

HTG

(Firm/Company)

3250 Mary St. Suite #500

(Address)

Coconut Grove, FL 33133

(City/State and Zip Code)

FILED
2007 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

For further information concerning this matter, please call:

Matthew Rieger

(Name of Person)

at (305) 854-9099

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:



\$25.00 Filing Fee



\$30.00 Filing Fee &
Certificate of Status



\$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)



\$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF**

HOUSING TRUST, LLC

(Present Name)
(A Florida Limited Liability Company)

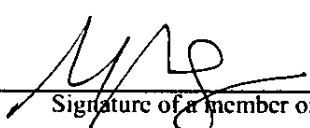
FIRST: The Articles of Organization were filed on 5/12/2006 and assigned document number L06000052865.

SECOND: This amendment is submitted to amend the following:

HOUSING TRUST GROUP, LLC

FILED
2007 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Dated March 26, 2007



Signature of a member or authorized representative of a member

Matthew Rieger

Typed or printed name of signee

Filing Fee: \$25.00

L06000052865

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

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SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAY 12 AM 9:17

B. McKnight MAY 23 2006

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: HOUSING TRUST, LLC
(Name of Limited Liability Company)

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Matthew Rieger

(Name of Person)

Matthew Rieger, P.A.

(Firm/Company)

3250 Mary Street, Suite 500

(Address)

Coconut Grove, FL 33133

(City/State and Zip Code)

For further information concerning this matter, please call:

Matthew Rieger

(Name of Person)

at (305)

854-9099

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☒ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**ARTICLE I - Name:**

The name of the Limited Liability Company is:

HOUSING TRUST, LLC

(Must end with the words "Limited Liability Company," "Limited Company" or their abbreviation "LLC," or "L.C.,")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

3250 Mary Street, Suite 500
Coconut Grove, FL 33133

Mailing Address:

3250 Mary Street, Suite 500
Coconut Grove, FL 33133

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Matthew Rieger, P.A.

Name

3250 Mary Street, Suite 500

Florida street address (P.O. Box **NOT** acceptable)

Coconut Grove FL 33133

City, State, and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S..


 Registered Agent's Signature (REQUIRED)

(CONTINUED)

Page 1 of 2

FILED
 SECRETARY OF STATE
 DIVISION OF CORPORATIONS
 06 MAY 12 AM 9:47

ARTICLE IV- Manager(s) or Managing Member(s):

The name and address of each Manager or Managing Member is as follows:

Title:

"MGR" = Manager

"MGRM" = Managing Member

Name and Address:

MGR

Randy Rieger

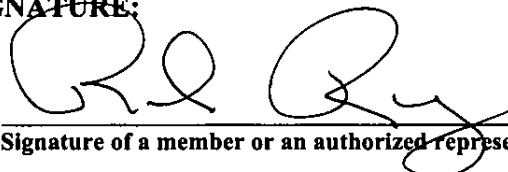
3250 Mary Street, Suite 500

Coconut Grove, Fl 33133

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____. (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

REQUIRED SIGNATURE:


Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Typed or printed name of signer

Filing Fees:

**\$125.00 Filing Fee for Articles of Organization and Designation
of Registered Agent**

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

State of Florida

Department of State

I certify from the records of this office that ELITE EQUITY DEVELOPMENT, INC is a corporation organized under the laws of the State of Florida, filed on March 23, 2018.

The document number of this corporation is P18000027546.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 23, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of May, 2022*



Randy Lee
Secretary of State

Tracking Number: 8287104558CU

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<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

3/23/2018

Division of Corporations

Florida Department of State

Division of Corporations
Electronic Filing Cover Sheet**P1800009347546**

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H18000093475 3)))



H180000934753ABC4

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : CORP USA
Account Number : 072450003255
Phone : (305)634-3694
Fax Number : (305)633-9696

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**FLORIDA PROFIT/NON PROFIT CORPORATION
ELITE EQUITY DEVELOPMENT, INC.**

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

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DIVISION OF CORPORATIONS
BUREAU OF COMMERCIAL
REGISTRATION SERVICESSECRETARY OF STATE
TALLAHASSEE, FLORIDA

2018 MAR 23 AM 10:47

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Electronic Filing Menu

Corporate Filing Menu

Help

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**ARTICLES OF INCORPORATION
OF
ELITE EQUITY DEVELOPMENT, INC.**

The undersigned subscribers to these Articles of Incorporation, natural persons competent to contract, hereby form a Corporation under the State of Florida.

ARTICLE I - NAME OF CORPORATION

The name of the corporation is **ELITE EQUITY DEVELOPMENT, INC.** with principal office and mailing address located at 7942 NW 164TH Terrace, Miami lakes, Florida 33016.

**ARTICLE II
DURATION AND BEGINNING OF CORPORATE EXISTENCE**

The corporation shall exist perpetually. The Corporate existence shall commence as of filing of the Articles of Incorporation.

ARTICLE III - PURPOSE

The corporation is organized for the purpose of transacting any and all lawful business.

ARTICLE IV - CAPITAL STOCK

The corporation is organized to have outstanding one class of stock. The maximum number of Shares designed as common stock. The maximum number of shares of common stock, which the corporation is authorized to have outstanding, is 100 shares of common stock at \$1.00 per share.

Holders of common stocks are entitled to vote on all questions required by law on the basis of one vote per share and there shall be no cumulative voting. Holders of common stock shall not have preemptive rights to subscribe to the corporation's securities.

ARTICLE V

ELITE EQUITY DEVELOPMENT, INC. has named **Roosevelt Bradley** of 7942 NW 164th Terrace, Miami Lakes, Florida 33016 the initial Registered Agent to accept service of process within Florida. The principal place of business of the corporation in the state of Florida is 7942 NW 164th Terrace, Miami Lakes, Florida 33016.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The corporation shall have one director. The number of directors may be increased or decreased from time to time in the manner provided in the bylaws of the Corporation. The name and street address of the one initial Director is:

Roosevelt Bradley	7942 NW 164th Terrace, Miami Lakes, Florida 33016
Nicole Bradley	7942 NW 164th Terrace, Miami Lakes, Florida 33016

ARTICLE VII

INCORPORATION

The name and address of the incorporator of these articles of Incorporation is **Roosevelt Bradley** of 7942 NW 164th Terrace, Miami Lakes, Florida 33016.

ARTICLE VIII**BYLAWS**

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the Shareholders.

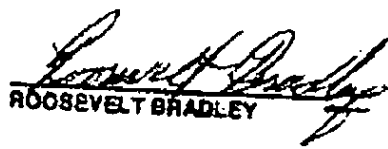
ARTICLE IX**INDEMNIFICATION**

The corporation shall indemnify to the full extent permitted by law, the incorporator, any officer, director, employee, or agent of the corporation, or any person who at the request of the corporation is or was serving as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise.

ARTICLE X**AMENDMENT**

This corporation reserves the right to amend or repeal any prior provisions contained in these Articles of Incorporation or any amendment thereto.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, the 21 day of March, 2018.


ROOSEVELT BRADLEY

STATE OF FLORIDA)
)
 COUNTY OF DADE)

BEFORE ME, a Notary Public authorized to take acknowledgement in the State and County set forth above, personally appeared Roosevelt Bradley known to me and known by me to be the person who executed the foregoing Article of Incorporation, and he/she acknowledged before me that he/she executed these Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal in the State and County aforesaid, this 21 day of March 2018.



MADRE WILSON-FORBES
 NOTARY PUBLIC
 State of Florida at Large

**CERTIFICATE DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF
AGENT UPON WHOM PROCESS MAY BE SERVED.**

In compliance with Sections 48.081 and 607.034, Florida Statutes the following is submitted:
FIRST that ELITE EQUITY DEVELOPMENT, INC., is desiring to organize or qualify under the
laws of the State of Florida with its principal place of business at 7942 NW 164th Terrace, Miami
Lakes, Florida 33016, has named Roosevelt Bradley of 7942 NW 164th Terrace, Miami Lakes,
Florida 33016 as its Registered Agent to accept service of process within Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above stated corporation, at place
designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply
with the provisions of all statutes relative to the proper performance of my duties.

Dated this 21 day of March 2018.

BY:

Roosevelt Bradley
ROOSEVELT BRADLEY
Registered Agent

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PAGE 06

PAGE 06/06

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5/6/2022

BidSync

p. 269

State of Florida

Department of State

I certify from the records of this office that GREG BREWTON AND ASSOCIATES, INC is a corporation organized under the laws of the State of Florida, filed on April 2, 2015.

The document number of this corporation is P15000030015.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on April 27, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of May, 2022*



Ronald R. Lee
Secretary of State

Tracking Number: 1971028089CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

P 15000030015

Greg Browton
(Requestor's Name)

60410 SW 183 way
(Address)

Southwest Ranches fl 33331
(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

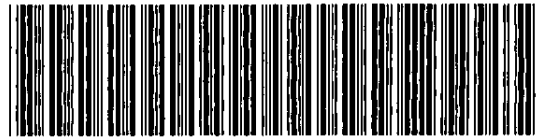
(Document Number)

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4/2/15

**ARTICLES OF INCORPORATION
OF
Greg Brewton and Associates, Inc**

APPROVED
AND
FILED

15 APR -2 PM 12:48

The Incorporator named herein does hereby subscribe to and file these Articles of Incorporation for the purpose of organizing a corporation under the Florida Business Corporation Act.

**ARTICLE I
NAME**

The name of this Corporation is:

Greg Brewton and Associates, Inc

**ARTICLE II
PURPOSE**

This Corporation is organized for the purpose of transacting any or all lawful business for which corporations may be incorporated under the Florida Business Corporation Act.

**ARTICLE III
CAPITAL STOCK**

This Corporation is authorized to issue Five Hundred (500) shares of One Dollar (\$1.00) par value common stock.

**ARTICLE IV
PRINCIPAL OFFICE/MAILING ADDRESS OF CORPORATION**

The principal office and mailing address of this corporation is:

6410 SW 183 Way
Southwest Ranches Fl 33331

ARTICLE V INITIAL REGISTERED OFFICE AND AGENT

The initial registered agent and the street address of the initial registered office of this Corporation in the State of Florida is:

Greg Brewton
6410 SW 183 Way
Southwest Ranches Fl 33331

ARTICLE VI PRE-EMPTIVE RIGHTS

Each shareholder of the Corporation shall have full pre-emptive rights to acquire proportional amounts of the Corporation's unissued shares upon the decision of the Board of Directors to issue shares.

ARTICLE VII INCORPORATOR

The name and street address of the Incorporator is:

Greg Brewton
6410 SW 183 Way
Southwest Ranches Fl 33331

ARTICLE VIII INITIAL BOARD OF DIRECTORS

This corporation shall have two (2) Director initially. The number of Directors may be either increased or diminished from time to time by the Bylaws, but shall never be less than One (1). The name and address of the initial Directors of this corporation are:

<u>Name</u>	<u>Address</u>
Greg Brewton	6410 SW 183 Way Southwest Ranches Fl 33331
Angela Brewton	6410 SW 183 Way Southwest Ranches Fl 33331

ARTICLE IX INDEMNIFICATION

The corporation shall indemnify any officer or Director, or any former officer or Director, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned Incorporator and Registered Agent have executed these Articles of Incorporation this 30th day of March 2015.



Greg Brewton, Incorporator

THE UNDERSIGNED, named as the registered agent in Article V of these Articles of Incorporation, hereby accepts the appointment as such registered agent, agrees to act in this capacity, and acknowledges that he/she is familiar with, and accepts the obligations imposed upon registered agents under the Florida Business Corporation Act, including specifically Section 607.0505.



Greg Brewton, Registered Agent

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

15 APR -2 PM 12:48

In pursuance of Section 617.0501, Florida Statutes, the following is submitted
in compliance with said Section:

desiring to organize under the laws of the State of Florida with its principal
office as indicated in the Certificate of Incorporation, has named Greg Brewton,
located at 6410 SW 183 Way Southwest Ranches, FL 33331 County of Broward,
State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above- named
corporation, at the place designated in this Certificate, I hereby accept to act in this
capacity, and agree to comply with the provisions of said Sections relative to
keeping open said office.

REGISTERED AGENT:

Date: _____


Greg Brewton



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: SISTRUNK VIEW, LLC
(Please print)

Bidder's Signature: 

Date: APRIL 28, 2022



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amends ***Section 3.4 Appraised Value, History and Existing Documents***

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: SISTRUNK VIEW, LLC
(Please print)

Bidder's Signature: 

Date: APRIL 28, 2022

TRADE SECRET – CONFIDENTIAL FINANCIALS

FINANCIAL STATEMENTS FOR THE PROPOSER, SISTRUNK VIEW, LLC

THESE FINANCIAL STATEMENTS HAVE BEEN PROVIDED UNDER SEPARATE COVER FROM THE PROPOSAL RESPONSE BECAUSE THEY CONSTITUTE TRADE SECRET INFORMATION AND ARE EXEMPT FROM FLORIDA STATUTES CHAPTER 119.07 (“PUBLIC RECORDS LAWS”). THE EXEMPTION BEING CLAIMED CAN BE FOUND UNDER FLORIDA STATUTES 119.071(1)(C):

“(c) Any financial statement that an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a proposal for a road or any other public works project is exempt from s.119.07(1) and s.24(a), Art. I of the State Constitution.”

ATTACHMENTS INCLUDED HEREIN:

Sistrunk View, LLC (the “Proposer”) is a single purpose entity created solely for the proposed development of the Sistrunk View development.

Housing Trust Group, LLC (“HTG”) is the Proposer’s primary operating company and was formed for the sole purpose of covering employee compensation, insurance, office rent and other various overhead and operating costs. HTG is funded by two affiliated companies, **HTG Affordable, LLC (“HTGA”)** and **HTG United, LLC (“HTGU”)**, which were formed for the purpose of developing mixed-income and mixed-use housing. A copy of HTGA’s fiscal year 2020, 2019 and 2018 audited financial statements and a copy of HTGU’s fiscal year 2020 and 2019 audited financial statements are enclosed along with a 2020 compilation report that combines Rieger Holdings, LLC, RER Family Partnership, Ltd., and Balogh Family Investments, Ltd., which are the principals of both HTGA and HTGU. We have also included 2021 Certified Financial Statement for HTGU, which are the most recent but not audited.

EXHIBIT 4

Schumer Capital Corp.

Bid Contact **Eric Haynes**
eric.haynes@schumercapital.com
Ph 954-388-7012

Address **140 S. University Drive, Suite E**
Plantation, FL 33324

Bid Notes **Response is for CRA owned lots; however, we have submitted an additional concept should we be able to successful assemble the privately owned lot in the middle of the assemblage. Our response addresses the option**

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
12642 925 01 01	Property Purchase Offer	Supplier Product Code: Supplier Notes: Response is for CRA owned lots; however, we have submitted an additional concept should we be able to successful assemble the privately owned lot in the middle of the assemblage. Our response addresses the option. The renderings contained within The file designated Urban Pointe 56-Units Presentation CRA Sites RFP 12642-925, represents the 56-unit concept as contemplated	First Offer -	1 / each	Y	Y
					Supplier Total	\$0.00

Schumer Capital Corp.Item: **Property Purchase Offer****Attachments**

Urban Pointe Response to RFP 12642-925.pdf

Urban Pointe Dev CRA Funding Request RFP 12642 925.pdf

Addendum 1 and 2.pdf

Urban Pointe 56- Units Presentation CRA Sites RFP 12642-925.pdf

Urban Pointe 89- Units Alternate Private Owner and CRA Lots Presentation CRA Sites RFP 12642-925.pdf

**A REAL ESTATE DEVELOPMENT PROPOSAL TO PURCHASE AND REDEVELOP
PROPERTY FROM THE CITY OF FORT LAUDERDALE NWCRA VIA RESPONSE TO
RFP NO: 12642-925**

SISTRUNK NEWS
(Proposed Special Purpose Entity)

A Joint Venture between Urban Pointe Developers and The Minority Builders Coalition

Submitted By:

Eric L. Haynes

1135 Kane Concourse, 2nd Floor

Bay Harbor Islands, Florida 33154

Ofc: 305-865-1923 Cell: (954) 444-6794

Elhaynes@urbanpointellc.com

May 5, 2022

Eric L. Haynes, Member

Contents

4.2.2 EXECUTIVE SUMMARY3

4.2.3 COMPANY INFORMATION5

4.2.4 COMMUNITY BENEFITS5

4.2.5 FINANCING PROPOSAL6

4.2.6 PROJECT PLANS AND INFORMATION9

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4.2.9 MWBE PARTICIPATION10

4.2.11 REQUIRED FORMS10

ATTACHMENTS.....

4.2.2 EXECUTIVE SUMMARY

Urban Pointe Developers, a joint venture Development entity between Schumer Capital Corp. and Pointe Companies (Urban Pointe) and the Minority Builders Coalition (MBC), hereby submits a response to RFP No.: 12642-925 regarding the development of a market rate mixed-use development with an entertainment focus on NFPCRA owned parcels located between NW 7th Avenue and NW 8th Avenue along the historical Sistrunk Boulevard.

Urban Pointe considered the site location, dimensions and property characteristics and commissioned a design team to do a massing study of the site and determined that the property would allow for the development of the proposed concept with the commercial use being more suitable for a restaurant with event programming and fifty-six (56) luxury appointed workforce rental apartments. The conceptual design is attached as Exhibit "A- Conceptual Design."

Urban Pointe proposes to acquire site control of the NFPCRA owned parcels referenced in the RFP for a total of \$645,000 and the development entity, Urban Pointe-MBC, proposes to offer and enter into a master lease agreement with the NFPCRA or its successor entity for approximately nine thousand (9,000) square feet of commercial space at seventy-five percent (75%) of the average corridor market rate for comparable space (Currently pegged at \$27/sf). The master lease to the NFPCRA at the discounted rate will enable the NFPCRA to sub-lease and program the space at market rates, which affords the NFPCRA the opportunity to recognize revenue streams from the spread between the discounted lease rate and market lease rate.

This proposal contains details of the main aspects of the proposed development, the design concept, financial analysis, and any factors affecting the property. The development entity is prepared to immediately move forward with the development and anticipate a project duration of twenty-four (24) months after successful negotiation of a developer's agreement with the NFPCRA.

The development entity is seeking a NFPCRA funding commitment of up to five million dollars (\$5,000,000), which represents approximately thirty three percent (34%) of the total projected development cost of eighteen million ninety-six thousand three hundred thirty-three dollars (\$18,096,333). The NFPCRA will recoup a portion of the funds via the sub leasing of the commercial space. The expected yield to the NFPCRA over the initial twenty (20) years of the master lease is projected to be more than \$63,000 annually for a total yield of over \$1.2 million dollars. It should be noted that the proposed deal structure if accepted could serve as the basic deal structure for future deals in the NFPCRA area.

4.2.2 SUMMARY CONCLUSIONS

Following the investigations and approvals summarized in this Proposal, it is evident that:

- 1. The site is superbly located and addresses the critical shortage of commercial space and modern and affordable quality work force housing supply in the area. The proposed development will enjoy not only superior design but will also be a destination location with the proper programming of the NFPCRA controlled commercial space and its proximity to tri-county public transportation, a robust and vibrant downtown and the famous beaches of Fort Lauderdale.**
- 2. The Development has been planned to comply with all existing governmental requirements.**
- 3. The design is extremely efficient and incorporates the maximum development and highest and best use for the site, taking site constraints into consideration.**
- 4. The residential rental rates are projected to be competitive in today's market and will target individuals and families whose income does not exceed 160% of area median income, which includes teachers, first responders, healthcare workers, professionals, and retirees. Furthermore, residents will have access to state-of-the-art fitness facilities and amenities.**
- 5. The Development will create approximately 356 construction related jobs based on an industry standard 11.2 jobs per million dollars of value for direct jobs and 8.7 jobs per million dollars of value for indirect jobs plus approximately \$5.5 million in property tax revenue over the first twenty years. (Source: leadingbuilders.org-Construction economic study May, 2020)**
- 6. The Development will create a minimum of 4 permanent jobs for property operations. The annual salaries are projected to average \$37,580 for an annual payroll projection, not including benefits, of \$150,000.**
- 7. The Development provides a continuous revenue stream for the NPFCRA and/or its successor entity via a below market master lease for +/- 9,000 sf of commercial space suited for restaurant/entertainment use. The anticipated annual revenue yield, based on current market rates, will be approximately \$63,000 for a total of over \$1.2 million over the initial 20-year term of the master lease.**
- 8. The projected total development cost is \$18,096,333 with an anticipated development time frame of twenty-four (24) months from the successful negotiation of the developer's agreement.**

SECTION VI – PROPERTY PURCHASE OFFER PAGE

Developer Name: Urban Pointe Developers, LLC and/or It's SPE

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. Parcel 1 Purchase Offer	\$ <u>400,000</u>
2. Parcel 2 Purchase Offer	\$ <u>100,000</u>
3. Parcel 3 Purchase Offer	\$ <u>145,000</u>

Financial Resources (If Required)	\$ <u>645,000</u>
--	-------------------

Submitted by:

Eric L. Haynes, Urban Pointe Dev, LLC
Name (printed)


Signature

May 5, 2022
Date

Principal/ Member
Title

4.2.3 - COMPANY INFORMATION

COMPANY INFORMATION

Urban Pointe Developers
1135 Kane Concourse, 2nd Floor
Bay Harbor Islands, Florida 33154
Ofc: 305-865-1923 Cell: 954-444-6794
elhaynes@urbanpointellc.com

PRINCIPAL RESUMES / EXPERIENCE

See Attached –

Eric L. Haynes, Principal

Maurice Egozi, Principal

Alan Sakowitz, Principal

Brian C. Johnson, MBA — Principal Representative

Minority Builders Coalition, Inc. (MBC) — Principal Entity

REFERENCES

See Attached

4.2.4 COMMUNITY AND ECONOMIC BENEFITS

The development entity proposes to contribute \$200,000 towards community programming, i.e., Sistrunk Festival, payable \$20,000 annually over 10 years beginning the year of project stabilization. This benefit is in addition to the below market master lease of the 9,000-sf commercial space to the NFPCRA which has the potential to generate up to \$63,000 annually or up to \$1.2 million over twenty (20) years. The total potential benefit to the community equals \$1.4 million.

Joint Venture Team for Sistrunk News, LLC.

1. **Urban Pointe Developers, LLC.,(90%) (For-Profit LLC) 1132 Kane Concourse, Suite 200, Bay Harbor Islands, Florida 33154**

Principal (s): Alan Sakowitz, Maurice Egozi and Eric L. Haynes (Schumer Capital Corp.)

2. **Minority Builders Coalition (5%) (Non-Profit), PO Box 150355, Altamonte Springs, Florida 32715**

President: Brian C. Johnson, MPA

The Development Team are all active entities with The State of Florida Division of Corporations. **The authorized agent for the this request for funding is Eric L. Haynes.**

Special Purpose Entity Defined: A **special purpose vehicle (SPV)** is a subsidiary of a company which is protected from the parent company's financial risk. It is a **legal entity** created for a limited business acquisition or transaction, or it can be used as a funding structure. It is sometimes called a **special purpose entity (SPE)**.





ERIC HAYNES

Chief Investment Officer
Urban Pointe Developers

Eric L. Haynes is the Chief Investment Officer of Urban Pointe Developers, LLC, an affiliate of the Pointe Companies. Urban Pointe Developers is a real estate investment and development company that specializes in value-add and opportunistic investments in urban markets throughout the United States. He is a Florida licensed general contractor and real estate sales agent. Since 1994, Eric has been directly involved as a sponsor or senior executive in over USD 100mm in new construction projects and has managed urban related real estate portfolios valued in excess of USD 55mm. Eric has a broad knowledge of Federal, State and Local affordable housing incentive programs to include, Low-income Housing Tax Credits, Multi-family Revenue Bonds and the newly created Opportunity Zones. In the public arena, Eric is a former elected official having served nearly 13 years as a city commissioner, vice mayor and deputy vice mayor, including 5 years as the chairman of his city's community redevelopment association. Mr. Haynes is also a past board member of the Florida Redevelopment Association. Eric has a passion for socially responsible investments in urban markets and has positioned Urban Pointe Developers to be the catalyst for positive economic and social change in Urban America. In addition to serving as Urban Pointe Developers Chief Investment Officer, Eric also serves as Executive Director of St. John Community Development Corporation, a non-profit affordable housing developer located in Miami, Florida with over USD 16mm in assets. A U.S. Army Veteran and a member of Alpha Phi Alpha Fraternity, Inc., Eric attended Florida A&M University where he majored in Business Economics and he holds a Certificate in Community Real Estate Development from the University of South Florida.

About Urban Pointe Developers, LLC.:

Urban Pointe Developers, LLC., is a company committed to revitalizing urban communities. Our investments spur economic growth, instill community pride, and showcase urban areas as attractive venues to live, work, and conduct business. We partner with local government, non-profits, and accredited investors to reveal the hidden potential of underserved communities through socially responsible investment. Our expertise enables us to deliver the right solutions to address the needs of the community.



ALAN SAKOWITZ

Principal

Alan Sakowitz is the President and Chief Executive Officer of Pointe Development Company and plays a vital role in its ongoing success. Mr. Sakowitz's experience in real estate began when he attended the University of Miami Law School, where he obtained a Juris Doctorate degree and completed his L.L.M. in (Federal) Taxation. In completing his Master's degree, Mr. Sakowitz took the courses that were required to complete a Master's degree in real estate finance. He also holds a real estate broker's license.

Mr. Sakowitz then went on to practice law for over 25 years with Sakowitz and Sakowitz, Chartered and its predecessor, in which he focused on real estate, business transactions, and litigation. He represented clients in numerous aspects of acquiring, developing, operating, and disposing of office buildings, shopping centers, warehouses, apartment buildings, and strip centers, and in the litigation of similar matters. For several years, his practice included filing tenant eviction suits and seeking distress writs against delinquent tenants, as well as successfully negotiating settlement agreements on terms that were beneficial to both tenant and landlord.

Mr. Sakowitz's successes in the practice of law provided an invaluable learning experience that prepared him to embark on the Pointe Companies' numerous ventures into real estate ownership, development, and operation. Mr. Sakowitz has since been involved in all phases of real estate investment including developing, syndicating, brokering, buying, selling, managing, leasing, consulting, and providing legal advice. He has also lectured extensively on various areas of landlord-tenant law, taught courses for certification to those entering the property management field, and written articles for several real estate publications. Mr. Sakowitz is recognized for his expertise, honesty, integrity, and leadership by all who have the pleasure of doing business with him.



MAURICE EGOZI

Principal

Maurice Egozi is the Vice President of Acquisitions and Chief Financial Officer of Pointe Development Company. Mr. Egozi attended the University of Florida, where he graduated in 1981 with a Master's of Business Administration. Mr. Egozi has been involved in the real estate industry since 1983. Mr. Egozi has concentrated his activities on the acquisition, development, syndication, management, renovation, and sale of commercial investment properties. Currently, Mr. Egozi devotes most of his efforts to developing retail centers. He has a keen market sense of the desirability and synergy of retailers and restaurants. Mr. Egozi also prides himself on providing an upscale design and shopping experience without charging exorbitant rents.

Mr. Egozi's expertise is with retail centers, medical centers, and office projects, but his experience also includes apartment buildings, hotels, and warehouse projects. Mr. Egozi's versatility is exemplified by his prior ownership interest in and management of a 150,000 square foot warehouse in Hallandale, Florida, a 150-unit apartment complex in Miami Lakes, Florida, a 100,000 square foot office building in North Miami, Florida, a 100-unit hotel renovation in Miami Beach, Florida and a 50,000 square foot renovated medical office building in Little Havana, Florida, as well as numerous shopping centers throughout Florida. Mr. Egozi is credited with the financial turnaround of a number of properties by reducing expenses, increasing efficiencies, and adding value without incurring major expenses. On the development side, his signature is completing beautifully-designed projects ahead of schedule and under budget.

Prior to entering the real estate field, Mr. Egozi was the managing partner of the retailer Benetton for the entire state of Florida, opening and operating over thirty stores before selling his interest in this company to devote his full-time efforts to the real estate industry as an owner-operator of multi-tenant properties.

Principal Resumes/ Experience/Roles - Con't

Brian C. Johnson, MPA—Principal Representative

Brian C. Johnson is the President/CEO of Minority Builders Coalition, Inc. (MBC) where he has led the organization to becoming one of South Florida's premier community economic development organizations for nearly 11 years. Brian C. Johnson is the former Vice Mayor of the City of West Park and served more than 6 years on the City Commission. Additionally, Brian served on the Board of Directors for the Greater Fort Lauderdale Alliance - Broward County's official public/private partnership for economic development.

Furthermore, Brian is the immediate past three term Chair of the Broward County Small Business Development Advisory Board, he is a founding Board Member of the Broward County Black Chamber of Commerce, and he is one of the chief advocates for small/minority businesses in South Florida.

Minority Builders Coalition—Principal

For the past nearly 50 years, MBC has also been a valuable community asset in addressing the housing rehabilitation needs of residents living in Broward County's urban core as well as the workforce development needs of job seekers. We currently partner with various governmental entities (including City of Lauderdale, City of Coral Springs, City of Lauderdale Lakes, the City of Plantation and Broward County) to provide new home construction and home repairs that foster continuous homeownership and sustain tax base generation – even in some of the area's lowest income communities. As such, we have accumulated extensive construction/rehabilitation experience the development of single-family housing projects.

- 28 single family new construction homes completed
- 10 single family new construction homes currently under construction
- Nearly 40 years of home rehabilitation for low and very low-income residents
- More than 40 years of home rehabilitation serves for elderly residents of Broward County
- Nearly 30 years of weatherization/energy efficiency retrofit program experience
- Managing affordable rental housing for nine (9) low/moderate income families
- Supporting a network of more than 300 construction related firms throughout South Florida
- Trained, placed and/or retained jobs for 535 job seekers/incumbent workers in a green jobs field (Solar Panel Installation, Solar Thermal Installation, LEED AP and Weatherization)



SOUTH FLORIDA BUSINESS JOURNAL

Two apartment projects planned near Miami-Dade transit stations



Pointe Companies plans to build 216 apartments and 3,700 square feet of retail at 955 East 25th Street, Hialeah.

MODIS ARCHITECTS



By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal
Dec 11, 2018, 2:43pm EST

Two apartment projects have been proposed near Metrorail public transit stations in Hialeah, where the city has encouraged transit-oriented development with new mixed-use zoning categories.

Both plans will go before the City Council on the evening of Dec. 11. Hialeah has [encouraged redevelopment](#) to attract younger residents.

The bigger project would have 216 apartments, plus 3,700 square feet of ground-floor retail, at 955 East 25th Street. The developer is seeking an exception to raise the permitted height from eight to 10 stories.

The Metrorail/Tri-Rail transfer station is a few blocks to the east.

The 1.32-acre site currently has a 26,918-square-foot commercial building constructed in 1959. The current owner is Hialeah Evocative LLC, managed by [Michael L. Osman](#), but the application says it's under contract to Center State Pointe, an affiliate of Bay Harbor Islands-based Pointe Cos., led by [Maurice Egozi](#) and [Alan Sakowitz](#).

Egozi said it's a great location for apartments because it's so close to the public transit station and city officials are encouraging new development.

"It is a prime area for redevelopment," Egozi said.

He hopes to break ground in about a year.

Designed by Modis Architects, the project would feature a pool and playground on top of the parking garage, which would be decorated with a mural. The developer is represented in the application by attorney [Jorge L. Navarro](#).

This would be the second project in Hialeah for Pointe Cos. It has also proposed a [mixed-use project](#) at 1033 E. 25th Street.

Expansion of apartments

An apartment complex a few blocks from the Okeechobee Metrorail Station could be significantly expanded.

Oceanmar Park Apartments LLC, managed by [Martin Caparros](#) and [Patricia Caparros](#) in Miami Lakes, owns 104 apartments spread between 26 buildings at 1200, 1205, 1265, and 1280 W. 25th Place. The 5.8-acre site was developed in 1967.

According to the application, the current zoning permits 139 units on the property, and the owner wants to change the zoning from medium-density residential to high-density residential, which would raise the total to 148 units. The developer plans to build 44 one-bedroom units by constructing two-story additions to the existing apartment buildings. The additional demand for parking would be handled with a tandem parking arrangement, the application stated.

"The project's location within a unique mixture of retail, residential and civic uses also allows for an excellent opportunity for employees in the immediate vicinity to live within close proximity of their jobs," attorney [Anthony Escarra](#) stated in the application on behalf of Oceanmar Park Apartments.

4/2/2021

undefined

FOR THE EXCLUSIVE USE OF MEGOZI@POINTECOMPANIES.COM

From the South Florida Business Journal:

<https://www.bizjournals.com/southflorida/news/2021/04/01/hialeah-development-site-sold.html>

Mixed-use development site near Tri-Rail/Metrorail station sold

Apr 1, 2021, 11:07am EDT

A development site just west of the Tri-Rail/Metrorail Transfer Station in Hialeah sold for \$4.41 million and the buyer intends to move forward with the project.

Pointe Hialeah Group LLC, a joint venture between Pointe Cos. and JDM Realty Group, sold the one-acre site at 1025 E. 25th St. to Miami-based Gomez Development Group, led by Marlon Gomez.



JDM REALTY

1025 E. 25th St., Hialeah

The seller was represented by David Egozi of JDM while the buyer worked with Agustin Duarte and Jorge Cruz of Re/Max 360. The property last traded for \$3.25 million in 2018.

Egozi said the plan was always to entitle the property for development and then sell it. Hialeah approved the site for 151 apartments and 12,000 square feet of ground-floor retail. That would replace the warehouse that's currently there.

Egozi said the buyer, Gomez, is moving full steam ahead with development and expects to break ground in the next six to nine months.

Gomez said he partnered with BEC Group Services for the project.

Several years ago, Hialeah rezoned the areas around its public transit stations to encourage more development so residents live

4/2/2021

undefined

closer to the stations.

"A lot of people say they drive or take a bus to the station because there's nowhere to live around there besides single-family homes," Egozi said. "That's why they want to build multi-family in the area."

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Brian Bandell

Senior Reporter

South Florida Business Journal

MIAMI, FL

RIVERWEST MIAMI

Mixed use residential and retail development
in the heart of Little Havana.

Retail Square Footage	Residential Units	Parking Spaces
150,000	719	959



PROJECT

Initial and retail development in the heart of Little Havana. Project to provide workforce housing and is projected to generate between 75 and 300 permanent jobs to the





MIXED USE

MIXED USE COMMERCIAL RESIDENTIAL IN PROGRESS



MIAMI, FL

LA PRIMERA – 867

Residential market-rate apartments featuring boutique ground-level retail space. For more information, please contact (305) 865-1923 or support@pointecompanies.com

[VIEW PROJECT](#)



GAINESVILLE, FL

THE FLATS @ 18

Student housing development located near the University of Florida's new medical health center.

[VIEW PROJECT](#)



HIALEAH, FL

25TH STREET STATION – 1025

Mixed-use project with retail space topped by residences – 187 Apartment Units, 21,500 SF of Retail Space on a street with 61,500 VPD. Modis Architects is designing the project.

BidSync

[VIEW PROJECT](#)



MIAMI, FL

THIRTY SIXTY ONE

Thirty Sixty One is a mixed-use development, designed by Modis Architects, and includes 99 Apartments, 8,900 SF of Retail Space on a high traffic street.

[VIEW PROJECT](#)



MIAMI, FL

RIVERWEST MIAMI

Mixed use residential and retail development in the heart of Little Havana.

[VIEW PROJECT](#)



Mixed-use residential tower featuring 342 apartment units with approx. 17,200 Sq. Ft. of retail space fronting E. 25th Street in
Hialeah

State of Florida

Department of State

I certify from the records of this office that URBAN POINTE DEVELOPERS, LLC is a limited liability company organized under the laws of the State of Florida, filed on March 4, 2015.

The document number of this limited liability company is L15000039992.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on May 1, 2022, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifth day of May, 2022*



Rainald R. ...
Secretary of State

Tracking Number: 5564985470CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

BROWARD COUNTY MINORITY BUILDERS COALITION, INC.

Filing Information

Document Number	720180
FEI/EIN Number	23-7170674
Date Filed	02/02/1971
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/03/1992
Event Effective Date	NONE

Principal Address

499 NW 70TH AVENUE STE 101
PLANTATION, FL 33317

Changed: 08/18/2021

Mailing Address

499 NW 70TH AVENUE
SUITE 101
PLANTATION, FL 33317

Changed: 07/13/2021

Registered Agent Name & Address

Johnson, Brian C
499 NW 70TH AVENUE STE 101
PLANTATION, FL 33317

Name Changed: 01/05/2022

Address Changed: 01/05/2022

Officer/Director Detail

Name & Address

Title Chairman

JONES, JOHN T

665 SW 27 Avenue
Suite 16
Ft. Lauderdale, FL 33312

Title PRESIDENT AND CEO

JOHNSON, BRIAN
499 NW 70TH AVENUE STE 101
PLANTATION, FL 33317

Title Director

Milledge, John
200 SW 1st Avenue
Suite 800
Fort Lauderdale, FL 33301

Title Director

Brewton, Gregory
665 SW 27TH AVE
SUITE # 16
FORT LAUDERDALE, FL 33312

Title Director

Haynes, Eric
499 NW 70TH AVENUE
SUITE 101
PLANTATION, FL 33317

Annual Reports

Report Year	Filed Date
2020	01/29/2020
2021	02/17/2021
2022	01/05/2022

Document Images

01/05/2022 -- ANNUAL REPORT	View image in PDF format
02/17/2021 -- ANNUAL REPORT	View image in PDF format
01/29/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- ANNUAL REPORT	View image in PDF format
07/07/2016 -- ANNUAL REPORT	View image in PDF format
03/25/2015 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- ANNUAL REPORT	View image in PDF format
02/06/2013 -- ANNUAL REPORT	View image in PDF format
10/26/2012 -- ANNUAL REPORT	View image in PDF format

4.2.5 FINANCING PROPOSAL

This proposal contemplates Urban Pointe acquiring the subject property for \$645,000 and receiving a NPFCRA contribution of up to \$5,000,000 in the form of a forgivable loan in accordance with the NPFCRA Development Incentive Program (DIP) guidelines.

The NPFCRA contribution would represent approximately 27.6% of the \$18,096,333 total development cost. The remaining \$13,096,333 of development cost (72.4%) will be a combination of conventional financing and developer's equity.

Financial Analysis Assumptions

Assumptions are based on current absorption and forecasted absorption rates for the project area, based on project type. Interest assumptions are based on average market rates of 5.5% for both construction and permanent financing.

Acquisition

The Developer proposes acquiring the site from the CRA for \$645,000. The proposed acquisition price although less than the appraised value is of \$ 1,245,000 approximately 75% of the 2022 assessed value of \$861,890. The appraised value is based on highest and best use but fails to take into consideration that current rents will not support the development of the property as workforce housing without the addition of heavily subsidized affordable housing should the property be acquired for the appraised value.

Outgoings During Development

Allowance has been made for development management costs and the payment of property taxes during the development period.

Sundry Expenses

Allowance has been made for all preliminary investigation expenses.

Construction Cost

The construction cost is based on the development teams historical cost from similar developments.

Consultants'

Urban Pointe has retained an architect for the project and has consulted with general

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** Urban Pointe Developers, LLC and/or It's SPE

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. Parcel 1 Purchase Offer	\$ <u>400,000</u>
2. Parcel 2 Purchase Offer	\$ <u>100,000</u>
3. Parcel 3 Purchase Offer	\$ <u>145,000</u>

Financial Resources (If Required)	\$ <u>645,000</u>
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Submitted by:

Eric L. Haynes, Urban Pointe Dev, LLC
Name (printed)


Signature

May 5, 2022
Date

Principal/ Member
Title

Eric L. Haynes
Urban Pointe- MBC- JV
954-444-6794

Executive Summary

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311



Income, Expenses & Cash Flow

Potential Rental Income	\$ 1,459,800
Other Income	107,520
Total Vacancy and Credits	(72,990)
Operating Expenses	\$ (656,417)
Net Operating Income (NOI)	<u><u>\$ 837,914</u></u>
Debt Service:	\$ (665,040)
Cash Flow Before Taxes	\$ 172,873

Property Overview

Purchase/Asking Price	\$18,096,333	Property Type	Multi-Family
Improvements		No. of Units	56
Other		Price Per Unit	\$ 327,673
Closing Costs		Total Sq Ft	46,966
Finance Points	253,349	Price Per Sq Ft	\$ 391
Total Acquisition Cost	<u><u>\$18,349,682</u></u>	Income per Unit	\$ 27,988
Mortgage (s)	\$12,667,433	Expenses per Unit	\$ (11,722)
Down Payment / Investment	\$5,682,249		

Assumptions

Rental Growth Rate:	3.00%
Expense Growth Rate:	2.00%
Capitalization Rate (Resale):	5.50%

Loan Information

	<u>% of Asking</u>	<u>% of Cost</u>
Down Payment: \$ 5,682,249	31.40%	31.40%
Initial Loan Balance: \$12,667,433	70.00%	70.00%
<u>Loan Amount</u>	<u>Interest Rate</u>	<u>Term</u>
\$ 12,667,433	5.25%	20
		<u>Payment</u>
		\$55,420

Financial Measurements

Year 1

Year 3

Year 7

Notes / Discussion

Debt Coverage Ratio (DCR)	1.26	1.35	1.56	
Loan-to-Value Ratio (LVR)	83.1%	77.3%	67.0%	
Capitalization Rate Based on Cost	4.63%	4.98%	5.75%	
Capitalization Rate Based on Resale Price	5.50%	5.50%	5.50%	
Gross Rent Multiplier	12.40	10.58	10.85	
Net Present Value (NPV) - B/ Taxes	13.50%	(3,804,857)	(3,119,786)	(2,313,974)
Cash on Cash Return - Before Taxes	3.04%	4.15%	6.60%	
Internal Rate of Return - Before Taxes		-14.15%	4.24%	
Modified Internal Rate of Return - Before Taxes		-13.57%	3.81%	

Disclaimer: All information presented is believed to be accurate.

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

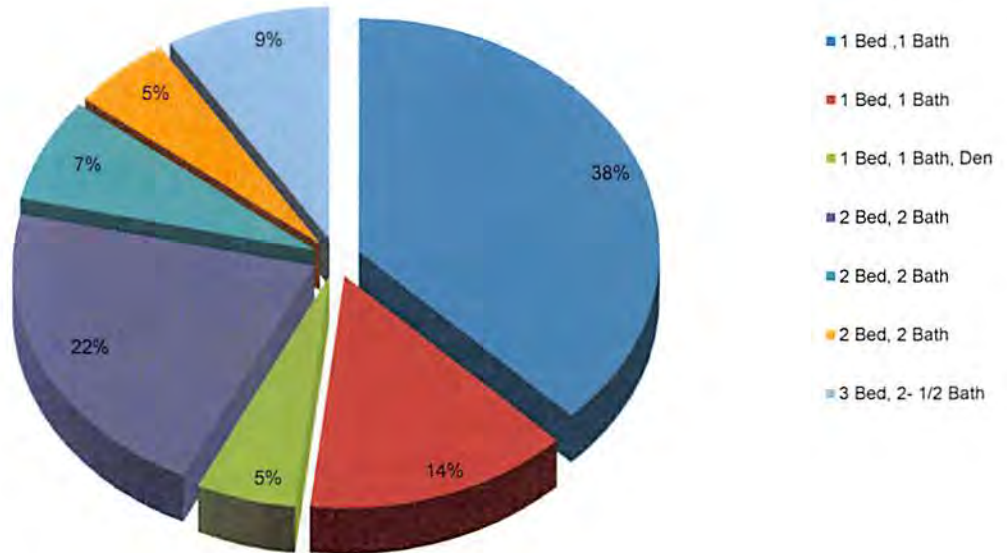
Rent Roll Summary

Eric L. Haynes
954-444-6794

Unit Description	Number of Units	Per unit Sq Ft	Total Sq Ft	Percent of Total	Monthly Rev/ Sq Ft	Rent Per Unit	Monthly Rent	Annual Rent
1 Bed ,1 Bath	21	648	13,608	28.97%	2.930	\$ 1,900	\$ 39,900	\$ 478,800
1 Bed, 1 Bath	8	691	5,528	11.77%	2.890	\$ 2,000	\$ 16,000	\$ 192,000
1 Bed, 1 Bath, Den	3	786	2,358	5.02%	2.740	\$ 2,150	\$ 6,450	\$ 77,400
2 Bed, 2 Bath	12	900	10,800	23.00%	2.560	\$ 2,300	\$ 27,600	\$ 331,200
2 Bed, 2 Bath	4	918	3,672	7.82%	2.510	\$ 2,300	\$ 9,200	\$ 110,400
2 Bed, 2 Bath	3	1,000	3,000	6.39%	2.500	\$ 2,500	\$ 7,500	\$ 90,000
3 Bed, 2- 1/2 Bath	5	1,600	8,000	17.03%	1.880	\$ 3,000	\$ 15,000	\$ 180,000

Totals	56	6,543	46,966	100.0%	2.590	16,150	\$ 121,650	\$ 1,459,800
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Unit Mix



Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Other Income

Eric L. Haynes
954-444-6794

Description	Monthly Amount	Annual Amount	Per Unit	Per Unit Sq. Ft.	Total Sq. Ft.
Commercial	\$ 8,960	\$ 107,520	\$ 160	1.37	0.19
Totals	\$ 8,960	\$ 107,520	\$ 160	1.37	0.19

Annual Property Operating Data

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

	Year 1	Sq Ft	Per Unit	Year 2	Sq Ft	Per Unit	Year 3	Sq Ft	Per Unit	Year 4	Sq Ft	Per Unit	Year 5	Sq Ft	Per Unit
Potential Rental Income	\$ 1,459,800	2.59	2,172.32	\$ 1,503,594	2.67	2,237.49	\$ 1,548,702	2.75	2,304.62	\$ 1,595,163	2.83	2,373.75	\$ 1,643,018	2.92	2,444.97
Less: Vacancy & Credit Losses	(72,990)	-0.13	-108.62	(75,180)	-0.13	-111.87	(77,435)	-0.14	-115.23	(79,758)	-0.14	-118.69	(82,151)	-0.15	-122.25
Other Income	107,520	0.19	160.00	110,746	0.20	164.80	114,068	0.20	169.74	117,490	0.21	174.84	121,015	0.21	180.08
Effective Gross Income	<u>\$ 1,494,330</u>	2.65	2,223.71	<u>\$ 1,539,160</u>	2.73	2,290.42	<u>\$ 1,585,335</u>	2.81	2,359.13	<u>\$ 1,632,895</u>	2.90	2,429.90	<u>\$ 1,681,882</u>	2.98	2,502.80
Operating Expenses															
Accounting	10,000	0.02	14.88	10,200	0.02	15.18	10,404	0.02	15.48	10,612	0.02	15.79	10,824	0.02	16.11
Advertising	3,600	0.01	5.36	3,672	0.01	5.46	3,745	0.01	5.57	3,820	0.01	5.69	3,897	0.01	5.80
Contract Services	60,000	0.11	89.29	61,200	0.11	91.07	62,424	0.11	92.89	63,672	0.11	94.75	64,946	0.12	96.65
Cleaning	12,000	0.02	17.86	12,240	0.02	18.21	12,485	0.02	18.58	12,734	0.02	18.95	12,989	0.02	19.33
Insurance	105,500	0.19	156.99	107,610	0.19	160.13	109,762	0.19	163.34	111,957	0.20	166.60	114,197	0.20	169.94
Legal	2,000	0.00	2.98	2,040	0.00	3.04	2,081	0.00	3.10	2,122	0.00	3.16	2,165	0.00	3.22
Maintenance	7,500	0.01	11.16	7,650	0.01	11.38	7,803	0.01	11.61	7,959	0.01	11.84	8,118	0.01	12.08
Management Fee	74,717	0.13	111.19	76,958	0.14	114.52	79,267	0.14	117.96	81,645	0.14	121.50	84,094	0.15	125.14
Payroll	70,000	0.12	104.17	71,400	0.13	106.25	72,828	0.13	108.38	74,285	0.13	110.54	75,770	0.13	112.75
Pest Control	2,800	0.00	4.17	2,856	0.01	4.25	2,913	0.01	4.34	2,971	0.01	4.42	3,031	0.01	4.51
Professional Fees	6,000	0.01	8.93	6,120	0.01	9.11	6,242	0.01	9.29	6,367	0.01	9.48	6,495	0.01	9.66
Repairs	7,500	0.01	11.16	7,650	0.01	11.38	7,803	0.01	11.61	7,959	0.01	11.84	8,118	0.01	12.08
Supplies	1,200	0.00	1.79	1,224	0.00	1.82	1,248	0.00	1.86	1,273	0.00	1.90	1,299	0.00	1.93
Property Taxes	250,000	0.44	372.02	255,000	0.45	379.46	260,100	0.46	387.05	265,302	0.47	394.79	270,608	0.48	402.69
Payroll	36,400	0.06	54.17	37,128	0.07	55.25	37,871	0.07	56.36	38,628	0.07	57.48	39,401	0.07	58.63
Telephone	4,800	0.01	7.14	4,896	0.01	7.29	4,994	0.01	7.43	5,094	0.01	7.58	5,196	0.01	7.73
Internet	2,400	0.00	3.57	2,448	0.00	3.64	2,497	0.00	3.72	2,547	0.00	3.79	2,598	0.00	3.87
Total Operating Expenses	<u>\$ 656,417</u>	1.16	976.81	<u>\$ 670,292</u>	1.19	997.46	<u>\$ 684,467</u>	1.21	1,018.55	<u>\$ 698,949</u>	1.24	1,040.10	<u>\$ 713,745</u>	1.27	1,062.12
Net Operating Income (NOI)	<u>\$ 837,914</u>	1.49	1,246.90	<u>\$ 868,868</u>	1.54	1,292.96	<u>\$ 900,867</u>	1.60	1,340.58	<u>\$ 933,945</u>	1.66	1,389.80	<u>\$ 968,137</u>	1.72	1,440.68
Less: Annual Debt Service	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64
Cash Flow Before Taxes	<u>\$ 172,873</u>	0.31	257.25	<u>\$ 203,828</u>	0.36	303.31	<u>\$ 235,827</u>	0.42	350.93	<u>\$ 268,905</u>	0.48	400.16	<u>\$ 303,096</u>	0.54	451.04

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

Annual Property Operating Data

	Year 6			Year 7			Year 8			Year 9			Year 10		
	Sq Ft	Per Unit		Sq Ft	Per Unit		Sq Ft	Per Unit		Sq Ft	Per Unit		Sq Ft	Per Unit	
Potential Rental Income	\$ 1,692,308	3.00	2,518.32	\$ 1,743,078	3.09	2,593.87	\$ 1,795,370	3.19	2,671.68	\$ 1,849,231	3.28	2,751.83	\$ 1,904,708	3.38	2,834.39
Less: Vacancy & Credit Losses	(84,615)	-0.15	-125.92	(87,154)	-0.15	-129.69	(89,768)	-0.16	-133.58	(92,462)	-0.16	-137.59	(95,235)	-0.17	-141.72
Other Income	124,645	0.22	185.48	128,385	0.23	191.05	132,236	0.23	196.78	136,203	0.24	202.68	140,289	0.25	208.76
Effective Gross Income	<u>\$ 1,732,338</u>	3.07	2,577.88	<u>\$ 1,784,308</u>	3.17	2,655.22	<u>\$ 1,837,837</u>	3.26	2,734.88	<u>\$ 1,892,973</u>	3.36	2,816.92	<u>\$ 1,949,762</u>	3.46	2,901.43
Operating Expenses															
Accounting	11,041	0.02	16.43	11,262	0.02	16.76	11,487	0.02	17.09	11,717	0.02	17.44	11,951	0.02	17.78
Advertising	3,975	0.01	5.91	4,054	0.01	6.03	4,135	0.01	6.15	4,218	0.01	6.28	4,302	0.01	6.40
Contract Services	66,245	0.12	98.58	67,570	0.12	100.55	68,921	0.12	102.56	70,300	0.12	104.61	71,706	0.13	106.70
Cleaning	13,249	0.02	19.72	13,514	0.02	20.11	13,784	0.02	20.51	14,060	0.02	20.92	14,341	0.03	21.34
Insurance	116,481	0.21	173.33	118,810	0.21	176.80	121,186	0.22	180.34	123,610	0.22	183.94	126,082	0.22	187.62
Legal	2,208	0.00	3.29	2,252	0.00	3.35	2,297	0.00	3.42	2,343	0.00	3.49	2,390	0.00	3.56
Maintenance	8,281	0.01	12.32	8,446	0.01	12.57	8,615	0.02	12.82	8,787	0.02	13.08	8,963	0.02	13.34
Management Fee	86,617	0.15	128.89	89,215	0.16	132.76	91,892	0.16	136.74	94,649	0.17	140.85	97,488	0.17	145.07
Payroll	77,286	0.14	115.01	78,831	0.14	117.31	80,408	0.14	119.65	82,016	0.15	122.05	83,656	0.15	124.49
Pest Control	3,091	0.01	4.60	3,153	0.01	4.69	3,216	0.01	4.79	3,281	0.01	4.88	3,346	0.01	4.98
Professional Fees	6,624	0.01	9.86	6,757	0.01	10.06	6,892	0.01	10.26	7,030	0.01	10.46	7,171	0.01	10.67
Repairs	8,281	0.01	12.32	8,446	0.01	12.57	8,615	0.02	12.82	8,787	0.02	13.08	8,963	0.02	13.34
Supplies	1,325	0.00	1.97	1,351	0.00	2.01	1,378	0.00	2.05	1,406	0.00	2.09	1,434	0.00	2.13
Property Taxes	276,020	0.49	410.74	281,541	0.50	418.96	287,171	0.51	427.34	292,915	0.52	435.89	298,773	0.53	444.60
Payroll	40,189	0.07	59.80	40,992	0.07	61.00	41,812	0.07	62.22	42,648	0.08	63.46	43,501	0.08	64.73
Telephone	5,300	0.01	7.89	5,406	0.01	8.04	5,514	0.01	8.20	5,624	0.01	8.37	5,736	0.01	8.54
Internet	2,650	0.00	3.94	2,703	0.00	4.02	2,757	0.00	4.10	2,812	0.00	4.18	2,868	0.01	4.27
Total Operating Expenses	<u>\$ 728,861</u>	1.29	1,084.61	<u>\$ 744,304</u>	1.32	1,107.60	<u>\$ 760,082</u>	1.35	1,131.07	<u>\$ 776,203</u>	1.38	1,155.06	<u>\$ 792,673</u>	1.41	1,179.57
Net Operating Income (NOI)	<u>\$ 1,003,477</u>	1.78	1,493.27	<u>\$ 1,040,004</u>	1.85	1,547.63	<u>\$ 1,077,755</u>	1.91	1,603.80	<u>\$ 1,116,770</u>	1.98	1,661.86	<u>\$ 1,157,088</u>	2.05	1,721.86
Less: Annual Debt Service	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64
Cash Flow Before Taxes	<u>\$ 338,437</u>	0.60	503.63	<u>\$ 374,964</u>	0.67	557.98	<u>\$ 412,715</u>	0.73	614.16	<u>\$ 451,729</u>	0.80	672.22	<u>\$ 492,048</u>	0.87	732.21

contractors whom it intends to negotiate a GMP construction contract for the purposes of developing a realistic development budget, coupled with historical cost analysis of previous developments like the proposed and feels confident that the development can be constructed as planned.

4.2.6 DESIGN CONCEPT (PROJECT PLANS AND INFORMATION)

The following firm has been engaged to design the proposed development.

Design

Modis Architects, LLC.
Mr. Ivo Fernandez
4955 SW 75th Avenue
Miami, Florida 33155
Ofc: (786) 879-8882
www.modisarchitects.com

The design principles adopted for this fifty-six-unit workforce mixed-use development are those associated with the highest quality awe aspiring designs most often found in densely populated metropolitan areas like Manhattan and San Francisco's famous waterfront.

The beauty begins with the superbly detailed modern façade of the Northern face of the building with over 300 feet of frontage along Sistrunk Boulevard. The intricate mix of glass, concrete, lush landscaping, and other building features will not only make the planned entertainment space a destination and the residents overjoyed to call the building home, Sistrunk News with its visual prominence will without question enhance the surrounding community but will also become an instant Landmark.

Upon entering one's living space, they will be exposed to an inviting floor plan which allows tremendous flexibility in the use of the interior space. The main focal point of course will be the luxurious appointed kitchen which will challenge one to put their culinary skills to the test.

Residents will have the option of selecting from eight (8) distinctive floor plans ranging from one-bedroom to 3 bedrooms two-story units. The proposed development is designed to accommodate multiple household sizes with unit sizes from 648 sf to 1,600 sf. Each apartment will feature granite counter-tops, luxury vinyl tile and a name brand appliance package. The residential amenities at Sistrunk News will be second to none. Imagine working out in a state-of-the-art fitness facility or taking in the sun by the rooftop pool or chatting with friends in the communal seating area on the open-air three-story recreational deck. Residents and guest of

Sistrunk news will genuinely enjoy an affordable luxurious lifestyle and experience.

Thinking about a quick bite or feel like taking in a bit of Jazz with your significant other or a few friends? The possibilities will be limitless at the restaurant which will be located on the first and second floors of Sistrunk News, where space is programmed to allow residents and the community to enjoy al fresco dining, fine cuisine, and the area's up and coming bands and spoken word artist in a large but intimate 9,000 square foot space, whose décor will embrace the heritage of the Sistrunk community.

Yes, Sistrunk News will be the place to live, work, relax and Be YOU!

SITE AND LOCATION

The site for the development is located along Sistrunk Boulevard, between NW 7th Terrace and NW 8th Avenue in the municipal boundaries of the City of Ft. Lauderdale. The Site is also situated within the boundaries of the NPFCRA Boundaries and is in a federally designated opportunity zone.

The site is rectangular in shape with motor vehicle access from NW 7th Terrace, NW 8th Avenue and Sistrunk Boulevard (NW 6th Street).

The total site area is 42,825 Square Feet with a frontage to Sistrunk Boulevard of +/- 308 linear feet. The site's surface profile is predominantly level, with utility infrastructure either on or abutting the site. The property also wraps, on three sides, a property owned by a non-affiliated party to the development whose property address is 545 NW 7th Terrace, Ft. Lauderdale, Florida 33311.

The development entity made attempts to facilitate a discussion with the property owner, to include sharing a modified design concept which incorporated his/her property as part of the site assemblage; however, at the time of this submittal, the property owner has been non-responsive to the development entities outreach. The development entity remains open to negotiate the inclusion of the property owner's parcel in the assemblage, which will lead to an expansion of the development concept from 56 to 89 residential units and an increase in commercial space from 9,100 square feet to +/- 11,000 square feet, of which up to 2,000 sf would be offered to the property owner for use as a replacement office.

Absent a successful negotiation with the property owner, the development entity is prepared to proceed with the concept as presented herein as expeditiously as possible. The alternative site concept is included herein as "Alternative B" for illustrative purposes.

The Real Property Description is:

Lots 1, 2, 3, 6, 7 and 8 Block 15 North Lauderdale according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida and the East one-half of an alley lying West of and adjacent thereto said Lots 1, 6, 7 and 8, now vacated per City of Fort

Lauderdale Ordinance No. 88-17, Less the North 16.30 feet of said Lot 1 for Right-of-Way.

and,

Lots 45, 46, 47, 48, 50, 51 and Lot 52 less the north 16.30 feet, all in Block 15, North Lauderdale, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and also less the external portion of a 10 foot radius curve at the Northwest corner of said property being concave to the Southeast and tangent, a line 16.30 feet South of the North line of said Lot 52 and also being tangent to the West line of said Lot 51. Together with the West one-half of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17.

GOVERNMENTAL ENTITLEMENTS

The site is currently zoned NWRAC-Muw and RMM-25, which allows the development contemplated herein. The development entity does not foresee any challenges associated with obtaining the necessary development approvals to construct the improvements.

ENVIRONMENTAL FACTORS

TRAFFIC FLOW PATTERNS

The existing traffic flow is sufficient to facilitate the traffic along the main arterial road, Sistrunk Boulevard (NW 6th Street). The City of Fort Lauderdale has made substantial improvements along the corridor in anticipation of the types of developments proposed herein.

PRIOR SITE USAGE

A search of the governmental records indicate that the site has been vacant for some time. A Phase 1 environmental assessment is expected not to find any adverse conditions on the subject parcels or the parcels contiguous to the site.

THE MARKET

The demand for affordably price workforce-housing options is extremely high in Broward County, Florida. The developer believes based on their assessment of current market conditions that the proposed development could reach stabilization within three months of being placed in service. Rent rising in most of South Florida. But not everywhere. - South Florida Sun-Sentinel (sun-sentinel.com)

SISTRUNK NEWS FT. LAUDERDALE, FLORIDA



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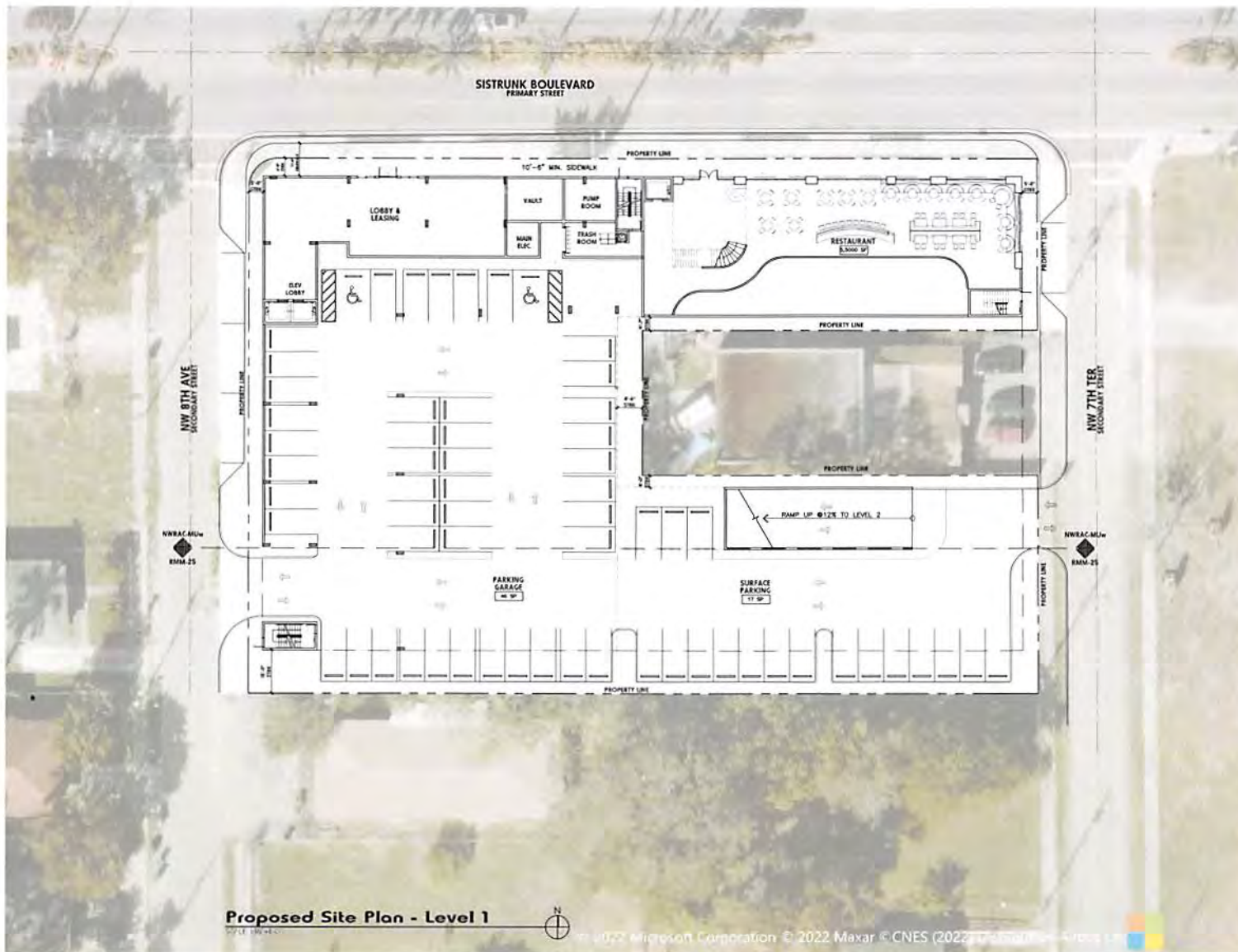
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SITE LOCATION | 2

PROJECT 20163
02/09/2021



ZONING DATA		
Property Information		
Folio:		
Property Address:	545 NW 7TH TER, FT Lauderdale	
Site Area		
Gross Area	42,825.00 sf	98 ac
Net Area	42,825.00 sf	98 ac
Existing Zoning: NWRAC-MUa		
Density	Required	Proposed
	N/A	56 units
BUILDING SETBACKS		
Street Type	Required	Proposed
Primary (Sistrunk Blvd)	0'-0"	6'-0"
Secondary (NW 7th Ter)	5'-0"	5'-0"
Secondary (NW 8th Ave)	5'-0"	5'-0"
Side Interior	0'-0"	4'-0"
Rear	15'-0"	15'-0"
SITE CALCULATIONS		
Open space	200 sf/du	11,200 sf
Building Height		30,200 sf
Permitted height	up to 45ft	
Max Height	up to 65ft*	6 Stories - 65 ft
* Subject to City Commission		

UNIT BREAKDOWN						
Unit Type	Sf/Unit Provided	Level 3	Levels 4-6 (Per Level)	Total # of Units	Leasable Area	% of Totals
180						
A1	648 sf	6 units	5 units	21 units	13,608 sf	
A2	691 sf	2 units	2 units	8 units	5,528 sf	
Sub-Total		8 units	7 units	29 units	13,608 sf	52%
180 + Den						
A3	786 sf	units	1 units	3 units	2,358 sf	
Sub-Total		units	1 units	3 units	2,358 sf	9%
280						
B1	900 sf	3 units	3 units	12 units	10,800 sf	
B2	918 sf	1 units	1 units	4 units	3,672 sf	
B3	1,000 sf	units	1 units	3 units	3,000 sf	
Sub-Total		4 units	5 units	19 units	10,800 sf	34%
Lofts - 380						
C1	1,600 sf	units	4 units	4 units	6,400 sf	
C2	1,600 sf	units	1 units	1 units	1,600 sf	
Sub-Total		units	5 units	5 units	6,400 sf	9%
Grand Total		12 units	18 units	56 units	26,766 sf	100%
					478 avg sf/unit	

PARKING		
Required	# DU or sf	# Spaces
Residential Uses		
180 @ 1.75 sp/unit	32 units	56.0 sp
280 @ 2.0 sp/unit	19 units	38.0 sp
380 @ 2.1 sp/unit	5 units	10.5 sp
Sub-Total	56 units	104.5 sp
Commercial Uses **		
1.0 sp/250 sf *	9,000 sf	26.0 sp
Sub-Total	9,000 sf	26 sp
Total Required:		130.5 sp
* Non-Residential Uses - No requirement for 1st 2,500 sf 40% reduction of remaining area		
		10 sp
Grand Total Required:		114.4 sp
Provided		
Level 1	61	61 sp
Level 2	48	50 sp
Level 3	0	0 sp
On-street Parking		4 sp
Grand Total Provided:		117 sp

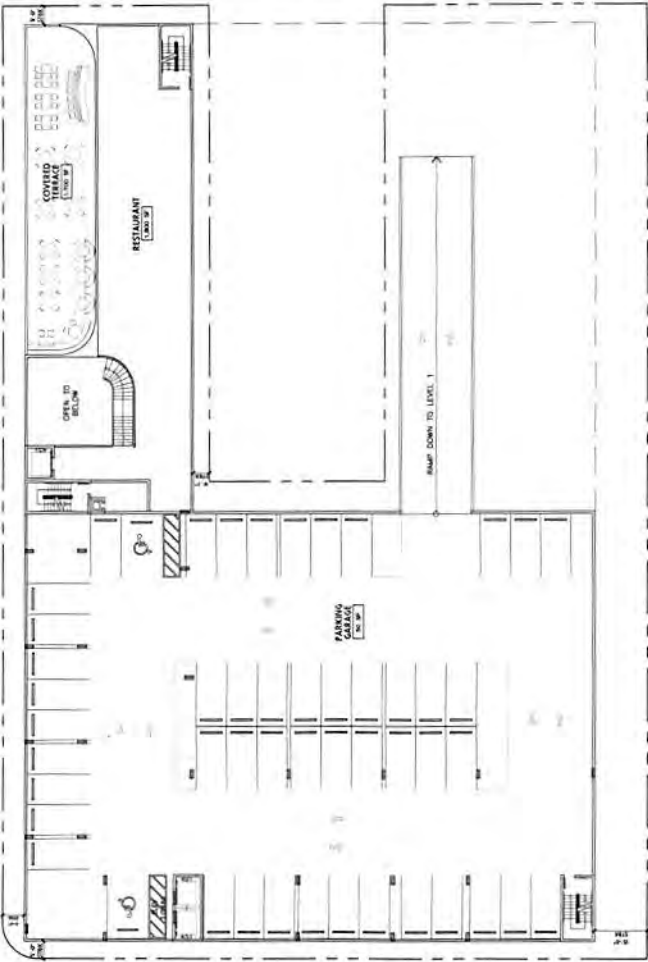


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SISTRUNK NEWS
Ft. Lauderdale, Florida

ZONING STUDY
Site Plan

#20163
05/03/2022
SCALE: 1/16"=1'-0"



Proposed Level 2

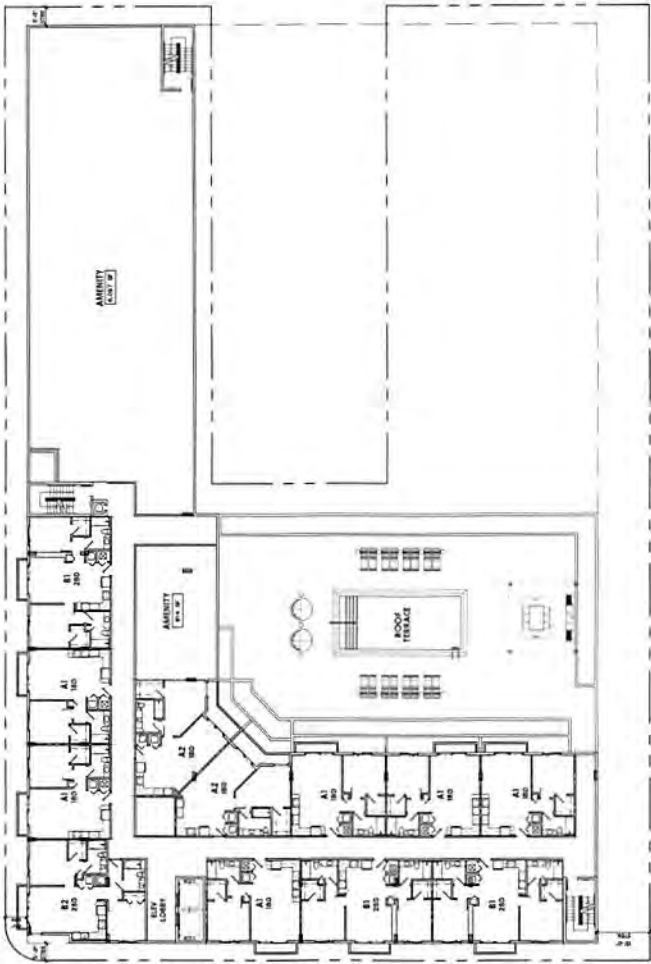
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ZONING STUDY
Level 2

PLAN 03
00010022
SCALE 1/8"=1'-0"



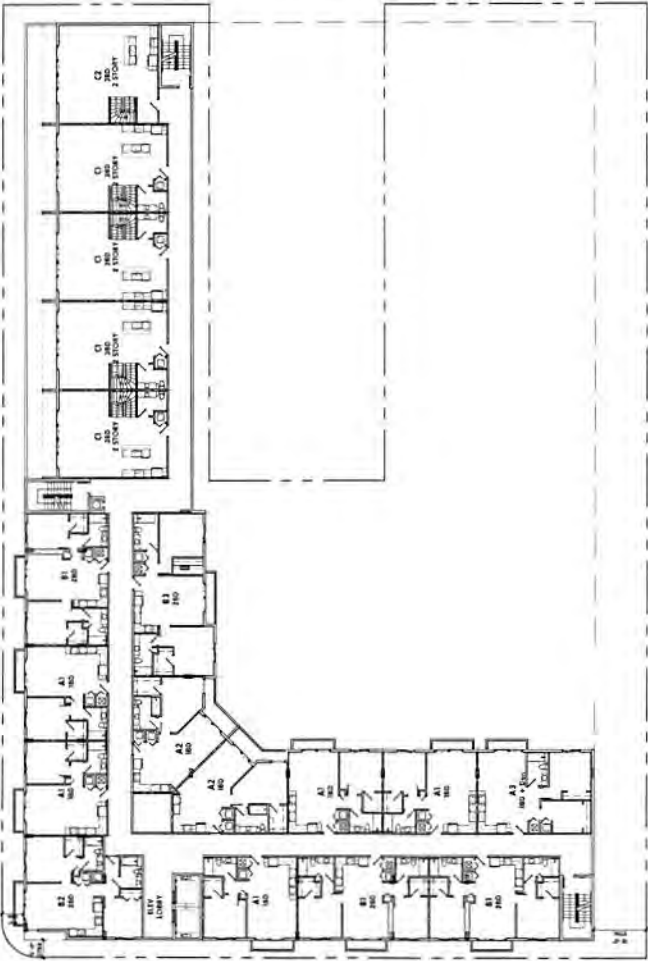
Proposed Level 3

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ZONING STUDY
Level 3

05/03/2022
SCALE 1/8"=1'-0"

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Proposed Levels 4-6



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ZONING STUDY
Levels 4 to 6

02/16/21
05/03/2022
SCALE 1/8"=1'-0"

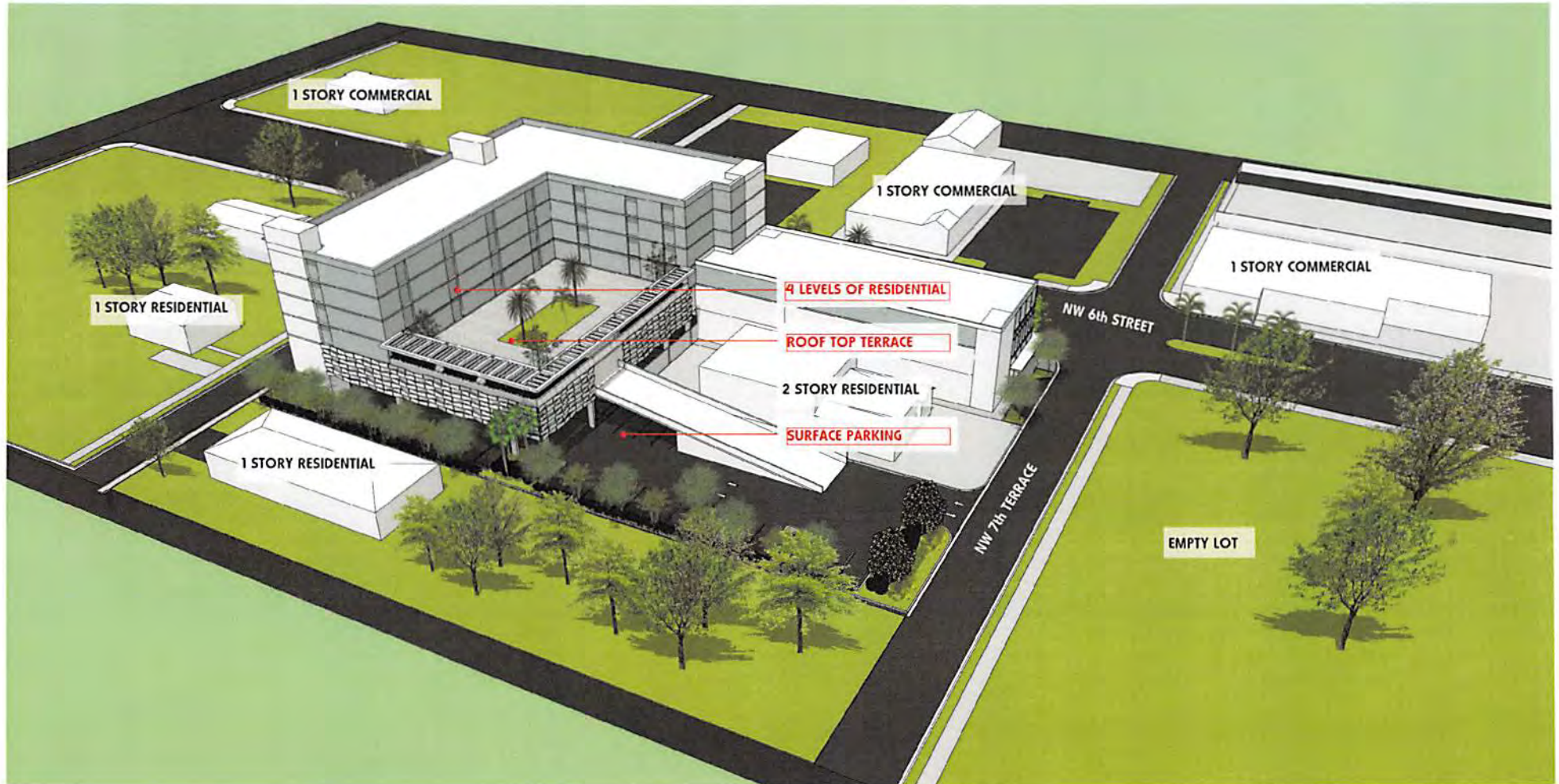


AERIAL PERSPECTIVE 7

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VIEW FROM NW 6th STREET

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VIEW FROM NW 6th STREET

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CORNER VIEW FROM NW 8th AVE

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SISTRUNK NEWS

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OUR LEADERSHIP



Ivo Fernandez Jr. LEED AP BD+C, CDP

Principal

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As Principal & Co-Founder, Ivo Fernandez is the architectural visionary behind most of the firm's award-winning designs by pushing the boundaries. Ivo oversees many of our projects through every phase. From the initial zoning analysis, through the master planning, design development, and construction phases, he stays deeply involved, a true testament to the power of the hands-on approach that defines our firm's operational philosophy. Ivo has more than 20 years of design and management experience, and his portfolio includes some of today's most critically lauded large-scale retail and mixed-use developments; aviation, office, and warehouse spaces; and category-defined residential buildings. His dedication to architectural excellence and infamous "All in or nothing" attitude set the pace for a challenging, innovative, and collaborative atmosphere at MODIS that results in work of the highest caliber.



Robert K. Morisette. AIA, NCARB, LEED AP BD+C, CDP

Principal

As MODIS's Co-Founder & Principal, Robert Morisette helms the firm's architectural operations with his technical acumen and expertise in executing practical design solutions. A talented architect and natural manager, he guides projects through from conception to completion effectively and efficiently, integrating his wealth of construction-phase knowledge with our clients' needs and

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goals. The results are reliably on schedule, within budget and, most importantly, consistently exceeding expectations. His commitment to this type of service is what truly distinguishes MODIS as a blue-chip firm. Robert has more than 20 years of design and management experience, and his portfolio includes some of today's most successful and innovative retail and mixed-use developments, as well as multi-family residential buildings. His team-player mentality reflects his leadership style, and his influence is evident in all aspects of MODIS's operation.



Kristyna Borden Martinez

Director of Interiors

Kristyna Borden Martinez is a Registered Interior Designer and LEED Green Associate with over 10 years of experience on a wide range of commercial project types including Corporate Workplace, Retail, Multi-Family Residential and Higher Education. Kristyna excels in all phases of the design process from programming, schematic design and design development to construction documentation, bidding and construction administration with a focus on user experience, sustainability and overall project delivery. The most recent projects to note that Kristyna has been part of in South Florida include Royal Caribbean Headquarters, Vivex Biomedical, Wix, and DB Schenker Regional Headquarters. Kristyna is involved with various professional organizations in

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Our Leadership - MODIS Architects

the industry and served as President of the IIDA South Florida Chapter for the 2017-2018 term. Mrs. Borden Martinez was awarded with the honor of being named IIDA South Florida's Star of the Year at the 2018 Bragg Gala Awards. Kristyna has also had an opportunity to collaborate on a new product design as one of three designers for Pixel + Nest, a collection of high tech porcelain ceramic tile manufactured by Lea Ceramiche.



Yvan Polonio

Vice President

As Vice President, Yvan oversees the design and development of a wide array of projects, from large-scale mixed-use complexes, retail centers, and commercial buildings to historic preservation, government initiatives, and the full spectrum of residential developments. As a result of his vast experience, he has developed an unparalleled talent for seeing the big picture without losing sight of the details. It is a delicate, yet essential, balance of talents that also allows him to manage the day-to-day operations of some of the firm's largest projects with grace and efficiency. A meticulous, proactive, and diligent leader, he ensures that the office production, standards, and quality control are perfectly in line with our clients' needs. Yvan also fills the valuable role of

5/6/22, 8:28 AM

Our Leadership - MODIS Architects

mentor to our firm's junior staff members, grooming them into future project managers and visionaries.



Rosendo Marcet

Associate – Senior Project Manager

At MODIS, Rosendo plans, designs, and leads residential, commercial, institutional, and government projects. As the point of contact through all phases, he always honors our clients' time by respecting deadlines, often finishing well ahead of schedule, and is universally respected for anticipating and proactively managing problems before they occur. Rosendo has the rare gift of being able to incorporate the cultural environment, surrounding architectural styles, and landscape all seamlessly into a design. He was the Project Manager for the recently-completed Miami Intermodal Car Rental Facility. A four story structure delivering 3,400,000 SF, this project included the integration of a 1.4 mile people mover, a central customer service lobby, quick turn-around area, a ready-return area, parking for 6,500 cars with multi-level fueling, maintenance areas, a support building, offices and chiller plant with a ventilation system that provides 6 air changes/hour.

5/6/22, 8:28 AM

Our Leadership - MODIS Architects



Luciano Castellon, CGC

Senior Associate

Luciano is MODIS's resident construction-phase extraordinaire. Put simply, he keeps our projects on schedule and moving forward, coordinating among all the necessary parties and the relevant municipal departments. He secures building permits, manages project submittals, monitors safety, and serves as a one-man clearinghouse for all vital information. With more than 20 years of experience as an architect, as well as being a certified and licensed general contractor in the state of Florida, Luciano is our boots on the ground, whether the project is a residential high-rise, a 100-acre mixed-use development or anything in between.

5/6/22, 8:28 AM

Our Leadership - MODIS Architects



Paul Aragon, Jr.

Associate – Project Manager

With more than 20 years of design experience and numerous architectural accolades for projects around the world, Paul brings a modern, global perspective to the MODIS team. His portfolio includes conceptual design for retail, residential, and mixed-use developments as well as hotels and educational institutions. Paul is skilled in all facets of architectural design, project and design management, and construction administration, including the valuable talent of navigating through the cumbersome building and life safety code requirements. A true team player, his tireless work ethic and commitment to excellence motivate those around him to perform at their best.

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Contact: (786) 679-8882

5/6/22, 8:31 AM

Projects - MODIS Architects



HOME

FIRM PROFILE

PROJECTS

OUR LEADERSHIP

NEWS

CONTACT

PROJECTS

All

Civic & Federal

Hospitality

Mixed Use

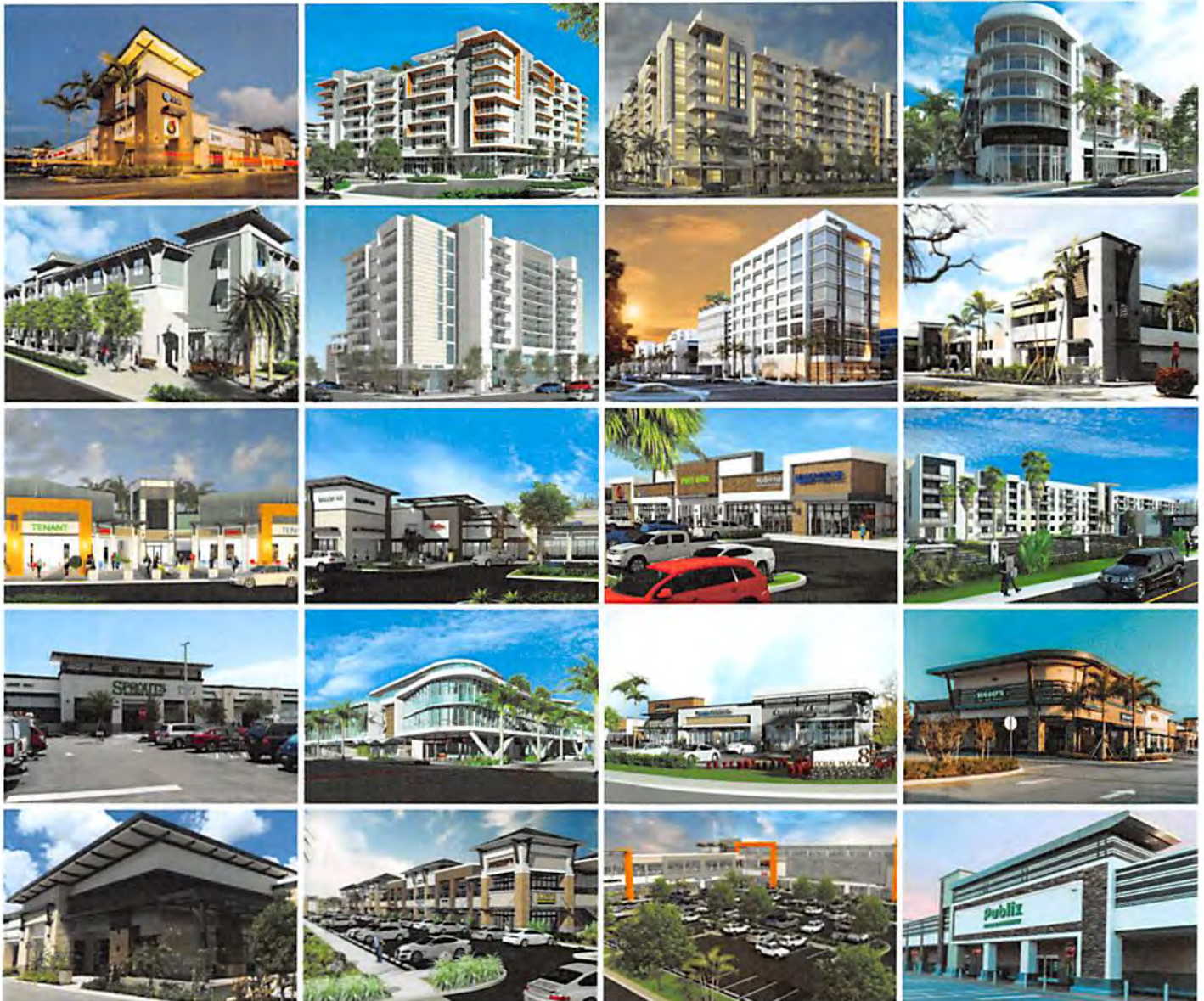
Multi Family

Office Building

Retail

Single Family

Urban Design



5/6/22, 8:31 AM

Projects - MODIS Architects

[HOME](#)[FIRM PROFILE](#)[PROJECTS](#)[OUR LEADERSHIP](#)[NEWS](#)[CONTACT](#)

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Contact: (786) 879-8882

4.2.7 Residential Element

Rental rates are based on current rates in the market area. The typical resident profile will be those earning between 80% and 160% of area median income at the time of the project's projected 2023 in-service date. Rents are projected to range from \$1,900 to \$3,000. (See Section 4.2.6 Project Plans and Information for unit sizes, parking data and Project Description, etc.)

4.2.8 Commercial Element

(See Section 4.2.6 Project Plans and Information for unit sizes, parking data and Project Description, etc.)

4.2.9 MINORITY/WOMEN (M/WBE) PARTICIPATION

The Minority Builders Coalition is a Joint Venture/ Equity partner with the development team. opportunities will be made available to the membership of the organization to participate in the development as vendors, contractors and subcontractors.

4.2.11 REQUIRED FORMS

Uploaded to Bidsync

ZONING STUDY

PARKING			
Required	Required	# Spaces	# of or
200 @ 1.75 sq/units	40 units		
250 @ 1.75 sq/units	40 units		
Sub Total	80 units		
Commercial Use ***			
1.0 sq/units			
11,000 sf			
Sub Total			
Total Required:			
* Minimum Access: no requirement for 2,500 or less			
ADT restriction of remaining area			
Grand Total Required:	Standard	HC	Total
Level 1	45	2	47
Level 2	96	3	99
Level 3	96	0	96
On-street Parking			4 sp
Grand Total Provided:			246 sp

[illegible]

ZONING DATA		Property Information		BUILDING STRUCKS		STREET TYPE		LISTED CALCULATIONS		BUILDING HEIGHT		SUBJECT TO CITY COMMISSION	
Color	Address	Site Area	Existing Zoning	Density		Street Type				Open Space	Max Height	Up to 65ft	5 Stories - 65 ft
	545 NW 7TH TER, FT LAUDERDALE	42,825.00 sf 98.8k	NW-AC-2	Proposed	N/A	Required	Proposed	15'-0"	15'-0"	200 ft / 60 ft 12,800 sf	Up to 65ft	Up to 65ft	

www.modisarchitects.com
4055 SW 75th Avenue
Miami, Florida 33155
T: 786.879.8882
F: 786.350.1155

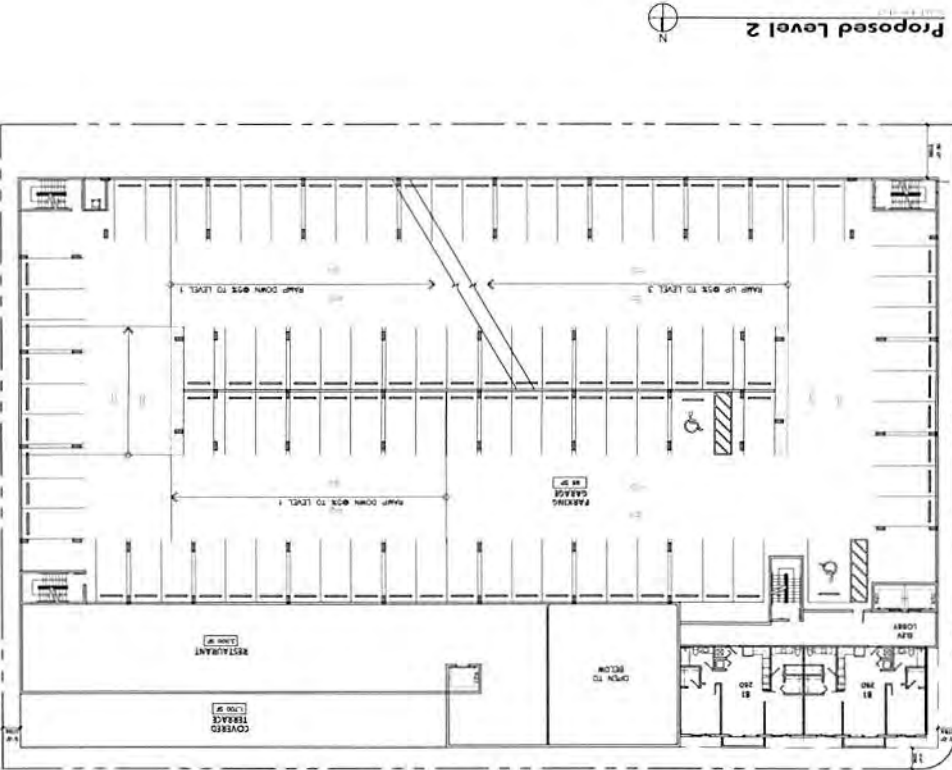
modis
architects

Ft. Lauderdale, Florida

SISTRUNK NEWS

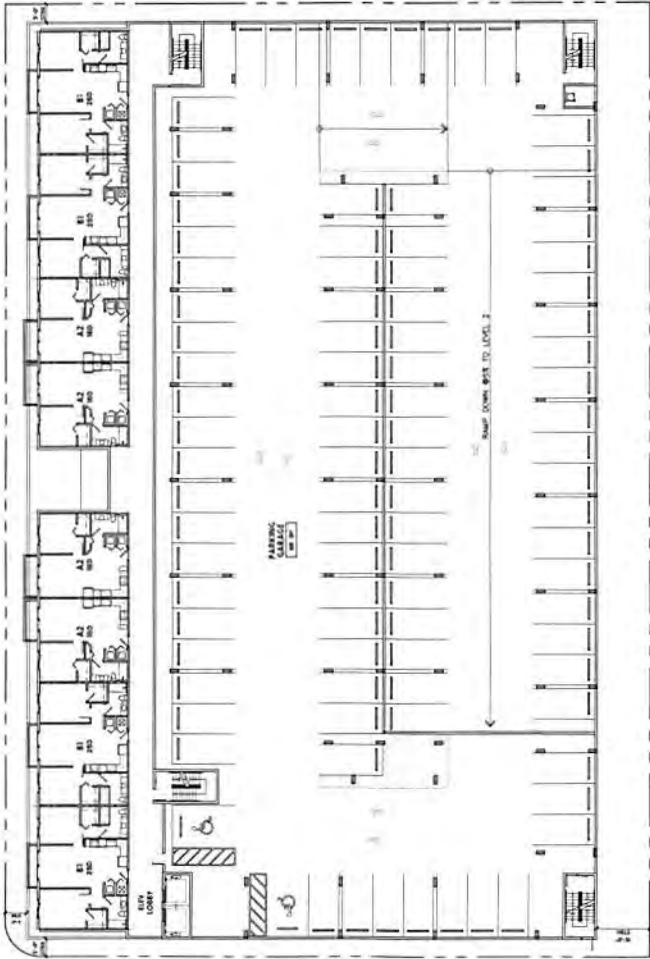
ZONING STUDY
Level 2

REVISED
04/03/2022
SCALE 1/8"=1'-0"



ALTERNATIVE B - 89 UNIT CONCEPT IF PRIVATE OWNER PARTICIPATES

ALTERNATIVE B - 89 UNIT CONCEPT IF PRIVATE OWNER PARTICIPATES



Proposed Level 3

ZONING STUDY
Level 3

SISTRUNK NEWS
Fl. Lauderdale, Florida

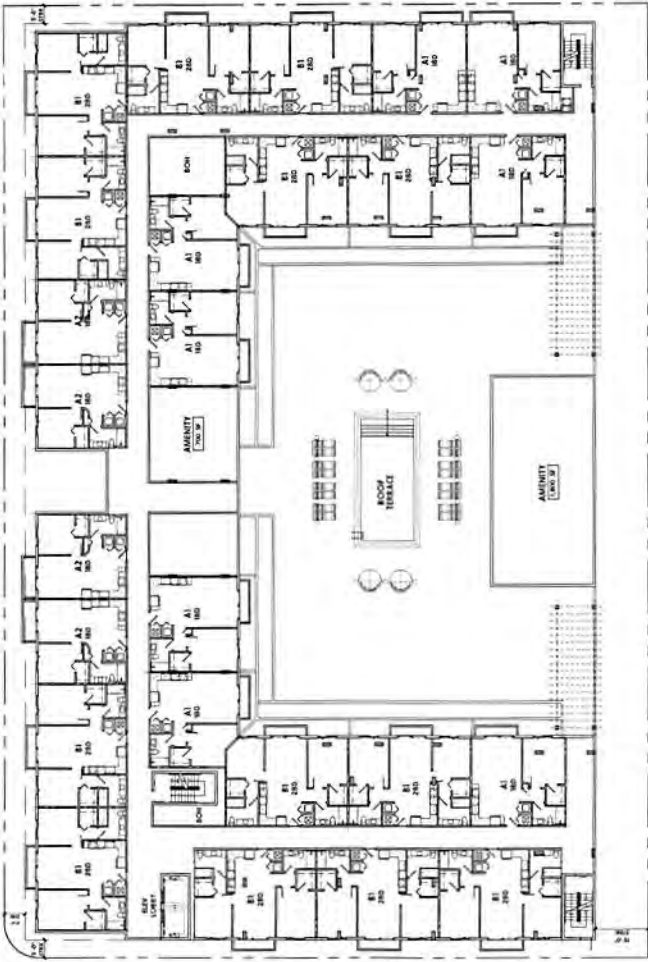
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CORPORATE ARCHITECTS, LLC | 4855 SW 72nd Avenue

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SCALE: 1/16" = 1'-0"

ALTERNATIVE B - 89 UNIT CONCEPT IF PRIVATE OWNER PARTICIPATES



Proposed Level 4



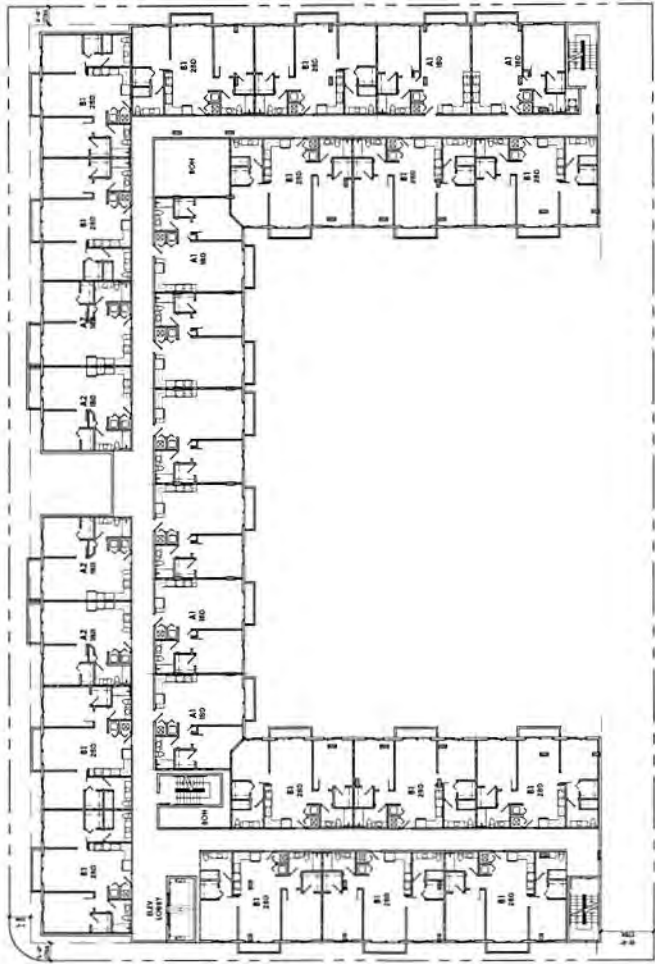
4855 SW 73th Avenue
Miami, Florida 33155
T: 786.879.1442
F: 786.591.1111
www.modisarchitects.com

SISTRUNK NEWS
Ft. Lauderdale, Florida

ZONING STUDY
Level 4

#20153
09/03/2022
SCALE: 1/8"=1'-0"

ALTERNATIVE B - 89 UNIT CONCEPT IF PRIVATE OWNER PARTICIPATES



Proposed Levels 5-6

SISTRUNK NEWS
Fl. Lauderdale, Florida

ZONING STUDY
Levels 5-6

DATE
06/15/2022
SCALE: 1/8"=1'-0"



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Sistrunk News

NW 6th Street

Fort Lauderdale, FL 33311

Application for CRA Funding Assistance

Development Incentive Program

Loan Application & Supplemental Responses and Supporting Data

56 Unit Mixed-Use Workforce Apartments up to 160% AMI

9,000 S.F. Restaurant/Retail Space

Prepared for

Ft. Lauderdale NPFCRA

Presented by

Urban Pointe- MBC- JV

Eric L. Haynes

954-444-6794

elhaynes@urbanpointellc.com

1135 Kane Concourse, 2nd Floor

Bay Harbor Islands, Florida 33154

City of Fort Lauderdale

**Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWPF CRA)**



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Eric L. Haynes		Tel. No. 954-444-6794	E-Mail Address elhaynes@urbanpointellc.com
Primary Contact for this CRA Request Eric L. Haynes		Tel. No. 954-444-6794	E-Mail Address elhaynes@urbanpointellc.com
Name of Business Urban Pointe Developers, LLC.		Tax I.D. No. 47-3346664	Company Website pointecompanies.com
Business Address 1132 Kane Concourse		Tel. No. 305-865-1923	Fax No. 305-865-3434
City Bay Harbor Islands		State FL	Zip Code 33154
Commencement Date to Begin Project: November 2022		JOB INFORMATION	
Completion Date for Project: November 2024		Full Time Equivalent (FTE) Jobs to be created 4	
Check Appropriate Description ☐ Existing Business ☒ New Business	Project Type ☐ Expansion ☐ Relocation	Facility Description Existing Space _____ sq. ft. New Space */- 42,000 sq. ft.	
NAICS Code / Industry Type 236220/commercial construction 236116/New Multi-Family Construction		Date of Incorporation 3/4/2015	
State where the business was incorporated Florida		TYPE OF BUSINESS	
Proposed Project Location/City NFPCRA		Proposed Address NW 6th Street between NW 7th Ter. & NW 8th Ave	
Property Control Number(s) 504203011800,504203011610,504203011630,504203011850,504203011860,504203011870,504203011880,504203011890		Property Owner NFPCRA	
Owner Tel. No. (include Area Code) 954-828-4519	Is there a lien on the property? no ☐ Yes ☒ No		
Bank(s) Where Business Accounts for Projects Are Held 1. Regions Bank, Bay Harbor Islands, FL 33154 2.			
Name of Participating Bank/Lender TBD			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source Urban Pointe Developers, LLC.			
Amount \$ TBD	Contact Person Maurice Egozi	Tel. No. (include Area Code) 305-865-1923	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Project Purpose and Economic Impact construction of six-story mixed-use building with 56 workforce apartments and 9,000 sf of restaurant and entertainment space. Economic impact in excess of \$18 million.			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

Name	Complete Address	% Owned	From	To
Eric L. Haynes	1132 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154	31.67		
Name	Complete Address	% Owned	From	To
Maurice Egozi	1132 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154	31.67		
Name	Complete Address	% Owned	From	To
Alan Sakowitz	1132 Kane Concourse, Suite 200, Bay Harbor Islands, FL 33154	31.66		
Name	Complete Address	% Owned	From	To
Brian C. Johnson, Minority Builders Corp,	665 SW 27th Ave, Ft. Laud, FL 33311	5		
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 18,096,333
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 18,096,333
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	11,667,433		
City funds			
CRA funds	5,000,000		
Company's current cash assets			
Owner equity (specify)	1,428,900		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	18,096,333		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition		645,000	
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		17,451,333	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		18,096,333	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: <u>none</u>	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup *(if applicable)*.
28. Copy of Environmental Report showing there are no Environmental issues *(if applicable)*.
29. Copy of Appraisal Report *(if applicable)*.

**THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION
OF AN AGREEMENT AND RELEASE OF FUNDS**

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization *(regardless of ownership percentage)* are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: Urban Pointe Developers, LLC.

By: Eric L. Haynes, Manager
Signature and Title

5/5/2022
Date

Guarantors:

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date

Signature and Title

Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: Urban Pointe Developers, LLC	Participating Bank/Lender:
City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u>	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: <u>Eric</u>	Middle: <u>L</u>	Last: <u>Haynes</u>
Social Security No.: _____	Date of Birth: <u>12/16/1970</u>	Place of Birth: <u>Florida</u>

Present Address: <u>1132 Kane Concourse, Ste 200</u> City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u> From: <u>2015</u> To: <u>Present</u>	Previous Address: _____ (needed if in present address less than 5 years) City: _____ State: _____ Zip: _____ From: _____ To: _____
Loan Requested from CRA: \$ <u>5,000,000</u> Loan Request from Bank(s): \$ <u>11,667,432</u> Percentage of Company Ownership: <u>31.67</u> %	Are you a U.S. Citizen: ☒ YES ☐ NO If NO, are you a Lawful Permanent Resident Alien: ☐ YES ☐ NO Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? (If YES, indicate the date parole or probation is to expire)	☐ YES ☒ NO
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted.	☐ YES ☒ NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation?	☐ YES ☒ NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature: <u>[Signature]</u>	Title: <u>Manager</u>	Date: <u>5/5/22</u>
-------------------------------	-----------------------	---------------------

*ORIGINAL SIGNATURES REQUIRED

5 CRA INCENTIVE APPLICATION
Last Updated: September 16, 2016



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary), as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Eric Middle: L Last: Haynes

Social Security No.: _____ Date of Birth: 12/16/1970

Driver's License (State and Number): _____

Home/Cellular Phone No.: 954-444-6794 Office No.: _____

Current Home Address (PO Boxes not accepted): 140 S. University Drive, Suite E

City: Plantation State: FL Zip Code: 33324

Employer: Schumer Capital Corp.

Employer Address: 140 S. University Drive, Suite E

City: Plantation State: FL Zip Code: 33324

Company Phone No.: 954-388-7012 Other No.: _____

Signature: [Signature]

Date: 5/5/22

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: Urban Prose Developers, LLC		Participating Bank/Lender:	
City: Bay Harbor Islands	State: FL	Zip: 33154	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: Maurice	Middle: _____	Last: Egozi
Social Security No.: _____	Date of Birth: 10/22/1960	Place of Birth: Cuba

Present Address: 1132 Kane Concourse, Ste 200		Previous Address: (include all previous addresses for last 5 years)	
City: Bay Harbor Islands	State: FL	Zip: 33154	City: _____ State: _____ Zip: _____
From: 2015	To: Present	From: _____	To: _____
Loan Requested from CRA: \$ 5,000,000	Are you a U.S. Citizen	☒ YES	☐ NO
Loan Request from Bank(s): \$ 11,667,433	If NO, are you a Lawful Permanent Resident Alien	☐ YES	☐ NO
Percentage of Company Ownership: 31.67 %	Alien Registration Number		

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

- Are you presently under indictment, on parole or probation? ☐ YES ☒ NO
If YES, indicate the date parole or probation is to expire.
- Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. ☐ YES ☒ NO
- Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? ☐ YES ☒ NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature:	Title: Manager	Date: 5/5/22
------------	----------------	--------------

*ORIGINAL SIGNATURES REQUIRED

6 CRIMINAL RECORD STATEMENT
City of Fort Lauderdale



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary), as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender)

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: Maurice Middle: _____ Last: Egozi
 Social Security No.: _____ Date of Birth: 10/22/1960
 Driver's License (State and Number): _____
 Home/Cellular Phone No.: 786-280-1923 Office No.: _____
 Current Home Address (PO Boxes not accepted): 1132 Kane Concourse, Suite 200
 City: Bay Harbor Islands State: FL Zip Code: 33154
 Employer: Pointe Companies
 Employer Address: 1132 Kane Concourse, Suite 200
 City: Bay Harbor Islands State: FL Zip Code: 33154
 Company Phone No.: 305-865-1923 Other No.: _____

Signature: [Signature]
 Date: 3-17-2021

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: Urban Police Developers, LLC	Participating Bank/Lender:
City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u>	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: <u>Alan</u>	Middle: _____	Last: <u>Sakowitz</u>
Social Security No.: _____	Date of Birth: <u>05/22/1957</u>	Place of Birth: <u>Miami, FL</u>

Present Address: <u>1132 Kane Concourse, Ste 200</u>	Previous Address: _____ (include if in present address less than 5 years)
City: <u>Bay Harbor Islands</u> State: <u>FL</u> Zip: <u>33154</u>	City: _____ State: _____ Zip: _____
From: <u>2015</u> To: <u>Present</u>	From: _____ To: _____
Loan Requested from CRA: <u>\$5,000,000</u>	Are you a U.S. Citizen: ☒ YES ☐ NO
Loan Request from Bank(s): <u>\$11,667,433</u>	If NO, are you a Lawful Permanent Resident Alien: ☐ YES ☐ NO
Percentage of Company Ownership: <u>31.66</u> %	Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN INTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? ☐ YES ☒ NO
(If YES, indicate the date parole or probation is to expire)
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. ☐ YES ☒ NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? ☐ YES ☒ NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature:	Title: <u>Manager</u>	Date: <u>5/5/22</u>
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*ORIGINAL SIGNATURES REQUIRED

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information from any source needed as the City CRA may require concerning statements made in the application for the CRA funding (including, but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from my Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Redevelopment Agencies.

First Name Alan Middle _____ Last Sakowitz

Social Security No. [REDACTED] Date of Birth 05/22/1957

Driver's License (State and Number) [REDACTED]

Home/Cellular Phone No. 305-655-1234 Office No. _____

Current Home Address (PO Boxes not accepted) 1132 Kane Concourse, Suite 200

City Bay Harbor Islands State FL Zip Code 33154

Employer Pointe Companies

Employer Address 1132 Kane Concourse, Suite 200

City Bay Harbor Islands State FL Zip Code 33154

Company Phone No. 305-865-1923 Other No. _____

Signature [Signature]

Date 5/5/22

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐ STREETScape ENHANCEMENT PROGRAM	\$ _____
☒ DEVELOPMENT INCENTIVE PROGRAM	\$ 5,000,000
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

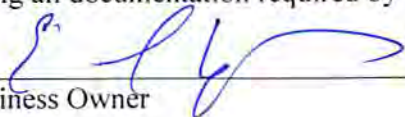
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Façade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Eric L. Haynes, UPD LLC attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

 5-5-22 Signature of
Property Owner or Business Owner

Eric L. Haynes, Urban Pointe Developers, LLC.
Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Property Manager	1	Property Management	53,683	53,683	CAM License
Leasing Coordinator	1	Leasing	30,646	30,646	Associates Degree
Maintenance Engineer	1	Building Maint	36,000	36,000	Trade Certs
Security Officer	1	Resident Privacy	30,000	30,000	Security License

***USE ADDITIONAL SHEETS IF NECESSARY**

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

1. Please describe your project.

Urban Pointe Developers, a joint venture Development entity between Schumer Capital Corp. and Pointe Companies (Urban Pointe) and the Minority Builders Coalition (MBC), hereby submits a response to RFP No.: 12642-925 regarding the development of a market rate mixed-use development with an entertainment focus on NFPCRA owned parcels located between NW 7th Avenue and NW 8th Avenue along the historical Sistrunk Boulevard.

Urban Pointe considered the site location, dimensions and property characteristics and commissioned a design team to do a massing study of the site and determined that the property would allow for the development of the proposed concept with the commercial use being more suitable for a restaurant with event programming and fifty-six (56) luxury appointed workforce rental apartments. The conceptual design is attached as Exhibit "A- Conceptual Design."

Urban Pointe proposes to acquire site control of the NFPCRA owned parcels referenced in the RFP for a total of \$645,000 and the development entity, Urban Pointe-MBC, proposes to offer and enter into a master lease agreement with the NFPCRA or its successor entity for approximately nine thousand (9,000) square feet of commercial space at seventy-five percent (75%) of the average corridor market rate for comparable space (Currently pegged at \$27/sf). The master lease to the NFPCRA at the discounted rate will enable the NFPCRA to sub-lease and program the space at market rates, which affords the NFPCRA the opportunity to recognize revenue streams from the spread between the discounted lease rate and market lease rate.

This proposal contains details of the main aspects of the proposed development, the design concept, financial analysis, and any factors affecting the property. The development entity is prepared to immediately move forward with the development and anticipate a project duration of twenty-four (24) months after successful negotiation of a developer's agreement with the NFPCRA.

The development entity is seeking a NFPCRA funding commitment of up to five million dollars (\$5,000,000), which represents approximately thirty three percent (34%) of the total projected development cost of eighteen million ninety-six thousand three hundred thirty-three dollars (\$18,096,333). The NFPCRA will recoup a portion of the funds via the sub leasing of the commercial space. The expected yield to the NFPCRA over the initial twenty (20) years of the master lease is projected to be more than \$63,000 annually for a total yield of over \$1.2 million dollars. It should be noted that the proposed deal structure if accepted could serve as the basic deal structure for future deals in the NFPCRA area.

4.2.2 SUMMARY CONCLUSIONS

Following the investigations and approvals summarized in this Proposal, it is evident that:

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

1. The site is superbly located and addresses the critical shortage of commercial space and modern and affordable quality work force housing supply in the area. The proposed development will enjoy not only superior design but will also be a destination location with the proper programming of the NPFCA controlled commercial space and its proximity to tri-county public transportation, a robust and vibrant downtown and the famous beaches of Fort Lauderdale.
2. The Development has been planned to comply with all existing governmental requirements.
3. The design is extremely efficient and incorporates the maximum development and highest and best use for the site, taking site constraints into consideration.
4. The residential rental rates are projected to be competitive in today's market and will target individuals and families whose income does not exceed 160% of area median income, which includes teachers, first responders, healthcare workers, professionals, and retirees. Furthermore, residents will have access to state-of-the-art fitness facilities and amenities.
5. The Development will create approximately 356 construction related jobs based on an industry standard 11.2 jobs per million dollars of value for direct jobs and 8.7 jobs per million dollars of value for indirect jobs plus approximately \$5.5 million in property tax revenue over the first twenty years. (Source: leadingbuilders.org-Construction economic study May, 2020)
6. The Development will create a minimum of 4 permanent jobs for property operations. The annual salaries are projected to average \$37,580 for an annual payroll projection, not including benefits, of \$150,000.
7. The Development provides a continuous revenue stream for the NPFCA and/or its successor entity via a below market master lease for +/- 9,000 sf of commercial space suited for restaurant/entertainment use. The anticipated annual revenue yield, based on current market rates, will be approximately \$63,000 for a total of over \$1.2 million over the initial 20-year term of the master lease.
8. The projected total development cost is \$18,096,333 with an anticipated development time frame of twenty-four (24) months from the successful negotiation of the developer's agreement.

2. What is the address, folio number and legal description of the property.

The site for the development is located along Sistrunk Boulevard, between NW 7th Terrace and NW 8th Avenue in the municipal boundaries of the City of Ft. Lauderdale. The Site is also situated within the boundaries of the NPFCA Boundaries and is in a federally designated opportunity zone.

The site is rectangular in shape with motor vehicle access from NW 7th Terrace, NW 8th Avenue and Sistrunk Boulevard (NW 6th Street).

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

The total site area is 42,825 Square Feet with a frontage to Sistrunk Boulevard of +/- 308 linear feet. The site's surface profile is predominantly level, with utility infrastructure either on or abutting the site. The property also wraps, on three sides, a property owned by a non-affiliated party to the development whose property address is 545 NW 7th Terrace, Ft. Lauderdale, Florida 33311.

The development entity made attempts to facilitate a discussion with the property owner, to include sharing a modified design concept which incorporated his/her property as part of the site assemblage; however, at the time of this submittal, the property owner has been non-responsive to the development entities outreach. The development entity remains open to negotiate the inclusion of the property owner's parcel in the assemblage, which will lead to an expansion of the development concept from 56 to 89 residential units and an increase in commercial space from 9,100 square feet to +/- 11,000 square feet, of which up to 2,000 sf would be offered to the property owner for use as a replacement office.

Absent a successful negotiation with the property owner, the development entity is prepared to proceed with the concept as presented herein as expeditiously as possible.

SITE AND LOCATION

The Real Property Description is:

Lots 1, 2, 3, 6, 7 and 8 Block 15 North Lauderdale according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida and the East one-half of an alley lying West of and adjacent thereto said Lots 1, 6, 7 and 8, now vacated per City of Fort Lauderdale Ordinance No. 88-17, Less the North 16.30 feet of said Lot 1 for Right-of-Way.

and,

Lots 45, 46, 47, 48, 50, 51 and Lot 52 less the north 16.30 feet, all in Block 15, North Lauderdale, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and also less the external portion of a 10 foot radius curve at the Northwest corner of said property being concave to the Southeast and tangent, a line 16.30 feet South of the North line of said Lot 52 and also being tangent to the West line of said Lot 51. Together with the West one-half of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17.

FOLIO NUMBERS

504203011880, 504203011890, 504203011600, 504203011610, 504203011870, 504203011860, 504203011850 and 504203011630.

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for NPFCRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the NPFCRA that are inconsistent with the NPFCRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which NPFCRA funding was provided.

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

EXISTING USE

Vacant

PROPOSED USE DESIGN CONCEPT

The design principles adopted for this fifty-six-unit workforce mixed-use development are those associated with the highest quality awe inspiring designs most often found in densely populated metropolitan areas like Manhattan and San Francisco's famous waterfront.

The beauty begins with the superbly detailed modern façade of the Northern face of the building with over 300 feet of frontage along Sistrunk Boulevard. The intricate mix of glass, concrete, lush landscaping, and other building features will not only make the planned entertainment space a destination and the residents overjoyed to call the building home, Sistrunk News with its visual prominence will without question enhance the surrounding community but will also become an instant Landmark.

Upon entering one's living space, they will be exposed to an inviting floor plan which allows tremendous flexibility in the use of the interior space. The main focal point of course will be the luxurious appointed kitchen which will challenge one to put their culinary skills to the test.

Residents will have the option of selecting from eight (8) distinctive floor plans ranging from one-bedroom to 3 bedrooms two-story units. The proposed development is designed to accommodate multiple household sizes with unit sizes from 648 sf to 1,600 sf. Each apartment will feature granite counter-tops, luxury vinyl tile and a name brand appliance package. The residential amenities at Sistrunk News will be second to none. Imagine working out in a state-of-the-art fitness facility or taking in the sun by the rooftop pool or chatting with friends in the communal seating area on the open-air three-story recreational deck. Residents and guest of

Sistrunk news will genuinely enjoy an affordable luxurious lifestyle and experience.

Thinking about a quick bite or feel like taking in a bit of Jazz with your significant other or a few friends? The possibilities will be limitless at the restaurant which will be located on the first and second floors of Sistrunk News, where space is programmed to allow residents and the community to enjoy al fresco dining, fine cuisine, and the area's up and coming bands and spoken word artist in a large but intimate 9,000 square foot space, whose décor will embrace the heritage of the Sistrunk community.

Yes, Sistrunk News will be the place to live, work, relax and Be YOU!

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.

The applicant is the end-user for the proposed improvements.

5. What is the zoning of the property?

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

The site is currently zoned NWRAC-Muw and RMM-25, which allows the development contemplated herein. The development entity does not foresee any challenges associated with obtaining the necessary development approvals to construct the improvements.

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.

The current owner of the property is the NFPCRA. The applicant is seeking to acquire the property from the NFPCRA for \$645,000.

7. Is your project new construction or is it renovation?

The project will be new construction.

8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible NPFCRA expense, it may be included in your total capital investment).

The total capital investment for Sistrunk News is \$18,096,333. Hard construction cost represents \$14,511,500 of the total capital cost and soft cost represents \$2,939,833 of the total capital cost.

9. What is the current Broward County Assessed Value of the property?

Folio	Assessed	SF
504203011600 -	\$ 550	550
504203011610 -	\$135,000	6750
504203011630 -	\$202,500	10125
504203011850 -	\$270,000	13500
504203011860 -	\$67,480	3374
504203011870 -	\$67,520	3376
504203011880 -	\$26,400	1320
504203011890 -	\$92,440	4622
Total Assessed Value 2021	-	\$861,890
	Total SF	-
		43,617

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that NPFCRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first 9 NPFCRA INCENTIVE APPLICATION Last Updated: September 16, 2016 mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in NPFCRA assistance will be

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of NPFCRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case-by-case basis.

To the best of our knowledge, there are no mortgages on the property.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

There are no current or pending liens on the property.

12. Are there any code violations on the property? Identify.

There are no current or pending code violations on the property.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for NPFCRA program funding.

The subject property is currently owned by the NPFCRA and the applicant is seeking to acquire the property with the NPFCRA as owner of record.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

The applicant anticipates creating approximately five permanent jobs, as follows:

- | | | |
|-------------------------|---|----------------------|
| 1. Property Manager | - | Full-Time |
| 2. Leasing Coordinator | - | Full-time equivalent |
| 3. Maintenance Engineer | - | Full-time equivalent |
| 4. Night Security | - | Full Time Equivalent |

*Compensation will be based on area averages as published in the U.S. Bureau of Labor Statistics Occupational Outlook Handbook at the time the improvements are put into service. www.bls.gov

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the NPFCRA and the property owner and that work must commence within 90 days of NPFCRA funding approval.

The applicant anticipates beginning development related activity within 90 days of obtaining NPFCRA funding approval.

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.

The applicant anticipates construction to be complete with 24 months from the construction start date. The applicant represents that the project will obtain at a minimum a TCO within two years of funding approval.

**Sistrunk News CRA Business Incentive Application
Supplemental Responses
5-5-22**

17. Please provide proof of your matching funds (i.e., bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.

Applicant is prepared to make bank and personal financial statements available to staff for in-person review. Other sources of project funding will include developer equity, short term construction financing and permanent mortgage financing. If available, governmental sources will also be pursued if the use of such funds do not substantially compromise the project concept.

18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/NPFCRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.

Insurance will be provided once site control is obtained.

19. Have your previously received funding from the NPFCRA? Explain.

The development entity has not previously received funding from the NPFCRA.

I Eric L. Haynes Urban attest that the information is correct to the best of my knowledge. I further understand that the NPFCRA program benefits are contingent upon funding availability and NPFCRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by the NPFCRA.

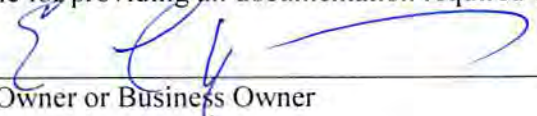

Signature of Property Owner or Business Owner

Eric L. Haynes Urban Pomelo Dev. LLC
Print Name

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Eric L. Haynes, UPDLLC attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

 5-5-22 Signature of
Property Owner or Business Owner

Eric L. Haynes, Urban Pointe Developers, LLC.
Print Name

Eric L. Haynes
Urban Pointe- MBC- JV
954-444-6794

Executive Summary

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311



Income, Expenses & Cash Flow

Potential Rental Income	\$ 1,459,800
Other Income	107,520
Total Vacancy and Credits	(72,990)
Operating Expenses	\$ (656,417)
Net Operating Income (NOI)	<u>\$ 837,914</u>
Debt Service:	\$ (665,040)
Cash Flow Before Taxes	\$ 172,873

Property Overview

Purchase/Asking Price	\$18,096,333	Property Type	Multi-Family
Improvements		No. of Units	56
Other		Price Per Unit	\$ 327,673
Closing Costs		Total Sq Ft	46,966
Finance Points	253,349	Price Per Sq Ft	\$ 391
Total Acquisition Cost	<u>\$18,349,682</u>	Income per Unit	\$ 27,988
Mortgage (s)	\$12,667,433	Expenses per Unit	\$ (11,722)
Down Payment / Investment	\$5,682,249		

Assumptions

Rental Growth Rate:	3.00%
Expense Growth Rate:	2.00%
Capitalization Rate (Resale):	5.50%

Loan Information

	<u>% of Asking</u>	<u>% of Cost</u>
Down Payment: \$ 5,682,249	31.40%	31.40%
Initial Loan Balance: \$12,667,433	70.00%	70.00%
<u>Loan Amount</u>	<u>Interest Rate</u>	<u>Term</u>
\$ 12,667,433	5.25%	20
		<u>Payment</u>
		\$55,420

Financial Measurements

Year 1

Year 3

Year 7

Notes / Discussion

Debt Coverage Ratio (DCR)	1.26	1.35	1.56
Loan-to-Value Ratio (LVR)	83.1%	77.3%	67.0%
Capitalization Rate Based on Cost	4.63%	4.98%	5.75%
Capitalization Rate Based on Resale Price	5.50%	5.50%	5.50%
Gross Rent Multiplier	12.40	10.58	10.85
Net Present Value (NPV) - B/ Taxes 13.50%	(3,804,857)	(3,119,786)	(2,313,974)
Cash on Cash Return - Before Taxes	3.04%	4.15%	6.60%
Internal Rate of Return - Before Taxes		-14.15%	4.24%
Modified Internal Rate of Return - Before Taxes		-13.57%	3.81%

Disclaimer: All information presented is believed to be accurate.

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

Sistrunk News



Enter Description



Massing Aerial



Front Perspective



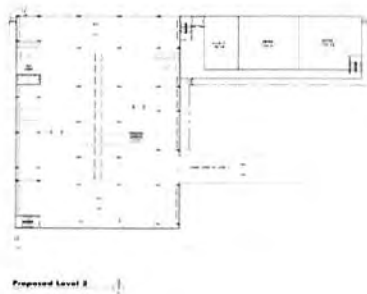
Overlay



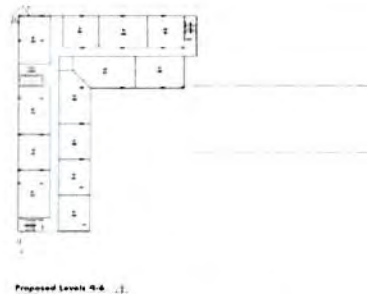
Front Perspective # 2



Level 3 Concept



Level 2 Concept



Level 4-6 Concept

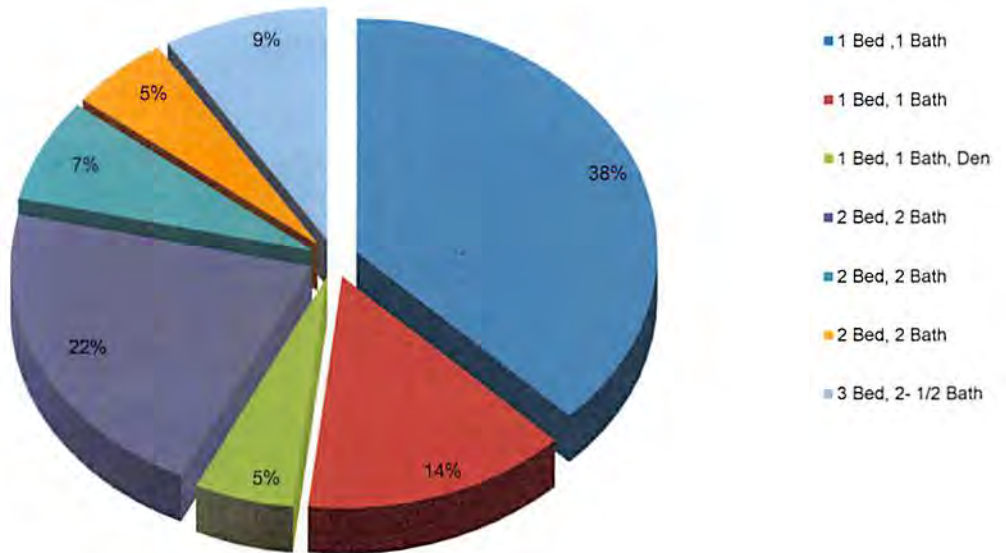
Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Rent Roll Summary

Eric L. Haynes
954-444-6794

Unit Description	Number of Units	Per unit Sq Ft	Total Sq Ft	Percent of Total	Monthly Rev/ Sq Ft	Rent Per Unit	Monthly Rent	Annual Rent
1 Bed ,1 Bath	21	648	13,608	28.97%	2.930	\$ 1,900	\$ 39,900	\$ 478,800
1 Bed, 1 Bath	8	691	5,528	11.77%	2.890	\$ 2,000	\$ 16,000	\$ 192,000
1 Bed, 1 Bath, Den	3	786	2,358	5.02%	2.740	\$ 2,150	\$ 6,450	\$ 77,400
2 Bed, 2 Bath	12	900	10,800	23.00%	2.560	\$ 2,300	\$ 27,600	\$ 331,200
2 Bed, 2 Bath	4	918	3,672	7.82%	2.510	\$ 2,300	\$ 9,200	\$ 110,400
2 Bed, 2 Bath	3	1,000	3,000	6.39%	2.500	\$ 2,500	\$ 7,500	\$ 90,000
3 Bed, 2- 1/2 Bath	5	1,600	8,000	17.03%	1.880	\$ 3,000	\$ 15,000	\$ 180,000
Totals	56	6,543	46,966	100.0%	2.590	16,150	\$ 121,650	\$ 1,459,800

Unit Mix

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Other Income

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954-444-6794

Description	Monthly Amount		Annual Amount		Per Unit		Per Unit Sq. Ft.	Total Sq. Ft.
Commercial	\$	8,960	\$	107,520	\$	160	1.37	0.19
Totals	\$	8,960	\$	107,520	\$	160	1.37	0.19

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Annual Expenses

Eric L. Haynes
954-444-6794

Expense Description	Annual Amount	Annual Increase	Per Unit	Per Sq Ft	% of Expenses	% of Revenue
Accounting	10,000	2.0%	178.57	0.21	1.5%	0.7%
Advertising	3,600	2.0%	64.29	0.08	0.5%	0.2%
Contract Services	60,000	2.0%	1,071.43	1.28	9.1%	4.0%
Cleaning	12,000	2.0%	214.29	0.26	1.8%	0.8%
Insurance	105,500	2.0%	1,883.93	2.25	16.1%	7.1%
Legal	2,000	2.0%	35.71	0.04	0.3%	0.1%
Maintenance	7,500	2.0%	133.93	0.16	1.1%	0.5%
Management Fee	74,717		1,334.22	1.59	11.4%	5.0%
Payroll	70,000	2.0%	1,250.00	1.49	10.7%	4.7%
Pest Control	2,800	2.0%	50.00	0.06	0.4%	0.2%
Professional Fees	6,000	2.0%	107.14	0.13	0.9%	0.4%
Repairs	7,500	2.0%	133.93	0.16	1.1%	0.5%
Supplies	1,200	2.0%	21.43	0.03	0.2%	0.1%
Property Taxes	250,000	2.0%	4,464.29	5.32	38.1%	16.7%
Payroll	36,400	2.0%	650.00	0.78	5.5%	2.4%
Telephone	4,800	2.0%	85.71	0.10	0.7%	0.3%
Internet	2,400	2.0%	42.86	0.05	0.4%	0.2%
Total Annual Operating Expenses	<u>\$ 656,417</u>		<u>\$ 11,722</u>	<u>46,966</u>	<u>100.0%</u>	<u>43.9%</u>

Annual Property Operating Data

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

	Year 1	Sq Ft	Per Unit	Year 2	Sq Ft	Per Unit	Year 3	Sq Ft	Per Unit	Year 4	Sq Ft	Per Unit	Year 5	Sq Ft	Per Unit
Potential Rental Income	\$ 1,459,800	2.59	2,172.32	\$ 1,503,594	2.67	2,237.49	\$ 1,548,702	2.75	2,304.62	\$ 1,595,163	2.83	2,373.75	\$ 1,643,018	2.92	2,444.97
Less: Vacancy & Credit Losses	(72,990)	-0.13	-108.62	(75,180)	-0.13	-111.87	(77,435)	-0.14	-115.23	(79,758)	-0.14	-118.69	(82,151)	-0.15	-122.25
Other Income	107,520	0.19	160.00	110,746	0.20	164.80	114,068	0.20	169.74	117,490	0.21	174.84	121,015	0.21	180.08
Effective Gross Income	<u>\$ 1,494,330</u>	2.65	2,223.71	<u>\$ 1,539,160</u>	2.73	2,290.42	<u>\$ 1,585,335</u>	2.81	2,359.13	<u>\$ 1,632,895</u>	2.90	2,429.90	<u>\$ 1,681,882</u>	2.98	2,502.80
Operating Expenses															
Accounting	10,000	0.02	14.88	10,200	0.02	15.18	10,404	0.02	15.48	10,612	0.02	15.79	10,824	0.02	16.11
Advertising	3,600	0.01	5.36	3,672	0.01	5.46	3,745	0.01	5.57	3,820	0.01	5.69	3,897	0.01	5.80
Contract Services	60,000	0.11	89.29	61,200	0.11	91.07	62,424	0.11	92.89	63,672	0.11	94.75	64,946	0.12	96.65
Cleaning	12,000	0.02	17.86	12,240	0.02	18.21	12,485	0.02	18.58	12,734	0.02	18.95	12,989	0.02	19.33
Insurance	105,500	0.19	156.99	107,610	0.19	160.13	109,762	0.19	163.34	111,957	0.20	166.60	114,197	0.20	169.94
Legal	2,000	0.00	2.98	2,040	0.00	3.04	2,081	0.00	3.10	2,122	0.00	3.16	2,165	0.00	3.22
Maintenance	7,500	0.01	11.16	7,650	0.01	11.38	7,803	0.01	11.61	7,959	0.01	11.84	8,118	0.01	12.08
Management Fee	74,717	0.13	111.19	76,958	0.14	114.52	79,267	0.14	117.96	81,645	0.14	121.50	84,094	0.15	125.14
Payroll	70,000	0.12	104.17	71,400	0.13	106.25	72,828	0.13	108.38	74,285	0.13	110.54	75,770	0.13	112.75
Pest Control	2,800	0.00	4.17	2,856	0.01	4.25	2,913	0.01	4.34	2,971	0.01	4.42	3,031	0.01	4.51
Professional Fees	6,000	0.01	8.93	6,120	0.01	9.11	6,242	0.01	9.29	6,367	0.01	9.48	6,495	0.01	9.66
Repairs	7,500	0.01	11.16	7,650	0.01	11.38	7,803	0.01	11.61	7,959	0.01	11.84	8,118	0.01	12.08
Supplies	1,200	0.00	1.79	1,224	0.00	1.82	1,248	0.00	1.86	1,273	0.00	1.90	1,299	0.00	1.93
Property Taxes	250,000	0.44	372.02	255,000	0.45	379.46	260,100	0.46	387.05	265,302	0.47	394.79	270,608	0.48	402.69
Payroll	36,400	0.06	54.17	37,128	0.07	55.25	37,871	0.07	56.36	38,628	0.07	57.48	39,401	0.07	58.63
Telephone	4,800	0.01	7.14	4,896	0.01	7.29	4,994	0.01	7.43	5,094	0.01	7.58	5,196	0.01	7.73
Internet	2,400	0.00	3.57	2,448	0.00	3.64	2,497	0.00	3.72	2,547	0.00	3.79	2,598	0.00	3.87
Total Operating Expenses	<u>\$ 656,417</u>	1.16	976.81	<u>\$ 670,292</u>	1.19	997.46	<u>\$ 684,467</u>	1.21	1,018.55	<u>\$ 698,949</u>	1.24	1,040.10	<u>\$ 713,745</u>	1.27	1,062.12
Net Operating Income (NOI)	<u>\$ 837,914</u>	1.49	1,246.90	<u>\$ 868,868</u>	1.54	1,292.96	<u>\$ 900,867</u>	1.60	1,340.58	<u>\$ 933,945</u>	1.66	1,389.80	<u>\$ 968,137</u>	1.72	1,440.68
Less: Annual Debt Service	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64
Cash Flow Before Taxes	<u>\$ 172,873</u>	0.31	257.25	<u>\$ 203,828</u>	0.36	303.31	<u>\$ 235,827</u>	0.42	350.93	<u>\$ 268,905</u>	0.48	400.16	<u>\$ 303,096</u>	0.54	451.04

Annual Property Operating Data

Sistrunk News

NW 6th Street
Fort Lauderdale, FL 33311

Eric L. Haynes
954-444-6794

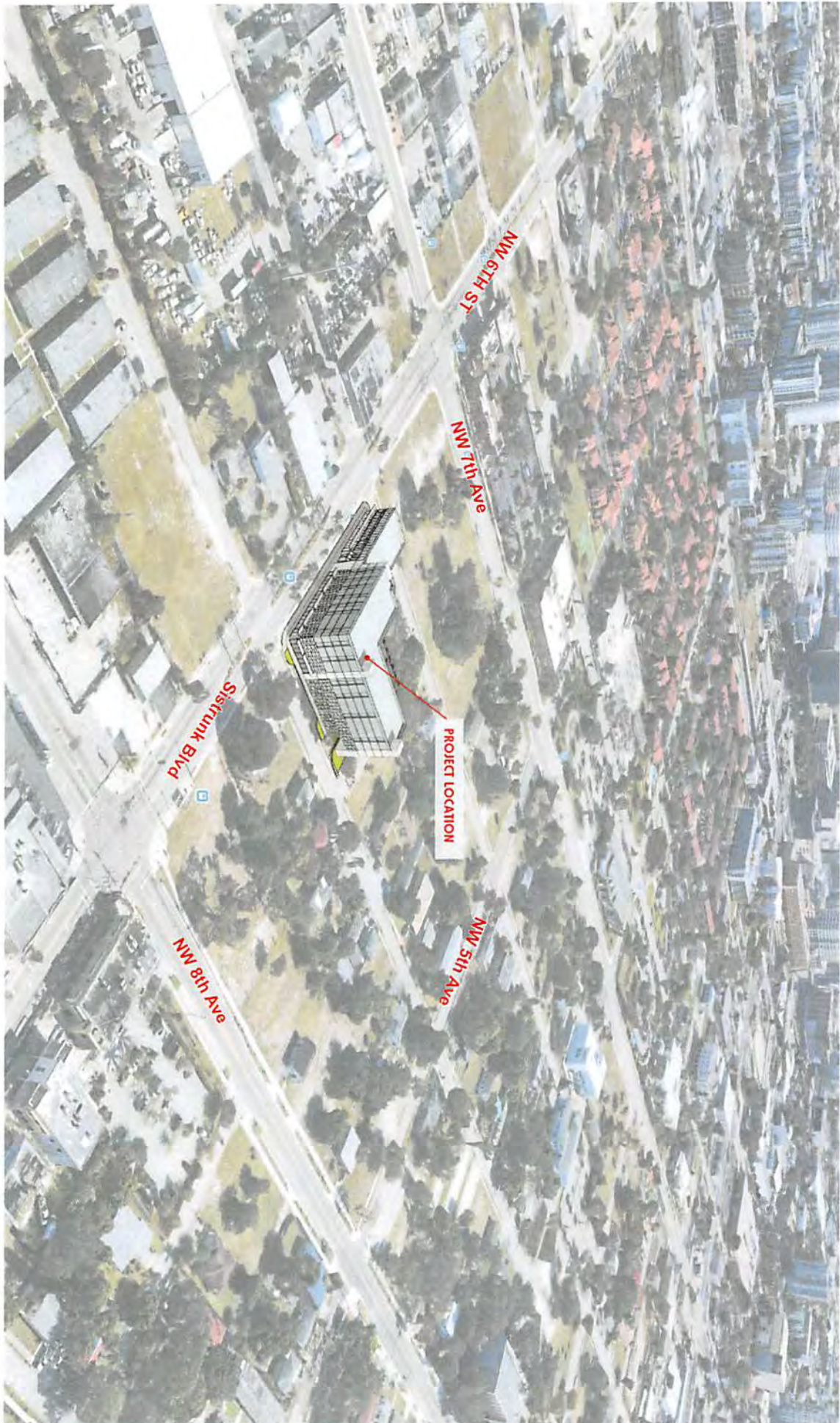
	Year 6			Year 7			Year 8			Year 9			Year 10		
	\$	Sq Ft	Per Unit	\$	Sq Ft	Per Unit	\$	Sq Ft	Per Unit	\$	Sq Ft	Per Unit	\$	Sq Ft	Per Unit
Potential Rental Income	\$ 1,692,308	3.00	2,518.32	\$ 1,743,078	3.09	2,593.87	\$ 1,795,370	3.19	2,671.68	\$ 1,849,231	3.28	2,751.83	\$ 1,904,708	3.38	2,834.39
Less: Vacancy & Credit Losses	(84,615)	-0.15	-125.92	(87,154)	-0.15	-129.69	(89,768)	-0.16	-133.58	(92,462)	-0.16	-137.59	(95,235)	-0.17	-141.72
Other Income	124,645	0.22	185.48	128,385	0.23	191.05	132,236	0.23	196.78	136,203	0.24	202.68	140,289	0.25	208.76
Effective Gross Income	<u>\$ 1,732,338</u>	3.07	2,577.88	<u>\$ 1,784,308</u>	3.17	2,655.22	<u>\$ 1,837,837</u>	3.26	2,734.88	<u>\$ 1,892,973</u>	3.36	2,816.92	<u>\$ 1,949,762</u>	3.46	2,901.43
Operating Expenses															
Accounting	11,041	0.02	16.43	11,262	0.02	16.76	11,487	0.02	17.09	11,717	0.02	17.44	11,951	0.02	17.78
Advertising	3,975	0.01	5.91	4,054	0.01	6.03	4,135	0.01	6.15	4,218	0.01	6.28	4,302	0.01	6.40
Contract Services	66,245	0.12	98.58	67,570	0.12	100.55	68,921	0.12	102.56	70,300	0.12	104.61	71,706	0.13	106.70
Cleaning	13,249	0.02	19.72	13,514	0.02	20.11	13,784	0.02	20.51	14,060	0.02	20.92	14,341	0.03	21.34
Insurance	116,481	0.21	173.33	118,810	0.21	176.80	121,186	0.22	180.34	123,610	0.22	183.94	126,082	0.22	187.62
Legal	2,208	0.00	3.29	2,252	0.00	3.35	2,297	0.00	3.42	2,343	0.00	3.49	2,390	0.00	3.56
Maintenance	8,281	0.01	12.32	8,446	0.01	12.57	8,615	0.02	12.82	8,787	0.02	13.08	8,963	0.02	13.34
Management Fee	86,617	0.15	128.89	89,215	0.16	132.76	91,892	0.16	136.74	94,649	0.17	140.85	97,488	0.17	145.07
Payroll	77,286	0.14	115.01	78,831	0.14	117.31	80,408	0.14	119.65	82,016	0.15	122.05	83,656	0.15	124.49
Pest Control	3,091	0.01	4.60	3,153	0.01	4.69	3,216	0.01	4.79	3,281	0.01	4.88	3,346	0.01	4.98
Professional Fees	6,624	0.01	9.86	6,757	0.01	10.06	6,892	0.01	10.26	7,030	0.01	10.46	7,171	0.01	10.67
Repairs	8,281	0.01	12.32	8,446	0.01	12.57	8,615	0.02	12.82	8,787	0.02	13.08	8,963	0.02	13.34
Supplies	1,325	0.00	1.97	1,351	0.00	2.01	1,378	0.00	2.05	1,406	0.00	2.09	1,434	0.00	2.13
Property Taxes	276,020	0.49	410.74	281,541	0.50	418.96	287,171	0.51	427.34	292,915	0.52	435.89	298,773	0.53	444.60
Payroll	40,189	0.07	59.80	40,992	0.07	61.00	41,812	0.07	62.22	42,648	0.08	63.46	43,501	0.08	64.73
Telephone	5,300	0.01	7.89	5,406	0.01	8.04	5,514	0.01	8.20	5,624	0.01	8.37	5,736	0.01	8.54
Internet	2,650	0.00	3.94	2,703	0.00	4.02	2,757	0.00	4.10	2,812	0.00	4.18	2,868	0.01	4.27
Total Operating Expenses	<u>\$ 728,861</u>	1.29	1,084.61	<u>\$ 744,304</u>	1.32	1,107.60	<u>\$ 760,082</u>	1.35	1,131.07	<u>\$ 776,203</u>	1.38	1,155.06	<u>\$ 792,673</u>	1.41	1,179.57
Net Operating Income (NOI)	<u>\$ 1,003,477</u>	1.78	1,493.27	<u>\$ 1,040,004</u>	1.85	1,547.63	<u>\$ 1,077,755</u>	1.91	1,603.80	<u>\$ 1,116,770</u>	1.98	1,661.86	<u>\$ 1,157,088</u>	2.05	1,721.86
Less: Annual Debt Service	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64	(665,040)	-1.18	-989.64
Cash Flow Before Taxes	<u>\$ 338,437</u>	0.60	503.63	<u>\$ 374,964</u>	0.67	557.98	<u>\$ 412,715</u>	0.73	614.16	<u>\$ 451,729</u>	0.80	672.22	<u>\$ 492,048</u>	0.87	732.21

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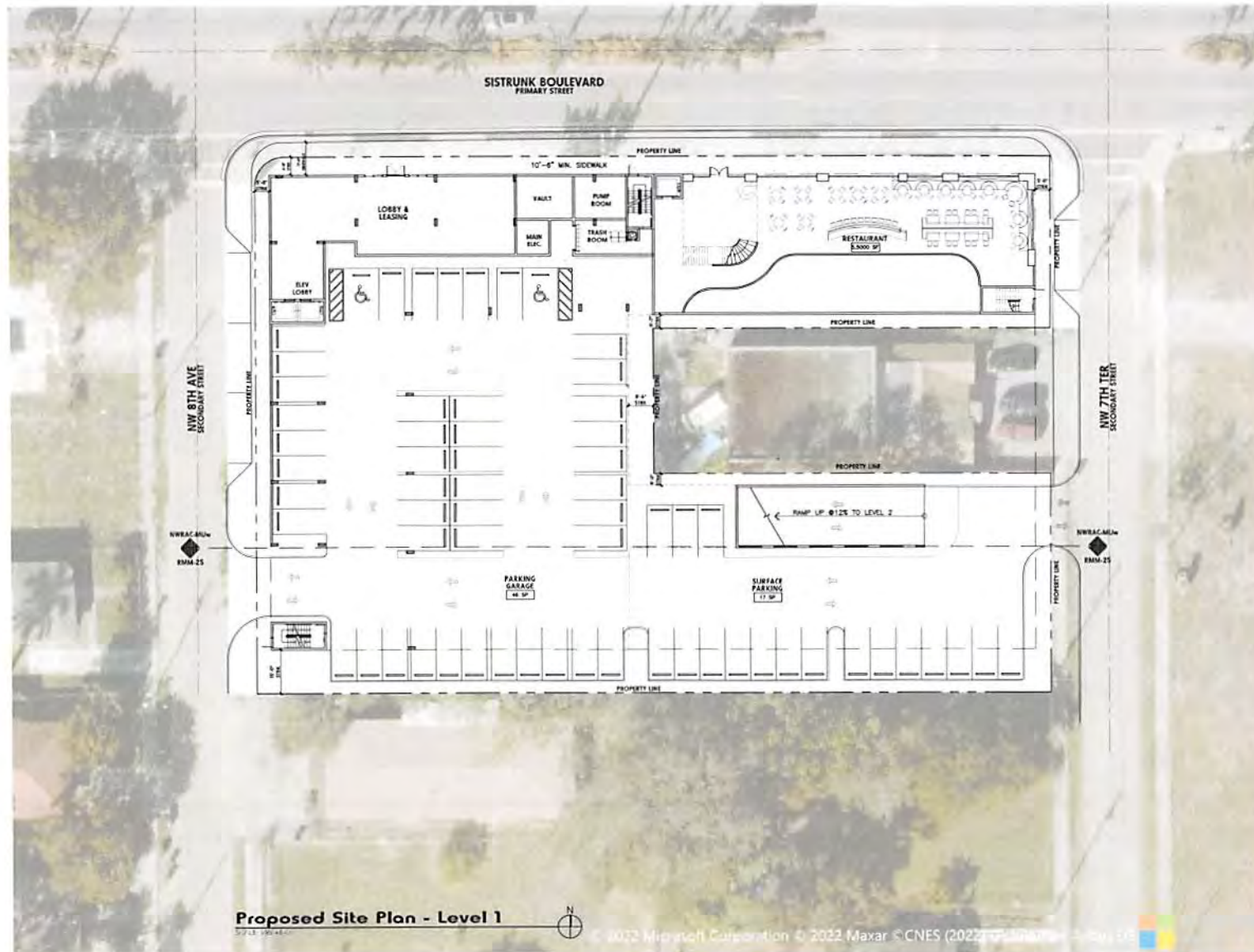


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SITE LOCATION | 2

PROJECT 20163
02/09/2021



ZONING DATA			
Property Information			
Folio:			
Property Address:	545 NW 7TH TER, FT LAUDERDALE		
Site Area			
Gross Area	42,825.00 sf		98 ac
Net Area	42,825.00 sf		98 ac
Existing Zoning:	NWRAC MJw		
Density	Required		Proposed
	N/A		56 units
BUILDING SETBACKS			
Street Type	Required	Proposed	
Primary (Sistrunk Blvd)	0'-0"	6'-0"	
Secondary (NW 7th Ter)	5'-0"	5'-0"	
Secondary (NW 8th Ave)	5'-0"	5'-0"	
Side Interior	0'-0"	4'-0"	
Rear	15'-0"	15'-0"	
SITE CALCULATIONS			
Open space	200 sf/du, 11,200 sf		10,200 sf
Building Height			
Permitted height	up to 45ft		
Max Height	up to 65ft*		6 Stories - 65 ft
* Subject to City Commission			

UNIT BREAKDOWN					
Unit Type	SF/Unit Provided	Level 3	Levels 4-6 (Per Level)	Total # of Units	Leasable Area
180					
A1	648 sf	6 units	5 units	21 units	13,608 sf
A2	691 sf	2 units	2 units	4 units	5,528 sf
Sub-Total		8 units	7 units	29 units	13,608 sf
180 + Den					
A3	786 sf	units	1 units	3 units	2,358 sf
Sub-Total		units	1 units	3 units	2,358 sf
280					
B1	900 sf	3 units	3 units	12 units	10,800 sf
B2	918 sf	1 units	1 units	4 units	3,672 sf
B3	1,000 sf	units	1 units	3 units	3,000 sf
Sub-Total		4 units	5 units	19 units	10,800 sf
Lofts - 380					
C1	1,600 sf	units	4 units	4 units	6,400 sf
C2	1,600 sf	units	1 units	1 units	1,600 sf
Sub-Total		units	5 units	5 units	6,400 sf
Grand Total					
		12 units	18 units	56 units	26,766 sf
					4.78 avg sf/unit

PARKING		
Required	# DU or sf	# Spaces
Residential Uses		
180 @ 1.75 sp/unit	32 units	56.0 sp
280 @ 2.0 sp/unit	19 units	38.0 sp
380 @ 2.1 sp/unit	5 units	10.5 sp
Sub-Total		104.5 sp
Commercial Uses **		
1.0 sp/250 sf *	9,000 sf	26.0 sp
Sub-Total	9,000 sf	26 sp
Total Required :		
		130 sp
* Non-Residential Uses - No requirement for 1st 2,500 sf		
40% reduction of remaining area		
		10 sp
Grand Total Required :		
		114.4 sp
Provided		
Level 1	61	2
Level 2	48	2
Level 3	0	0
On-street Parking		4 sp
Grand Total Provided :		
		117 sp

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Ft. Lauderdale, Florida

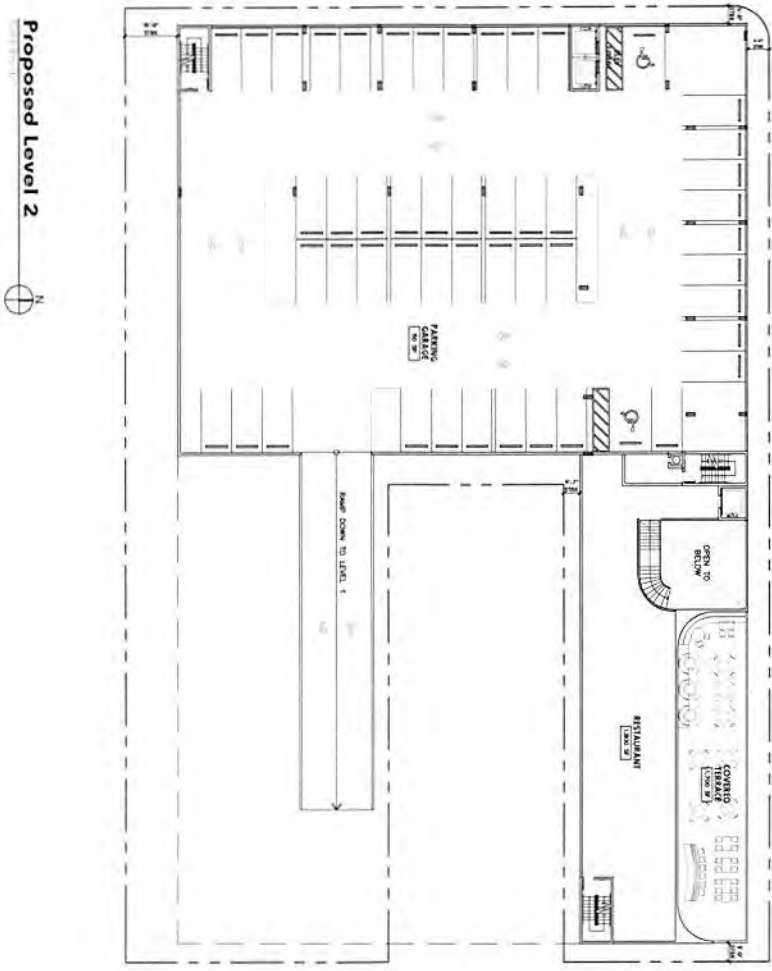
ZONING STUDY

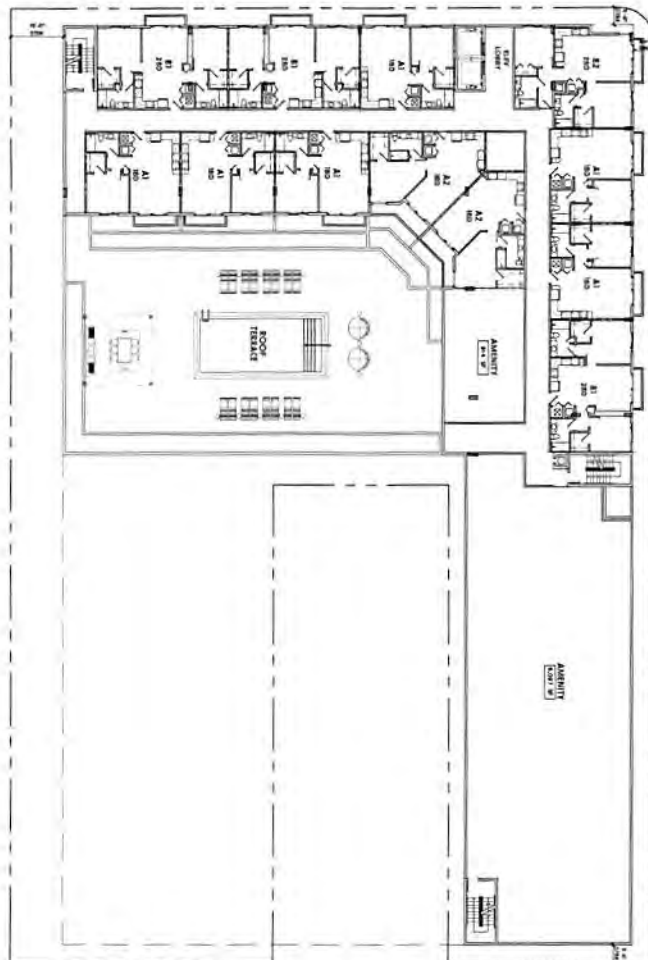
Level 2

#20133

10/20/2022

SCALE: 1/8"=1'-0"





Proposed Level 3



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Ft. Lauderdale, Florida

ZONING STUDY

Levels 4 to 6

4/20/13
REVISED
SCALE: 1/8" = 1'-0"

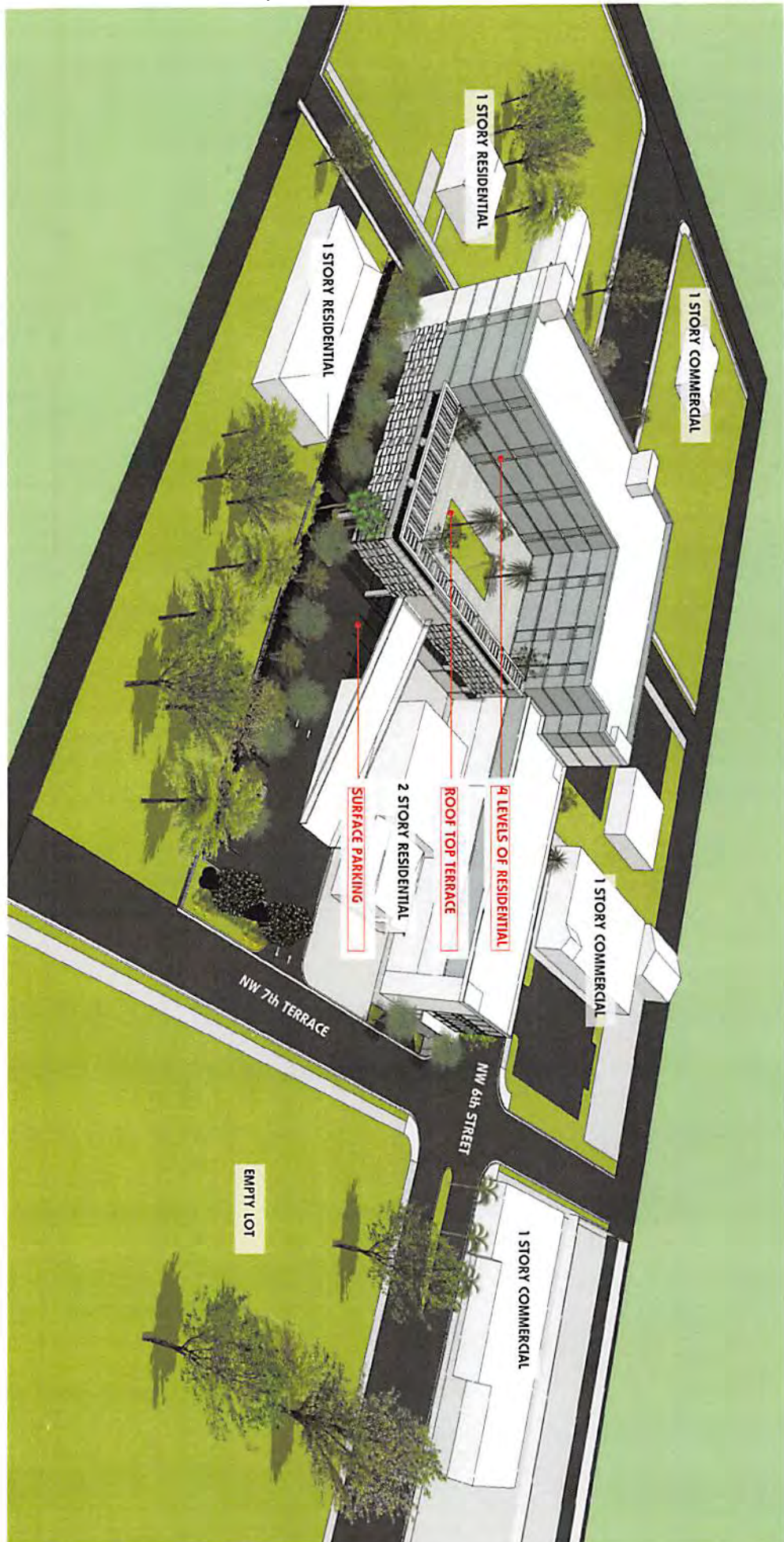
Proposed Levels 4-6

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BidSync

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VIEW FROM NW 6th STREET 9

PROJECT 20163
02/09/2021



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VIEW FROM NW 6th STREET | 10

PROJECT 20163
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CORNER VIEW FROM NW 8th AVE 11

PROJECT 20163
02/09/2021



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: Unborn Private Developments, LLC
(Please print)

Bidder's Signature: 

Date: 5/5/22



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner

Purchasing Specialist

Company Name: Urban Pointe Developments, LLC
(Please print)

Bidder's Signature: 

Date: 5/5/22

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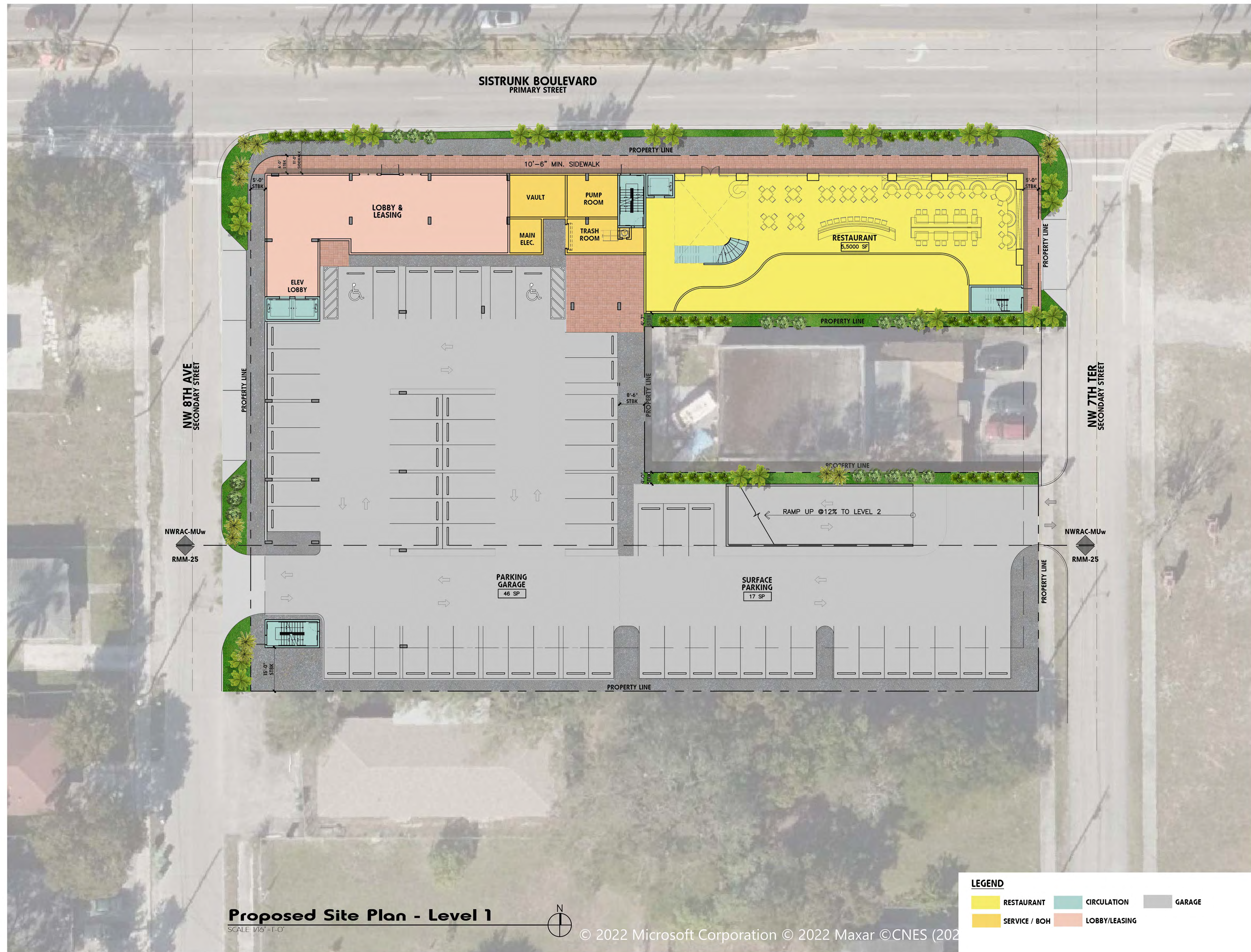
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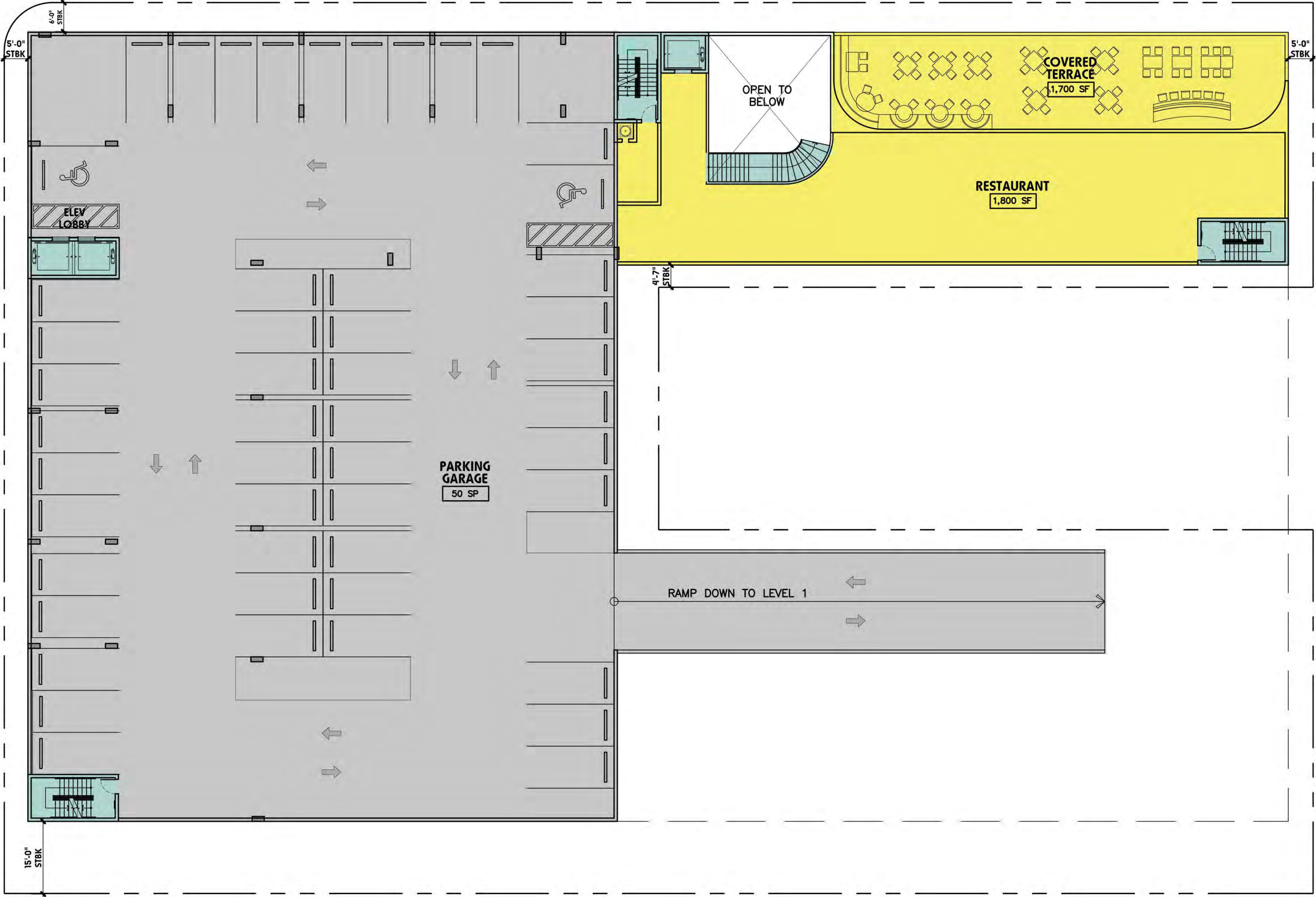


ZONING DATA			
Property Information			
Folio:			
Property Address:	545 NW 7TH TER, FT Lauderdale		
Site Area:			
Gross Area	42,825.00 sf	.98 ac	
Net Area	42,825.00 sf	.98 ac	
Existing Zoning:	NWRAC-MUW		
Density	Required	Proposed	
	N/A	56 units	
BUILDING SETBACKS			
Street Type	Required	Proposed	
Primary (Sistrunk Blvd)	0'-0"	6'-0"	
Secondary (NW 7th Ter)	5'-0"	5'-0"	
Secondary (NW 8th Ave)	5'-0"	5'-0"	
Side Interior	0'-0"	4'-0"	
Rear	15'-0"	15'-0"	
SITE CALCULATIONS			
Open space	200 sf/du	11,200 sf	10,200 sf
Building Height			6 Stories - 65 ft
Permitted height	up to 45ft		
Max Height	up to 65ft*		
* Subject to City Commision			

UNIT BREAKDOWN						
Unit Type	SF/Unit Provided	Level 3	Levels 4-6 (Per Level)	Total # of Units	Lesable Area	% of Totals
1BD						
A1	648 sf	6 units	5 units	21 units	13,608 sf	
A2	691 sf	2 units	2 units	8 units	5,528 sf	
Sub-Total		8 units	7 units	29 units	13,608 sf	52%
1BD + Den						
A3	786 sf	units	1 units	3 units	2,358 sf	
Sub-Total		units	1 units	3 units	2,358 sf	5%
2BD						
B1	900 sf	3 units	3 units	12 units	10,800 sf	
B2	918 sf	1 units	1 units	4 units	3,672 sf	
B3	1,000 sf	units	1 units	3 units	3,000 sf	
Sub-Total		4 units	5 units	19 units	10,800 sf	34%
Lofts - 3BD						
C1	1,600 sf	units	4 units	4 units	6,400 sf	
C2	1,600 sf	units	1 units	1 units	1,600 sf	
Sub-Total		units	5 units	5 units	6,400 sf	9%
Grand Total						
		12 units	18 units	56 units	26,766 sf	100%
					478 avg sf/unit	

PARKING		
Required	# DU or sf	# Spaces
Residential Uses		
1BD @ 1.75 sp/unit	32 units	56.0 sp
2BD @ 2.0 sp/unit	19 units	38.0 sp
3BD @ 2.1 sp/unit	5 units	10.0 sp
Sub-Total	56 units	104 sp
Commercial Uses **		
1.0 sp/250 sf *	9,000 sf	26.0 sp
Sub-Total	9,000 sf	26 sp
Total Required :		130 sp
* Non-Residential Uses - No requirement for 1st 2,500 sf 40% reduction of remaining area.		
		10 sp
Grand Total Required :		114.4 sp
Provided		
Level 1	Standard 61	HC 2
Level 2	48	2
Level 3	0	0
On-street Parking		4 sp
Grand Total Provided :		117 sp

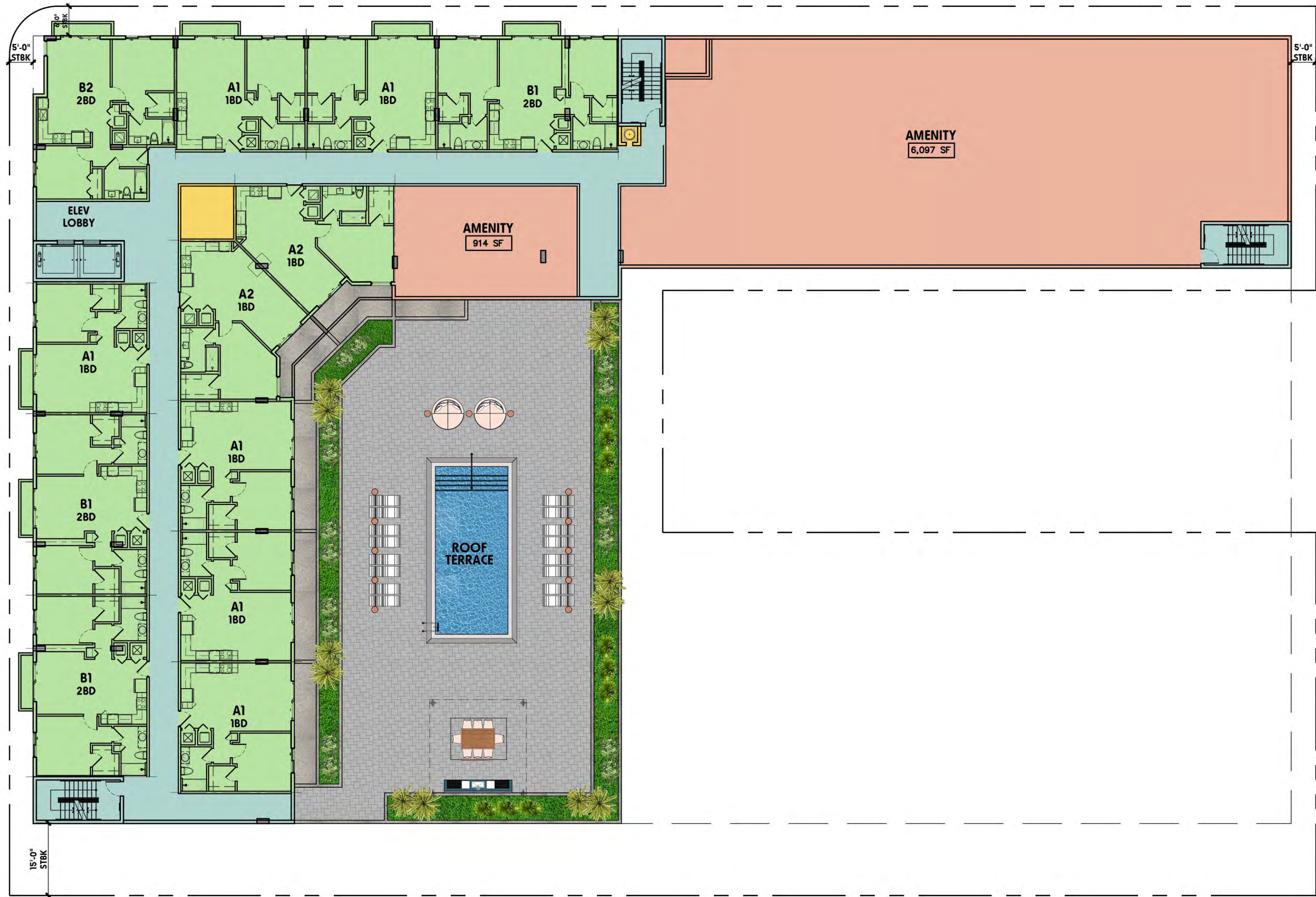




Proposed Level 2
SCALE: 1/16"=1'-0"

LEGEND

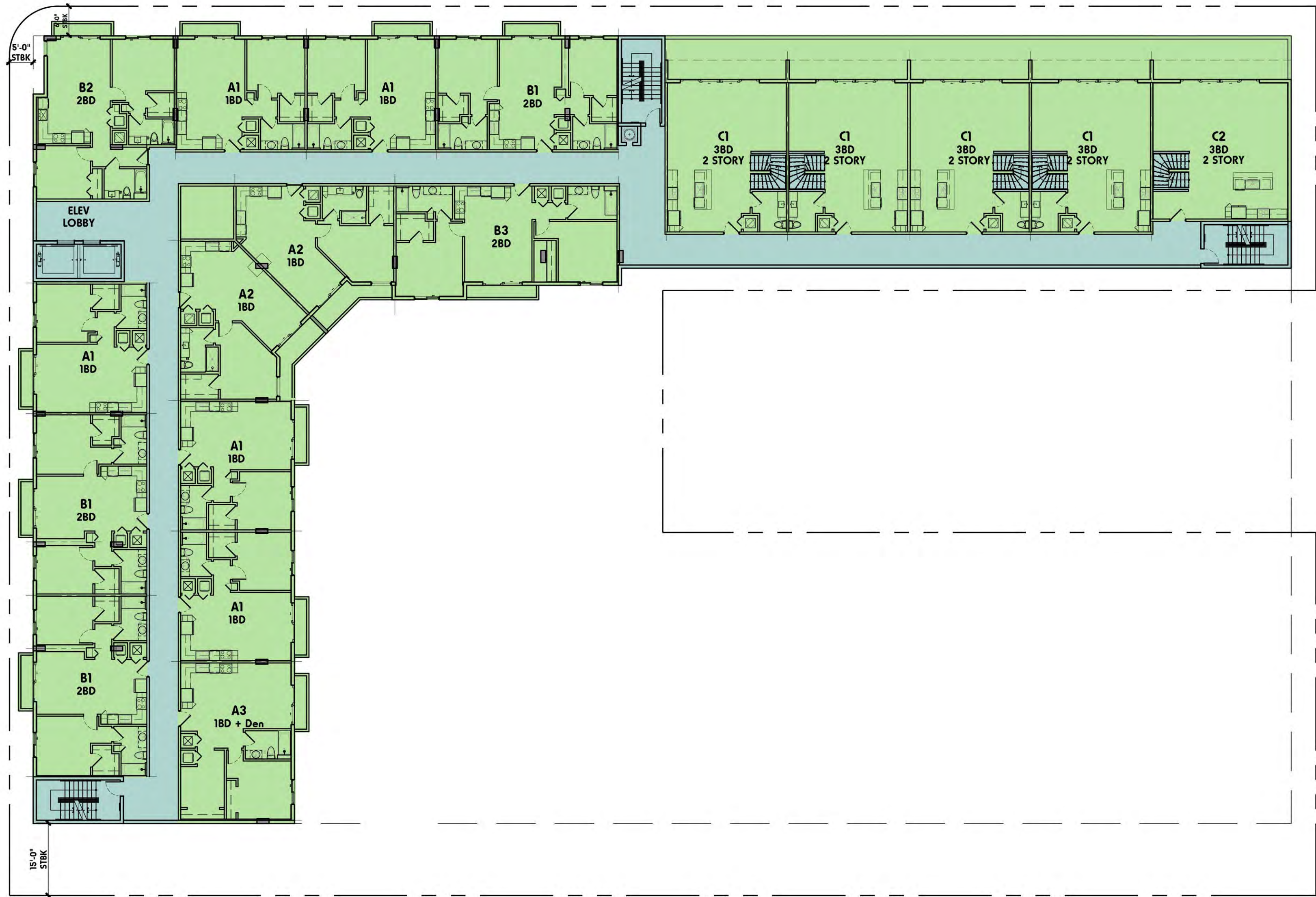
RESTAURANT	CIRCULATION	GARAGE
SERVICE / BOH		



Proposed Level 3
SCALE: 1/16"=1'-0"

LEGEND

AMENITY	CIRCULATION	SERVICE / BOH
RESIDENTIAL		



Proposed Levels 4-6

SCALE: 1/16"=1'-0"



LEGEND

RESIDENTIAL CIRCULATION



SISTRUNK NEWS FT. LAUDERDALE, FLORIDA



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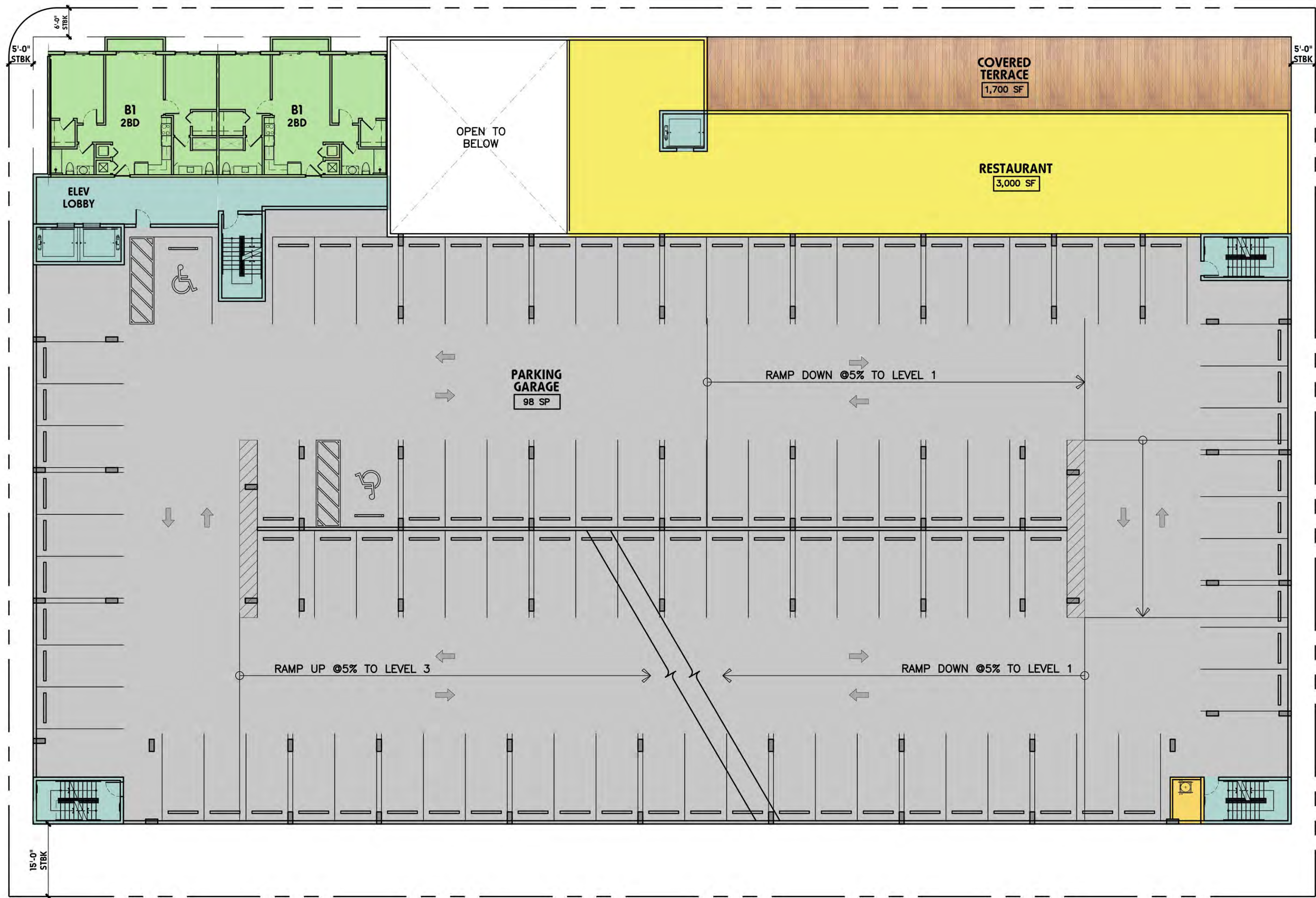


ZONING DATA			
Property Information			
Folio:			
Property Address:	545 NW 7TH TER, FT Lauderdale		
Site Area:			
Gross Area	42,825.00 sf	.98 ac	
Net Area	42,825.00 sf	.98 ac	
Existing Zoning:	NWRAC-MUw		
Density	Required	Proposed	
	N/A	89 units	
BUILDING SETBACKS			
Street Type	Required	Proposed	
Primary (Sistrunk Blvd)	0'-0"	6'-0"	
Secondary (NW 7th Ter)	5'-0"	5'-0"	
Secondary (NW 8th Ave)	5'-0"	5'-0"	
Side Interior	0'-0"	4'-0"	
Rear	15'-0"	15'-0"	
SITE CALCULATIONS			
Open space	200 sf/du	17,800 sf	10,200 sf
Building Height			
Permitted height	up to 45ft	6 Stories - 65 ft	
Max Height	up to 65ft*		
* Subject to City Commision			

PARKING			
Required	# DU or sf		# Spaces
Residential Uses			
1BD @ 1.75 sp/unit	40 units		70.0 sp
2BD @ 2.0 sp/unit	49 units		98.0 sp
Sub-Total	89 units		168 sp
Commercial Uses **			
1.0 sp/250 sf *	11,000 sf		34.0 sp
Sub-Total	11,000 sf		34 sp
Total Required :			202 sp
* Non-Residential Uses - No requirement for 1st 2,500 sf 40% reduction of remaining area.			14 sp
Grand Total Required :			181.6 sp
Provided	Standard	HC	Total/Level
Level 1	45	3	48 sp
Level 2	96	2	98 sp
Level 3	96	0	96 sp
On-street Parking	4 sp		
Grand Total Provided :			246 sp

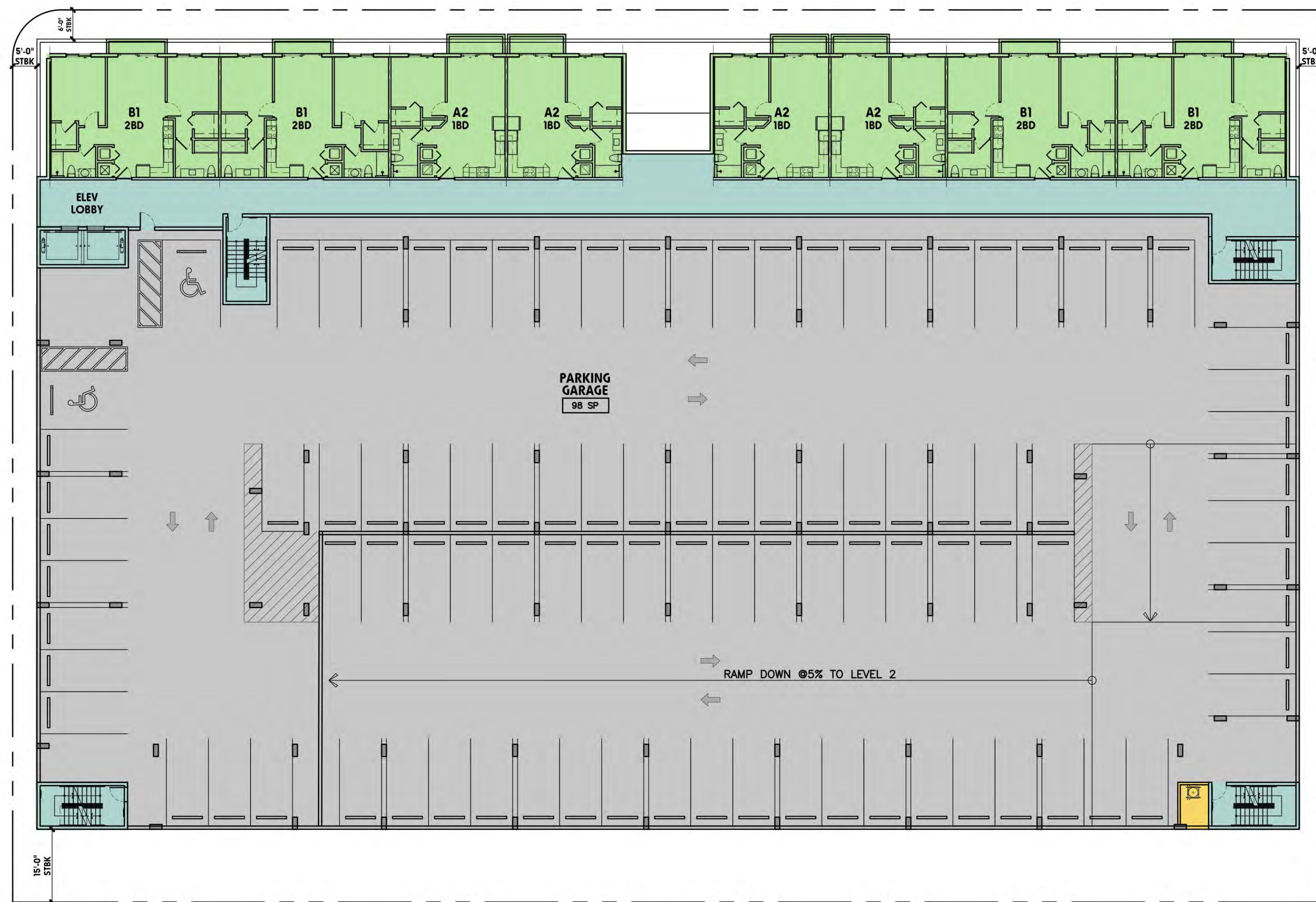
UNIT BREAKDOWN								
Unit Type	SF/Unit Provided	Level 2	Level 3	Level 4	Levels 5-6 (Per Level)	Total # of Units	Lesable Area	% of Totals
1BD								
A1	702 sf	units	units	8 units	8 units	24 units	16,848 sf	
A2	624 sf	units	4 units	4 units	4 units	16 units	9,984 sf	
Sub-Total		units	4 units	12 units	12 units	40 units	26,832 sf	45%
2BD								
B1	910 sf	2 units	4 units	13 units	15 units	49 units	44,590 sf	
Sub-Total		2 units	4 units	13 units	15 units	49 units	44,590 sf	55%
Grand Total		2 units	8 units	25 units	27 units	89 units	71,422 sf	100%
							802 avg sf/unit	





Proposed Level 2
SCALE: 1/16"=1'-0"

LEGEND			
RESTAURANT	CIRCULATION	SERVICE / BOH	
RESIDENTIAL	GARAGE		

**Proposed Level 3**

SCALE: 1/16"=1'-0"

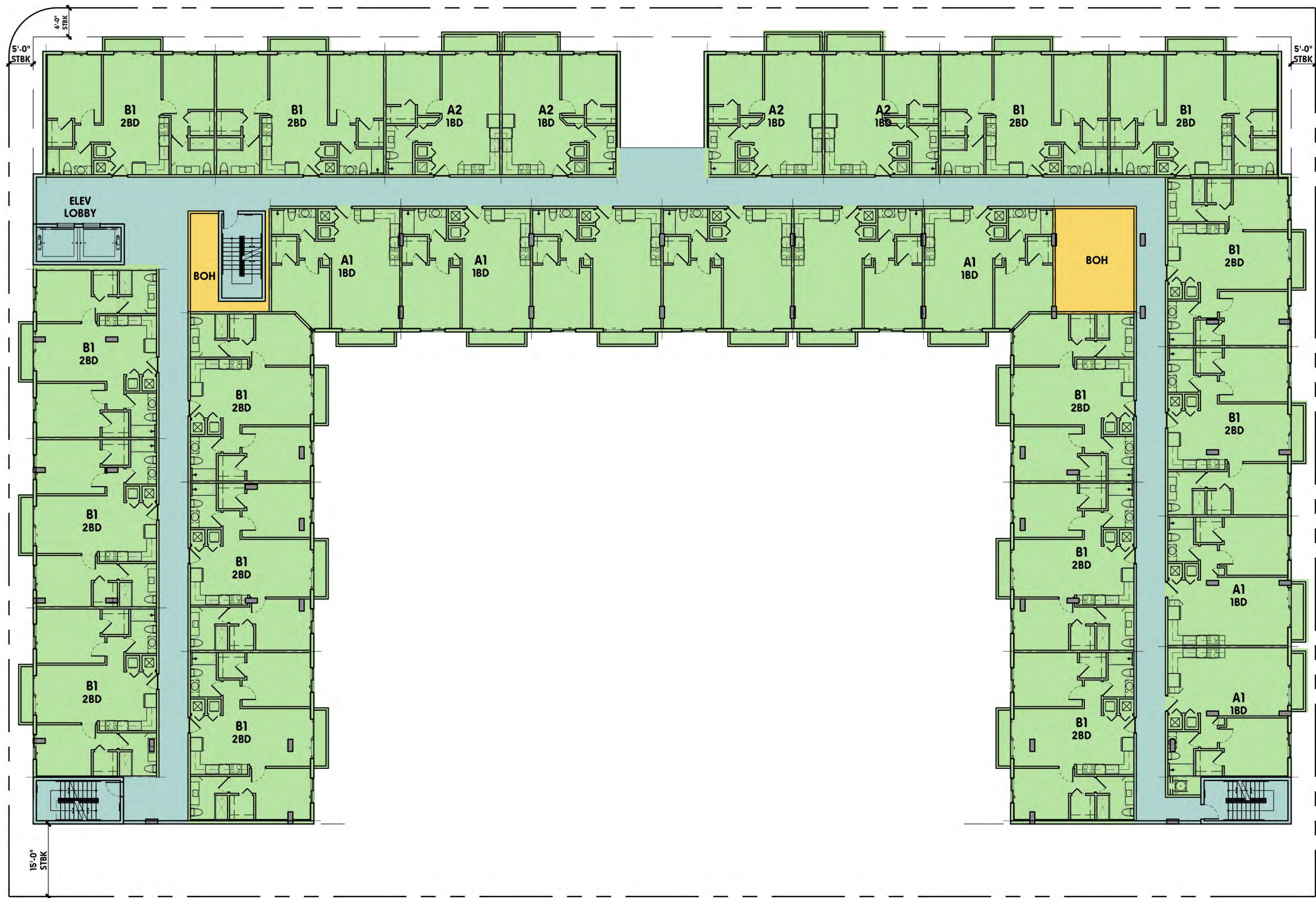
**LEGEND**

■	RESIDENTIAL	■	CIRCULATION	■	SERVICE / BOH
■	GARAGE				



Proposed Level 4
SCALE: 1/16"=1'-0"

LEGEND			
	AMENITY	CIRCULATION	SERVICE / BOH
	RESIDENTIAL	RESTROOMS	



Proposed Levels 5-6

SCALE: 1/16"=1'-0"



LEGEND

- RESIDENTIAL CIRCULATION SERVICE / BOH

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **Urban pointe Developers**EIN (Optional):

Address: **140 S. University Drive, Suite E**

City: **Plantation**State: **Florida**Zip: **33324**

Telephone No.: **9543887012**FAX No.: **9543887012**Email: **Eric.haynes@schumercapital.com**

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4-19-22				
2	4/25/22				

Eric Haynes

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

none

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Eric L Haynes
Name (printed)

5/5/22
Date

Eric L Haynes
Signature

Principal Member
Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Eric L Haynes
Authorized Signature

Principal - Member
Title

Eric L. Haynes
Name (Printed)

5/5/22
Date

**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

Eric L Haynes
Authorized Signature

Eric L Haynes Principal / Member
Print Name and Title

Eric.haynes@schumercapital.com
Date

EXHIBIT 5

Fuse Group Co

Bid Contact **Eyal Peretz**
eyal@fusegroupco.com
Ph 954-926-7500

Address **900 NW 6th Avenue**
Ste 201
Fort Lauderdale, FL 33311

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
12642-925--01-01	Property Purchase Offer	Supplier Product Code:	First Offer -	1 / each	Y	Y
Supplier Total						\$0.00

Fuse Group CoItem: **Property Purchase Offer****Attachments**

Addendum 1.pdf

Application for CRA 1.pdf

Addendum 2.pdf

Non Collusion Statement 04.25.22.pdf

BID PROPOSAL CERTIFICATION.pdf

Property Purchase Offer - New.pdf

Green Street on Sistrunk Proposal - Final Version.pdf



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.1

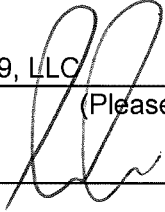
DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hamming Turner
Purchasing Specialist

Company Name: FUSE 9, LLC
(Please print)

Bidder's Signature: 

Date: 04/25/2022

Addendum 1 Evaluation Committee Tabulation for previous Redevelopment of CRA Property

CITY OF FORT LAUDERDALE
RFP EVALUATION COMMITTEE TABULATION - INITIAL RANKINGRFQ# 12385-105
TITLE: Scattered Site Infill Housing
DATE: 3/1/2021

	Rater #1 - Casey Ritchie											
	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.				Design, Construction and Features.				Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal			
	Weight Factor	Ranking	Point Subtotal		Weight Factor	Ranking	Point Subtotal		Weight Factor	Ranking	Point Subtotal	Total Points Awarded
PROPOSING FIRM												
1-Adams Consulting Group	0.20	2	0.40		0.25	2	0.50		0.35	2	0.70	2.00
2-Assured Builders, Inc	0.20	12	2.40		0.25	12	3.00		0.35	12	4.20	12.00
3-Broward County Minority Builders Coalition, Inc	0.20	6	1.20		0.25	6	1.50		0.35	6	2.10	6.00
4-DeAngelo Development Inc	0.20	1	0.20		0.25	1	0.25		0.35	1	0.35	1.00
5-East to West Development	0.20	13	2.60		0.25	13	3.25		0.35	13	4.55	13.00
6-Elite Equity Development, Inc	0.20	17	3.40		0.25	17	4.25		0.35	17	5.95	17.00
7-Gesido Construction	0.20	4	0.80		0.25	4	1.00		0.35	4	1.40	4.00
8-Howard Pro LLC	0.20	16	3.20		0.25	16	4.00		0.35	16	5.60	16.00
9-KB Financial Group llc	0.20	15	3.00		0.25	15	3.75		0.35	15	5.25	15.00
10-Lemon City Construction	0.20	3	0.60		0.25	3	0.75		0.35	3	1.05	3.00
11-Neighborhood Housing Services of South Florida	0.20	5	1.00		0.25	5	1.25		0.35	5	1.75	5.00
12-OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORA	0.20	7	1.40		0.25	7	1.75		0.35	7	2.45	7.00
13-Palmetto Homes of Miami Inc	0.20	14	2.80		0.25	14	3.50		0.35	14	4.90	14.00
14-Ponciana Development Group Inc	0.20	11	2.20		0.25	11	2.75		0.35	11	3.85	11.00
15-RJS Construction LLC	0.20	10	2.00		0.25	10	2.50		0.35	10	3.50	10.00
16-T. Knowles & Associates LLC	0.20	9	1.80		0.25	9	2.25		0.35	9	3.15	9.00
17-United States association of CDC Inc	0.20	8	1.60		0.25	8	2.00		0.35	8	2.80	8.00
				153				153				153

	Rater #1 - Rachel Williams														
	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.					Design, Construction and Features.					Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal				
	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal
PROPOSING FIRM															
1-Adams Consulting Group	0.20	1	0.20	0.25	2	0.50	0.35	1	0.35	0.20	3	0.60	0.20	3	0.60
2-Assured Builders ,Inc	0.20	12	2.40	0.25	12	3.00	0.35	12	4.20	0.20	12	2.40	0.20	12	2.40
3-Broward County Minority Builders Coalition, Inc	0.20	7	1.40	0.25	7	1.75	0.35	7	2.45	0.20	11	2.20	0.20	11	2.20
4-DeAngelo Development Inc	0.20	2	0.40	0.25	1	0.25	0.35	2	0.70	0.20	4	0.80	0.20	4	0.80
5-East to West Development	0.20	5	1.00	0.25	9	2.25	0.35	9	3.15	0.20	7	1.40	0.20	7	1.40
6-Elite Equity Development, Inc	0.20	16	3.20	0.25	16	4.00	0.35	16	5.60	0.20	16	3.20	0.20	16	3.20
7-Gesidio Construction	0.20	3	0.60	0.25	5	1.25	0.35	4	1.40	0.20	5	1.00	0.20	5	1.00
8-Howard Pro LLC	0.20	13	2.60	0.25	13	3.25	0.35	13	4.55	0.20	13	2.60	0.20	13	2.60
9-KB Financial Group llc	0.20	17	3.40	0.25	17	4.25	0.35	17	5.95	0.20	17	3.40	0.20	17	3.40
10-Lemon City Construction	0.20	4	0.80	0.25	4	1.00	0.35	3	1.05	0.20	1	0.20	0.20	1	0.20
11-Neighborhood Housing Services of South Florida	0.20	11	2.20	0.25	11	2.75	0.35	11	3.85	0.20	9	1.80	0.20	9	1.80
12-OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORA	0.20	6	1.20	0.25	3	0.75	0.35	5	1.75	0.20	2	0.40	0.20	2	0.40
13-Palmetto Homes of Miami Inc	0.20	15	3.00	0.25	15	3.75	0.35	15	5.25	0.20	15	3.00	0.20	15	3.00
14-Poinciana Development Group Inc	0.20	14	2.80	0.25	14	3.50	0.35	14	4.90	0.20	14	2.80	0.20	14	2.80
15-RJS Construction LLC	0.20	8	1.60	0.25	8	2.00	0.35	8	2.80	0.20	8	1.60	0.20	8	1.60
16-T. Knowles & Associates LLC	0.20	9	1.80	0.25	10	2.50	0.35	10	3.50	0.20	6	1.20	0.20	6	1.20
17-United States association of CDC Inc	0.20	10	2.00	0.25	6	1.50	0.35	6	2.10	0.20	10	2.00	0.20	10	2.00

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p. 9

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Fuse 9, LLC		Tel. No. 954-926-7500		E-Mail Address eyaal@fusegroupco.com	
Primary Contact for this CRA Request Eyal Peretz (Managing Member)		Tel. No. 305-321-5131		E-Mail Address eyal@fusegroupco.com	
Name of Business 606 NW 8TH AVE, LLC		Tax I.D. No. 82-3014564		Company Website www.fusegroupco.com	
Business Address 900 NE 6th Street - Suite 201		Tel. No. 954-926-7500		Fax No.	
City Fort Lauderdale		State FL		Zip Code 33311	
Commencement Date to Begin Project: <u>September 30, 2022</u>				JOB INFORMATION	
Completion Date for Project: <u>October 1st, 2024</u>					
Check Appropriate Description ☐ Existing Business ☒ New Business		Project Type ☐ Expansion ☐ Relocation		Facility Description Existing Space _____ sq. ft. New Space <u>264,150</u> sq. ft.	
NAICS Code / Industry Type 531390 - Other Activities Related to Real Estate		Date of Incorporation 08/03/2017		State where the business was incorporated Delaware	
Proposed Project Location/City Fort Lauderdale, FL		Proposed Address 790 Sistrunk Boulevard			
Property Control Number(s)		Property Owner 606 NW 8TH AVE, LLC			
Owner Tel. No. (include Area Code) 954-926-7500		Is there a lien on the property? ☐ Yes ☒ No		NO	
Bank(s) Where Business Accounts for Projects Are Held					
1. _____ 2. _____					
Name of Participating Bank/Lender Valley National Bank					
Amount \$	Contact Person Christine Maricic	Tel. No. (include Area Code) 561-402-0756		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person Jonnine Morejon	Tel. No. (include Area Code) 954-439-6615		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact					

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

Name	Complete Address	% Owned	From	To
Fuse 9, LLC 900 NW 6th Street - Suite 201 100				
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$80,239,695
2. Please state the overall project costs related to the CRA's assisted activity?	\$80,239,695
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	\$60,177,546		
City funds			
CRA funds	\$5,000,000		
Company's current cash assets			
Owner equity (specify)	\$15,062,149		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$80,239,695		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	\$2,685,000	\$2,685,000	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings	\$66,689,334	\$66,689,334	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)	\$6,915,666	\$6,915,666	
Other (specify)	\$3,949,694	\$3,949,694	
Other (specify)			
Total Uses		\$80,239,695	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

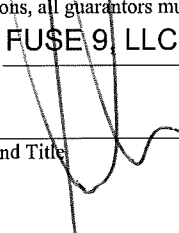
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: FUSE 9, LLC

By:  04/25/2022
Signature and Title Date

Guarantors:

_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: _____ N/A	Participating Bank/Lender: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: _____ Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____ Place of Birth: _____

Present Address: _____ City: _____ State: _____ Zip: _____ From: _____ To: _____	Previous Address: _____ (needed if in present address less than 5 years) City: _____ State: _____ Zip: _____ From: _____ To: _____
Loan Requested from CRA: \$ _____ Loan Request from Bank(s): \$ _____ Percentage of Company Ownership: _____ %	Are you a U.S. Citizen: ☐ YES ☐ NO If NO, are you a Lawful Permanent Resident Alien: ☐ YES ☐ NO Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, **PLEASE FURNISH DETAILS ON A SEPARATE SHEET.** INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

- | | |
|--|--|
| 1. Are you presently under indictment, on parole or probation?
<small>(If YES, indicate the date parole or probation is to expire)</small> | ☐ YES ☐ NO |
| 2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. | ☐ YES ☐ NO |
| 3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? | ☐ YES ☐ NO |

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature _____	Title CEO	Date 04/25/2022
-----------------	--------------	--------------------

***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (*if a Sole Proprietorship*), General Partner (*if Partnership*), Limited Partner (*if Partnership*), Officer, Director and Business Owner (*owning 20% or more of the business*), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: N/A Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____

Driver's License (State and Number): _____

Home/Cellular Phone No.: _____ Office No.: _____

Current Home Address (*PO Boxes not accepted*): _____

City: _____ State: _____ Zip Code: _____

Employer: _____

Employer Address: _____

City: _____ State: _____ Zip Code: _____

Company Phone No.: _____ Other No.: _____

Signature: _____

Date: 04/25/2022

***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐ STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
☒ DEVELOPMENT INCENTIVE PROGRAM	\$ <u>5,000,000</u>
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Eyal Peretz attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

Property Owner or Business Owner

Signature of

Fuse 9, LLC

Print Name

EXHIBIT #3

[illegible]

8 CRA INCENTIVE APPLICATION



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.2

DATE: 4/25/2022

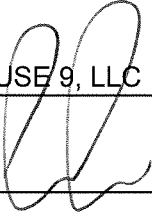
This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulotte Hammings Turner

Purchasing Specialist

Company Name: FUSE 9, LLC (Please print)

Bidder's Signature: 

Date: 04/25/2022

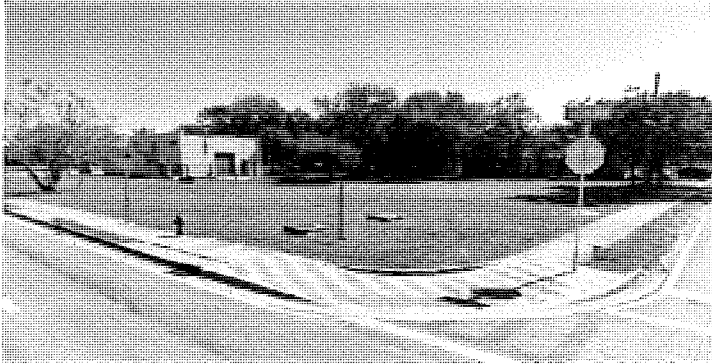


City of Fort Lauderdale • Procurement Services Division
 100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
 954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

Change From

City of Fort Lauderdale

8/2-12642-026



- 3.4 **Appraised Value, History and Existing Documents**
 The Property is owned by the CRA and was appraised by American Realty Consultants as of October 6, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1	538 NW 8 Avenue	504203011850	24,778	\$ 750,000.00
	790 Sistrunk Blvd	504203011860		
		504203011870		
		504203011880		
		504203011890		
2	551 NW 7 Terrace	504203011600	7,925	\$ 225,000.00
	547 NW 7 Terrace	504203011610		
3	537 NW 7 Terrace	504203011630	10,125	\$ 70,000.00
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 6:45 AM

p. 21

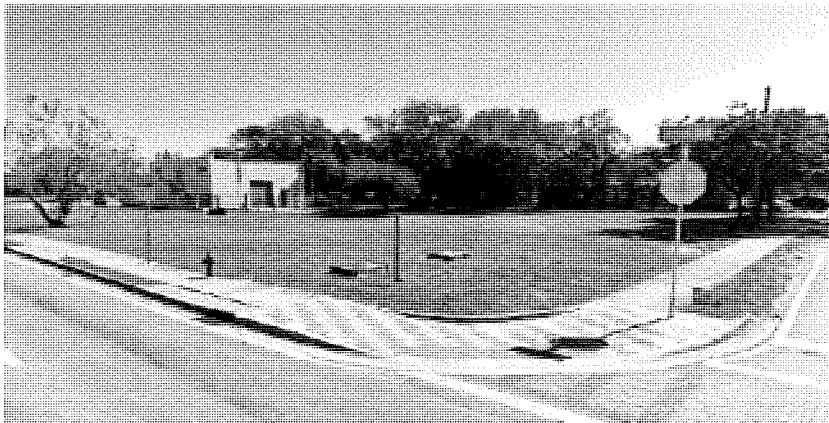


City of Fort Lauderdale • Procurement Services Division
 100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
 954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

Change To

City of Fort Lauderdale

Bid 12642-925



3.4 Appraised Value, History and Existing Documents

The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1			24,778	\$ 750,000.00
	538 NW 8 Avenue	504203011850		
	790 Sistrunk Blvd	504203011860		
		504203011870		
		504203011880		
		504203011890		
2			7,925	\$ 225,000.00
	551 NW 7 Terrace	504203011600		
	547 NW 7 Terrace	504203011610		
3			10,125	\$ 270,000.00
	537 NW 7 Terrace	504203011630		
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 6:45 AM

p. 21

Supplier Response Form

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

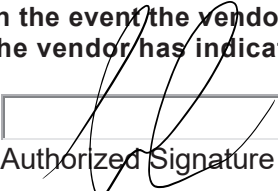
NAME

N/A

RELATIONSHIPS

N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.


Authorized Signature

Eyal Peretz
Name (Printed)

Chief Executive Officer
Title

04/25/2022
Date

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **FUSE 9, LLC** EIN (Optional):

Address: **900 NW 6 Street, Suite 201**

City: **Ft. Lauderdale** State: **FL** Zip: **33311**

Telephone No.: **(954) 926-7500** FAX No.: **(786) 513-0825** Email: **eyal@fusegroupco.com**

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4/19/2022	2	4/25/2022		

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages,

expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Eyal Peretz

Name (printed)

4/27/2022

Date



Signature

Chief Executive Officer

Title

Revised 4/28/2020

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** Fuse 9, LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

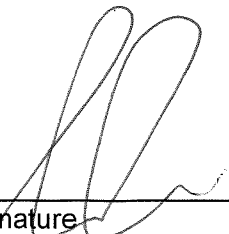
The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. Parcel 1 Purchase Offer**\$ \$297,336.00****2. Parcel 2 Purchase Offer****\$ 95,100.00****3. Parcel 3 Purchase Offer****\$ \$121,500.00****Financial Resources (If Required)****\$ \$5,000,000.00****Submitted by:**Eyal Peretz

Name (printed)

05/06/2022

Date


SignatureChief Executive Officer

Title



Fuse Group
INVESTMENT COMPANIES

Green Street on Sistrunk Proposal
Purchase and Development of
CRA Property Solicitation 12642-925

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GREEN STREET *on Sistrunk*

Executive Summary

GREEN STREET

on Sistrunk

Re: **RFP Submission for Bid # 12642-925 – Purchase and Development of CRA Property for the development of a +/- 265,000 SF mixed use development known as *Green Street on Sistrunk***

Dear Paulette R. Hemmings Turner, City of Fort Lauderdale Mayor and Commissioners, and CRA Officials:

Fuse 9, LLC an affiliated company of Fuse Group Investment Companies, is excited to respond to the Request for Proposal for the purchase and development of CRA Property Solicitation 12642-925 in the Northwest Progresso Flagler Heights CRA.

For over **six years**, Fuse Group has listened to the City of Fort Lauderdale Mayor and Commissioners, City staff, community stakeholders, and small businesses from the area to gain the individual and collective visions and expectations for the Sistrunk Community. Your objectives are understood, and our mission is clear. Fuse is here to develop with meaning and impact, to ensure that the sustainability and trajectory of future generations will cultivate and nurture the rich history of the Sistrunk community, while ensuring continued economic growth and success. *Green Street on Sistrunk* is a visionary development reaching far beyond the original intent of this RFP and is geared toward providing infrastructure to support projects that can house numerous local businesses while its design aims to maintain and cultivate the Sistrunk corridor's rich history through intentional engagement and art.

Green Street on Sistrunk will be an *economic hub* for the neighborhood and a *focal point for minority owned businesses and entrepreneurs* who want to operate their business in the area. Furthermore, *Green Street on Sistrunk* intends to coordinate *engagement programs* to enable *employment access* for people from the community. We want to create a *destination point* for unique business and spaces that support and attract entrepreneurs nestled in a hyper curated and activated development. *Green Street on Sistrunk* functionality sits on **3 city blocks**. These include the property on the CRA property solicitation 12642-925, as well as 606 NW 8th Ave and 534-545 NW 9th Ave, which are included in the proposed project. On property 606, we propose a parking garage, office space, a space designed to attract a grocer, and townhouses for residents that wish to live in an art-immersed development. On property 535-545, we propose a state-of-the-art facility that will include retail, food & beverage, and office spaces.

Green Street on Sistrunk brings together a very experienced, robust, and dynamic design, implementation and curating team including numerous strategic partners, many of whom come from the local community:

Developer – Fuse 9, LLC (Fuse Group)
Land Use Attorney - Holland & Knight
Architecture – Urban Robot
Civil Engineering – Keith & Associates

Landscape Architect – Urban Robot
Community Engagement Consultant – Sheryl Dickey
Retail Leasing Consultant – Native Realty
Employment – Urban League & Dickey Consulting

The development team has selected the name *Green Street on Sistrunk* for the RFP site. As the City of Fort Lauderdale rapidly continues its growth in population, *Green Street on Sistrunk* will serve as the connector among small businesses that are looking for natural intimate spaces to provide everlasting experiences. The direct connectivity between East Broward Blvd and East Sunrise Blvd strategically positions the project and will be a link to everything that Fort Lauderdale has to offer.

A new take on Main Street – *Green Street on Sistrunk* takes its main urban cues from the traditional American ethos of Main Street - timeless, classic, accessible, and proven. It will operate at a smaller scale of 1, 2 and 3-story buildings, with pedestrian oriented, internally clustered spaces, in a conscious effort to respect the surrounding residential properties.

Historic Sistrunk is a residential community comprised of working families, mom and pop small businesses, historic churches, and landmarks. This historic neighborhood is bolstered by its central location to downtown Fort Lauderdale, Progresso, and Flagler Village.

An integrated multimedia experience – *Green Street on Sistrunk* has the potential to integrate augmented and virtual reality performative and projective art from conception to realization, curating the digital and the analog into a new experiential space. The developer is collaborating on such matters with NSU, FIU, Bass Museum, ArtNFolly, and more. The proposed development project seeks to activate on a local level a continuous business ecosystem that supports both small and medium-sized operations in all aspects such as retail, food & beverage, office, etc.

An urban expression of local soul: One of the foundations of any meaningful place is local soul, and *Green Street on Sistrunk* is meant to preserve local culture, highlight local color and flavor, and celebrate local trends by providing a public, shared, urban space for the fusion of those moments to inspire and elevate. A true place for celebrating the micro scale and human connectivity.

The proposed development project will become the connector along Sistrunk Boulevard, from NW 9th Avenue to NW 7th Terrace, a vital area of Historic Sistrunk, the “heart and soul” of Ft. Lauderdale, and its oldest African American community. We will seek LEED or other industry recognized sustainability and energy efficiency building certifications for the project.

Respectfully,
Eyal Peretz – CEO (Eyal@fusegroupco.com)
Fuse 9, LLC, an affiliated company of
Fuse Group Investment Companies

900 NW 6th St, Suite 201,
Fort Lauderdale, FL 33311,
(954) 926 - 7500



PROJECT BENEFITS HIGHLIGHTS



GREEN STREET *on Sistrunk*

1. Be the **main employment source** in the community
2. Include space for a **15,000 SF Grocery Store** to address food desert concerns.
3. **Home for 64 businesses**
4. **Parking Garage with 220+ Spaces**
5. **Safe, Unique, and Vibrant**
6. **Improved Cultural Awareness**

460+

Permanent jobs
will be created

\$23M+

Annual Wages Created
by the Project

\$63M+

Annual Economic
Impact

\$80M+

Investment on Sistrunk

264K

SF development (retail,
micro spaces, F&B, office,
grocer, and residential)





Same Space Different Reality



HISTORIC SISTRUNK

VIA INTERACTIVE ART & MUSIC

Sistrunk's rich history should be showcased and celebrated in our present. We believe that by understanding its past, one can truly appreciate the character of the neighborhood that has a story to tell in the midst of urban modernization.

Green Street on Sistrunk seeks to merge its rich history and current sense of community with the contemporary architecture that will become a pillar in the neighborhood. It is through constant programming and interactive art aided by augmented reality, that our visitors will feel engaged as they embark in a journey through time...





Aerial View Facing Southeast

Aerial view of *Green Street on Sistrunk* development project which will become the connector along Sistrunk Boulevard, from NW 9th Avenue to NW 7th Terrace, a vital area of Historic Sistrunk, the “heart and soul” of Ft. Lauderdale, and its oldest African American community.



Street view facing west on the South side of Sistrunk Blvd and 7th Terrace. The building located to the right is a six-story building that would include a parking garage with 220+ parking space, 16,000 SF of residential units, 15,000 SF of what is aimed to be an anchor grocery tenant, and 25,000 SF of office space on the top floor.

West view on Sistrunk Blvd and 7th Ter



Plaza view of Southwest Building showcasing the lush landscaping and ample exterior sitting areas where the community, employees, and patrons will be able to come together and enjoy the ambience that *Green Street on Sistrunk* will offer.

West Building – Interior Rendering



Plaza view of Southeast building at night showcasing how *Green Street on Sistrunk* will offer improved lighting and a safe space for people to enjoy the outdoors. A truly unique urban space designed for those who plan for the future...

East Building – Interior Rendering
RFP Parcel

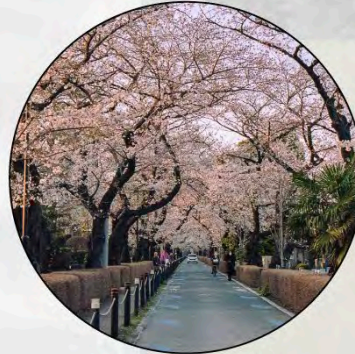


Conceptual Site Plan showcasing the *Green Street on Sistrunk* development project. The building on the north side of Sistrunk Blvd will be a 6-story building incorporating all the vehicular parking, which blends into the industrial surrounding properties, whereas the buildings on the south will range from 1-3 stories as Fuse Group is consciously designing this project in a way that respects the surrounding size and scale of the residential neighborhood.





PLAZA



CORRIDOR

INTIMATE
PASSAGEWAY

Throughout the *Green Street on Sistrunk* development, there is an obvious emphasis to creating a sense of place through architectural design and landscaping. Fuse Group is utilizing landscape elements both within the open-air corridors of the South buildings and even proposes a median along Sistrunk Blvd in a strategic effort to create a comfortable outdoor look and feel, as well as ensure that passing traffic will pay attention to pedestrians crossing between the North and South buildings and capture their attention to stop and explore instead of just passing by.



GREEN STREET *on Sistrunk*

Company Information

FUSE GROUP



Fuse's Footprint
Covers **5** States
& **2** Countries

30%

Women



60%

Minority

Fuse Employees



\$375 M

Assets Under Management

25+ YEARS

Florida Experience from
Leadership Team



Fuse Group is one of the leading private real estate lenders and developers based in South Florida. The company has been in business since 2002 and has been involved in the revitalization and redevelopment of the Sistrunk Corridor in Fort Lauderdale for the past 6 years. **Fuse Group has its headquarters on Sistrunk Blvd** and has acquired properties and develops projects throughout the Sistrunk District. Fuse Group's general portfolio includes properties in the residential, industrial, retail, office, hospitality, and commercial sectors. Fuse Group also offers an institutional-grade platform that provides funding solutions to clients throughout the United States. Fuse Group began as an owner operator of shopping centers, then transitioned to managing a large pool of residential properties during the recession, and has always been a champion for community development from a shared vision approach. Since Fuse Group has been a resident of the Sistrunk neighborhood, we have been a staunch supporter of the neighborhood's goal to create a socially and economically vibrant Sistrunk Boulevard corridor.

Fuse 9, LLC, an affiliated company of
Fuse Group Investment Companies
www.fusegroupco.com

M. (954) 926 – 7500

F. (786) 513 – 0825

900 NW 6th St, Suite 201,
Fort Lauderdale, FL 33311

MINORITY/WOMEN/LOCAL RESIDENTS

(PARTICIPATION AND OPPORTUNITIES FOR EMPLOYMENT)



Urban League of
Broward County

Urban League of Broward (ULB)

The Urban League of Broward County is advancing the lives of nearly 14,000 individuals annually through six verticals of service: education, entrepreneurship, jobs, community justice, housing, and health. Its transformation solutions have life-changing effects that create equity and parity, facilitating economic opportunity and stability, and uplifting individuals.

ULB and Fuse Group relationship in relation to *Green Street on Sistrunk*

In this verbal partnership, FUSE will look to Urban League for advice in fulfilling the community engagement goals to ensure that the community is aware of the many engagement opportunities that *Green Street on Sistrunk* will provide to the community. Art and Technology will be an area of focus in the *Green Street on Sistrunk* development project. There will be opportunities for local artists to display their artwork in many different forms. Fuse Group will work with the Urban League to communicate this engagement opportunities and make every effort to find homegrown talent to fulfill these goals.



Sheryl Dickey is a pillar for the modern day Sistrunk. As an owner of a building that provides a space for many small black businesses, she understands the needs of the prospective tenant. Fuse and Dickey Consulting will work together to ensure the community benefits plan is executed.

Dickey Consulting and Fuse Group in relation to *Green Street on Sistrunk*

- Develop Community Partnerships: Engage with local schools, engage with higher education programs, participate in industry initiatives i.e., mentorships, peer-to-peer events, sponsor events in the community with other groups
- Local Procurement Opportunities with black-owned, women-owned, and small businesses
- Ensure wages are at least \$15.00/hour with benefits
- Create a Diversity Hiring Plan
- Ensure Career Ladders for workers
- Participate in events to support entrepreneurship and jobs
- Support Entrepreneurship efforts to grow small businesses i.e., provide no cost or low-cost workspace to small businesses, provide pro bono services to non-profits that provide technical assistance to small businesses
- Participate in annual “train the trainer” sessions



Broward College (BC)

Broward College in Broward County, Florida, provides affordable college and vocational education with nationally recognized, award-winning degree options and programs.

BC and Fuse Group relationship in relation to *Green Street on Sistrunk*

BC and Fuse Group are joined by a common goal: to facilitate the success of the redevelopment of the Sistrunk Boulevard in downtown Fort Lauderdale, Florida (the “Sistrunk District”) by enhancing the availability of skilled workers that currently reside within a three-mile radius of Sistrunk Boulevard to provide an educated workforce for new businesses that open within the Sistrunk District while at the same time lowering unemployment in the surrounding areas. The Parties will work together in the spirit of cooperation and open communication, consistent with the law, with the primary goal of providing job training at BC to local residents. Fuse Group’s desire is to partner with Broward College and utilize their presence in the community. With BC’s amplified reach, we believe the message of having an inclusive development will reach many people. This allows for many hands in the community to be touch and be involved with the project, and have an everlasting effect.

KEY DEVELOPMENT TEAM (FUSE GROUP)



**SHIMON
ELKABETZ** PhD
Chairman

EDUCATION

University of Haifa
BS, Economics
BS, Accounting
PhD, Business Administration

The Technion Institute
MBA, Economics

Shimon Elkabetz is the chairman of Fuse Group and serves as a special investments consultant to the Board at Harel. Up to January 2016, he was co-CEO of Harel Investments Insurance and Finance, one of Israel's largest publicly traded insurance and financial groups. He previously served as CEO of Ilanot Discount, Ilanot Batucha Investment House, and Harel Finance. Dr. Elkabetz's expertise is in the area of real estate investments and mortgage business. From 2001 to 2004, Dr. Elkabetz served in senior roles at DBTC & UBP in Geneva, Switzerland.



EYAL PERETZ
CEO

EDUCATION

Florida State University
BS, Biochemistry

University of Miami
MBA, Biomedical Engineering

Professional Licenses
NMLS, Real Estate Broker License

Eyal Peretz is a founder of Fuse Group and serves as CEO. Mr. Peretz has extensive experience in the real estate industry with over 20 years of involvement as a real estate entrepreneur and investor and extensive expertise in the real estate financing industry. Throughout his career, he was directly responsible for the acquisition and repositioning of hundreds of commercial and residential properties and the structuring over \$500 million of real estate debt. He is a licensed real estate broker in the state of Florida and holds a mortgage lender license from NMLS. He serves as a Real Estate Advisory Board Member at the FIU Hollo School of Real Estate and is an active member of various industry and community associations and a frequent speaker at real estate events.



TOM McGRATH

Director of Operations

EDUCATION

University of Miami
BS, Education

Thomas McGrath joined Fuse Group as Director of Operations in March 2020. Previously, Tom spent nearly 5 years at Boston Portfolio Advisors, a financial consulting and fund administration firm based in Fort Lauderdale, FL. He most recently served as a Senior Manager, overseeing the fund accounting and reporting functions in the firm's fund administration line of business. In this role, he developed policies and procedures, implemented numerous process enhancements to improve accuracy and efficiency, and led his team through the month-end close and the preparation of investor reporting packages. Tom's client throughout his tenure was a New York based direct lending hedge fund who specialized in providing short-term loans across a variety of sectors.



STYLIANOS VAYANOS PhD, PhD

VP, Real Estate

EDUCATION

Boston College
MBA, Strategic Management
PhD, Business Ethics

University of Athens
PhD, Adult Education

Stylianos Vayanos has over 20 years of experience and recognition in the real estate development and investment industry. Dr. Vayanos is a prominent figure in the global business community. Throughout his professional career, Dr. Vayanos has held leadership positions and has directed the acquisition, funding, financing, design, permitting, construction, stabilization, refinancing, property management, and sale of over 1,000 residential and commercial units. This process included the successful sourcing of USD 220MM in Equity and Debt capital. Combining his upbringing, leadership, and network has led Dr. Vayanos to get involved in social responsibility initiatives that help individuals and companies adopt environmental policies that promote an ethical balance between economic development and social progress. Dr. Vayanos has been heavily involved in arranging, managing, overseeing, coordinating, marketing and administering a project involving new construction. He has been a repeat guest lecturer at Florida International University and currently sits on the Advisory Board of various companies.

Project Manager of
Green Street on Sistrunk



ALEX FRAYND

Real Estate Associate

EDUCATION

Florida State University
BS, Finance
BS, Real Estate

Alex Fraynd's primary role is to act as the liaison between the Director of Operations, the Accounting Team, and the Development Team and assist with various responsibilities such as ensuring all team members understand all transaction aspects, discussion and negotiating with brokers, owners, operators as well as preparing loan summaries, maintaining communications with borrowers and tenants, and collaborating with underwriting, legal, and accounting teams throughout the loan and development life cycle. Prior to working at Fuse Group, Alex spent 3 years at an international real estate investment firm as a Financial Analyst, where he developed his experience in real estate acquisitions and development.



SAMMY LAMY

Development Associate

EDUCATION

Florida A&M University
BS, Accounting
Florida International University
MS, International Real Estate

Sammy Lamy is as a Real Estate Development Associate at Fuse Group. He was born and raised in Miami. Prior to joining Fuse, he worked as a Project Accountant at Amicon Management. At Amicon Management, Sammy provided project accounting services for over \$500M in construction cost. These projects ranged from ground up developments to tenant improvements. Prior to Amicon, he was an associate at Libra Group. Sammy is very passionate about real estate and finds a lot of pleasure in real estate issues such as the Affordable Housing Crisis and Neighborhood Revitalization.

ORGANIZATIONAL CHART (FUSE GROUP)

Partners



Eyal Peretz
CEO



Shimon Elkabetz
PhD
Chairman

Operations, Legal, & Administration



Tom McGrath
Director of Operations



Jonathan K. Winer
Esq.
General Counsel



Ronete Peretz
Esq.
SVP Corporate Counsel



Stylianos Vayanos
PhD, PhD
VP Real Estate



Alex Fraynd
Real Estate Associate



Sammy Lamy
Development Associate



Daniel Franco
Operations Analyst



Marianne Diaz
Property Manager



Sasha Morales
Administrative Assistant

Accounting



Yaron Elkabetz
CFO



Elizabeth De
Oliveira
Accounting Manager



Reyna Peretz
Staff Accountant



Alvaro Zawadzki
Staff Accountant



Yesenia Canalejo
Bookkeeper

Origination & Underwriting



Steve Vargem
VP of Lending



Hess Ruidiez
Senior VP Lending



Pablo Machado
CRE Loan Analyst

PROFESSIONALS & CONSULTANTS

“ We need leadership with a shared vision of the area’s people and place assets and creating a location where current residents can stay and those who left can come back to. ”

- ULI TAP Report (2014)





SHERYL DICKEY

Founder & CEO | Dickey Consulting 1033 NW 6th St, Suite 206,
Fort Lauderdale, FL 33311

Sheryl A. Dickey, Founder and President/CEO of Dickey Consulting is a community and economic development professional with more than 30 years of experience and a track record of success in these areas. Dickey Consulting Services, Inc. (DCS) is an economic development, project management, public relations consulting firm. The organization and its associates provide services to public and private enterprises, coordinating, implementing, and promoting projects related to economic and community development, project management, international trade and business development, housing, public relations, public involvement, and other marketing initiatives. Ms. Dickey currently serves on the Broward County Small Business Development Advisory Board. The Board advises Commissioners on establishing programs for minority businesses in Broward County and develops ordinances for the Broward County Small Business Development Program.

HIGHLIGHTS

30+ Years as a Community and Economic Development Professional

Serves on the Broward County **Small Business Development Advisory Board**

Has extensive experience with **Disadvantaged Business Enterprise (DBE)** programs



Rehabilitation of the North Airfield,
Fort Lauderdale Airport, FL



SR A1A Beach Improve Project,
Broward, FL



420 Lincoln Rd, 6th Floor,
Miami Beach, FL 33139

URBAN ROBOT (Architect)



JJ Wood AIA
Principal

KEY QUALIFICATIONS

- 15 years of experience in architecture, urban planning, urban design, and construction, across all scales
- 7 years of experience in Board approvals and permitting of nearly two dozen Miami Beach projects
- Expert in construction, zoning analysis, engineering management

EDUCATION

- Master of Architecture in Urban Design, Harvard University Graduate School of Design
- Bachelor of Architecture, University of Miami School of Architecture



Sebastian Velez AIA
Principal

KEY QUALIFICATIONS

- 15 years of experience in architecture & hospitality.
- Has worked on multiple Multifamily Residential projects locally and the Middle East
- Has worked with many major hotel operators including W Hotel, Marriott, Hilton, Starwood, Mandarin
- Oriental, Kempinski, Viceroy, Royal Caribbean, and Morgan's Hotel Group.

EDUCATION

- Master of Architecture in Urban Design, Harvard University Graduate School of Design
- Bachelor of Architecture, University of Miami School of Architecture



Ariel Benhamu
Designer

KEY QUALIFICATIONS

- Extensive design experience focusing on retail, hospitality, and architectural design.
- Skilled in complex 3D modeling and visualizations
- Proficient in BIM drafting and modeling software.

EDUCATION

- Bachelor of Architecture (B.Arch.), Pratt Institute School of Architecture. Brooklyn, NY.



DODIE KEITH-LAZOWICK

CEO | Keith & Associates Engineering 301 E Atlantic Blvd
Pompano Beach, FL 33060

Mrs. Keith succeeds her father, Bill Keith, as President and Managing Principal of Keith and Associates, Inc. Since 1982, her experience has encompassed many phases of Surveying and Mapping, Land Planning, Site Design, Agency Permitting and Construction Management. As a Senior Project Coordinator/Manager, she has supervised and provided complete project services, from planning, surveying, and mapping and design for governmental, industrial, commercial, and residential developments. Ms. Keith-Lazowick has a personal desire to contribute to the community and engineering related professions. She is actively participating in a number of philanthropic, civic and professional organizations.

HIGHLIGHTS

Chairperson of **The Broward Partnership**, an organization committed to reducing homelessness by promoting independence and self-worth through advocacy, housing, and comprehensive services

Member of **School Board of Broward County Supplier Diversity & Outreach Advisory Board**



DC Alexander Park, Ft. Lauderdale, FL



Aquatic Center, Ft. Lauderdale, FL

Engineering Inspired Design.
KEITH



WALTER DUKE

President | Walter Duke + Partners, Inc 2860 W State Rd 84, #109,
Fort Lauderdale, FL 33312

Mr. Duke is the President and sole shareholder of Walter Duke + Partners, Inc., a comprehensive commercial appraisal valuation company that provides critical analysis and information to corporate, government, and private clients nationwide ranging from start-ups to Fortune 500 Companies. After graduating from the University of Florida with a Bachelor of Science Degree in Business Administration with a major in real estate and urban analysis, Mr. Duke returned to South Florida where he has been actively appraising commercial properties since 1985. He has served as President of the firm since 2000 and sole shareholder since 2011. In addition to managing his commercial appraisal practice, Mr. Duke is a frequent panelist, presenter, author, and lecturer on topics relating to commercial real estate valuation. In his appraisal experience, Mr. Duke has appraised and analyzed a wide variety of commercial property types and provided critical consultation and litigation services to a diversified range of clients.

HIGHLIGHTS

Former Mayor of Dania Beach

Was member of the Broward County Metropolitan Planning Council

Certified Commercial Investment Member (CCIM) designation

Member of Appraisal Institute (MAI) partner



Miami Design District, Miami, FL



Arquitectonica, Miami, FL

WALTER DUKE + PARTNERS
COMMERCIAL REAL ESTATE VALUATION



DEBBIE ORSHEFSKY

Attorney | Holland & Knight

515 E Las Olas Blvd, #1200,
Fort Lauderdale, FL 33301

Debbie M. Orshefsky is an attorney in Holland & Knight's Fort Lauderdale office. She practices in the areas of land development and environmental law with specific experience in land use planning, infrastructure planning and financing, zoning, subdivision controls and community redevelopment, as well as state, regional and local roles in land use decision-making. Ms. Orshefsky represents private developers and landowners in all aspects of the development approval process and has extensive experience permitting complex multi-jurisdictional developments. In addition, she is a frequent speaker at state and national seminars on the land development process, as well as infrastructure planning and funding. Education - The George Washington University Law School, J.D. Washington University in St. Louis, B.A., Urban Studies, summa cum laude.

HIGHLIGHTS

Member of the City of Fort Lauderdale
Affordable Housing Advisory Committee

Board Member of the Broward Partnership for
the Homeless

Awarded The Best Lawyers in America guide,
Fort Lauderdale Land Use and Zoning Law
Lawyer of the Year, 2022



Soleste Village, Hollywood, FL



Isle Casino Redevelopment, Pompano, FL

Holland & Knight



JAIME STURGIS

CEO/Founder | Native Realty Co.

1926 E Sunrise Blvd,
Fort Lauderdale, FL 33304

Jaime Sturgis is the Founder and CEO of Native Realty Co., a Fort Lauderdale-based team of talented and aggressive real estate professionals who are disrupting the industry. A pioneering broker with nearly a decade of leasing and investment sales experience, Sturgis has become a household name in the real estate industry through his role curating emerging urban neighborhoods. He has completed more than 1 million square feet in transactions over the last few years and set property sale pricing records. Sturgis is now expanding into new cutting-edge neighborhoods throughout South Florida. Sturgis has authored published pieces for *National Real Estate Investor* and the *Daily Business Review* and has been featured in *The Real Deal*, *Sun Sentinel*, *Globe St*, and many other publications.

HIGHLIGHTS

Place making efforts began in **Miami's Wynwood** and continued in **Fort Lauderdale's Flagler Village**

Triple Major in **Real Estate, Professional Sales, and Entrepreneurship** from Florida State University



The SIX13, Ft. Lauderdale, FL



The Imagine Building, Ft. Lauderdale, FL

NATIVE



VAL FRANCISCO

Founder | Art N Folly

117 NE 1st Ave,
Miami, FL 33132

HIGHLIGHTS

Director of Strategic Partnerships at The Private Art Fair, West Palm Beach

Hosted countless fashion shows, art exhibits, events throughout Miami, FL

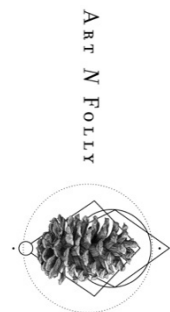
Art N Folly is a multidisciplinary gallery and art consulting firm. As a gallery Art N Folly focus is on conceptual curatorial models as it relates to cultural, personal, and art historical investigations of identity working only with artist committed to the integrity of their respective arts in relation to the cultural climate. As art advisors they explore the boundaries between art and design in the context of placemaking and identity. Their working relationship with the artists allows for them to create site-specific and unique artworks, events, and experiential activations tailored to the brand guidelines of their clients. Art N Folly's team projects have been part of international art fairs in New York, Chicago, Miami, Los Angeles, Jackson Hole, Aspen, Hamptons, and Berlin to name a few.



Dope Tavio Fashion Show,
Security Building, Miami, FL



Strayfield Galley Copenhagen Art Exhibit,
Security Building, Miami, FL



PROPOSED PARTNERSHIP/OWNERSHIP

The proposer, Fuse 9, LLC, an affiliated company of Fuse Group Investment Companies will create an ownership LLC to be formed and incorporated in Florida under the expected name “Green Street on Sistrunk, LLC”. The LLC will be registered as a legal entity in the State of Florida. A copy of the firm’s certificate of corporation to be provided.

COMMUNITY OUTREACH

Fuse Group has dedicated the past few months to reach out to and communicate with as many community members and organizations as possible in an effort to obtain feedback, share thoughts, concerns, and ideas, in order to seek an optimized project that answers to the collective thoughts and feedback we received. While we recognize there is still much work ahead of us, and we plan to continue reaching out and speaking with as many community members and stakeholders as possible, we are equally pleased with the feedback we were able to gather and implement thus far.

Fuse Group took the initiative to discuss this project with the following organizations, businesses, and enterprises to seek engagement, potential tenancy, support, feedback, inquire about potential participation programs and discuss collective efforts to ensure programmatic benefit can be accomplished and measured.

Fuse Group met with and obtained feedback from the following organizations and individuals:

- Urban League of Broward
- Big Brother Big Sister of Broward
- Broward Art Guild
- Dorsey Riverbend Association
- Progresso Village Association
- Department of Sustainable Development
- Dr. Pamela Beasley Pittman
- Brian Johnson (Minority Builders Coalition)
- ANF (as potential minority GC)
- Leah Ann Barber
- Lorraine Mizell
- Bonnie Clearwater – NSU Art Museum
- State Senator Dr. Rosalind Osgood
- Congresswoman Sheila Cherfilus-McCormick
- Fort Lauderdale Community Redevelopment Agency
- City Mayor and Commissioners
- Former State Rep Bobby Dubose



REFERENCES FROM VENDORS

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser #74

April 7, 2022

To Whom It May Concern:

In connection with the proposed mixed-use Green Street development on Sistrunk Boulevard, I am pleased to give Eyal Peretz and Fuse Group Investment Companies my highest recommendation.

I have known Eyal for three years and know many of his team. They are incredibly professional and honest. We have provided professional services to them, and they have been a pleasure to work with, extremely diligent, and of high character.

In addition to being a former Mayor of Dania Beach, I am a Fort Lauderdale resident and business owner and have lived in Broward since 1966. My commercial real estate valuation practice was founded in Fort Lauderdale in 1975. Since then, we have served many clients, and count Eyal Peretz and his team at Fuse as some of the bests I have had the pleasure to work alongside.

Please accept this letter of recommendation for Eyal Peretz and Fuse Group Investment Companies.

Respectfully Submitted,



Walter B. Duke, III, MAI, CCIM

2860 W State Road 84, Suite 109 | Fort Lauderdale, Florida 33312-4804 | T 954.587.2701 | F 954.587.2702 | www.WalterDuke.com

Since 1975

MELAND | BUDWICK
ATTORNEYS AT LAW

April 11, 2022

City of Ft Lauderdale

RE: Fuse Group Investment Companies ("Fuse")

To the City of Ft Lauderdale:

I write this letter solely for the use by the City of Ft. Lauderdale in connection with the specific Request for Proposal before the City.

My firm represents Fuse as its outside counsel and has represented Fuse for years. We greatly value our long-term relationship with Fuse and are proud and happy to be part of their professional team.

We have represented Fuse as a lender in connection with its closing on over 50 loans with an approximate value over \$200,000,000. In our experience, Fuse is capable and professional, and promptly and efficiently closed on its loan transactions.

We have also represented Fuse in connection with several real estate acquisitions valued (aggregate) at over \$28,000,000. In our experience, Fuse is capable, professional, and efficient in this capacity as well.

The above information is furnished solely to you, and solely for the purpose identified above, and should not be used by any other party or for any other purpose.

Feel free to call or e-mail with any questions/comments.

Sincerely,


Mark S. Meland

MELAND | BUDWICK

3200 SOUTHEAST FINANCIAL CENTER | 200 SOUTH BISCAYNE BOULEVARD | MIAMI, FL 33131 | T 305-358-6363 F 305-358-1221

MELANDBUDWICK.COM



April 29, 2022

Letter of Recommendation
Fuse Group Investment Companies

To Whom it May Concern:

We are presenting this letter as our recommendation of our client Fuse Group Investment Companies. We have been working with Fuse Group since late 2019 during which time we have worked with them in maintaining a complete insurance program for all various properties and projects within their portfolio.

USI and our teams are in a unique position within the local community to partner with Fuse Group in providing them best in class *Local* analytics and technical resources as well as breadth and depth one of the nations largest private insurance brokers.

This powerful synergy between our two teams has and will continue to foster an environment where we are all able to deliver the best outcomes for our local community and future and for this reason we are highly recommending partnering with Fuse Group Investment Companies.

Please feel free to reach out to me directly at 954-607-4041 with any questions.

Sincerely,

CURT WARNKE
Southeast Region Select Commercial Lines Practice Leader
USI Insurance Services
2400 East Commercial Boulevard, Suite 600
Fort Lauderdale, FL 33308
curt.warnke@usi.com | www.usi.com



PEAK
AWARD
WINNER

Tony Arellano P.A

DWNTWN Realty Advisors, LLC.

2920 NW 5th Avenue Suite 201 Miami

Florida 33127

Monday April 8, 2022

To Whom It May Concern,

I am a managing partner at DWNTWN Realty Advisors, LLC. a leading middle market commercial real estate firm. As a firm and individually, we have completed over 1 billion dollars in transactions. I have been in the business of commercial real estate for over 16 years. I have known Eyal Peretz and Shimon Elkabets professionally for over one decade. I have worked with their firm Fuse Group in various capacities over that time.

I find their ethics and business acumen to be of the highest standard and quality. They strive to be leaders adding value to the communities they work within. Their reputation is very important to them and they strive to lead by example, dealing honestly, fairly, and diligently in all my interactions over many year with them. Without reservation I can recommend them in the highest capacity which is not something I do often or even like to do. I am happy to extend this recommendation in this capacity for Eyal and Shimon because they are truly good people and very knowledgeable entrepreneurs that I respect.

Sincerely,

Tony Arellano P.A.
Managing Partner
DWNTWN Realty Advisors, LLC.

PAST/CURRENT PROJECTS (FUSE GROUP)

SECURITY BUILDING MIAMI

Project Description: repositioning of a +/- 100,000 SF 17-story historic building in the heart of Downtown Miami. The building (built in 1929) was the first financial landmark in Downtown Miami.

Project Contains: 100,000 SF office building



GREENWICH STUDIO

Project Description: ground-up development of 360 residential units along with activation of a former studio repositioned into an office, F&B, and retail center. Development in design process.

Project Contains: 360 residential units and +/- 35,000 of commercial space.



UPPER BUENA VISTA

Project Description: funding of a creative development in Upper Buena Vista

Project Contains: +/- 18,000 SF of micro-bay retail, F&B, and entertainment.



TUTTLE ROYALE

Project Description: funding of one of pre-construction of one of the largest development assemblies in Royal Palm Beach located on Southern Blvd and 441.

Project Contains: 250,000 SF of commercial space, Charter School, 400 apartments, 100 single family homes.



THE ARCADIAN

Project Description: ground-up development of a multifamily apartment complex located in the heart of Sistrunk. In site plan approval process

Project Contains: 480 residential units and +/- 15,000 SF of commercial space.



MAIN CAMPUS

Project Description: renovation to a pre-existing development that consisted of three parallel buildings with office, retail, and F&B.

Project Contains: Over 14,000 SF of office, +/- 6,000 SF of retail, and over 2,000 SF of F&B.



909 NW 6TH ST

Project Description: ground-up development of mixed-use commercial site that will include office, retail, F&B, and parking spaces.

Project Contains: +/- 8,000 SF of retail, +/- 3,400 SF of F&B, +/- 18,500 SF worth of office, and a parking garage consisting of 90+ spaces.



612 NW 9TH AVE

Project Description: renovation to a pre-existing development that consists of four retail store bays.

Project Contains: 5,000+ SF of commercial use. Current tenants are a vegan restaurant, candle retail store, and a flower boutique.



EDEN HOTEL

Project Description: funding of a hotel pre-construction in Surfside Florida.

Project Contains: 200 rooms, event space and F&B venues.



GRAND ON THE CORNER

Project Description: ground-up development of a +/- 50,000 SF commercial site in the heart of coconut grove.

Project Contains: +/- 40,000 bespoke office building and +/- 8,000 SF of retail



BLOCK 55 MIAMI

Project Description: funding of a pre-construction phase of a mixed-use project in Miami, Florida.

Project Contains: +/- 252,000 SF of vertical office/retail, over 500 affordable multifamily units, and +/- 900 parking spaces



SISTRUNK
DISTRICT
FORT LAUDERDALE



CITY OF FORT LAUDERDALE



GREEN STREET *on Sistrunk*

Community & Economic Benefits

COMMUNITY BENEFITS



The Northwest-Progresso-Flagler Heights Community Redevelopment (NPF CRA) area was created to provide a long-term sustainable development framework that will have immediate, short-term impacts on the target area and on the lives of the residents who live there. The intent of the NPF CRA Plan is consistent with the recently developed 2035 Vision Plan. The 2035 Vision Plan is an inspirational view of the future and what our community wants to become, and is a fusion of the collective values and aspirations that have been expressed by a diverse cross-section of our neighbors. The NPF CRA redevelopment plan is also a key component in the success of the Business Development Cylinder of Excellence.



- ULI TAP Report (2014)



460+ Jobs

Permanently Create Job Opportunities

Grocer

Space for a +/- 15K SF Grocery Store



Affordable

10% of Proposer's Units will be Affordable Housing

220+ Parking

4 Floor Parking Garage With 200+ Spaces



64 Commercial Units

Will Be Home for 64 New Businesses to Come to Sistrunk



- 1 Green St. on Sistrunk 2 Provident Shops 3 The Adderley 4 Main Campus 5 The Arcadian
- 6 Shoppes on Ave of the Arts 7 Midtown Commerce Center 8 Thrive Progresso 9 The SIX13
- 10 Smitty's Wings Sistrunk 11 Sistrunk Marketplace 12 YMCA 13 Donna's Caribbean

3-CITY BLOCK WIDE PROJECT



Green Street on Sistrunk is a 3-city block project. We are proposing to include nine additional parcels, of which six are owned by Fuse Group, two are owned by the CRA, and the last one is owned by the City of Fort Lauderdale. Expanding the project footprint to 3-city blocks will increase the community and economic benefits of the project.



HUBZone program

The city's Historically Underutilized Business Zone (HUBZone) allows qualified businesses to receive federal contracting assistance, negotiate for sole source contracts, and participate in restricted competition limited to HUBZone businesses. The NPF CRA is also a state-approved Enterprise Zone that qualifies businesses to apply for specified business incentives.

Address	Parcel ID	Size (SF)	Owner
606 NW Avenue	494234078189	1,995	FUSE
606 NW Avenue	494234078190	16,875	FUSE
606 NW Avenue	494234078200	3,375	FUSE
606 NW Avenue	494234078210	3,375	FUSE
Total Size:		25,620	
538 NW 9 Avenue	504203012132	6,375	FUSE
545 NW 8 Avenue	504203011910	6,374	FUSE
NW 6 Street	504203012140	6,000	CRA
Sistrunk Blvd	504203012150	13,124	CRA
NW 8 Avenue	504203011920	6,376	CITY OF FLL
Total Size:		38,249	
RFP Sistrunk Blvd	504203011880	1,320	CRA
RFP Sistrunk Blvd	504203011890	4,622	CRA
RFP NW 8 Avenue	504203011870	3,376	CRA
RFP NW 8 Avenue	504203011860	3,374	CRA
RFP NW 8 Avenue	504203011850	13,500	CRA
Sub-Total Size:		26,192	
RFP NW 7 Terrace	504203011630	10,125	CRA
Sub-Total Size:		10,125	
RFP NW 7 Terrace	504203011610	6,750	CRA
RFP NW 7 Terrace	504203011600	1,081	CRA
Sub-Total Size:		7,831	
Total Size:		44,148	



“This will be integral for the community and we will incorporate workforce training, job fairs, supporting small business owners, and many others that would benefit the Sistrunk Corridor”

- **Germaine Smith-Baugh**
Urban League (CEO)

“The design and concept are impressive as they will create a welcoming sense of place and bring life to the streets, which is essential for building community.”

- **Bonnie Clearwater**
Director (NSU Art Museum)



“The Ratcliffe Art + Design Incubator at FIU seeks to bridge the gap between talent and entrepreneurship success while promoting innovative art and design within the community.”

- **Jacek Kolasinski**
Program Director
(FIU)

FIU



- **Val Francisco**
Art N Folly (Art Curator)

“I am committed to being involved in this community-centric project with my local, national, and international projects that will fill this community with art and music.”

POTENTIAL TENANTS

“Grocery Stores Are More Vital Than Ever”



Fuse Group has already obtained a letter of intent from a grocer that is excited for this project to come to fruition. Regardless, Fuse Group will continue interviewing grocers to ensure that we entice the best in class as we seek to provide the community the best options possible.

* For Letter of Intent
See Page 51, Section IV (Financial Information), Subsection B

Currently, Sistrunk does not have a grocery store and was referred to by many as a “food desert”. *Green Street on Sistrunk* aims to break the mold and through innovative design, rich programming, and placemaking strategies, house a 15,000 SF that will be intended for a grocery store to bring exactly what Sistrunk residents are seeking. The grocery store will contain a variety of options, including healthy selections for members of the community to have at their fingertips.

- Plenty of healthy food options
- Everyday household needs
- Fresh lunch options
- Produces many job opportunities
- Meat, fresh produce, dairy, and baked goods aisles

GREEN STREET on Sistrunk

Green Street on Sistrunk will allow for all types of businesses to be able to make Sistrunk their new home. A challenge that Sistrunk currently has, is that there is not enough infrastructure for businesses and people to flourish in the area. With this project consisting of commercial spaces ranging from as small as 450 SF to 25,000 SF, it will revitalize the community in a great way. Accompanying the commercial portion, there will also be 16 rental townhomes and a parking garage for people to not just drive by Sistrunk, but to stay.



Food & Beverage: 450 – 1,500 SF

The sample tenant of this space is a taco spot that offers its patrons a healthy twist on tacos. Their peak hours are during lunch and dinner time, and rush hour, so they tend to attract the office workers to the area. Business like this proves that **Green Street on Sistrunk** will be a hub that attracts people to the area.



Retail: 450 – 7,100 SF

The sample tenant is a small business owner that is looking for an opportunity to present their product in an effective yet efficient way to a variety of patrons that will experience **Green Street on Sistrunk**. This will be a pedestrian friendly development project, there will be lots of foot traffic so the tenant will have many



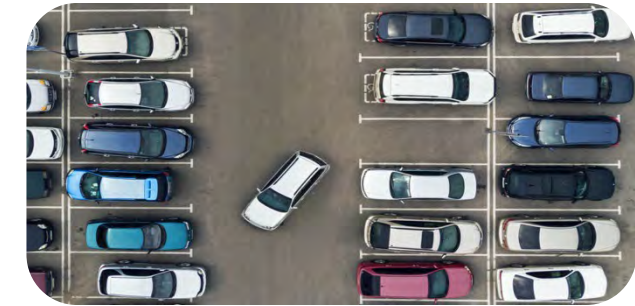
Office Space: 1,500 - 25,000 SF

A sample tenant of this space is a medical office or pharmacy that provides health-related services to the community. It is crucial that every community has health services that are easily accessible to them.



Live – 1,000 SF

This space provides a potential residential tenant the option to live in a beautiful space with jobs and services within walking distance. 10% of the residential units will be offered as affordable housing taking into consideration the Area Median Income.



Parking Garage – 220+ Spaces

The building on the north side of Sistrunk Blvd will include a garage with 220+ parking spaces to service the parking needs of Green Street on Sistrunk tenants, residents, and patrons.

OPPORTUNITIES FOR LOCAL ARTISTS



Broward Art Guild

“

Our executive board and executive director recently had the opportunity to learn of the proposed “*Green Street on Sistrunk*” project. We are delighted to hear of such a boost to the arts community in Broward County.

As a nonprofit membership organization that has been in continuous existence for more than 70 years, we have moved the location of our office/gallery as necessitated by the vagaries of the rental market. We would welcome considering/being considered for a space in the new development, especially one as diverse in its conception as this. It could be a boon to our continued presence in service to artists and the arts-supporting community. Its location would add to our accessibility and quest for inclusiveness.

However, if not as a tenant, we can still envision our participation in the development by way of mounting exhibitions through our Art Around Town program, hosting special events, providing classes and workshops, mentoring otherwise underserved young people with an eye toward having them take part in our annual Youth Art Competition, and offering general consultation.

We hope that “*Green Street on Sistrunk*” becomes a reality.

- Teena Liesenfelt
President/CEO of Broward Art Guild

”

Alejandro Contreras - Venezuelan

<http://www.alejandroecontreras.com/>

*Minority and Local Artist

Alejandro Contreras was born in 1983 in Caracas, Venezuela. As a child, Contreras was constantly deconstructing and re-imagining objects in his environment. He moved to Coral Springs, Florida on October 5th, 1998, and after 2 years relocated to Miami. He studied at DASH High school and graduated in 2003. He began his education immediately following at the New World School of the Arts and graduated in 2007, with a concentration in Electronic Intermedia. Since that time, he has devoted his creative energy to traveling around the world, developing a vinyl signage business that serves the majority of the Miami Arts community, as well as creating art works and installations for both public and private clientele.



Jen Clay

<http://www.jenlynncay.com/>

*Woman and Local Artist

Jen Clay creates elaborate installations and performances which feature non-human forms who speak to the audience through audio or sewn messages to make fear, anxiety, and uncertainty approachable. She has created performances for institutions including the Girls' Club Collection, and Norton Museum of Art. Recent projects include "Welcome to Me & You", a large site-specific installation at Young at Art Museum, Davie FL. Clay was awarded the 2019 South Florida Cultural Consortium fellowship for her wearable works. A short segment on her practice, "Jen Clay: The Texture of Anxiety" won a 2020 regional Emmy through South Florida PBS. Clay earned a BFA in Sculpture from UNCC Charlotte and an MFA in Sculpture from UFL with a minor in behavior analysis.



Miranda Burns

<https://burns-miranda.tumblr.com>

*Minority Artist

The current oeuvre explores a vulnerable narrative through a passive aggressive response. Intimacy, detachment, environment, and longing are recurring themes in the work; presented through a maelstrom application of material and a disposition hunting for an abrasive aesthetic conversation. Intermittently characterized as bratty, sometimes darkly articulated, however always seeking to hold a tonality of bitter tenderness communicated to the viewer.



Opportunities for Art and Local Artists



Shady Eshgi – Iranian

Shady Eshghi spent formative years in an American-run international school in her native Tehran. Her exposure to cross-cultural experiences clashed with Islamic values in post-revolutionary Tehran. Coming of age in a society subdued by anti-western sentiments propagated by the Iran/Iraq war, inundated her to navigate adversity by creating imaginary in-between spaces. Art functioned as her stable nexus synthesizing her diametric worlds: Secular vs. Religious, Iranian vs. American; Public vs. Private, East vs. West.

<http://www.shadyeshghi.com/>



Andres Dominguez – Venezuelan

Self-taught from the age of 2, with studies in Architecture and Industrial Design, Andrés Domínguez wins his first contest when he was 5-year-old. With great admiration for the impressionists Renoir and Monet, he exposes his work for the first time in 2005, at the Art's Alameda Center, in Santiago of Chile, in 2007 after he finalized his exhibition "Fifth Essence", Domínguez decides to emigrate to the United States to continue with his Artist career. After 2 years Domínguez is selected by the jury of Art Center to participate like an artist in residence, which takes him to exhibit in New York, Miami, and Connecticut. He is currently focusing on his Hyperrealism technique.

<http://www.andresdominguezart.com/about/>



Veronica Fazzio - Argentinian

From Buenos Aires, she now lives in South Florida. Social Sculpture practitioner, Fazzio works with her non-human colleague (the camera) in a collaboration that results in an assemblage, such assemblage includes the human and non-human, animated and in-animated participants. Most interested in memories, everyday actions, and post-human theories. Fazzio earned her Ph.D. practice-based research in plastic and contemporary arts from the University of Plymouth, UK in 2021, they also have an MFA in VA from the Art Institute Miami International University of Art & Design, USA. Back in Buenos Aires Fazzio earned a teaching degree in Artes Plasticas at Escuela Nacional de Bellas Artes Rogelio Yrurtia and a Photography and Audiovisual Techniques degree at E.D.A.F.

<https://www.veronicafazzio.com/>

ECONOMIC BENEFITS

\$77M+

Local Economic
Impacts During
Construction

900+

Jobs Created
During Construction

460+

Permanent Jobs
Created by Project

\$63M+

Ongoing Annual
Economic Effects

\$23M+

Annual Wages
Created by Project



\$73M+

Hard & Soft Costs

24 Months

Construction Period



Economic Impact on the Local Economy:

Break
Ground

\$139M+

End of 1st
Year of
Operations

Economic Impact on the Local Economy From:

Break
Ground

\$139M+

End of 1st
Year of
Operations

J	Retail and F&B	255
O	Office	200
B		
S	Live	5

Breakdown of Square Feet for the Project:

➤ Office:	39,875 SF	➤ Micro Retail:	39,875 SF
➤ F&B:	27,300 SF	➤ Anchor Tenant:	15,000 SF
➤ Retail:	42,925 SF	➤ Office (North):	25,000 SF
➤ Live:	16,000 SF	➤ Parking Garage:	94,000 SF

Total: 264,150 SF

New Construction Benefits Estimates

Impact	Employment	Labor Income	Value Added	Output
Direct	886	\$50,111,962	\$59,918,967	\$75,054,556
Indirect	8	\$426,637	\$706,247	\$1,183,970
Induced	6	\$268,703	\$537,448	\$907,694
Total Effect	900	\$50,807,302	\$61,162,662	\$77,146,220

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners

Annual Economic Impact - Retail

Impact	Employment	Labor Income	Value Added	Output
Direct	180	\$13,267,302	\$20,418,412	\$39,491,263
Indirect	18	\$955,672	\$1,348,637	\$2,619,586
Induced	2	\$47,672	\$95,635	\$161,045
Total Effect	200	\$14,270,646	\$21,862,684	\$42,271,894

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners

Annual Economic Impact – Retail and F&B Operations

Impact	Employment	Labor Income	Value Added	Output
Direct	250	\$7,843,657	\$11,636,762	\$19,091,458
Indirect	5	\$226,175	\$354,836	\$719,434
Induced	0	\$18,857	\$37,965	\$63,705
Total Effect	255	\$8,088,689	\$12,029,563	\$19,874,597

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners

Annual Economic Impact –Resident Spending

Impact	Employment	Labor Income	Value Added	Output
Direct	5	\$169,726	\$242,618	\$399,255
Indirect	0	\$4,630	\$7,691	\$15,829
Induced	0	\$565	\$1,135	\$1,910
Total Effect	5	\$174,921	\$251,444	\$416,994

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners



TAXES

Assuming 3% annual inflation the subject **development would generate ±\$21.6 million** in real estate tax revenue over a 20-year period which is **substantially more** than the ±\$341,000 in real estate taxes generated by the subject if left undeveloped.

* For More Information
See Page 59,
Section IV (Financial Information), Subsection E

GREEN STREET *on Sistrunk*

Financial Information

PROOF OF FINANCIAL CAPACITY



April 25, 2022

To whom it may concern

This letter is produced following a request for a proof of financial capacity of Fuse Group associated with a prospect development in Fort Lauderdale, Florida.

I, Yaniv Jerassy-Elzion, serve as a CPA for Fuse Group and its affiliated entities and handle all its tax filing. Fuse Group maintains has substantial investor relationship pool and consistently maintains its books and records in an immaculate fashion.

Fuse Group is a real estate development company that has been involved over the past six years in the rejuvenation and redevelopment of the Sistrunk District of Fort Lauderdale via various investment vehicles and entities. They have their headquarters on Sistrunk Boulevard and have acquired properties and developed projects throughout the Sistrunk District as well as in other locations. Fuse Group's portfolio includes properties in the residential, industrial, retail, office, hospitality and commercial sectors.

Fuse Group has consistent produced annual revenues of eight figures during the past three years. Currently, Fuse Group has approximately \$375M of Assets Under Management (AUM) and a strong growth trajectory. For any additional information please do not hesitate to contact me.

Sincerely,

Yaniv Jerassy-Elzion, Ph.D., CPA

Yaniv's Office Building P.O. Box 1451, Pompano Beach 33062-1451, FL 33062-1451
Tel: 954-965-8623 Fax: 954-971-0097 Tel: 407-517-0779 Tel: 407-517-0779
WWW.YJECPA.COM

Fuse Group shall make its accounting firm available to provide additional information as may be requested by municipal reviewer or official under the understanding that such financial information shall be maintained and kept in a confidential fashion as relevant in handling such sensitive information.

FINANCIAL REFERENCES



1



2

April 6, 2022

Letter of Recommendation
Fuse Group Investment Companies

To Whom It May Concern:

Please accept this letter as our recommendation regarding our client Fuse Group Investment Companies. Fuse Group has maintained a valued relationship with Centennial Bank since 2015. During this time, Fuse Group has been granted several loans. All loans were well performing loans and paid as agreed.

In addition, Fuse Group and their related companies consistently maintain a significant depository relationship with our institution which is continuously handled in an exemplary manner.

We highly recommend working with Fuse Group. We look forward to a continued relationship with Fuse Group and welcome any needs for future lending opportunities.

If you need further information please contact me at 754-312-1665.

Regards,

Jonnine Morejon

Jonnine Porter Morejon
 754-312-1665
 SVP/Branch Sales Manager
 jmorejon@my100bank.com

300 S PINE ISLAND ROAD SUITE 100 PLANTATION FL 33324

Fort Lauderdale CRA
 914 NW 6th Street
 Fort Lauderdale, FL 33311

April 6, 2022

To whom it may concern:

I am happy to be able to write this letter on behalf of Fuse Group Investment Companies. Fuse Group has been a valued customer of Valley National Bank since 2020. Fuse Group is a multifaceted customer of Valley Bank whose relationship includes both deposit accounts and lending.

They have performed in an exemplary manner with no late payments or any negative account information. I have personally found them to handle all their business in a professional manner.

What I believe really sets Fuse Group aside is their commitment to the community. At Valley Bank we look to partner with individuals that work to improve the communities in which we serve. We were honored to be invited to be a part of Fuse Group's community Thanksgiving event that provided food for several thousand individuals.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Kevin Miliffe

Kevin Miliffe
 Senior Vice President
 Real Estate Banking

Valley National Bank
 301 East Las Olas Blvd. Suite 250
 Fort Lauderdale, FL 33301
 P: 954-646-1034
kmiliffe@valley.com

PROJECT PROFORMA SUMMARY

<u>SOURCES</u>	<u>Amount (\$)</u>	<u>Percent (%)</u>		
Fuse Group	\$15,062,149	19%		
CRA Funding	\$5,000,000	6%		
Construction Loan	\$60,177,546	75%		
Total Sources:	\$80,239,695	100%		
<u>USES</u>	<u>Amount (\$)</u>	<u>Percent (%)</u>	<u>/Buildable Sqft</u>	<u>/Net Leasable</u>
Land Costs	\$2,685,000	3%	\$10.16	\$15.78
Hard Costs	\$66,689,334	83%	\$252.47	\$391.94
Soft Costs	\$6,915,667	9%	\$26.18	\$40.64
Carry Costs (Financing)	\$3,949,694	5%	\$14.95	\$23.21
Total Uses:	\$80,239,695	100%	\$303.77	\$471.58

Property Returns

Net Unlevered IRR
10.58%

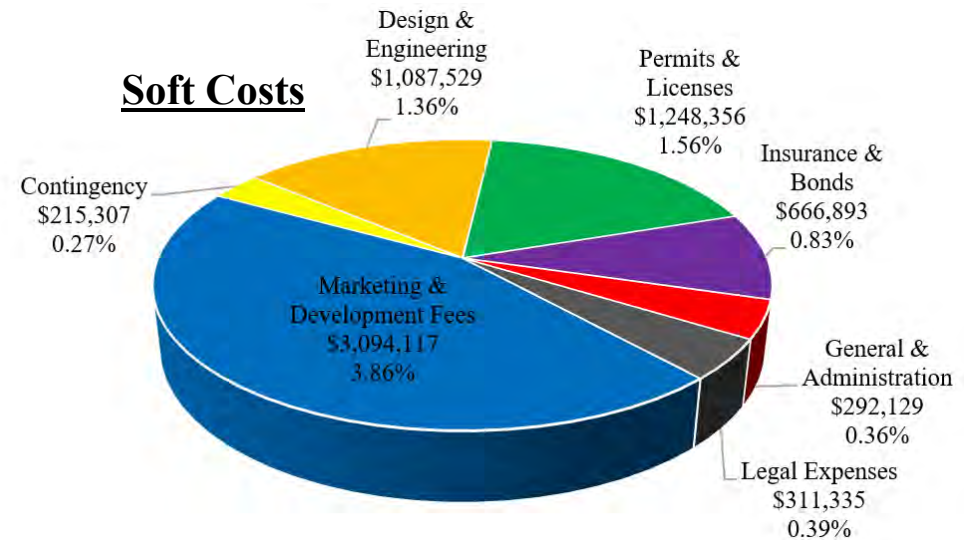
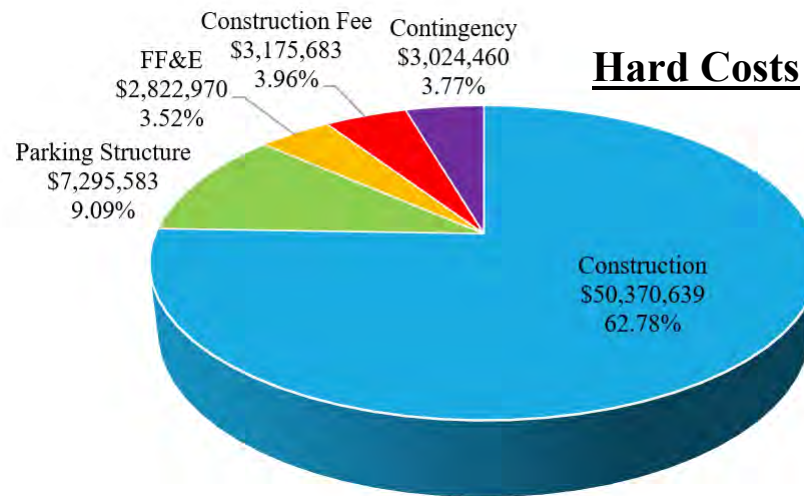
Return on Investment
104.2%

Equity multiple
2.05x

Development Returns

Yield on Cost
7.68%

Market Cap Rate
5.29%



* The percentage of each line item for hard and soft costs are based off the cost of the project as a whole. All costs are based on current market assumptions.

10-YEAR PROFORMA

GREEN STREET ON SISTRUNK Ft. Lauderdale, FL												FUSE GROUP ANALYSIS START - JAN-2023
ANNUAL CASH FLOW												
Analysis Year Period Ending	Year 0 Dec-2022	Year 1 Dec-2023	Year 2 Dec-2024	Year 3 Dec-2025	Year 4 Dec-2026	Stabilization		Year 6 Dec-2028	Year 7 Dec-2029	Year 8 Dec-2030	Year 9 Dec-2031	Year 10 Dec-2032
ANNUAL DEVELOPMENT CASH FLOWS												
Land Costs	2,685,000	-	-	-	-	-	-	-	-	-	-	-
Hard Costs	-	6,156,549	56,652,324	3,880,461	-	-	-	-	-	-	-	-
Soft Costs	102,021	6,813,645	0	-	-	-	-	-	-	-	-	-
TOTAL PROJECT COST BEFORE FINANCING	2,787,021	12,970,194	56,652,324	3,880,461	-	-	-	-	-	-	-	-
Carry Costs	-	337,651	1,543,467	2,068,576	-	-	-	-	-	-	-	-
TOTAL PROJECT COST	2,787,021	13,307,845	58,195,791	5,949,038	-	-	-	-	-	-	-	-
SOURCES	2,787,021	13,307,845	58,195,791	5,949,038	-	-	-	-	-	-	-	-
USES	2,787,021	13,307,845	58,195,791	5,949,038	-	-	-	-	-	-	-	-
ANNUAL OPERATING CASH FLOWS												
Rental Income	-	-	-	-	491,615	543,785	561,224	579,217	597,782	616,937	636,701	
Other Income	-	5,000,000	-	-	656,250	724,500	749,858	776,103	803,266	831,380	860,479	
Retail Income (Net of Expenses)	-	-	-	627,855	5,094,350	5,333,421	5,520,709	5,714,571	5,915,236	6,122,945	6,337,944	
TOTAL POTENTIAL INCOME	-	5,000,000	-	627,855	6,242,216	6,601,706	6,831,790	7,069,890	7,316,284	7,571,263	7,835,123	
- General Vacancy and Credit Loss	-	-	-	(62,786)	(624,222)	(660,171)	(683,179)	(706,989)	(731,628)	(757,126)	(783,512)	
EFFECTIVE GROSS REVENUE	-	5,000,000	-	565,070	5,617,994	5,941,536	6,148,611	6,362,901	6,584,656	6,814,136	7,051,611	
OPERATING EXPENSES												
Repairs and Maintenance	-	-	-	-	81,205	83,641	86,150	88,735	91,397	94,139	96,963	
Payroll	-	-	-	-	-	-	-	-	-	-	-	
General & Administrative	-	-	-	-	-	-	-	-	-	-	-	
Marketing	-	-	-	-	-	-	-	-	-	-	-	
Utilities	-	-	-	-	11,643	12,380	12,751	13,133	13,527	13,933	14,351	
Contract Services	-	-	-	-	-	-	-	-	-	-	-	
Make Ready Cost	-	-	-	-	30,000	30,900	31,827	32,782	33,765	34,778	35,822	
Management Fee	-	-	-	-	-	-	-	-	-	-	-	
Insurance	-	-	-	-	12,520	12,896	13,283	13,681	14,092	14,514	14,950	
Property Taxes	-	-	-	-	21,635	33,426	45,905	47,283	48,701	50,162	51,667	
TOTAL OPERATING EXPENSES	-	-	-	-	157,004	173,243	189,916	195,614	201,482	207,527	213,753	
NET OPERATING INCOME	-	5,000,000	-	565,070	5,460,990	5,768,293	5,958,695	6,167,287	6,383,174	6,606,610	6,837,858	
CAPITAL EXPENDITURES	-	-	-	-	131,676	144,668	149,008	153,478	158,083	162,825	167,710	
CASH FLOW FROM OPERATIONS	-	5,000,000	-	565,070	5,329,314	5,623,625	5,809,687	6,013,809	6,225,091	6,443,784	6,670,148	
Debt Service (Permanent Debt)	-	-	-	-	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	
CASH FLOW AFTER FINANCING	-	5,000,000	-	565,070	727,656	1,021,967	1,208,029	1,412,151	1,623,433	1,842,126	2,068,491	
DEBT SERVICE COVERAGE RATIO						1.25	1.29	1.34	1.39	1.44	1.49	
ANNUAL PROPERTY-LEVEL CASH FLOWS												
Net Unlevered Cash Flow	(2,787,021)	(7,970,194)	(56,652,324)	(3,315,391)	5,329,314	5,623,625	5,809,687	6,013,809	6,225,091	6,443,784	6,670,148	
Net Levered Cash Flow	(2,787,021)	(8,307,845)	(3,967,283)	(0)	12,822,212	1,021,967	1,208,029	1,412,151	1,623,433	1,842,126	2,068,491	

* All income and expense projections are based on current market assumptions which may change with market

MAJOR TENANT LETTER OF INTENT



April 13, 2021

RE: Proposal to lease – 606 NW 8th Avenue, Fort Lauderdale, Florida 33311

The following outlines the terms and conditions under which **606 NW 8th Ave, LLC** (Landlord) would be interested in entering a lease for the current space at the above referenced property with **Vegan Fine Foods** (Tenant). This Letter of Intent is not intended to create a legally binding obligation or commitment on the part of either party hereto but an instrument to set forth the business terms that will form the basis for negotiation of a formal lease agreement between the Landlord and Tenant. All references within to Landlord shall be to Sub-Landlord and all references to Tenant shall be to Sub-Tenant.

LANDLORD:	606 NW 8 th Ave, LLC
TENANT:	Vegan Fine Foods
PREMISES:	Approximately +/- 15,000 Square Feet
LEASE TERM:	Twelve (12) Years
BASE RENT:	\$35/SF/YR
OPERATING EXPENSES:	Tenant shall be responsible for its pro rata share of real estate taxes, property insurance, and common area maintenance, estimated to be \$7.50 PSF for the calendar year 2021.
ANNUAL INCREASES:	3%
RENEWAL OPTION:	Two (2) Five (5) Year Option Terms - Tenant may exercise its option to extend by providing written notice to the Landlord at least one hundred and eighty (180) days prior to the expiration of the then current lease term. If executed, the base rent shall be at Fair Market Value with the continue with the three percent (3%) annual increases.
LEASE COMMENCEMENT:	Upon Landlord delivering possession of the Premises to the Tenant.
RENT COMMENCEMENT:	Six (6) months after Lease Commencement.
GUARANTOR:	An entity of substantial worth, acceptable to the Landlord, shall guaranty the entire lease term, plus any unamortized leasing commissions and tenant improvement costs incurred by the Landlord.
SECURITY DEPOSIT:	Two (2) month gross rent plus sales tax
ADVANCE RENT:	One (1) month gross rent plus sales tax
DELIVERY CONDITION:	Landlord shall deliver the space in a turnkey market space, to be collaborated on with tenant prior to Lease execution.

IMPACT FEES:	Landlord shall pay for any associated Impact Fees.
UTILITIES:	Tenant's Responsibility
OUTDOOR SEATING:	Tenant shall have the right to place tables, chairs and umbrellas outside of the Premises subject to code and Landlord approval. A floorplan of the outdoor terrace shall be included as an Exhibit to the Lease.
FORCE MAJEURE:	Landlord and Tenant agree to add a Force Majeure Clause that shall be further defined in the Lease.
PERMITTED USE:	Tenant shall use and occupy the Premises for the sole purpose of a market and café, and for no other use or purpose.
SIGNAGE:	Landlord shall allow Tenant, at Tenant's expense, the right to install Tenant's customary signage and storefront per approval of all governmental authorities/ordinances, as well as subject to Landlord's approval.
BROKER ACKNOWLEDGEMENT:	Landlord is represented by Kaley Tuning with Native Realty Co, and the Prospective Tenant is represented by Dino Flora with Native Realty Co.
LEASE FORM:	Landlord's lease form subject to review.

SIGNATURES

AGREED AND ACCEPTED: This 13th day of A, 2022.

LANDLORD: **606 NW 8th Ave, LLC**

BY: _____

ITS: _____

TENANT: **Vegan Fine Foods, LLC**

BY:  _____

ITS: CEO

**Attached above is a letter of intent from a grocer that is excited for this project to come to fruition. Fuse Group will continue discussions with this prospect and continue to interview additional prospect grocers to ensure a best-in-class operator is sought for the betterment of the community and the project.

FINANCIAL INVOLVEMENT OF THE CRA

Fuse Group would like to ask the CRA for \$5M in assistance from the developer incentive program. This accounts for 6 percent of the total project cost. This \$5M will be used towards equity and assist in getting a positive return for the project. With this \$5M assistance, this project is expected to yield an unlevered return of 10.58% IRR, which is in line with investors expected return in the current market.

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights
Community Redevelopment Agency
(NWP CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Fuse 9, LLC		Tel. No. 954-926-7500	E-Mail Address eyal@fusegroupco.com
Primary Contact for this CRA Request Eyal Peretz (Managing Member)		Tel. No. 305-321-5131	E-Mail Address eyal@fusegroupco.com
Name of Business 606 NW 8TH AVE, LLC		Tax ID No. 82-3014564	Company Website www.fusegroupco.com
Business Address 900 NE 6th Street - Suite 201		Tel. No. 954-926-7500	Fax No.
City Fort Lauderdale		State FL	Zip Code 33311
Commencement Date to Begin Project: September 2022		Completion Date for Project: October 1st, 2024	
Check Appropriate Description (Existing Business) ☐ (New Business) ☒		Project Type (Expansion) ☐ (Relocation) ☐	Facility Description Existing Space ☐ sq. ft. New Space ☒ 204,100 sq. ft.
NAICS Code / Industry Type 531390 - Other Activities Related to Real Estate		Date of Incorporation 08/03/2017	State where the business was incorporated Delaware
Proposed Project Location/City Fort Lauderdale, FL		Proposed Address 790 Sistrunk Boulevard	
Property Control Number(s)		Property Owner 606 NW 8TH AVE, LLC	
Owner Tel. No. (include Area Code) 954-926-7500		Is there a lien on the property? 1 Yes 1 No NO	
Rank (1) Where Business Accounts for Projects Are Held 1. _____ 2. _____			
Name of Participating Bank/Lender Valley National Bank			
Amount \$	Contact Person Christine Maricic	Tel. No. (include Area Code) 561-402-0756	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person Jonnine Morejon	Tel. No. (include Area Code) 954-439-6615	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Project Purpose and Economic Impact			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (use separate sheet if necessary).

Name	Complete Address	% Owned	From	To
Fuse 9, LLC 900 NW 6th Street - Suite 201 100				
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY

- Please state the overall project cost: **\$80,239,695**
- Please state the overall project costs related to the CRA's assisted activity? **\$80,239,695**
- Please indicate the sources and uses of funds for the project on the following table.

Project Source(s) of Funding	Amount	Rate	Term
Bank Loans (specify)	\$60,177,546		
City funds			
CRA funds	\$5,000,000		
Company's current cash assets			
Owner equity (specify)	\$15,062,149		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$80,239,695		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition		\$2,685,000	\$2,685,000
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		\$66,689,334	\$66,689,334
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)		\$6,915,666	\$6,915,666
Other (specify)		\$3,949,694	\$3,949,694
Other (specify)			
Total Uses		\$80,239,695	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, cards and other loans, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (use a separate sheet if necessary).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

- A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (including the founding of the company), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
- A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
- Corporate income tax returns for the last three years (personal returns may also be requested).
- Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions).
- If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
- If business is a franchise, include a copy of the franchise agreement.
- Bank Commitment Letter detailing the conditions of the loan approval.
- Copy of IRS determination letter as a non-profit organization (required for all non-profit organizations only).
- Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (required for all non-profit organizations only).
- Articles of Incorporation or Division of Corporations information identifying authorized signatories
- Copy of the Property Deed (if the applicant is the owner)
- Copy of By-Laws (required for all non-profit organizations only).
- Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
- If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Elevation and photos of existing conditions.
- Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
- Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

- CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
- If the most recent business return and/or financial statement is more than sixty (60) days old, please submit a current Interim Financial Statement.
- Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
- Ten year revenue and expense projection for the project
- Copy of sales/purchase agreement when purchasing land or a building (or an executed lease if applicable).
- Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
- The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
- Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
- Identification and qualifications of project development team (i.e., attorney, engineer, architect, general contractor, etc.).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
 27. Existing Leases, Lease commitments and tenant makeup (if applicable).
 28. Copy of Environmental Report showing there are no Environmental issues (if applicable).
 29. Copy of Appraisal Report (if applicable).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

30. Evidence that all funds are in-place to fully fund the project.
 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
 32. Scope of work and all project costs
 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: **FUSE 9, LLC**

By: [Signature] Date: 04/25/2022

Signature and Title _____ Date _____

Signature and Title _____ Date _____

Signature and Title _____ Date _____

Signature and Title _____ Date _____

Signature and Title _____ Date _____



**Northwest-Progresso-Flagler Heights
Community Redevelopment Agency**

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: _____
 Participating Bank/Lender: _____
 City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: _____ Middle: _____ Last: _____
 Social Security No.: _____ Date of Birth: _____ Place of Birth: _____

Present Address: _____ Previous Address: _____
 (Include if in present address less than 5 years)
 City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____
 From: _____ To: _____ From: _____ To: _____
 Loan Requested from CRA: \$ _____ Are you a U.S. Citizen: ☐ YES ☐ NO
 Loan Request from Bank(s): \$ _____ If NO, are you a Lawful Permanent Resident Alien: ☐ YES ☐ NO
 Percentage of Company Ownership: _____ % Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? ☐ YES ☐ NO
 (If YES, indicate the date parole or probation is to expire) _____
 2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. ☐ YES ☐ NO
 3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? ☐ YES ☐ NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature [Signature] Title CEO Date 04/25/2022

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (from any source necessary), as the City/CRA may require concerning statements made in the application for the CRA funding (including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender).

PLEASE NOTE: Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: N/A Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____

Driver's License (State and Number): _____

Home/Cellular Phone No.: _____ Office No.: _____

Current Home Address (PO Boxes not accepted): _____

City: _____ State: _____ Zip Code: _____

Employer: _____

Employer Address: _____

City: _____ State: _____ Zip Code: _____

Company Phone No.: _____ Other No.: _____

Signature: _____

Date: 04/25/2022

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐ STREETScape ENHANCEMENT PROGRAM	\$ _____
☒ DEVELOPMENT INCENTIVE PROGRAM	\$ <u>5,000,000</u>
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Façade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Eyal Peretz attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

Property Owner or Business Owner Signature of

Fuse 9, LLC

Print Name

List of all Jobs to be Created

EXHIBIT #3

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Retail Jobs	200	Managers, Store Operators, Business Owners	N/A	N/A	N/A
Office Jobs	200	Various (1 person per 150SF)	N/A	N/A	N/A
Live Jobs	5	Leasing Agent	N/A	N/A	N/A
Food & Beverage	50	Chefs, Managers, Baristas, Waiters, Food Service	N/A	N/A	N/A
Property Management	5	Security, Janitor, Maintenance	N/A	N/A	N/A
Construction -Temporary*	900	Construction Jobs - 24 months	N/A	N/A	N/A

*USE ADDITIONAL SHEETS IF NECESSARY

PROPOSED PURCHASE OFFER FORM

SECTION VI – PROPERTY PURCHASE OFFER PAGE

Developer Name: Fuse 9, LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. Parcel 1 Purchase Offer

\$297,336.00
2. Parcel 2 Purchase Offer

95,100.00
3. Parcel 3 Purchase Offer

121,500.00
- Financial Resources (if Required)

\$5,000,000.00

Submitted by:

Eyal Perez

Name (printed)

Date

05/06/2022

Signature



Title

Chief Executive Officer

Based on professional advice received by Fuse Group's legal and construction consultants and based on Fuse Group's experience and expertise in the Sistrunk Corridor, Green Street on Sistrunk is expected to incur extensive pre-construction and construction costs, including, but not limited to, rezoning fees, potential traffic mitigation fees, water main extension/up sizing fees, power/communications lines and poles relocation fees, and increased construction labor and material costs. Based on this analysis we have determined the above offer amounts for Parcels 1,2, and 3.

SUMMARY OF ECONOMIC IMPACTS

\$77M+

Local Economic
Impact During
Construction

460+

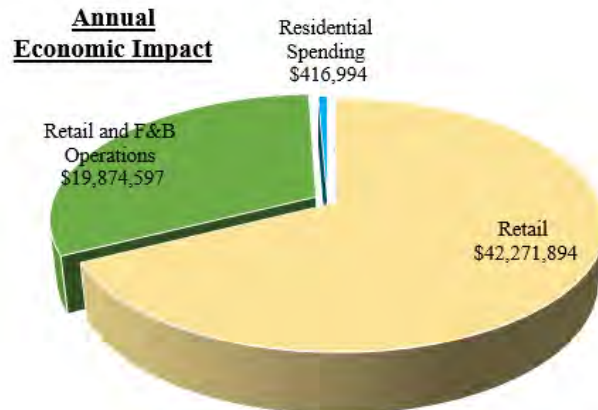
Permanent Jobs
Created by Project

\$63M+

Ongoing Annual
Economic Effects

\$23M+

Annual Wages
Created by Project



Assuming 3% annual inflation the subject development is expected to **generate ±\$21.6 million in real estate tax revenue** over a 20-year period which is **substantially more** than the ±\$341,000 in real estate taxes generated by the subject if left undeveloped.

20-Year Tax Revenue:

	Developed	Undeveloped	Difference
Year 1	\$803,350	\$12,722	\$790,628
Year 2	\$827,451	\$13,104	\$814,347
Year 3	\$852,274	\$13,497	\$838,777
Year 4	\$877,842	\$13,902	\$863,941
Year 5	\$904,178	\$14,319	\$889,859
Year 6	\$931,303	\$14,748	\$916,555
Year 7	\$959,242	\$15,191	\$944,051
Year 8	\$988,019	\$15,646	\$972,373
Year 9	\$1,017,660	\$16,116	\$1,001,544
Year 10	\$1,048,190	\$16,599	\$1,031,590
Year 11	\$1,079,635	\$17,097	\$1,062,538
Year 12	\$1,112,024	\$17,610	\$1,094,414
Year 13	\$1,145,385	\$18,139	\$1,127,246
Year 14	\$1,179,747	\$18,683	\$1,161,064
Year 15	\$1,215,139	\$19,243	\$1,195,896
Year 16	\$1,251,593	\$19,820	\$1,231,773
Year 17	\$1,289,141	\$20,415	\$1,268,726
Year 18	\$1,327,815	\$21,028	\$1,306,788
Year 19	\$1,367,650	\$21,658	\$1,345,991
Year 20	\$1,408,679	\$22,308	\$1,386,371
Total	\$21,586,315	\$341,845	\$21,244,470

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners Economic Study 2022

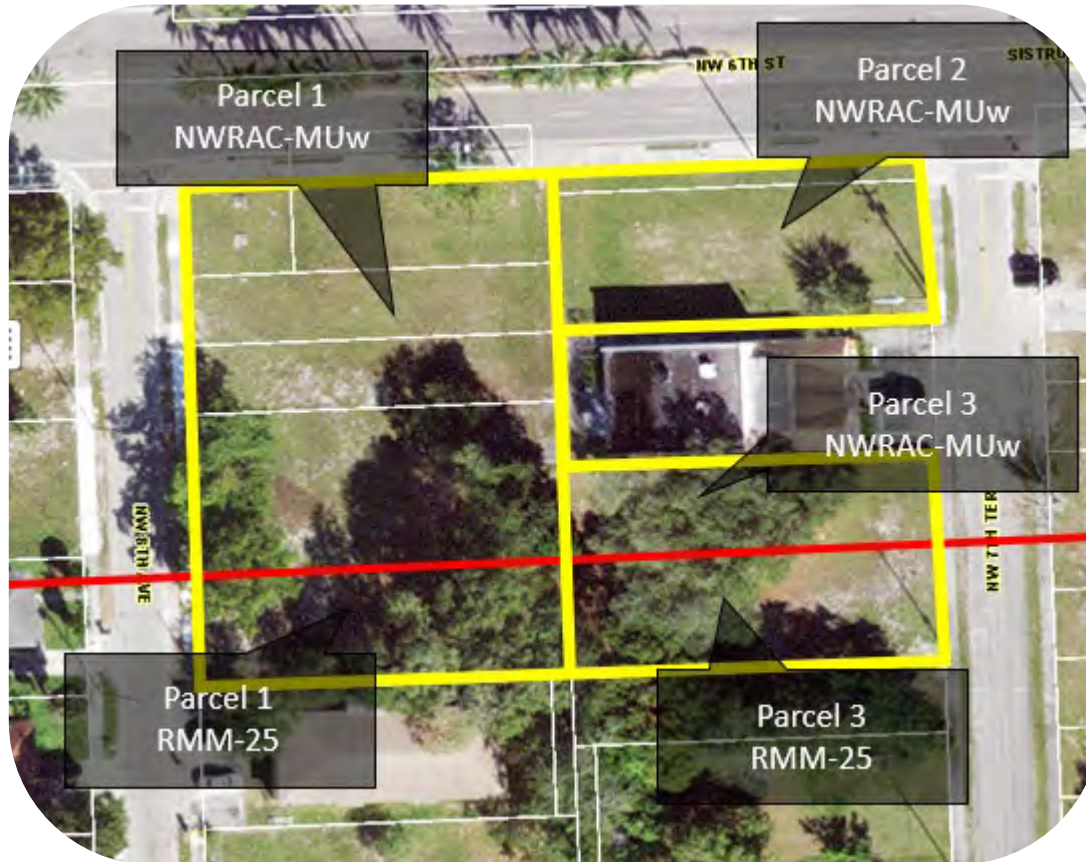
GREEN STREET *on Sistrunk*

Project Plans & Information

CONCEPTUAL SITE PLAN



Regulatory Approvals



Our proposed development in parcels 1, 2, & 3 aligns with the NWRAC-MUw, which is what these lots are currently zoned for. Of parcels 1 & 3, there is a total of 11,450 SF that is zoned RMM-25 that will need to be rezoned as NWRAC-MUw.

Fuse Group has past experience in rezoning in the Sistrunk corridor. We anticipate the process of rezoning and site plan approval to occur concurrently in order to comply with the required 24-month timeline for the completion of this project, and we will work with the City of Fort Lauderdale to assure a smooth process.

Green Street on Sistrunk consists of nine parcels in addition to the parcels 1, 2, & 3 of the RFP (eight separate parcel IDs as described in the RFP document), of which four will need to be rezoned as well. All required rezoning for this project will take place concurrently with the site plan approval process, in order to meet the required 24-month timeline for completion. Other anticipated regulatory approvals include variances to setbacks and parking requirements due to the proposed net increase in landscape and open space provided by Green Street on Sistrunk.

ZONING SUMMARY			
	<i>Parcel 1</i>	<i>Parcel 2</i>	<i>Parcel 3</i>
<i>Land Area - S.F.</i>	24,778	7,925	10,125
<i>Area-Acres</i>	0.5688	0.1733	0.2324
<i>Zoning</i>	NWRAC-MUw	NWRAC-MUw	NWRAC-MUw
<i>Size - S.F.</i>	18,543	7,925	5,000
<i>Zoning</i>	RMM-25		RMM-25
<i>Size - S.F.</i>	6,325		5,125



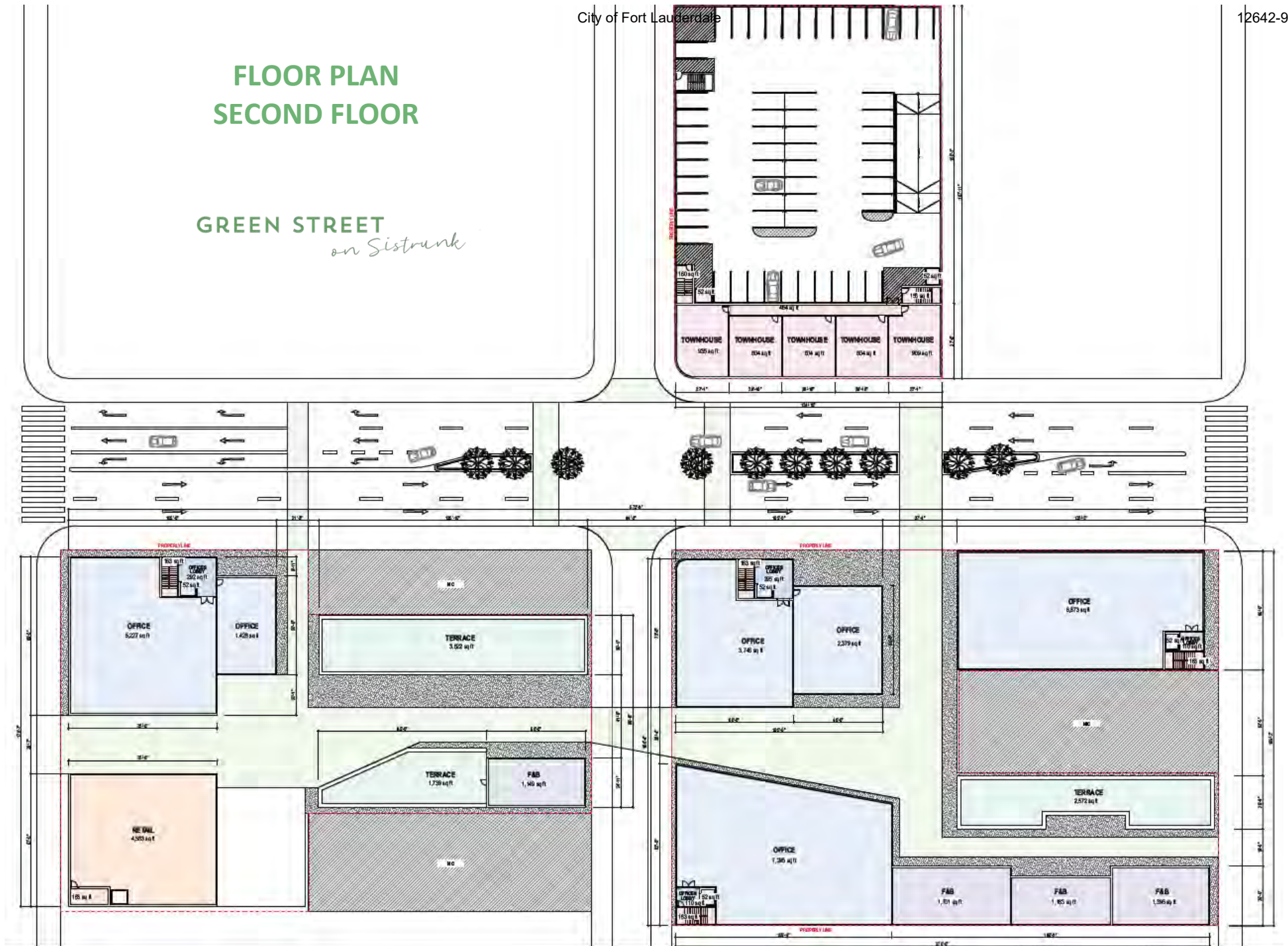
The aggregated parcels allow for a unified, centralized pedestrian path that meanders through the site plan - a true "Greenstreet" - which is the genesis of the name. Because of the efficiency inherent in aggregating and centralizing the parcels, the overall percentage of required open space can be increased by $\pm 15\%$. This increased open space will find expression as a highly curated and landscaped pedestrian street, acting as part of the overall Greenstreet on Sistrunk open space network.

GREEN STREET
on Sistrunk



FLOOR PLAN SECOND FLOOR

GREEN STREET
on Sistrunk



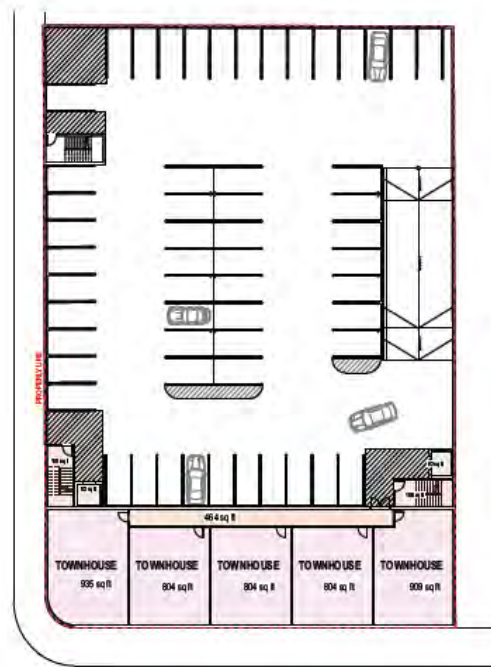
GREEN STREET
on Sistrunk



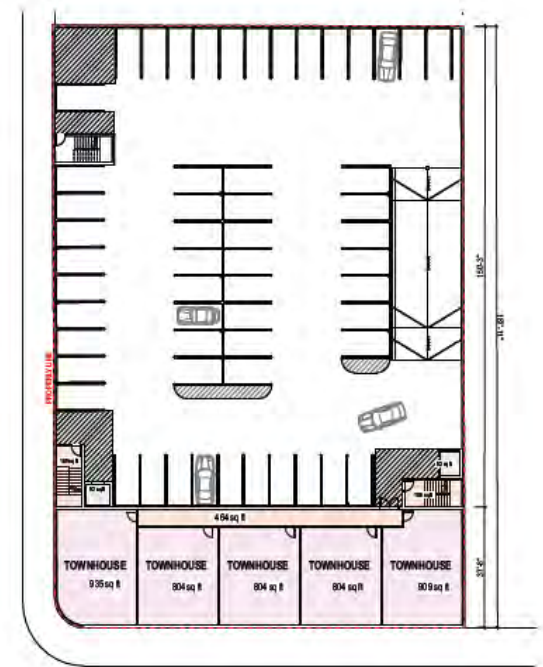
FLOORPLANS



SIXTH LEVEL



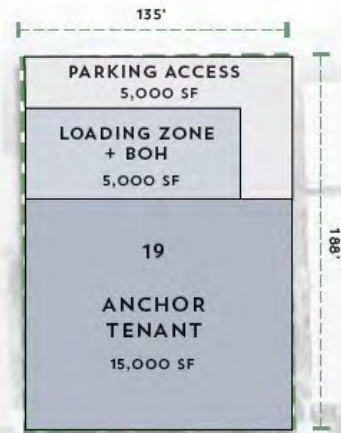
FIFTH LEVEL



FOURTH LEVEL

BUILDING SIZES

18 SPACES	S	0 SF - 1,500 SF
14 SPACES	M	1,500 SF - 2,500 SF
2 SPACES	L	2,500+ SF
34 SPACES		



GROUND LEVEL

BLDG	FLOORS	FOOTPRINT SF	TOTAL SF
1	3	6,000	18,000
2	2	1,500	3,000
3	2	5,250	10,500
4	1	2,400	2,400
5	1	4,050	4,050
6	1	2,000	2,000
7	2	1,000	2,000
8	3	4,500	13,500
9	2	2,475	4,950
10	3	7,100	21,300
11	2	2,700	5,400
12	3	4,800	14,400
13	2	1,800	3,600
14	2	1,250	2,500
15	2	1,800	3,600
16	1	1,125	1,125
17	1	700	700
18	1	1,125	1,125
19	6	25,000	150,000
		TOTAL	264,150



GROUND LEVEL

BUILDING SIZES

2 SPACES	S	0 SF - 1,500 SF
4 SPACES	M	1,500 SF - 2,500 SF
6 SPACES	L	2,500+ SF
12 SPACES		



BLDG	FLOORS	FOOTPRINT SF	TOTAL SF
1	3	6,000	18,000
2	2	1,500	3,000
3	2	5,250	10,500
4	1	2,400	2,400
5	1	4,050	4,050
6	1	2,000	2,000
7	2	1,000	2,000
8	3	4,500	13,500
9	2	2,475	4,950
10	3	7,100	21,300
11	2	2,700	5,400
12	3	4,800	14,400
13	2	1,800	3,600
14	2	1,250	2,500
15	2	1,800	3,600
16	1	1,125	1,125
17	1	700	700
18	1	1,125	1,125
19	6	25,000	150,000

TOTAL 264,150

SECOND LEVEL

BUILDING SIZES

0 SPACES	S	0 SF - 1,500 SF
0 SPACES	M	1,500 SF - 2,500 SF
4 SPACES	L	2,500+ SF
4 SPACES		
50 TOTAL		



BLDG	FLOORS	FOOTPRINT SF	TOTAL SF
1	3	6,000	18,000
2	2	1,500	3,000
3	2	5,250	10,500
4	1	2,400	2,400
5	1	4,050	4,050
6	1	2,000	2,000
7	2	1,000	2,000
8	3	4,500	13,500
9	2	2,475	4,950
10	3	7,100	21,300
11	2	2,700	5,400
12	3	4,800	14,400
13	2	1,800	3,600
14	2	1,250	2,500
15	2	1,800	3,600
16	1	1,125	1,125
17	1	700	700
18	1	1,125	1,125
19	6	25,000	150,000

TOTAL 264,150

THIRD LEVEL



FRONT ELEVATION NORTH PARCEL - FACING SOUTH



FRONT ELEVATION INTERIOR GREEN STREET CORRIDOR





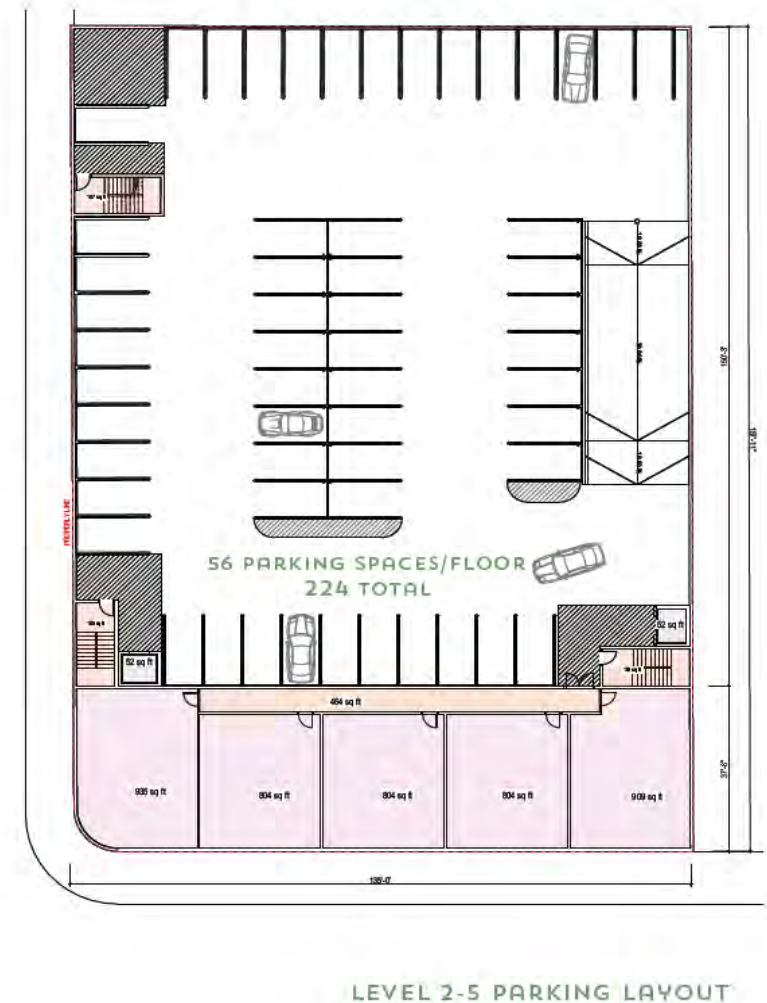
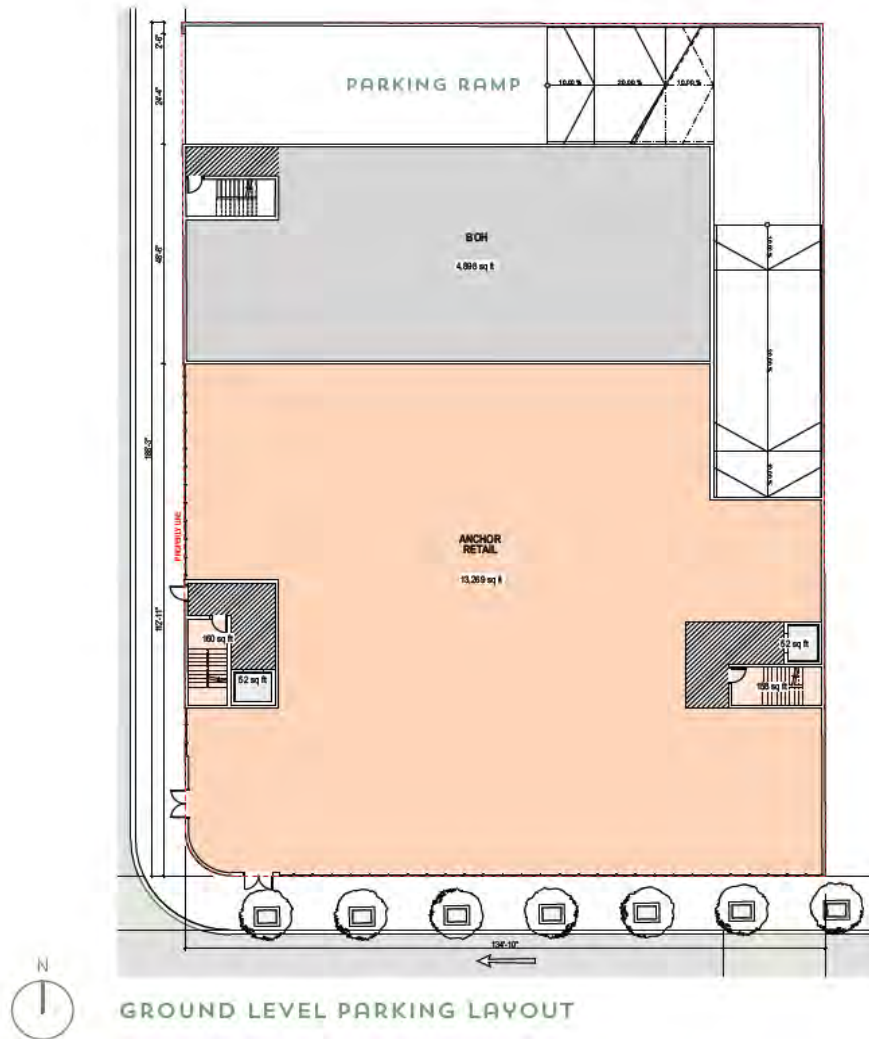
SIDE ELEVATION NORTH PARCEL - FACING WEST





REAR ELEVATION NORTH PARCEL - FACING NORTH

PARKING LAYOUT



The parking requirement for NWRAC-MUW will be fully provided for on the RFP lots, that requirement comes to approximately 1 space per ± 416 SF (Retail uses shall provide 60% of the required parking listed for uses in Table 1 of Code Section 47-20). The additional agglomerated private lots will be developed at a varied parking rate. Adjacent side streets can be improved to incorporate street parking in the ROW. Dedicated share-ride drop-offs are provided at 3 locations (east entrance, west entrance, and north parcel) and will reduce on-site parking demand.

LEED CHECKLIST


LEED v4.1 BD+C
 Project Checklist

Y ? N



Credit Integrative Process

1

0	0	0	Location and Transportation	13
Y			Credit: LEED for Neighborhood Development Location	16
		N	Credit: Sensitive Land Protection	1
		N	Credit: High Priority Site and Equitable Development	2
Y			Credit: Surrounding Density and Diverse Uses	5
Y			Credit: Access to Quality Transit	5
Y			Credit: Bicycle Facilities	1
Y			Credit: Reduced Parking Footprint	1
Y			Credit: Electric Vehicles	1

0	0	0	Sustainable Sites	8
Y			Prereq: Construction Activity Pollution Prevention	Required
Y			Credit: Site Assessment	1
		N	Credit: Protect or Restore Habitat	2
Y			Credit: Open Space	1
Y			Credit: Rainwater Management	3
Y			Credit: Heat Island Reduction	2
Y			Credit: Light Pollution Reduction	1

0	0	0	Water Efficiency	11
Y			Prereq: Outdoor Water Use Reduction	Required
Y			Prereq: Indoor Water Use Reduction	Required
Y			Prereq: Building-Level Water Metering	Required
Y			Credit: Outdoor Water Use Reduction	2
Y			Credit: Indoor Water Use Reduction	6
Y			Credit: Optimize Process Water Use	2
Y			Credit: Water Metering	1

0	0	0	Energy and Atmosphere	33
Y			Prereq: Fundamental Commissioning and Verification	Required
Y			Prereq: Minimum Energy Performance	Required
Y			Prereq: Building-Level Energy Metering	Required
Y			Prereq: Fundamental Refrigerant Management	Required
Y			Credit: Enhanced Commissioning	6
Y			Credit: Optimize Energy Performance	18
Y			Credit: Advanced Energy Metering	1
Y			Credit: Grid Harmonization	1
Y			Credit: Renewable Energy	5
Y			Credit: Enhanced Refrigerant Management	1

 Project Name: GREEN STREET ON SISTRUNK
 Date: 5/4/22


0	0	0	Materials and Resources	7
Y			Prereq: Storage and Collection of Recyclables	Required
Y			Credit: Building Life-Cycle Impact Reduction	5
		?	Credit: Environmental Product Declarations	2
		?	Credit: Sourcing of Raw Materials	2
		?	Credit: Material Ingredients	2
Y			Credit: Construction and Demolition Waste Management	2

0	0	0	Indoor Environmental Quality	16
Y			Prereq: Minimum Indoor Air Quality Performance	Required
Y			Prereq: Environmental Tobacco Smoke Control	Required
Y			Credit: Enhanced Indoor Air Quality Strategies	2
Y			Credit: Low-Emitting Materials	3
Y			Credit: Construction Indoor Air Quality Management Plan	1
Y			Credit: Indoor Air Quality Assessment	2
Y			Credit: Thermal Comfort	1
Y			Credit: Interior Lighting	2
Y			Credit: Daylight	3
Y			Credit: Quality Views	1
Y			Credit: Acoustic Performance	1

0	0	0	Innovation	6
Y			Credit: Innovation	5
Y			Credit: LEED Accredited Professional	1

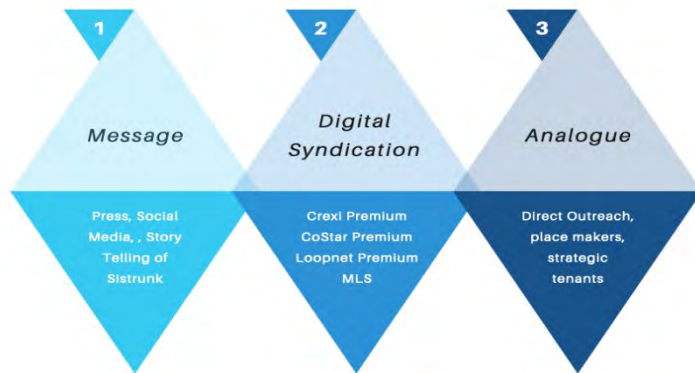
0	0	0	Regional Priority	4
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1

0	0	0	TOTALS	Possible Points: 99
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				



Green Street on Sistrunk potentially qualifies for LEED platinum certification. Fuse Group will work closely with the design to achieve LEED or other industry recognized sustainability and energy efficiency building certifications.

MARKETING PLAN



Fuse Group intends to utilize a three-prong approach to the marketing and placemaking in order to ensure the success of the project. The focus will be to ensure engagement in all channels through clear and direct engagement.

Developer will collaborate with **local organizations** to create and implement a **custom-made marketing outreach campaign** that will be a target to the local community – commercial and residential tenants.

I. Story Telling and PR – Fuse Group will focus on sharing and telling the story of Sistrunk and its neighborhood through communication via social media, art, and fashion channels (see participants and support letters), news press etc. telling the unique story of the neighborhood in order to attract patrons to visit, shop and engage both financially and in spirit with the community will be our key place making goal.



II. Digital Syndication – communication via premium outreach channels such as CREXI Premium, CoStar Premium, LoopNet Premium and MLS Commercial. Such digital outreach will allow the developer to put the message out there in front of pre-targeted operators, brokers, and client groups.



III. Analogue – good old-fashioned door knocking. Fuse Group will reach out directly to place makes and businesses of interest to ensure proper exposure as well as develop various incentive packages for key businesses that will advance the overall betterment of the project and the community as a whole.

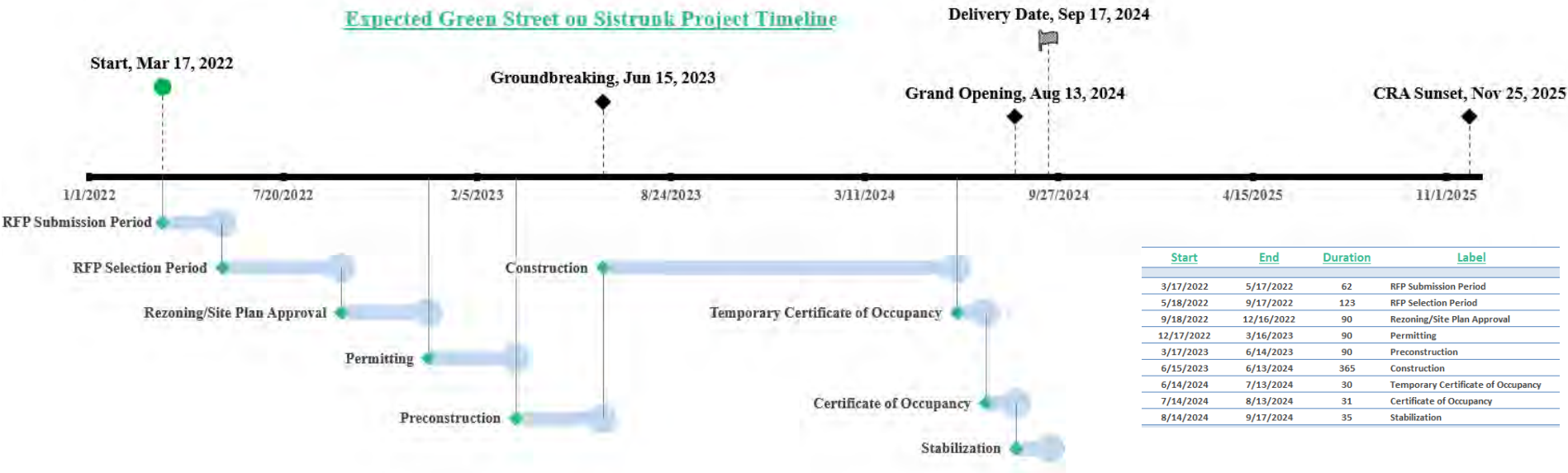


Type of Construction

The anticipated type of construction will be industry-standard means and methods appropriate for South Florida climate and the Florida Building Code. The structural frame will be reinforced concrete or steel-frame members. Elevated floorplates will be constructed of cast-in-place slabs of concrete slabs on steel decking and open web joists. In some cases roofing can incorporate intensive or extensive planted green roofs. Slip-form or other innovative methods are not being considered.

Proposed Public Improvements

The proposed public ROW improvements are part of Greenstreet on Sistrunk's open space network, incorporating traffic-slowing devices such as speed tables and specialty pavers, planted medians and pedestrian-activated crosswalk notification measures. The visual impact of these ROW improvements is designed to function as an important wayfinding feature so that vehicular and pedestrian traffic alike will identify this important landmark as an important contributing place in Sistrunk's history.



GREEN STREET *on Sistrunk*

Residential Element

RESIDENTIAL

<u>Unit Type:</u>	<u># of Units</u>	<u>Avg SF/Unit</u>
2 BD/2 BA	16	1,000

Green Street on Sistrunk main aim is to ensure feasible economic viability of the community can be sustained and continue to grow. That cannot be done without creating the opportunities for local makers and local jobs. While *Green Street on Sistrunk* is a commercial office & retail development in nature, it was important for us to find creative ways to integrate residential component into it to allow those who wish to be emersed in a creative environment to have a place to call home. *Green Street on Sistrunk* is a walking distance from two major residential developments the Adderley and the Arcadian which are expected to house over 900 residential units.

The *Green Street on Sistrunk* townhomes will have 2 bedrooms and 2 bathrooms, and they are expected to be approximately 1,000 sf each. The rates for these townhomes are expected to be \$2.75 per square foot which comes below the current market rates of other newly developed units in the area. These townhomes will be state-of-the-art and be LEED Certified. The target population will be residents across Fort Lauderdale. It will be open to all residents that qualify. There will be designated parking for each tenant in the proposed 220+ parking garage that is attached to the townhomes. **The developer is proposing 10% of the units to be affordable.** The residential units will be on the north side of Sistrunk Boulevard.



GREEN STREET *on Sistrunk*

Retail/Office Element

OFFICE/RETAIL ELEMENT

Green Street on Sistrunk is proud to bring a plethora of spaces to serve many different uses. The most exciting space is the expected Grocer Anchor Tenant which we believe will be the most impactful and will serve a critical need for the community. This space will be +/- 15K SF and expecting to host a Grocer that would serve the community. The development shall include about 65K SF of office spaces spread throughout the space. Office space is crucial to bringing various jobs to Sistrunk and generate opportunities. These spaces are expected to be occupied by Medical, Law, creative and professional services tenants.

There will be roughly 27K SF of F&B spaces that can house a wide variety of vendors. F&B spaces will range from 400 – 2,400 SF. Prices for these spaces are expected to be \$35 per square foot NNN which is in line with new space F&B space rents in the area. Retail spaces will encompass roughly 43K SF of the project. These spaces are integral to the project because we believe the corridor needs more retail infrastructure for the many small businesses in the area.



<u>Type</u>	<u>Square Feet</u>	<u>NNN Rent/SF/Year</u>	<u>Annual Increases</u>
Office Spaces	64,876	\$25.00	3.50%
F&B	27,300	\$35.00	3.50%
Micro F&B	900	\$45.00	3.50%
Retail	42,926	\$35.00	3.50%
Micro Retail	3,150	\$45.00	3.50%
Anchor Grocer Tenant	15,000	\$35.00	3.50%
		Average:	
Total	154,152	\$36.67	3.50%

GREEN STREET *on Sistrunk*

Minority/Women Participation



*Dickey Consulting applied for renewal for their Woman & Minority Business Certification, and just pending acceptance from the State.

Fuse Group has consistently made a concerted effort to engage with local, minority, and women owned business in its real estate development projects and overall business activities. It is part of Fuse Group's mission to ensure minority/women participation in the economic life of the city, county, and state.

Dickey Consulting

Sheryl Dickey is a pillar for the modern day Sistrunk. As an owner of a building that provides a space for many small black businesses, she understands the needs of the prospective tenant. Fuse and Dickey consultant will work together to ensure the community benefits plan is executed.

Dickey Consulting and Fuse Group in relations to *Green Street on Sistrunk*

- Develop Community Partnerships: Engage with local schools, engage with higher education programs, participate in industry initiatives i.e., mentorships, peer-to-peer events, sponsor events in the community with other groups
- Local Procurement Opportunities with black-owned, women-owned, and small businesses
- Ensure wages are at least \$15.00/hour with benefits
- Create a Diversity Hiring Plan
- Ensure Career Ladders for workers
- Participate in events to support entrepreneurship and jobs
- Support Entrepreneurship efforts to grow small businesses i.e., provide no cost or low-cost workspace to small businesses, provide pro bono services to non-profits that provide technical assistance to small businesses
- Participate in annual training sessions

Plans for Minority Women Participation:

Fuse Group has built relationships with many local organizations that has been doing work on Sistrunk as it relates to community engagements and outreach. These organizations are boots on the ground and understand the issues plaguing the community, more importantly, as development continues, the lack of minority and women led participation. Through these partnerships, there is a joint understanding that real estate development provides many contracts and job opportunities. To reach procurement goals to satisfy the Minority/Women participation. Fuse Group partnered with 2 women led organizations, and a minority led organization. Each relationship has been individually cultivated to serve the different goals that the developer wants to meet.





Fuse Group is actively seeking to contribute toward the increase visibility, education, and development of the women-owned enterprises where women entrepreneurs can thrive. It is part of Fuse Group's mission to ensure minority/women participation in the economic life of the city, county, and state.

Keith Engineering

Mrs. Dodie Keith-Lazowick succeeds her father, Bill Keith, as President and Managing Principal of Keith and Associates, Inc. Since 1982, her experience has encompassed many phases of Surveying and Mapping, Land Planning, Site Design, Agency Permitting and Construction Management. She actively participates in a number of philanthropic, civic, and professional organizations.

Previous Work from Fuse Group and Keith Engineering

Fuse Group has partnered with Keith Engineering on some of its groundbreaking projects here on the Sistrunk corridor. Keith Engineering worked with Fuse Group in completing Provident Shops, a commercial retail center, located at 612 NW 9th Ave, Fort Lauderdale, FL 33311. Also, Fuse Group is currently in the process of developing a +/- 40,000 mixed use project located at 909 NW 9th Ave, Fort Lauderdale, FL 33311, which is in the heart of Sistrunk, where Keith Engineering will be providing civil engineering and landscape architecture services.





Peanut Butter & Jelly Project Thanksgiving Event

PB&J Project was started in 2013 because a few people saw a big problem in Downtown Fort Lauderdale. The Homeless Veterans and Homeless population were plentiful and there was an idea to help “thin the herd”. Having a background in the restaurant business, Brooke and Laura started feeding the homeless community a full meal for \$1.00 a bag. Included was a PB&J, pretzels, a banana, and a bottle of water. It wasn’t about the food. That was our way to connect to the people and find out what they really needed.

In November 2021, Fuse teamed up with Peanut Butter Jelly, a women led non for profit in Fort Lauderdale, to donate 500 turkeys and stuffing to the local community. The Fuse team and network of vendors raised over \$75K in donations to have this much needed event for the neighboring families.



Finally Friday on Sistrunk Food, Music, Entertainment

Finally Friday on Sistrunk is a series of FREE outdoor pop-up events held at Provident Park and along the Historic Sistrunk Boulevard. The family-friendly event features food trucks, vendors, music, live entertainment, a kid’s zone and meet & greet with representatives from the Fort Lauderdale CRA.

Fuse has been a sponsor of the Finally Friday on Sistrunk event. Fuse will continue to show support to local events that bring the community together.

GREEN STREET *on Sistrunk*

Required Forms

City of Fort Lauderdale

Bid 12642-925

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) EIN (Optional):

Address:

City: State: Zip:

Telephone No.: FAX No.: Email:

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
1	4/19/2022	2	4/25/2022		

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages,

expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Name (printed)

Date


Signature

Title

Revised 4/28/2020

3/29/2022 9:34 AM

p. 469

3/29/2022 9:34 AM

p. 470

Supplier Response Form**NON-COLLUSION STATEMENT:**

By signing this offer, the vendor/contractor certifies that this offer is made independently and free from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

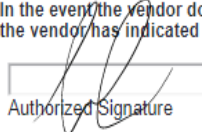
NAME

N/A

RELATIONSHIPS

N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.


Authorized Signature

Eyal Peretz
Name (Printed)

Chief Executive Officer
Title

04/25/2022
Date


DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List / Next On List / Return to List / FUSE 9 Search

No Events No Name History

Detail by Entity Name
Foreign Limited Liability Company
FUSE 9, LLC

Filing Information

Document Number	MA18000008598
FED/EIN Number	82-1527992
Date Filed	09/19/2018
State	DE
Status	ACTIVE

Principal Address
900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Mailing Address
900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Registered Agent Name & Address
Winer, Jonathan K, Esq.
900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Name Changed: 06/01/2020
Address Changed: 06/01/2020

Authorized Person(s) Detail
Name & Address
Title Manager
Florida Prime Acquisitions, LLC
900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2020	06/01/2020
2021	03/12/2021
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
09/19/2018 -- Foreign Limited	View image in PDF format

Non-Discrimination Certification

Supplier Response Form

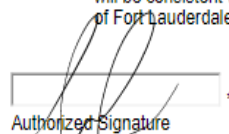
CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH NON-DISCRIMINATION PROVISIONS OF THE CONTRACT

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

 *

Authorized Signature

Eyal Peretz, Chief Executive Officer *

Print Name and Title

04/25/2022 *

Date

Please enter your password below and click Save to update your response.

Please be aware that typing in your password acts as your electronic signature, which is just as legal and binding as an original signature. (See [Electronic Signatures in Global and National Commerce Act](#) for more information.)

To take exception:

- 1) Click Take Exception.
- 2) Create a Word document detailing your exceptions.
- 3) Upload exceptions as an attachment to your offer on BidSync's system.

By completing this form, your bid has not yet been submitted. Please click on the place offer button to finish filling out your bid.

Username eyal@fusegroupco.com

Password *

Save

Take Exception

Close

* Required fields

Please enter your password below and click Save to save your response.

Please be aware that typing in your password acts as your electronic signature, which is just as legal

Client#: 1959053 FUSEGRO

ACORD. CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY) 05/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 2400 East Commercial Blvd., Fort Lauderdale, FL 33308	CONTACT NAME: Brandon Perlman PHONE (A/C, No, Ext): - FAX (A/C, No): E-MAIL ADDRESS: brandon.perlman@usi.com
INSURED Fuse 9, LLC 900 NW 6th Street, Suite 201 Fort Lauderdale, FL 33311	INSURER(S) AFFORDING COVERAGE INSURER A: ABC Insurance Company TBD INSURER B: DEF Insurance Company TBD INSURER C: JKL Insurance Company TBD INSURER D: XYZ Insurance Company TBD INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

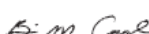
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:	X	XXXXXX	TBD	TBD	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	X	XXXXXX	TBD	TBD	EACH OCCURRENCE \$35,000,000 AGGREGATE \$ PER STATUTE ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Errors & Omissions		XXXXXX	TBD	TBD	\$1,000,000
D	Bldr's Risk/ WrapUp		XXXXXX	TBD	TBD	\$73,605,000 (Per SOV)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Builder's Risk Coverages:

- Special Perils Builders Risk 100% completed value, non-reporting form or equivalent)
- Replacement Cost, Agreed Amount with No Margin Clause, and No Coinsurance.
- Business Income insurance initial 12 months (See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency 100 N. Andrews Avenue Fort Lauderdale, FL 33301	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03) 1 of 2 The ACORD name and logo are registered marks of ACORD
 #S35883061/M35802158

KXCER

DESCRIPTIONS (Continued from Page 1)

d. Permission for Partial Occupancy

Total Blanket or specified limits applicable to Hard Costs and Soft Costs, including Delayed Opening Loss of Income/Rents (if applicable) and 100% of construction loan interest. Please attach a schedule of insured soft costs, business income/rents, and interest expense.

- Terrorism
- Earthquake. \$Xmm
- Flood: \$mm
- Windstorm/ Named Storm with no sub limit.
- Ordinance or Law/Demolition & Increased Cost of Construction. Cover A at hard costs Cover B&C
- Debris Removal.
- Transit (for Builders Risk exposure).
- Off-Site Storage (for Builders Risk exposure).

Re: RFP for FUSE 9, LLC - 264,000 sf; City of Fort Lauderdale and the Fort Lauderdale

Community Redevelopment Agency 100 N. Andrews Avenue Fort Lauderdale, FL 33301 The Contractor has the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the City and the CRA as an Additional Insured shall be at the Contractors expense. If the Contractors primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, the Contractor may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement. The Contractors insurance coverage shall be primary insurance as respects to the City, a Florida municipal corporation, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, a Florida municipal corporation, its

officials, employees, or volunteers shall be non-contributory. City of Fort Lauderdale Bid 12642-925 3/29/2022 9:34 AM p. 11 Version 12-2021 Any exclusion or provision in any insurance policy maintained by the Contractor that excludes coverage required in this Agreement shall be deemed unacceptable and shall be considered breach of contract. All required insurance policies must be maintained until the contract work has been accepted by the City, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, Contractor must provide to the City confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The City reserves the right to review, at any time, coverage forms and limits of Contractors insurance policies. The Contractor shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement to the Contractors insurance company or companies and the City's Risk Management office, as soon as practical. It is the Contractors responsibility to ensure that any and all of the Contractors independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Contractor.

Thirty days notice of cancellation applies for nonpayment of premium. The CRA and the City, a Florida municipal corporation, its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the Contractor. The coverage shall contain no special limitation on the scope of protection afforded to the City, its officials, employees, and volunteers. Waiver of Subrogation applies to all policies.

All of the above is subject of the terms, conditions, and exclusions of the policy.

SAGITTA 25.3 (2016/03) 2 of 2

#S35883061/M35802158



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add *Evaluation Committee Tabulation for previous Redevelopment of CRA Property*

All other terms, conditions and specifications remain unchanged.

Paula Himmings Turner
Purchasing Specialist

Company Name: FUSE 9, LLC

(Please print)

Bidder's Signature: _____

Date: 04/25/2022

Addendum 1 Evaluation Committee Tabulation for previous Redevelopment of CRA Property

CITY OF FORT LAUDERDALE
RFP EVALUATION COMMITTEE TABULATION - INITIAL RANKING

RFC# 12385-105
TITLE: Scattered Site Infill Housing
DATE: 3/1/2021

PROPOSER FIRM	Rule #1 - City of Fort Lauderdale												Total Points
	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Not Responsive to the Requirements of the RFP			Design, Construction and Features			Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal			Home Sales Price/Value/Quality			
	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	
1-Adams Consulting Group	0.20	3	0.40	0.20	3	0.20	0.20	12	0.20	0.20	0.40	0.40	
2-Assured Builders Inc	0.20	10	0.40	0.20	12	0.20	0.20	12	0.20	0.20	0.40	0.40	
3-Broward County Minority Business Coalition, Inc	0.20	8	0.20	0.20	8	0.20	0.20	8	0.20	0.20	0.40	0.40	
4-DeAngelo Development Inc	0.20	1	0.20	0.20	1	0.20	0.20	1	0.20	0.20	0.40	0.40	
5-Debi to West Development	0.20	10	0.40	0.20	10	0.20	0.20	10	0.20	0.20	0.40	0.40	
6-Metro Equity Development, Inc	0.20	17	0.40	0.20	17	0.20	0.20	17	0.20	0.20	0.40	0.40	
7-Grubbs Construction	0.20	4	0.20	0.20	4	0.20	0.20	4	0.20	0.20	0.40	0.40	
8-Broward Pro LLC	0.20	16	0.20	0.20	16	0.20	0.20	16	0.20	0.20	0.40	0.40	
9-ABC Financial Group Inc	0.20	15	0.20	0.20	15	0.20	0.20	15	0.20	0.20	0.40	0.40	
10-Lescon City Construction	0.20	3	0.20	0.20	3	0.20	0.20	3	0.20	0.20	0.40	0.40	
11-Angelwood Housing Services of South Florida	0.20	5	0.20	0.20	5	0.20	0.20	5	0.20	0.20	0.40	0.40	
12-Grubbs Construction LLC	0.20	7	0.20	0.20	7	0.20	0.20	7	0.20	0.20	0.40	0.40	
13-Grubbs Construction LLC	0.20	14	0.20	0.20	14	0.20	0.20	14	0.20	0.20	0.40	0.40	
14-Palmco Development Group Inc	0.20	11	0.20	0.20	11	0.20	0.20	11	0.20	0.20	0.40	0.40	
15-RUS Construction LLC	0.20	12	0.20	0.20	12	0.20	0.20	12	0.20	0.20	0.40	0.40	
16-T. Knowles & Associates LLC	0.20	9	0.20	0.20	9	0.20	0.20	9	0.20	0.20	0.40	0.40	
17-United States Association of CDC Inc	0.20	6	0.20	0.20	6	0.20	0.20	6	0.20	0.20	0.40	0.40	
18													18

PROPOSER FIRM	Rule #1 - Robert Williams											
	Is in the Best Interest and Furtherance of the CRA, Redevelopment Plan, and Most Responsive to the Requirements of the RFP			Design, Construction and Features			Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal			Home Sales Price/Value/Quality		
	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score
1-Adams Consulting Group	0.20	3	0.20	0.20	3	0.20	0.20	12	0.20	0.20	0.40	0.40
2-Assured Builders Inc	0.20	10	0.40	0.20	12	0.20	0.20	12	0.20	0.20	0.40	0.40
3-Broward County Minority Business Coalition, Inc	0.20	7	0.40	0.20	7	0.20	0.20	7	0.20	0.20	0.40	0.40
4-DeAngelo Development Inc	0.20	2	0.40	0.20	2	0.20	0.20	2	0.20	0.20	0.40	0.40
5-Debi to West Development	0.20	9	0.20	0.20	9	0.20	0.20	9	0.20	0.20	0.40	0.40
6-Metro Equity Development, Inc	0.20	16	0.20	0.20	16	0.20	0.20	16	0.20	0.20	0.40	0.40
7-Grubbs Construction	0.20	5	0.20	0.20	5	0.20	0.20	5	0.20	0.20	0.40	0.40
8-Broward Pro LLC	0.20	13	0.20	0.20	13	0.20	0.20	13	0.20	0.20	0.40	0.40
9-ABC Financial Group Inc	0.20	17	0.40	0.20	17	0.20	0.20	17	0.20	0.20	0.40	0.40
10-Lescon City Construction	0.20	4	0.20	0.20	4	0.20	0.20	4	0.20	0.20	0.40	0.40
11-Angelwood Housing Services of South Florida	0.20	11	0.20	0.20	11	0.20	0.20	11	0.20	0.20	0.40	0.40
12-Grubbs Construction LLC	0.20	6	0.20	0.20	6	0.20	0.20	6	0.20	0.20	0.40	0.40
13-Grubbs Construction LLC	0.20	15	0.20	0.20	15	0.20	0.20	15	0.20	0.20	0.40	0.40
14-Palmco Development Group Inc	0.20	14	0.20	0.20	14	0.20	0.20	14	0.20	0.20	0.40	0.40
15-RUS Construction LLC	0.20	8	0.20	0.20	8	0.20	0.20	8	0.20	0.20	0.40	0.40
16-T. Knowles & Associates LLC	0.20	9	0.20	0.20	9	0.20	0.20	9	0.20	0.20	0.40	0.40
17-United States Association of CDC Inc	0.20	12	0.20	0.20	12	0.20	0.20	12	0.20	0.20	0.40	0.40
TOTAL			12.0		12.0		1.0		1.0		1.0	

Rule #1 - Thomas Green													
PROPOSER FIRM	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Not Responsive to the Requirements of the RFP			Design, Construction and Features			Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal			Home Sales Price/Value/Quality			
	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	Weight Factor	Ranking	Raw Score	
1-Adams Consulting Group	0.20	4	0.40	0.20	4	0.20	0.20	12	0.20	0.20	0.40	0.40	
2-Assured Builders Inc.	0.20	10	0.40	0.20	12	0.20	0.20	12	0.20	0.20	0.40	0.40	
3-Broward County Minority Business Coalition, Inc.	0.20	8	0.20	0.20	8	0.20	0.20	8	0.20	0.20	0.40	0.40	
4-DeAngelo Development Inc.	0.20	1	0.20	0.20	1	0.20	0.20	1	0.20	0.20	0.40	0.40	
5-Debi to West Development	0.20	9	0.20	0.20	9	0.20	0.20	9	0.20	0.20	0.40	0.40	
6-Metro Equity Development, Inc.	0.20	16	0.20	0.20	16	0.20	0.20	16	0.20	0.20	0.40	0.40	
7-Grubbs Construction	0.20	5	0.20	0.20	5	0.20	0.20	5	0.20	0.20	0.40	0.40	
8-Broward Pro LLC	0.20	14	0.20	0.20	14	0.20	0.20	14	0.20	0.20	0.40	0.40	
9-ABC Financial Group Inc.	0.20	17	0.40	0.20	17	0.20	0.20	17	0.20	0.20	0.40	0.40	
10-Lescon City Construction	0.20	3	0.20	0.20	3	0.20	0.20	3	0.20	0.20	0.40	0.40	
11-Angelwood Housing Services of South Florida	0.20	11	0.20	0.20	11	0.20	0.20	11	0.20	0.20	0.40	0.40	
12-Grubbs Construction LLC	0.20	6	0.20	0.20	6	0.20	0.20	6	0.20	0.20	0.40	0.40	
13-Grubbs Construction LLC	0.20	15	0.20	0.20	15	0.20	0.20	15	0.20	0.20	0.40	0.40	
14-Palmco Development Group Inc.	0.20	14	0.20	0.20	14	0.20	0.20	14	0.20	0.20	0.40	0.40	
15-RUS Construction LLC	0.20	8	0.20	0.20	8	0.20	0.20	8	0.20	0.20	0.40	0.40	
16-T. Knowles & Associates LLC	0.20	9	0.20	0.20	9	0.20	0.20	9	0.20	0.20	0.40	0.40	
17-United States Association of CDC Inc.	0.20	12	0.20	0.20	12	0.20	0.20	12	0.20	0.20	0.40	0.40	



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purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amend **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paula Hernandez Turner

Purchasing Specialist

Company Name: FUSE 9, LLC

(Please print)

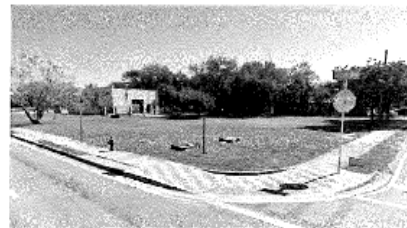
Bidder's Signature: *[Signature]*

Date: 04/25/2022

Change From

City of Fort Lauderdale

B# 12642-925



3.4 Appraised Value, History and Existing Documents
The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1	538 NW 8 Avenue 790 Sistrunk Blvd	504203011850 504203011860 504203011870 504203011880 504203011890	24,778	\$ 750,000.00
2	551 NW 7 Terrace 547 NW 7 Terrace	504203011600 504203011610	7,925	\$ 225,000.00
3	557 NW 7 Terrace	504203011630	10,125	\$ 270,000.00
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 8:45 AM

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Change To

City of Fort Lauderdale

B# 12642-925



3.4 Appraised Value, History and Existing Documents
The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1	538 NW 8 Avenue 790 Sistrunk Blvd	504203011850 504203011860 504203011870 504203011880 504203011890	24,778	\$ 750,000.00
2	551 NW 7 Terrace 547 NW 7 Terrace	504203011600 504203011610	7,925	\$ 225,000.00
3	557 NW 7 Terrace	504203011630	10,125	\$ 270,000.00
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 8:45 AM

p. 21

Addendum 2

GREEN STREET *on Sistrunk*

Letters of Support

Urban LeagueNSU Art MuseumBroward County

May 2, 2022

Re: Support of Green Street on Sistrunk, a Fuse Group proposed project

To Whom It May Concern:

This letter serves as Urban League of Broward County's statement of interest and support for Fuse Group Investment Companies' ("Fuse Group" or "Fuse") redevelopment project located on Green Street in the Sistrunk Corridor.

Urban League of Broward County is in discussion with Fuse Group about a partnership that parties hope will empower the community through workforce training, job fairs for prospective tenants/vendors, small business development and other programmatic initiatives designed to advance equity and economic opportunity for local residents. Fuse Group's mantra to "develop and invest in the real estate of tomorrow," aligns with the Urban League's commitment to foster healthy, resilient and sustainable neighborhoods.

The Urban League is excited about a potential partnership with Fuse Group and supports its mission to elevate the real estate landscape by developing and financing commercial, residential, and mixed-use developments through a holistic approach of commerce, culture, art and design. Please accept this letter of support from the Urban League of Broward County for Green Street on Sistrunk, a Fuse Group proposed development. Thank you for your consideration.

Best regards,

NSU ART MUSEUM

FORT LAUDERDALE

BONNIE CLEARWATER | Director and Chief Curator

February 25, 2022

To whom it may concern;

I recently had the opportunity to view the plans for "Green Street on Sistrunk" the multifaceted development with community inclusion, which is coming to the Broward community. The design and concept are impressive as they will create a welcoming sense of place and bring life to the streets, which is essential for building community. I appreciated its horizontal plan, which reminded me of Los Angeles, and I am particularly intrigued by their plan to curate experiential art projects throughout the project to make it an international destination. This project would augment NSU Art Museum Fort Lauderdale's world-class curated exhibitions and renowned art collection.

We look forward to future meetings and potential collaborations.

Sincerely,

Bonnie Clearwater



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

Governmental Center Annex

115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674

Monday, January 31, 2022

To whom it may concern,

Sincerely, I, Paola Isaac Baraya, Economic Development Specialist for International Trade am pleased to know that there is such a multifaceted development with community inclusion such as "Green Street on Sistrunk" is coming to the Broward community. We express interest in being involved with such project and its programming.

The Broward County Office of Economic and Small Business Development (OESBD) is primarily responsible for enhancing the economy of Broward County by recruiting new industry, supporting existing industries, and creating new value-added employment opportunities for residents. Its mission is to promote job growth, diversify the County's industrial mix, and expand the local tax base. OESBD works closely with key partners to accomplish its mission. This community project would be a great compliment to the achievement of our office's mission and goals.

We are looking forward to discussions on the many future collaborations that may serve to further OESBD's mission in your facilities.

Sincerely,



Paola Isaac Baraya, MSc, Economic Development Specialist – International Trade

Office of Economic and Small Business Development

115 S. Andrews Ave Room A680 | Fort Lauderdale, FL 33301

954.357.7894 Mobile: 786.597.6729 Fax: 954.357.9024

www.broward.org/econdev

Sister Cities International Florida



To whom it may concern,

I, Roger Panta, Director of Sustainability Sister Cities International Florida, am pleased to know that there is such a multifaceted development with community inclusion such as "Green Street on Sistrunk" is coming to the Broward community. We express interest in being involved with such project and its programming.

Our organization oversees different Sustainable programs that would be complimented by being hosted in your community development. Some of our programs but not limited, are, eco-green business development South Florida Summits, World sustainable first-class events.

We are looking forward to discussions on the many future collaborations that may serve to further Sister Cities International-Florida (Sistercities.org) mission in your facilities.

Sincerely,

Roger Panta

Director of Sustainability
Sister Cities International Florida
Sistercities.org
305-725-725-0201



FIU



Ratcliffe Art + Design Incubator is an initiative aimed to promote and foster social entrepreneurship and innovation among upcoming FIU artists and designers. The incubator's one to two-year residency provides Ratcliffe fellows with essential tools to turn their ideas into profitable businesses.

This unique program, located at FIU's Biscayne Bay Campus in North Miami, is one of the most innovative art + design entrepreneurship spaces housed at a public university. The Philip E. and Carole R. Ratcliffe Foundation Inc. and CARTA's Department of Art + Art History will bring in two instructors that will operate their own on-site studios, mentor the student and oversee student business developments or patents.

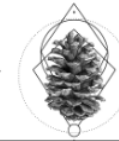
The Ratcliffe Art + Design Incubator at FIU seeks to bridge the gap between talent and entrepreneurship success while promoting innovative art + design within the community.

Jacek J. Kolasiński MFA
Program Director / Associate Professor.

Areas of expertise: art and history, emerging digital technologies, 3D design and rapid prototyping, 3D printing and scanning, public art and social practice, exhibition curation, video installation, multi-channel projection and multimedia environments, cross-cultural visual communication, curriculum development and academic administration.

Art N Folly

ART N FOLLY



Commitment Letter

Thursday, Feb 10, 2022

To whom it may concern,

Sincerely, I, Valeray Francisco, Director of Art N Folly Gallery and Strategic Partnership Director of Art Palm Beach, Art Boca, and Art Naples am pleased to know that Fuse Group is creating a multifaceted development with community inclusion such as "Green Street on Sistrunk" in Broward. As a business owner in Broward County I am committed to being involved in this community-centric project. With my commitment comes local, national, and international projects (existing and to be actualized) that promote interaction in public spaces, increase civic participation through celebration and in the civic agenda, engages youth while promoting the power and preservation of the community.

Art N Folly is a multidisciplinary gallery and art consulting firm. As a gallery Art N Folly focus is on conceptual curatorial models as it relates to cultural, personal, and art historical investigations of identity working only with artist committed to the integrity of their respective arts in relation to the cultural climate.

As art advisors we explore the boundaries between art and design in the context of placemaking and identity. Our working relationship with the artist allows for us to create site-specific and unique artworks, events, and experiential activations tailored to the brand guidelines of our clients.

Art N Folly's team projects have been part of international art fairs in New York, Chicago, Miami, Los Angeles, Jackson Hole, Aspen, Hamptons, and Berlin. We have curated for fortune five hundred companies; Hennessy, Spotify, Imagine Studio's, Ligne Roset and Swatch. And have created art programming for the following municipalities: The City of Miami, Miami-Dade, City of Palm Beach, City of Miami Beach, City of Naples, City of Boca Raton.

Sincerely, 
Valeray Francisco
Director
Art N folly Gallery

Art N Folly . 3001 South Ocean Drive. Hollywood Florida, 33019.
+7866197886

FilmGate Miami

FILMGATE.MIAMI/168 8E/18T 8T MIAMI, FL 33131, FLOOR 4/ 305.757.5337

Thursday, Feb 17, 2022

To whom it may concern,

As the Executive Director of FilmGate Miami, FilmGate Interactive and the Downtown Media Center, I sincerely endorse Fuse Group's initiative "Green Street on Sistrunk" in Broward. We are looking forward to expanding our existing programming to Broward.

FilmGate Miami identifies South Florida's most exciting and innovative emerging talent and programs and produces local and international, traditional and XR projects, culminating in our annual FilmGate Interactive Media Festival (Art Week Miami). We look forward to collaborating with Art N Folly on this initiative and we know they will be an invaluable addition to it.

Please do not hesitate to contact me with further questions.

Warm regards,

Dilara Alexander, Executive Director

Ecuador Trade Center

To whom it may concern,

I, Roger Panta, Ecuador Trade Center & Incubator president within World Trade Center Fort Lauderdale, is pleased to know that there is such a multifaceted development with community inclusion such as "Green Street on Sistrunk" coming to the Broward community. We express interest in being involved with such project and its programming.

Our organization will oversee, Ecuadorian, cultural world first-class events, product, and services eco-business development summits in South Florida. These would be complimented by being hosted in your community development.

We are looking forward to discussions on the many future collaborations that may serve to further Ecuador Trade Center's mission in your facilities.

Sincerely,

Roger Panta

President
Ecuador Trade Center
Ecuadortradecenter.com
305-725-725-0201

Planet Fashion TV

To whom it may concern,

I'm Celia Evans, the CEO of Planet Fashion TV, fashion content and events company.

I am excited to know that a multifaceted development with community inclusion such as "Green Street on Sistrunk" is coming to the Broward community. We would love to be involved with this project and its programming. We look forward to being supportive in multiple ways.

Planet Fashion is a full-service fashion media and event production company based in Miami, Florida. Each year the company produces upscale events and runway shows all over the world; Milan Fashion Week, The Cannes Film Festival, London Fashion Week, Art Basel, Miami Swim Week, New York Fashion Week and more. Planet Fashion has worked with clients including Roberto Cavalli, Dsquared2, Versace, Forever 21, Playboy, Sean John, Levis, Furla, Acqua Di Lara, Agua de Coco, Lacoste, La Croix, Ray-Ban and Taittinger. Currently Planet Fashion TV is a syndicated TV series with more than 100 hours of fashion media that is licensed to broadcast in TV channels in the United States, Europe and Asia.

PlanetFashionTV.com is a media portal with over a 150,000 weekly visitors. Our mission is to create positive global content. Owned by an African American female, the company has a commitment to diversity and employs people of Asian, Latin, African American, European descent and LGBTQ. Our content aims to entertain and uplift people while educating them on the latest in fashion innovation.

We are looking forward to discussions on future collaborations with "Green Street on Sistrunk" that may serve to further the Planet Fashion TV mission in your facilities.

Sincerely,
Celia Evans
CEO

Planet Fashion TV

Planet Fashion TV, 2221 NE 164th Street Suite 1256, Miami Florida USA 33160.
+1786529PFTV



The World Trade Centers Association stimulates trade and investment opportunities for commercial property developers, economic development agencies, and international businesses looking to connect globally and prosper locally.

Our association serves as an 'international ecosystem' of global connections, iconic properties, and integrated trade services under the umbrella of a prestigious brand.

The mission of the World Trade Center Fort Lauderdale is to coordinate and facilitate the extensive services of government agencies in Fort Lauderdale, Broward County and the State of Florida to benefit local businesses, while facilitating the entry into the United States for international businesses and affiliating them with World Trade Centers and international businesses throughout the world.

THE BASS

The Bass is Miami Beach's contemporary art museum. Focusing on exhibitions of international contemporary art, The Bass presents mid-career and established artists reflecting the spirit and international character of Miami Beach. The Bass seeks to expand the interpretation of contemporary art by incorporating disciplines of contemporary culture, such as design, fashion and architecture, into the exhibition program. The exhibition program encompasses a wide range of media and artistic points of view that bring new thought to the diverse cultural context of Miami Beach.

Central to the museum's mission, The Bass maintains a vigorous education program for lifelong learning and visitors of all ages. The Bass IDEAS education initiative uses art as a catalyst for creativity and positive growth, especially in the area of early childhood education. The active school program led by the City of Miami Beach called STEAM+, takes The Bass IDEAS off-site by engaging children in Miami-Dade County Public Schools and integrating arts education into the curriculum.

The Bass, Miami Beach's contemporary art museum, creates connections between international contemporary art and the museum's diverse audiences. The Bass shares the power of contemporary art through experiences that excite, challenge and educate.



Fuse Group
INVESTMENT COMPANIES

U.S. 954.926.7500 | Israel 03.374.1788 | info@fusegroupco.com | 900 NW 6th St., Suite 201, Fort Lauderdale, FL 33311 | www.fusegroupco.com

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **FUSE 9, LLC** EIN (Optional):

Address: **900 NW 6 Street, Suite 201**

City: **Ft. Lauderdale** State: **FL** Zip: **33311**

Telephone No.: **954-926-7500** FAX No.: **786-513-0825** Email: **eyal@fusegroupco.com**

Delivery: Calendar days after receipt of Purchase Order (**section 1.02 of General Conditions**):

Total Bid Discount (**section 1.05 of General Conditions**):

Check box if your firm qualifies for MBE / SBE / WBE (**section 1.09 of General Conditions**): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4/19/2022	2	4/25/2022		

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

N/A

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Eyal Peretz
Name (printed)

4/27/2022
Date

Eyal Peretz
Signature

Chief Executive Officer
Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

N/A

N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Eyal Peretz
Authorized Signature

Chief Executive Officer
Title

Eyal Peretz
Name (Printed)

05/04/2022
Date

EXHIBIT 6

DeAngelo Development Inc

Bid Contact **Robert D McNair**
deangeloinc@bellsouth.net
Ph 954-463-0085

Address **1816 NW 19th Street**
Ft. Lauderdale, FL 33311

Supplier Code 00022164

Qualifications **MBE**

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
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12642-925--01-01	Property Purchase Offer	Supplier Product Code:	First Offer -	1 / each	Y	Y
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Supplier Total **\$0.00**

DeAngelo Development IncItem: **Property Purchase Offer****Attachments**

Solicitation12642925WWAProposal.pdf

Solicitation 12642-925

Purchase and Development of CRA Property



Submitted by:
Robert D. McNair, Jr.
WWA Development LLC.
1816 NW 19th Street
Fort Lauderdale, FL 33311
(954)463-0085 office
deangeloinc@bellsouth.net

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4.2.2

Executive Summary

At the heart of every bustling neighborhood is a Main Street that supports the people who live there. Once a prosperous, bustling symbol of the Fort Lauderdale African American community, Sistrunk Boulevard/Sixth Street has survived an onslaught of disinvestment and neglect. As the Sistrunk Corridor slowly roars back to life with new homes and businesses, our Main Street needs to reflect the dignity and hopes of the community as much as it needs to provide attractions to bring outside consumers to the area to ensure its long-term viability. Realizing that any structures built will be there for a very long time, WWA develops our properties with these elements in mind.

WWA Development submits this proposal in response to Solicitation 12642-925: Purchase & Development of CRA Property. WWA proposes to construct, own, occupy and operate a 26,000 sq ft multi-use property designed to remove conditions of slum and blight, increase the tax base and enhance quality of life. It will include commercial and residential rental units, retail bays as well as office space to house the main offices of DeAngelo Development Inc. Just as our homes are crafted to promote the health, safety, morals and welfare of the residents of the NPF CRA and the City, our multi-family development will be built with that same resolve.

WWA Development, a division of DeAngelo Development Inc., is an award-winning company based in Fort Lauderdale with the capability of building superior quality structures at affordable prices. WWA is experienced in the multi-family and single-family housing market and implements sound business practices that ensure the completion of our projects on time and within budget.

This proposal provides a comprehensive plan to design, build and occupy the parcels offered in the solicitation. WWA proposes to build this multi-use project utilizing bank financing with 30% equity injection to fund the project. In addition, WWA plans to apply for all additional funding resources available through the CRA. WWA plans to partner with developer/builder T-DON Development Inc. as a 50/50 equity partner in this venture to offer a dynamic range of capabilities to build this project. We offer a full conceptual design of the proposed structure with the intent to include more social and cultural features upon the purchase of surrounding parcels, but the structure as designed would satisfy the criteria set forth in the RFP including sustainable and energy efficient features.

As a minority business enterprise, WWA Development understands the importance of quality structures and housing to neighborhoods in distress. As a family-owned and operated business, we know the role that local companies play in the vitality of a community. As a leader in the South Florida affordable housing market, WWA offers a long history of successfully working with local municipalities. We understand that home is the core element of every community. Home is about love, memories, and happiness.

While one building cannot save or create a community, it can add to the growing chorus of businesses and developers looking at the area for investment. Our core objective is focused on adding to the sustainable, healthy and equitable redevelopment of this proud, historic neighborhood. The success of any neighborhood begins and ends with good housing. Safe, clean and affordable housing is tantamount to restoring the health and safety of the neighborhoods located throughout the Sistrunk Corridor. This proposal details how WWA plans to provide a new offering of quality housing opportunities for those looking to rent in the Sistrunk corridor.

At WWA Development LLC... Happiness is Home. This time, we want to make Sistrunk Boulevard our corporate so we can be emersed and remain fully invested in the community that multiple generations of our family have helped create.

COMPANY INFORMATION



DeAngelo Model built for Dorsey Infill Housing Program, City of Fort Lauderdale CRA

WWA DEVELOPMENT LLC

1816 NW 19th Street
Fort Lauderdale FL 33311
954-463-0085 Off
954-463-2266 Fax

CONTACTS

Robert D. McNair, Jr.
Estella E. McNair

EMAIL

deangeloinc@bellsouth.net

WEBSITE

www.deangelodevelopmentinc.com

EIN: 27-0937004

WWA Development LLC is a limited liability company located at 1816 NW 19th Street, Fort Lauderdale, FL 33311. It is the real estate development division of DeAngelo Development, Inc. which is also located at the same address. DeAngelo Development, Inc. was established in 1996. WWA Development was established in 2009 to handle the parent company's real estate development projects. Robert D. McNair, Jr., a licensed General contractor (CGC #1523888), is the company's qualifying principal. He has worked with the company since 1997.

WWA Development LLC and DeAngelo Development Inc. are 100% minority owned and operated. Mr. Robert D. McNair and Ms. Estella McNair, an African-American brother and sister team, are equal partners in the companies. WWA Development currently employs five people. Both businesses qualify as Minority Business Enterprises and Small Business Enterprises under the definitions set forth in the RFQ.

WWA Development offers extensive experience in affordable/workforce and conventional housing. We also have extensive experience working with municipalities throughout South Florida to build affordable housing utilizing State and Federal funding subsidies. Our successful track record gives us the distinction as a leader in affordable housing.

WWA Development's primary focus is quality construction. We take pride in our work and attention to detail. We strive to provide a high level of customer service to all clients, whether it is building workforce housing or custom homes.

A large part of our business is residential development. Whether it is a project created for a small community or in-fill fulfillment for a local municipality, we plan our builds to enhance each neighborhood. Throughout our years of construction, we have improved the quality of neighborhoods in need of revitalization as well as creating homes for higher end markets.

WWA Development LLC has a proven track record of successful residential housing projects including multi-family construction projects. The WWA management team has an extensive resume of design/build projects in municipalities throughout South Florida. Many of these projects were financed utilizing state and federal funding. WWA Development LLC's management has built over 160 workforce housing units in Broward County using State and Federal funding. This housing represents approximately \$23 Million dollars of new construction.

In addition to the Projects constructed with government subsidies, WWA Development has a long history of creating its own spec projects paid for with self-financing and long-standing lines of credit. Many of the projects have included in-fill lots purchased from private owners for construction of new homes and multi-family units.

The vast knowledge of the WWA management team stands as a proven asset to consider. We are listing numerous successful projects similar to the one offered in the RFQ. WWA Development/DeAngelo Development is the primary and/or sole contractor for each project.

Finally, we deliver what we promise to our clients and the local community. We build with long-lasting quality construction, finished on time and on budget.

PROPOSED PROJECT TEAM

In addition to the professional services from WWA Development LLC, our team of design-build professionals will be on hand to make the design process as simple as possible. Equity partner TDON Development brings additional construction expertise in commercial and multi-family development as well as financial resources to ensure completion of this project at or below anticipated costs. Members of the team also include RAM Design (architect), Gator Engineering (civil) and Nodal Structures (structural engineer). Combined with the construction team of our parent company DeAngelo Development Inc, the team will be able to provide a productive construction experience. Following are the team member resumes for consideration.

RESUMES/BIOGRAPHIES

DEANGELO DEVELOPMENT INC.

Summary of Qualifications

DeAngelo Development Inc. offers extensive experience of residential development in the affordable and conventional housing markets. This experience includes marketing, buyer financing and county partnership with SHIP programs. DeAngelo Development has been directly awarded State and Federal funded projects of over \$5 Million. DeAngelo Development Inc. has completed over \$23 Million in affordable single-family housing using State and Federal subsidies.

Accomplishments

- Awarded Certificates for revitalization in the City of Lauderdale and the Town of Davie
- The City of Fort Lauderdale recognized DeAngelo Development, Inc. as having the best house of less than 2000 square feet
- The City of Fort Lauderdale recognized DeAngelo Development, Inc. for 2000 home of the year
- The City of Fort Lauderdale CRA won Merit award at the 2005 Annual Redevelopment Award Program for the Dorsey Infill Housing Program which included 11 homes designed and built by DeAngelo Development Inc.

Projects completed

- Completed 11 homes for the City of Fort Lauderdale CRA Sweeting Estates/River Gardens infill Housing Redevelopment Program
- Completed 16 homes for the City of Fort Lauderdale Replacement Housing Program
- Completed 27 homes in the City of Lauderdale under the county SHIP program
- Completed 9 homes for the Town of Davie SHIP program
- Completed 11 homes for the City of Coral Springs SHIP program
- Completed 6 homes for the Franklin Park project under the county SHIP program
- Completed 11 homes in the Dorsey Riverbend Project for the City of Fort Lauderdale, CRA
- Completed 16 replacement homes for the City of Fort Lauderdale Community Development
- Completed 18 homes for the First Time Homebuyers Program for the City of Fort Lauderdale Community Development
- Completed 6 homes for the Lauderdale Housing Authority First Time Homebuyers program

TDON DEVELOPMENT INC.

The TDON Development team brings decades of collective experience in land acquisitions, entitlements, land development, community planning and homebuilding. This level of expertise is rare in any industry.

TDON Development, believes there is no substitute for knowledge and experience. The TDON team's objective is to leverage its experience and knowledge to create distinctive neighborhoods that provide more than just desirable addresses. From the moment we become the stewards of the land, our creative vision sets the bar high for every community. Whether building a neighborhood's entry feature, a state-of-the-art amenity center or designing a streetscape, TDON is committed to creating lifestyles. The result of that commitment is the creation of TRULY DISTINCTIVE ORIGINAL NEIGHBORHOODS – in short, TDON.

Recent Projects:



RIVER GARDEN TOWNHOMES (Ft. Lauderdale)

Working with the Ft. Lauderdale Community Redevelopment Agency, TDON is pleased to be a part of the revitalization of the historic Sistrunk Boulevard corridor. Just 25 two-story townhomes, located in a super-convenient Ft. Lauderdale location. Each home features 3 bedrooms, 2 ½ baths and offer either 1,465 or 1,806 square feet of living area. End units come complete with a two-car rear load garage, while interior units feature an oversized 1 car, rear loaded garage. This unique land plan enables every home to have a fenced in front yard, that extends living area outdoors.



TDON CORPORATE CENTER (Ft. Lauderdale)

TDON's new corporate office building. A new office building located in the heart of Fort Lauderdale. This A Class office space is located on Davie Boulevard, accented by unique "Tropical Contemporary" architecture. We're happy to call this our new home.



BALDWIN PARK (Orlando)

Baldwin Park is an award winning new neighborhood inspired by the past. It's livable, walkable, and best of all just three miles from downtown Orlando, Florida. A premier TND (Traditional Neighborhood District) style community consisting of a wide range of housing choices, schools, parks, lakes, shops and restaurants.

Robert D. McNair, Jr.

WWA Development LLC/DeAngelo Development Inc.

Florida Licensed Certified General Contractor #CGC-1523888

SUMMARY OF QUALIFICATIONS

Effective leader with extensive experience, education and training in Construction management. Highly skilled professional with proven expertise in Budgeting, Scheduling, Quality Control, Contract Negotiations, Reporting, Client/Public Relations & Records Management.

ACCOMPLISHMENTS:

- Currently building 11 detached single family homes in Fort Lauderdale Sweeting Estates/River Gardens subdivision (90% Completed, expected completion December 2020);
- Currently Building 2-Family Residence in Victoria Park subdivision in Fort Lauderdale (85% Completed, expected completion December 2020);
- Managed and built a 2-unit duplex in Fort Lauderdale Tuskegee Park subdivision;
- Managed and built 6 single family homes for Lauderhill Housing Authority ranging in size from 1700-2100 sf, prices ranged in the low to mid \$200,000;
- Remodeled and built addition to Greenlight Car Wash;
- Managed the construction of 20 units in single estate homes subdivision ranging in size from 1400- 1900 sf;
- Negotiated change orders, coordinated schedules and participated in review meetings with clients to ensure project completion and client satisfaction;
- Managed construction of 16 single family homes built for Fort Lauderdale Housing Authority;
- Managed and scheduled more than 15 vendors/subcontractors for two years;
- Evaluated bids, selected vendors, negotiated terms, acquired approval & purchased equipment/materials for compliance with specifications and cost control;
- Project Manager of more than 150 affordable homes through-out Broward County;
- Project Manager of 5 custom Estate homes in Davie built ranging in size from 4000-6000 sf, prices ranged from \$900,000 - \$1.4 Million

PROFESSIONAL HIGHLIGHTS:

DeAngelo Development Inc., Fort Lauderdale, FL

2014 – Present President
1997 – 2014 Vice President

WWA Development LLC, Fort Lauderdale, FL

2014 – Present Managing Member
2009 – Present Member

Toyota of Hollywood, Hollywood, FL

1992-1997 Finance & Insurance Manager, Sales, Sales Management Trainee,
Top Sales 1993

EDUCATION & TRAINING:

University of Florida, Gainesville, FL

Bachelor of Arts Degree in Criminal Justice

Society of Black Student Business Administration
Kappa Alpha Psi Fraternity

Committee Member
Dean Of Pledges,
Vice President

Toyota Corporation

Finance & Insurance Certified

Estella McNair

WWA Development LLC/DeAngelo Development Inc.

SUMMARY OF QUALIFICATIONS:

Highly motivated, growth-oriented professional with several years of commitment to the construction industry.

- Excellent organization and time management skills
- Able to communicate with diverse populations, verbally and written
- Proficient on PC/Mac and window-based programs (Microsoft Word, Power Point, Excel)
- Highly skilled artist with graphic and video expertise

WORK EXPERIENCE:

- 2014-Present WWA Development LLC Member**
DeAngelo Development Inc. Vice President/Project Manager
- Manages daily operations of construction including subcontractor management, scheduling material purchasing, permitting, on-site inspections and architectural red-lining and design;
 - Managed 6 homes of approximately \$1.2 Million in construction cost;
 - Manages all sales & finishing material selections & costs;
 - Assists with filing of complex applications & proposals, creates project graphic layouts, renderings, power point presentations, compiles backup documents for Board adjustment, City Commission, Development Review Committee;
 - Evaluates bids and development of site plans;
 - Handles design and production of company marketing and sales materials including website design & development, email campaigns, mock-ups and renderings;
 - Maintains construction files from inception to completion of projects;
 - Develops office procedures and policies.

2008-2014 Regent Seven Seas Cruises Sales/Customer Service

EDUCATION:

August 1994- May 1995 & January 2016 - May 2019

University of Miami, Coral Gables, FL Bachelor of Fine Arts (Graphic Design)/Bachelor of Arts (Theater Arts), Minor in Filmmaking, Minor in Art History

Graduated: May 10, 2019

Cumulative GPA: 3.86

RAM Design, Inc./Robert A. McIntire

President/Architect

11201 NW 25th Street, Plantation, FL 33323 | (954)370-9469

Licensed Architect in State of Florida since 1982 #AR0009409

JULY 1994 – PRESENT

Established and operates RAM Design, Inc. at its original location at 10001 N.W. 50th St., Suite 203G, Sunrise, Florida 33351.

RAM Design is a firm with a broad range of experience with a wide range of building types throughout South Florida. The firm's philosophy of flexibility with respect to the clients' desires, combined with both aesthetic and environmental concerns, results in the creation of high quality products. Working with its team of Civil, Mechanical, and Structural Engineering Consultants, the firm is able to thoroughly analyze the parameters of each Project, and to resolve all issues before they become problems.

SAMPLE PROJECTS:

- Seminole Tribe Big Cypress Reservation Administration Center
- Rio Vista Plaza, Ft. Lauderdale
- New Hollywood and Ft. Lauderdale Offices for the Miami Herald
- Seminole Tribe Museum and Cultural Center
- New Ft. Lauderdale, Sunrise, and Miami Offices for the Avis Corporation
- The Schott Center, Cooper City
- The Southwind School Learning Centers in Plantation, Weston, and CoralSprings.
- The Parelo Residence, Weston
- The Skyline Professional Building, Sunrise
- The Caruana Residence, Weston
- E.S.I. Office/ Warehouse Expansion, Hialeah
- Trail Baptist Church, Collier County
- Immokalee Reservation Multipurpose Building
- Brighton Reservation Clinic Expansion
- The Savannah Model Residence, Grand Palms
- Anchor Light Apartments, Marathon Key
- The Rajpal Residence, Plantation
- The Carpani Residence, Davie

EDUCATION:

1975-1979	Washington University, St. Louis, MO	MA in Architecture
1971 -1975	Brown University & Rhode Island School of Design	BA in Fina Arts

Gator Engineering Consultants, P.A.

Regina Bobo-Jackson, P.E.

President/Civil Engineer

Professional Engineer, State of Florida #38550 (1987)

Gator Engineering Consultants, PA was established by Regina Bobo-Jackson, P.E., a Florida licensed professional civil engineer, in November 1988. It is a firm with extensive experience in a myriad of civil engineering disciplines with a particular emphasis on traffic engineering, roadway design and site development services. From Central to South Florida, our team of professionals provide services to public and private sector entities. The firm is currently certified as a Woman-owned, Black/Minority-owned, and Small/Disadvantaged Business with the Florida Department of Transportation, Broward, Dade Palm Beach and Volusia Counties.

Ms. Bobo-Jackson has over 34 years of experience in civil engineering. She began her professional career with the Department of Transportation (FDOT) where she acquired extensive experience while working on a wide range of projects with emphasis on highway design. Following her tenure with the FDOT, she served as a project manager with a major South Florida engineering firm where she provided consulting services to the FDOT and other clients.

In 1988, Ms. Bobo-Jackson established Gator Engineering Consultants, P.A. and has since managed and completed numerous projects in South Florida. She has been responsible for countless roadway designs as well as civil/site development projects. She has also served on several Value Engineering Teams to determine project economics and employs the value engineering concept on all projects. She is also Advance Maintenance of Traffic Design Certified and applies her knowledge of land development in combination with transportation design principles to ensure public safety in MOT design.

SPECIFIC MOT PROJECTS INCLUDE:

- Madeira Beach Landscape and Irrigation Installation
- Cypress Creek Road Water Main Installation
- Replacement Parking and Temporary Roads for Ft. Laud/Hollywood Airport
- Pine Island Road from Sheridan Street to Stirling Road
- Douglas Road from County Line to Pembroke road
- NW 25th Street Interchange with the Palmetto Expressway
- NW 72nd Avenue from NW 12th Street to NW 25th Street

EDUCATION:

University of Florida, Gainesville, FL Bachelor of Science in Civil Engineering (1983)

FEATURED PROJECTS:

Sweeting Estates/River Gardens Infill Development - City of Fort Lauderdale Community Redevelopment Agency, 914 NW 6th Street, Fort Lauderdale, FL 33311 (954)828-4531

Robert McNair/Project Manager; Estella McNair/Project Manager; Edna McNair/Office Manager; Arin McNair/Field Supervisor

- 11 Single Family homes for the Fort Lauderdale CRA Sweeting Estates/River Gardens Development.
- Contract Objective was to build single-family homes on in-fill lots in the Sweeting Estates/River Gardens section of the Sistrunk Boulevard Corridor in the NW/Progresso District of Fort Lauderdale;. Sales of homes; Challenges: Theft
- Resolution: Fenced off multiple lots & Boarded up all openings to help deter vandalism and theft; engaged the cooperation of the Fort Lauderdale police department to do extra patrols in the area.
- Starting Dates/End Dates: Project financed through WWA Development private lender. All projects began when contract signed with the City of Fort Lauderdale. We are currently projected to finish within agreed upon deadlines parameters and within budget as per contract.

City of Lauderhill Housing Authority, 5500 W. Oakland Park Blvd, Lauderhill, FL 33313

Robert McNair/Project Manager; Estella McNair/Project Manager; Edna McNair/Office Manager; Dontae Corprew/Field Supervisor

- 6 Single Family homes for the First-Time Homebuyer's Program
- Contract Objective was to build single-family homes on in-fill lots in central Lauderhill. Sales of homes were the sole responsibility of LHA.
- Challenges: Vandalism
- Resolution: Boarded up all openings to help deter vandalism and theft; engaged the cooperation of the Lauderhill police department to do extra patrols in the area.
- Starting Dates/End Dates: Project financed by the Lauderhill Housing Authority. All projects began when LHA provided financing and finished on time and within budget as per contract.

City of Fort Lauderdale Community Development Division, 1409 NW Sistrunk Blvd., Fort Lauderdale, FL 3331, (954)828-4531

Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner

- 18 Single family homes for the First-Time Homebuyers Program
- Contract Objective was to build single-family homes for First-Time Home Buyers on various in-fill sites throughout Fort Lauderdale
- Challenges: (a) All properties were separated across the city; (b) Vandalism
- vvResolutions: (a) Since properties were at different locations, scheduling was altered to compensate for driving and time management; (b) all openings boarded up to deter vandalism and theft.
- Starting Dates/Ending Dates: All projects started at different times with a 120 working days schedule for completion. All homes were finished on time and within budget.



City of Fort Lauderdale Community Development Division, 1409 NW Sistrunk Blvd., Fort Lauderdale, FL 33311, (954)828-4531

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner
- 16 Single family homes as replacement housing
- Contract objective – Demolish and rebuild 16 single-family homes for the City's Replacement Housing Program on various in-fill sites throughout Fort Lauderdale;
- Challenges: (a) All properties were separated across the city; (b) Vandalism
- Resolutions: (a) scheduling altered to compensate for driving and time management; (b) boarded up all openings to deter vandalism and theft.
- Starting Dates/Ending Dates: All projects started at different times with 120 working days schedule for completion. All homes were finished on time and within budget.

City of Fort Lauderdale Community Redevelopment Agency, 914 NW 6th Street, Fort Lauderdale, FL 33311 (954)828-4531

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner
- 11 Single Family Homes for community redevelopment program
- Contract objective was to build single-family homes for the City of Fort Lauderdale Model Row project on various in-fill sites in the Dorsey Riverbend neighborhood.
- Challenges: (a) All homes were built in the same neighborhood with a very high crime rate; (b) Vandalism/Theft.
- Resolutions: (a) Increase of police patrols; (b) Boarded up all openings to help deter vandalism and theft.
- Starting Dates/Ending Dates: Built in two phases, the first five homes were built prior to the construction of an additional six homes. Each project had a 120 working days schedule for completion. We finished all projects on time and within budget.

Town of Davie, Mr. Brian Dillon, 6591 Orange Drive, Davie, FL 33314 (954)797-1125

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager, Ingrid Simpson/Planner
- 9 Single-Family homes for the First-Time Homebuyers Program
- Contract objective: To build single family homes for First-time buyers on various in-fill sites in the Town of Davie.
- Challenges: (a) high crime rate area; (b) Vandalism
- Resolutions: (a) More frequent patrols by police; (b) boarded up all openings to deter vandalism and theft.
- Starting dates/ending dates: Due to each buyer obtaining their own construction financing, all projects began at different times. All homes were finished on time per contracts and within budget.

City of Lauderhill, 5581 West Oakland Park Blvd, Lauderhill, FL 33313, 954-730-3033

- Willie McNair/Project Manager, Robert McNair/Project Manager, Edna McNair/Office Manager
- 30 single family homes for the First-Time Homebuyers Program
- Contract objective: Build single-family homes for first-time buyers on various in-fill sites throughout the Stonebridge Estate neighborhood in Lauderhill
- Challenges – (a) bringing buyers into an area considered undesirable; (b) vandalism.
- Resolutions – Since the location was not considered to be a desirable area, we upgraded our designs and features to attract buyers; (b) we boarded up all openings to help deter vandalism and theft.
- Starting Dates/End Dates: All projects started at different times. We completed all homes within budget and on time as per individual contract.



REFERENCES

"...I can attest to WWA's housing development experience and success. This company's work performance relating to constructing single family homes is efficient and exceptional. That's why it is a pleasure to submit this letter of support. WWA Development LLC., is very professional and comes highly recommended. "

***Jerry Carter, Executive Director
Dania Economic Development Corporation***

"As a construction professional, WWA Development has exceeded my expectations in all of the performance requirements associated with infill housing project. The craftsmanship of first (9) nine homes Mr. Robert McNair built is simply outstanding. Without reservation, I again strongly recommend WWA Development LLC be given more lots under the City of Fort Lauderdale CRA housing program. I respectfully ask that you accept this formal letter as my written recommendation once again."

***Kenny M. Davis, Builder
Kenny Davis Contracting LLC CRC 039284***

As the owner of Jet Set Flooring, Inc., I am writing this letter to express that I highly I recommend Robert McNair and WWA Development, LLC. I have been doing business with them for over the past twenty years. Robert McNair is a smart, ethical and honest individual that completes projects on time and with the up most quality. WWA Development produces first-rate, affordable homes with the highest standards in the industry. The people in the office are always friendly, professional and helpful. They have a quick turnaround on action items and are just simply a pleasure to do business with. I plan to continue my relationship with Robert and WWA long into the future. For anyone considering doing business with them, I highly recommend.

***Joe Garrido
Owner - Jet Set Flooring, Inc.***

4.2.4 COMMUNITY & ECONOMIC BENEFITS



The success of any neighborhood begins and ends with good housing. WWA proposes a multi-use building which includes 21 studio, 1, 2 and 3 bedroom apartment rentals to help address the lack of new affordable housing in the area. In addition, WWA plans to recruit additional essential services to set up shop in one of the retail spaces we are offering for rent. We expect to have a coffee shop/sweet shop and hair salon as our first tenants. We will also recruit other services (ie. tailor, bike shop) to fill the other retail space for rent. WWA will also take up some of the office space on the second floor with our corporate & creative offices. There will also be 2 additional office space for rent to other companies.

These features all add to the economic benefit of the community. With new housing meant to provide environmentally friendly living spaces for members of the community. The additional retail and commercial space will also be beneficial to the community with services they can use and jobs they need. In addition, WWA is investigating ways to include some form of mobility hub to enhance the lives of those who work and live at the proposed building as well as those surrounding it.



FINANCIAL INFORMATION

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 12 Months Ended

	12 Months Ended <u>December 31,</u> <u>2018</u>	<u>%</u>
Sales		
Contract revenues earned - sold homes	\$ 671,000	87.51
Income - Renovations	<u>95,798</u>	<u>12.49</u>
Total Sales	<u>766,798</u>	<u>100.00</u>
Cost of Goods Sold		
Cost of revenue earned - sold homes	425,568	55.50
Cost of Revenue - Renovations	43,572	5.68
Cost of revenue - closing costs	<u>43,717</u>	<u>5.70</u>
Total Cost of Goods Sold	<u>512,857</u>	<u>66.88</u>
Gross Profit	<u>253,941</u>	<u>33.12</u>

Statement of Revenues and Expenses
-Income Tax Basis
For the 12 Months Ended

	12 Months Ended <u>December 31,</u> <u>2018</u>	<u>%</u>
Operating Expenses		
Bank charges	470	0.06
Auto & truck expenses	8,075	1.05
Insurance	7,764	1.01
Interest	49,086	6.40
Office expense	985	0.13
Outside labor	34,750	4.53
Professional fees	1,500	0.20
Professional fees - legal	500	0.07
Rent	12,010	1.57
Taxes & licenses	1,832	0.24
Telephone	4,226	0.55
Utilities	774	0.10
Total Operating Expenses	<u>121,972</u>	<u>15.91</u>
Operating Income (Loss)	<u>131,969</u>	<u>17.21</u>
Other Income (Expenses)		
Total Other Income (Expenses)	<u>0</u>	<u>0.00</u>
Net Income (Loss)	<u>\$ 131,969</u>	<u>17.21</u>

Bridges Accounting Services, Inc.

4.2.5 FINANCIAL INFORMATION

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2019</u>	<u>%</u>
Sales		
Income - Renovations	55,871	100.00
Total Sales	55,871	100.00
Cost of Goods Sold		
Cost of Revenue - Renovations	41,743	74.71
Total Cost of Goods Sold	41,743	74.71
Gross Profit	14,128	25.29

LIABILITIES

Current Liabilities	
Construction Draws Payable	\$ 1,121,479
Loans Payable	65,550
Total Current Liabilities	\$ 1,187,029
Long-Term Liabilities	
TOTAL LIABILITIES	1,187,029

MEMBERS' EQUITY

Members' Equity	
Members' Withdrawals	(174,713)
Members' Contributions	84,416
Net Income (Loss)	(73,431)
TOTAL MEMBERS' EQUITY	(163,728)
TOTAL LIABILITIES & MEMBERS' EQUITY	\$ 1,023,301

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2019</u>	<u>%</u>
Operating Expenses		
Bank charges	207	0.37
Auto & truck expenses	9,890	17.70
Contributions - Charitable	300	0.54
Computer services	1,903	3.41
Insurance	11,293	20.21
Interest	7,700	13.78
Office expense	1,603	2.87
Outside labor	18,149	32.48
Meals - business	253	0.45
Professional fees - Accounting	6,450	11.54
Professional fees - Legal	13,150	23.54
Rent	12,154	21.75
Taxes & licenses	575	1.03
Telephone	2,156	3.86
Utilities	826	1.48
Depreciation	950	1.70
Total Operating Expenses	<u>87,559</u>	<u>156.72</u>
Operating Income (Loss)	<u>(73,431)</u>	<u>(131.43)</u>
Other Income (Expenses)		
Total Other Income (Expenses)	<u>0</u>	<u>0.00</u>
Net Income (Loss)	<u><u>\$ (73,431)</u></u>	<u><u>(131.43)</u></u>

WWA Development LLC
Statement of Assets, Liabilities and Equity
Income Tax Basis
As of December 31, 2020
ASSETS

Current Assets

Cash in bank - TD (operating)	\$	223,043	
Cash in bank - TD (Payroll)		2,096	
Construction in Progress		<u>677,887</u>	
Total Current Assets			\$ 903,026

Property and Equipment

Improvements		4,750	
Less: Accumulated Depreciation		<u>(2,470)</u>	
Total Property and Equipment			2,280

Other Assets

Due from DeAngelo Development Inc		<u>157,720</u>	
Total Other Assets			<u>157,720</u>
TOTAL ASSETS			<u>\$ 1,063,026</u>

Read Accountants' Compilation Report

WWA Development LLC
Statement of Assets, Liabilities and Equity
Income Tax Basis
As of December 31, 2020

LIABILITIES

Current Liabilities		
Construction Draws Payable	\$	934,840
Loans Payable		<u>62,850</u>
Total Current Liabilities	\$	<u>997,690</u>
Long-Term Liabilities		
Notes payable - SBA (EIDL)		<u>150,000</u>
Total Long-Term Liabilities		<u>150,000</u>
TOTAL LIABILITIES		<u>1,147,690</u>

MEMBERS' EQUITY

Members' Equity		
Members' Withdrawals	(155,905)	
Members' Capital	(163,728)	
Net Income (Loss)	<u>234,969</u>	
TOTAL MEMBERS' EQUITY		<u>(84,664)</u>
TOTAL LIABILITIES & MEMBERS' EQUITY	\$	<u><u>1,063,026</u></u>

WWA Development LLC
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2020</u>	<u>%</u>
Sales		
Contract revenues earned - sold homes	<u>\$ 2,508,664</u>	<u>100.00</u>
Total Sales	<u>2,508,664</u>	<u>100.00</u>
Cost of Goods Sold		
Cost of revenue earned - sold homes	2,140,268	85.32
Cost of revenue - closing costs	<u>45,185</u>	<u>1.80</u>
Total Cost of Goods Sold	<u>2,185,453</u>	<u>87.12</u>
Gross Profit	<u>323,211</u>	<u>12.88</u>

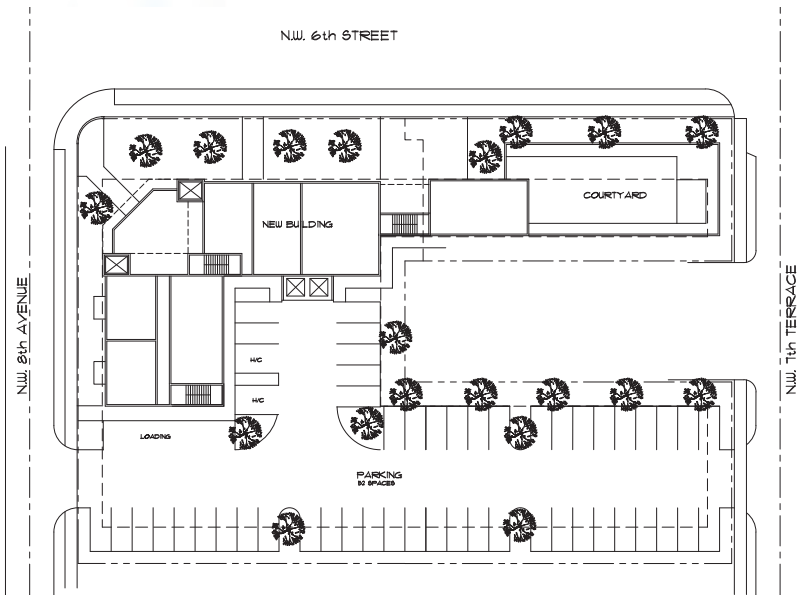
Statement of Revenues and Expenses
-Income Tax Basis
For the 1 Year Ended

	1 Year Ended <u>December 31,</u> <u>2020</u>	<u>%</u>
Operating Expenses		
Bank charges	1,039	0.04
Auto & truck expenses	20,125	0.80
Equipment rental	7,687	0.31
Insurance	14,805	0.59
Interest	2,762	0.11
Office expense	5,503	0.22
Outside labor	48,210	1.92
Licenses & permits	2,265	0.09
Meals - business	203	0.01
Miscellaneous	394	0.02
Printing	220	0.01
Professional fees - Accounting	3,150	0.13
Rent	12,142	0.48
Repairs & maintenance	6,705	0.27
Security	16,010	0.64
Taxes & licenses	2,647	0.11
Telephone	4,445	0.18
Travel	377	0.02
Utilities	937	0.04
Depreciation	1,520	0.06
Total Operating Expenses	<u>151,146</u>	<u>6.02</u>
Operating Income (Loss)	<u>172,065</u>	<u>6.86</u>
Other Income (Expenses)		
Loan Forgiveness - PPP	<u>62,904</u>	<u>2.51</u>
Total Other Income (Expenses)	<u>62,904</u>	<u>2.51</u>
Net Income (Loss)	<u>\$ 234,969</u>	<u>9.37</u>

FINANCIAL INVOLVEMENT OF THE CRA

WWA Development LLC anticipates applying for any financial assistance the CRA has available for this project. However, construction costs have significantly increased and until WWA is able to finalize budgets and costs, WWA reserves the right to complete and submit all required applications upon award of bid.

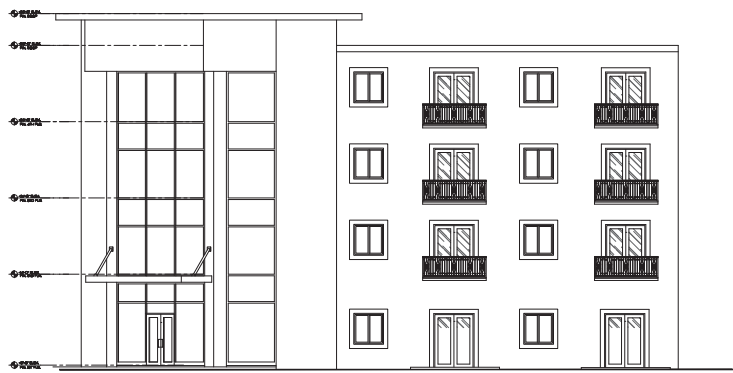
PROJECT PLANS AND INFORMATION



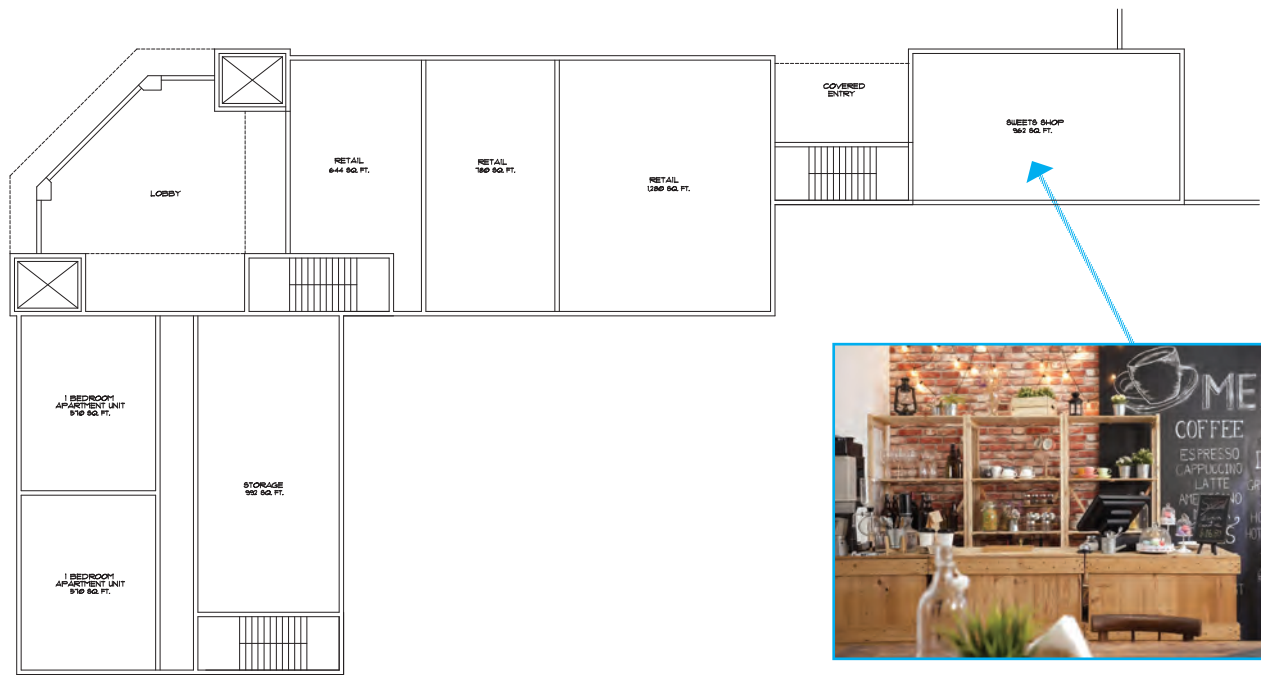
AREA CALCULATIONS			
FIRST FLOOR	GROSS AREA	REQUIRED PARKING	
RETAIL =	2,704 SQ. FT.	1 SP/ 250 SQ. FT. =	11 SPACES
BAKERY =	962 SQ. FT.	1 SP/ 250 SQ. FT. =	4 SPACES
AFFORDABLE HOUSING =	1,140 SQ. FT.	1 SP/ UNIT =	2 SPACES
STORAGE =	992 SQ. FT.	1 SP/ 800 SQ. FT. =	1 SPACE
SECOND FLOOR	GROSS AREA	REQUIRED PARKING	
OFFICES =	3,678 SQ. FT.	1 SP/ 250 SQ. FT. =	15 SPACES
AFFORDABLE HOUSING =	2,132 SQ. FT.	1 SP/ UNIT =	2 SPACES
THIRD FLOOR	GROSS AREA	REQUIRED PARKING	
AFFORDABLE HOUSING =	5,718 SQ. FT.	1 SP/ UNIT =	8 SPACES
FOURTH FLOOR	GROSS AREA	REQUIRED PARKING	
AFFORDABLE HOUSING =	5,618 SQ. FT.	1 SP/ UNIT =	8 SPACES
TOTAL PARKING REQUIRED =			51 SPACES
TOTAL PARKING PROVIDED =			52 SPACES



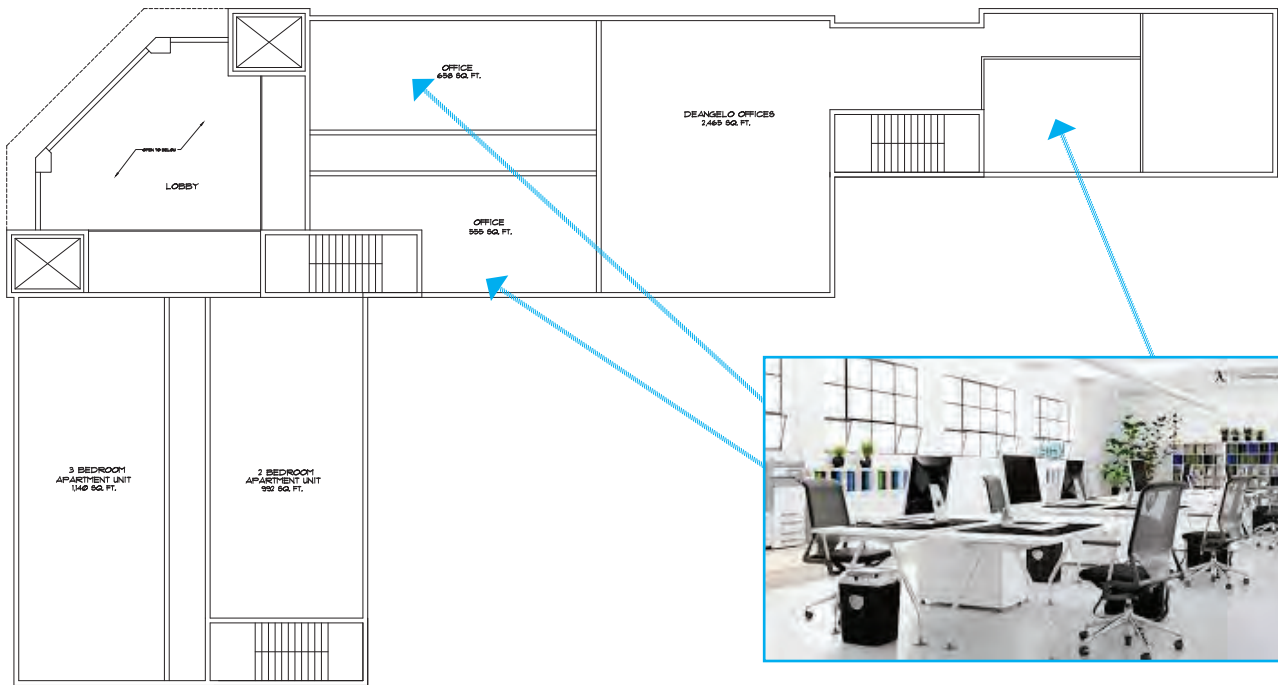
FRONT (NORTH) ELEVATION
SCALE: 3/8"=1'-0"



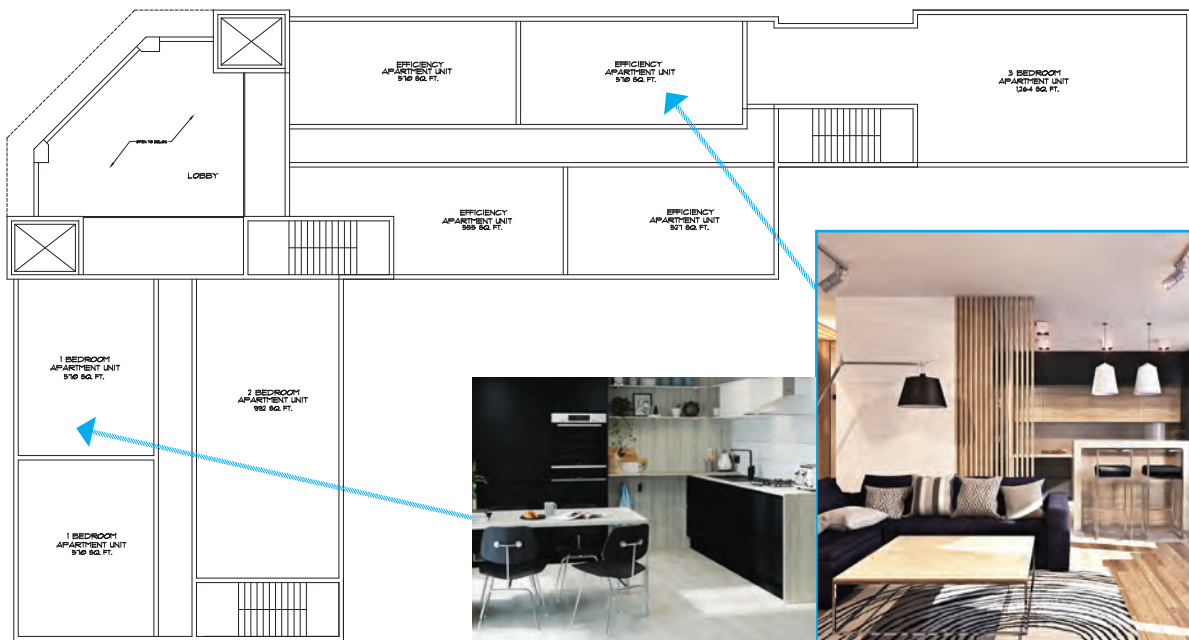
WEST ELEVATION
SCALE: 3/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD & FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

SUSTAINABLE AND ENERGY EFFICIENCY FEATURES

For building owners, a LEED certification gives third-party verification that the project meets a higher standard of sustainable design. For building occupants, a LEED certification offers peace of mind that the building they're spending 90% of their time in will uphold their health and well-being. LEED-certified buildings are also a contribution to the global effort to build in a more responsible way, ensuring that our buildings are having a minimal impact on the planet.

WWA Development anticipates seeking an LEED rating for this project. Features such as impact windows, low-flow plumbing fixtures and energy efficient light fixtures and appliances will all be a part of the building's Sustainable and Energy Efficient design. Some of the sustainable features of the project that will help secure an LEED Certification:

Location and Transportation.

The project is optimally located near multiple forms of public transportation and public amenities which starts the project off on an environmentally sound basis. Furthermore, the site is located in an area with access to multiple forms of transportation (pedestrian, bike or mass transit) and within a mile radius of basic services such as libraries, restaurants and other amenities which can prevent greenhouse gas emissions that result from single mode transportation.

Water Efficiency.

Responsible indoor and outdoor water use is key to designing a building that is truly sustainable. Indoor water savings can be attained through efficient plumbing fixtures. Where possible, drip irrigation and Xeriscaping will be utilized to reduce water consumption for landscaping. Native plants and porous hardscapes are components of xeriscaping and can double as teaching tools for school or community projects.

Energy Use.

There are four main methods we expect to use to optimize the building's energy use. The first is to reduce the internal energy use intensity (EUI) by focusing on the envelope of the building. This reduces temperature fluctuations, which has an enormous impact on energy use. The second step is to right-size the HVAC system. A system that is too small can't keep up with demand, while a system that is too large is an inefficient use of energy. Designing a system that is customized for an efficiently designed envelope will ensure that the building is only using as much energy as it needs. The third method is the use of renewables such as solar panels. The final component is the storage of energy, which is often used in conjunction with renewable energy systems. For instance, batteries enable buildings to store energy that is generated from a renewable system such as solar panels, so that it can be used during non-solar hours or sold to the FPL grid.

Materials and Resources.

The resources used to create a project are incredibly important in LEED buildings. WWA development will investigate using materials that are high in recycled content, which are regionally sourced and extracted in responsible ways all help in ensuring that the building is composed of environmentally sound materials.

Indoor Environmental Quality.

This category addresses environmental factors such as air quality, lighting quality, acoustic design, and user control of interior spaces, which all affect the way people learn, work, and live inside of buildings. By providing natural light levels for regularly occupied rooms and spaces that are thermally pleasant, building efficiency and occupant comfort both increase. Selecting products, materials, and finishes with low or no volatile organic compounds (VOCs) further upholds the health and safety of occupants.

TYPE OF CONSTRUCTION AND COST OF IMPROVEMENTS

WWA anticipates building a Type I multi-use facility utilizing CMU construction. However, we will be researching additional options to add the buildings sustainable features.

CRA Commercial Property

SOURCES & USES:			
	<u>Total Sq.</u>	<u>Cost Per Sq.</u>	
<u>Uses:</u>	<u>Footage</u>	<u>Foot</u>	<u>Total</u>
Land & Land Development			\$ 2,000,000
Construction Costs (Includes Hard costs, soft costs, permit fees, impact fees, water/sewer connection fees)	26,000	\$ 300.00	7,800,000
Finance Costs			400,000
Project Contingency 5%			390,000
Total Uses			\$ 10,590,000
<u>Sources:</u>		<u>% of Cost</u>	
Development/Const Loan		70%	\$ 7,413,000
CRA Contribution		14%	1,500,000
Developer's Equity		16%	1,677,000
Total Sources			\$ 10,590,000

PROJECTED TIMETABLE FOR DEVELOPMENT

Upon award of bid, WWA anticipates the timetable from pre-development to final construction will be completed within 28-36 months. Final designs will be approved by developer within 3-6 mos of award to allow for additional time to acquire any available surrounding properties to increase parking for additional building features and cultural spaces. Developer will work with the CRA to submit the project to Zoning to hopefully expedite and fast track the timeline. Once all zoning approvals are obtained, the project plans/construction documents will be submitted for building department approval. WWA expects a pre-construction phase lasting 12-14 months. Once approved, WWA expects to complete construction within 16 months.

MARKETING PLAN AND EMPLOYMENT INITIATIVE

WWA Development will be adding additional staff and plans to hire from the local and surrounding areas for creative, construction management and office positions. This is still in the beginning phases but we anticipate a minimum of 5 office positions, 2 of which will require at minimum a bachelors degree or higher. Specific duties and salaries have not been determined at this time.

4.2.7 RESIDENTIAL ELEMENT OF PROJECT

This proposal includes 20 units of apartment rentals for workforce/affordable housing. Nineteen of the units will be reserved for 1 year contracts with prospective renters. However, there are 2 units which will be utilized for Air B&B rentals and temporary housing when needed.

According to Rent.com, average rental rates for the Fort Lauderdale area are as follows:

Avg. Rent	Annual Change
Studio- \$2,489	+21%
1 Bed- \$2,533	-2%
2 Beds- \$3,409	+4%
3 Beds- \$3,925	+1%
Last updated 5/4/2022	

Rental rates are expected to be lower than the median average with an annual increase of 1.5%. We expect these prices will be guaranteed for the first 5 years of rentals. Our target population will be within the local area throughout the Sistrunk Corridor. Each unit includes 1 parking space at this time.

Avg. Rent	Avg. Size	# of units	Total Annual Rent
Studio/1 Ba- \$1,450-\$1,600	527-570 sf	8	\$148,080
1 Bed/1Ba - \$1,750	570 sf	4	\$84,000
2 Beds/2 Ba - \$2,150	992 sf	3	\$77,400
3 Beds- \$2,725	1140-1264 sf	3	\$98,100
Air B&B units	570 sf	2	Price per night: \$195 \$101,400 (based on 260 nights annually)
Potential Residential Rent:	\$508,980	20 units	

Standard features: All wood cabinets, granite/quartz countertops, impact windows, window blinds, Energy star fixtures and appliances, low-flow plumbing fixtures, dual flush toilets, programmable thermostats, Wi-fi connectivity, full standard kitchen and other features standard to homes built by DeAngelo Development Inc. The apartments will also include balconies/outdoor spaces for each unit.

4.2.8 COMMERCIAL, RETAIL & OFFICE ELEMENT OF PROJECT

WWA has been speaking with numerous business owners to recruit them to leasing the retail space available. Commercial leasing rates are anticipated to range from \$18-25 sf. WWA anticipates using 2,465 sf of the office space for its own company uses. To maximize opportunities for small businesses and start-ups, WWA will offer one (1) retail and one (1) office space at discounted rates on a case by case basis.

WWA is also considering offering a shared business suite for small start ups or smaller businesses in need of a professional workspace. WWA will work with the CRA to determine further uses that can be applied to enhance the local community's enjoyment of the new facility spaces and amenities created by this project. WWA also plans to assist in the buildout of retail spaces with rentals at full price. Discounted spaces will be determined on a case by case basis and will be dependent on cost and specifications required.

4.2.9 MINORITY/WOMEN (M/WBE) PARTICIPATION

Diversity in business is a key component to the success of our company. WWA Development has always found strength in working with other minority small businesses who share a common goal, creating quality homes at affordable prices. By working with other small businesses, it creates a synergy of cooperation and unity. Great things happen when everyone works together.

WWA Development LLC and DeAngelo Development Inc. are both 100% minority owned and operated. Mr. Robert D. McNair and Ms. Estella McNair, a brother and sister team, are African American and share equally in the businesses. WWA Development is the real estate development division of the parent company DeAngelo Development, Inc. with five employees. These businesses qualify as Minority Business Enterprises and Small Business Enterprises under the definitions set forth in the RFP.

WWA Development LLC and DeAngelo Development Inc. are located within the city limits of the RFP's offering. Approximately ninety-five percent (95%) of our consultants and subcontractors are locally-based small businesses. Approximately 75-80% are minority owned businesses. Approximately 10% are women owned businesses. Many of these companies have been working with DeAngelo since the company began in 1996, some of which credit DeAngelo and its founders with helping them establish their own companies.

Selecting WWA Development for this project brings in a vast wealth of knowledge and diversity. WWA is an excellent choice in the fulfillment of the City's mission to increase the participation of local MBE, SBE and WBE set forth in the RFP.

4.2.10 SUBCONTRACTORS - (NOT APPLICABLE)

4.2.11 REQUIRED FORMS

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) EIN (Optional):

Address:

City: State: Zip:

Telephone No.: FAX No.: Email:

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4/19/22				
2	4/25/22				

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages,

conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Robert D. McNair, Jr.

Name (printed)

5/6/22

Date

Signature

Managing Member

Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME

N/A

RELATIONSHIPS

N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.


Authorized Signature

Robert D. McNair, Jr.
Name (Printed)

Managing Member
Title

5/6/22
Date

CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH NON-DISCRIMINATION PROVISIONS OF THE CONTRACT

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.


Authorized Signature

Robert D. McNair, Jr. / Managing Member

Print Name and Title

5/6/22

Date



DEANG-1

OP ID: KG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INNOVATIVE INSURANCE CONSULTANTS, INC. 5461 UNIVERSITY DRIVE, #103 CORAL SPRINGS, FL 33067 BARRY S. GOLDSTEIN		954-340-9551 CONTACT NAME: BARRY S. GOLDSTEIN PHONE (A/C, No, Ext): 954-340-9551 FAX (A/C, No): 954-340-9456 E-MAIL ADDRESS: BARRY@INNOVATIVE-INSURANCE.COM	
INSURED DEANGELO DEVELOPMENT, INC. WWA DEVELOPMENT, LLC 1816 NW 19TH STREET FT. LAUDERDALE, FL 33311		INSURER(S) AFFORDING COVERAGE INSURER A: AMERICAN BUILDERS INS. CO. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 11240	

COVERAGES
CERTIFICATE NUMBER:
REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ BLKT ADDL INSD ☒ BLKT WAIVER GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		GLP0305711-01 PRIMARY NON-CONTRIBUTORY	07/22/2021	07/22/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☒ N/A If yes, describe under DESCRIPTION OF OPERATIONS below					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

FORTL13

 FORT LAUDERDALE
 COMMUNITY REDEVELOPMENT
 AGENCY
 914 SISTRUNK BLVD
 FORT LAUDERDALE, FL 33311

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
WWA DEVELOPMENT, L.L.C.

Filing Information

Document Number	L09000082391
FEI/EIN Number	27-0937004
Date Filed	08/26/2009
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/12/2021
Event Effective Date	NONE

Principal Address

1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Mailing Address

1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Registered Agent Name & Address

MCNAIR, ROBERT DJR
1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Name Changed: 04/14/2010

Authorized Person(s) Detail

Name & Address

Title MGR

MCNAIR, ROBERT D, JR
1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Title MGR

MCNAIR, ESTELLA E

1816 NW 19TH STREET
FT. LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2020	05/03/2020
2021	05/05/2021
2022	04/07/2022

Document Images

04/07/2022 -- ANNUAL REPORT	View image in PDF format
10/12/2021 -- LC Amendment	View image in PDF format
05/05/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/29/2018 -- ANNUAL REPORT	View image in PDF format
04/07/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/14/2010 -- ANNUAL REPORT	View image in PDF format
08/26/2009 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

**4.2.12 All proposal submissions and material become the property of the City
and CRA public record and shall not be returned**

ADDENDUMS



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hamming Turner

Purchasing Specialist

Company Name: WWA Development LLC
(Please print)

Bidder's Signature: *Robert D. McLaughlin*

Date: 5/6/22



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paula H. Hemmings-Turner

Purchasing Specialist

Company Name: WWA Development LLC
(Please print)

Bidder's Signature: *Robert D. McLean*

Date: 5/6/22

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** WWA Development LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. Parcel 1 Purchase Offer \$ \$90,250.00

2. Parcel 2 Purchase Offer \$ \$50,000.00

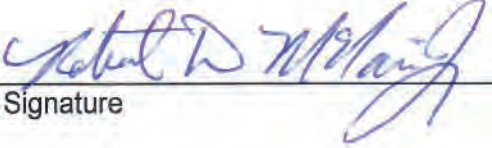
3. Parcel 3 Purchase Offer \$ \$50,000.00

Financial Resources (If Required) \$ _____

Submitted by:

Robert D. McNair, Jr.
Name (printed)

5/6/22
Date


Signature

Managing Member
Title

Version 12-2021

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **WWA Development LLC** EIN (Optional): **27-0937004**

Address: **1816 NW 19th ST**

City: **FORT LAUDERDALE** State: **FL** Zip: **33311**

Telephone No.: **954-463-0085** FAX No.: **954-463-2266** Email: **deangeloinc@bellsouth.net**

Delivery: Calendar days after receipt of Purchase Order (**section 1.02 of General Conditions**):

Total Bid Discount (**section 1.05 of General Conditions**):

Check box if your firm qualifies for MBE / SBE / WBE (**section 1.09 of General Conditions**): ☒

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4/19/22				
2	4/25/22				

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

n/a

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Robert D McNair, Jr.
Name (printed)

5/6/22
Date

Robert D McNair, Jr.
Signature

Managing Member
Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

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In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

n/a

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Robert D. McNair Jr
Authorized Signature

Managing Member
Title

Robert D McNair Jr
Name (Printed)

11-13-20
Date

**CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH
NON-DISCRIMINATION PROVISIONS OF THE CONTRACT**

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

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2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

Robert D. McNair, Jr.
Authorized Signature

Robert D McNair, Jr., President/Managing Member
Print Name and Title

5/6/22
Date