REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD

August 13, 2024 - 3:00 PM

Location: CRA Office – 914 Sistrunk Boulevard Suite 200

Fort Lauderdale, Fl. 33311

Conference Room – 2nd Floor

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i.	Call to Order/Roll Call Quorum	Rhoda Glasco F. Chair
ii.	Approval of Minutes - 07.09.2024 Minutes	NPF CRA Board
iii.	Project Funding Update	Vanessa Martin CRA Business Manager
iv.	Housing Communication Plans	Laura Reece City Assistant Manager Ashley Doussard Strategic Communication
v.	Purchase of Commercial Property located at 18 NW 1st Avenue, Fort Lauderdale, FL 33301	NPF-CRA Staff Clarence Woods
vi.	Funding Increase – Wright Dynasty, LLC 1217-1223 Sistrunk Boulevard, Fort Lauderdale, FL 33311 $1,500,000 – CRA Development Incentive Program	NPF CRA Staff Eleni Ward-Jankovic
vii.	Funding Increase – Victory Entertainment Complex 1017 Sistrunk Boulevard 7505 NW10th Terrace Fort Lauderdale, FL 33311 $1,000,000 – CRA Development Incentive Program	NPF CRA Staff Eleni Ward-Jankovic
viii.	Purchase and Development of CRA Property on Sistrunk Blvd. NW 7th Terrace and NW 8th Avenue-Acceptance of the Ranking Of the RFP Evaluation Committee and Recommendation to Negotiate a Development Agreement with the Top Ranker Proposer Sistrunk View, LLC for Approval by the CRA Board	NPF-CRA Staff Bob Wojcik
ix.	Funding Request – West Sistrunk Plaze, LLC Ponderosa Plaza – 2201 Sistrunk Blvd. Property and Business Improvement Program - $750,000 Streetscape Enhancement Program - $50,000	NPF-CRA Staff Bob Wojcik

x.	Deposition and Development of CRA Property at 724 NW 15 Way for Affordable Housing-Acceptance of the Recommendation of the RFP Evaluation Committee to Award An Agreement to Sefton and Beverly Chambers for the Conveyance and Renovation of the Property	NPF-CRA Staff Bob Wojcik
xi.	Communication to CRA Board of Commissioners	NPF CRA Board
xii.	Old/New Business • Community Workshops: August 22, September 25	Rhoda Glasco F. Chair
xiii.	Public Comments	Rhoda Glasco F. Chair
xiv.	Adjournment	Rhoda Glasco F. Chair

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, September 10, 2024.**

Purpose: To review the Plan for the NPFCRA and recommend any changes to the Plan. To make recommendations regarding the exercise of the City Commission's powers as a community redevelopment agency in order to implement the Plan and carry out and effectuate the purposes and provisions of Chapter 61-2165, Laws of Florida and Section 163.330 through 163.450, Florida Statutes in the NPFCRA. To receive input from members of the public interested in redevelopment of the NPFCRA and to report such information to the City Commission.

Note: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone needing auxiliary services to assist in participating at the meeting should contact the City Clerk at (954) 828-5002 two days prior to the meeting.

Note: *Advisory Board members are required to disclose any conflict of interest that may exist with any agenda item prior to the item being discussed.*

Note: *Advisory Board members should disclose any discussions or site visits to any project that comes before the Advisory Board for a recommendation.*

Board Members	Attendance	Cumulative Attendance June 2024-May 2025 Present	Absent
Rhoda Glasco Foderingham, Chair	P	2	0
Jinny Bissainthe	P	2	0
Sonya Burrows	P	2	0
Kenneth Calhoun	P	2	0
Lisa Crawford	A	1	1
Noel Edwards	P	1	1
Michael Lewin	A	1	1
Steffen Lue	A	0	2
Christopher Murphy	A	1	1
Alfredo Olvera	A	0	2
John Quailey	P	2	0

Currently there are 11 appointed members on the Board, which means six (6) would constitute a quorum.

Staff
Clarence Woods, III, NPF CRA Manager
Lizeth DeTorres, Sr. Administrative Assistant
Bob Wojcik, Housing and Economic Development Manager
Vanessa Martin, Business Manager
Tania Bailey-Watson, CRA Senior Administrative Assistant
Jonelle Adderley, CRA Project Coordinator
Eleni Ward Jankovic, Housing and Economic
Corey Ritchey, CRA Project Manager
J. Opperlee, Prototype Inc. Recording Secretary

Others
None

Communication to the CRA Board of Commissioners
None

I. Call to Order/Roll Call — Chair Foderingham

Chair Foderingham called the meeting to order at 3:06 p.m. and roll was called. A quorum was present.

II. Approval of Minutes — NPF CRA Board

- June 11, 2024 Minutes

Chair Foderingham noted a change to the minutes.

Motion made by Mr. Calhoun, seconded by Mr. Quailey to approve the Board's June 11 2024 minutes as amended. In a voice vote, motion passed unanimously.

III. Project Funding Update Vanessa Martin

Ms. Martin provided the update. She stated there had been no major changes since the last meeting.

IV. Communication to CRA Board of Commissioners

None

V. Old/New Business

- Debriefing: Joint City Commission & NWPFH Meeting
- Joint Meeting with Budget Advisory Board
- Community Workshops

Mr. Woods thanked Board members who had participated. He noted the Board wanted to extend the CRA and continue the momentum in the redevelopment area. He said the Commissioners had suggested a joint meeting or workshop between the Board and the Budget Advisory Board [BAB]. He stated they needed to communicate to the BAB that there was much left to do. Mr. Woods recalled the intention had always been to use the increment from the east side to help build up the areas that had little increment and this was indeed happening now. One of his ideas was to start farther west and bring development east. He recalled Commissioner Herbst had indicated they owed it to the northwest side to continue because this had been the promise.

Mr. Woods said one recommendation was to continue the CRA with just the City's TIFF contribution, and they would function like the Central City CRA. The City's contribution was approximately 40% of their funding now. Mr. Woods said they could extend another 10 years with all of the City's contribution, If they wished to continue longer, they could go forward with 50% of the City's contribution. They could also continue just to complete projects already on the books with no new funding. There was also a suggestion to take out Flagler Village but this was not possible because this was where the funding would come from and without it, the CRA could do nothing. Even if it was 50% it must include Flagler Village for the rest of the extended term.

Mr. Woods said they had discussed holding community workshops, which he felt were a vital component of their communication. He said they must educate neighborhoods about what it meant for the CRA to continue. He asked Board members if they would prefer several smaller or one large meeting. Mr. Calhoun thought they should have multiple meetings to accommodate people's schedules. Ms. Bissainthe stated different neighborhoods had different issues so they should hold multiple meetings. Ms. Burrows feared separate meetings would be counterproductive. Mr. Woods suggested two meetings for everyone. He said Ms. Adderley would contact neighborhood associations and come to the August meeting with options for the workshops' dates. Chair Foderingham said the HOAs must take the initiative to have their membership represented at the meetings. Mr. Woods said they also needed residents to attend and

support the CRA at the meeting when the decision was made to extend the CRA. He would also try to get on the BAB meeting agenda as soon as possible.

Mr. Calhoun suggested some restaurant projects could attend the community workshops and showcase their food.

Ms. Burrows asked if they should bring up at the BAB meeting the $8 million of CRA funds the City took and did not give back.

Mr. Calhoun wondered why Mr. Woods had not pushed back more on Commissioner Glassman's question regarding the clawback money. Mr. Woods said the County did not want to claw back any funds. Even if the CRA continued without new funding from taxing authorities, they would continue projects already on the books. They would continue to be diligent monitoring projects' progress and taking back funding if and when it was appropriate. He believed Commissioner Glassman was asking for more specifics on the timeline for specific projects.

Mr. Calhoun thought Mayor Trantalis understood that Flagler Village must stay in the CRA. He said they should try to get the most money in the shortest amount of time in order to do the most good. Mr. Wojcik noted the massive projects in Flagler Village that were currently underway and that would contribute to the CRA.

Mr. Woods believed they could make a solid case for extending the CRA because they had proof it was working to rebuild the community. He noted how inappropriate it would be for the City to stop giving the TIFF funds to the CRA and take the increment from this area to use elsewhere. This would be "committing the same crime" that caused blighted areas in the first place.

Mr. Woods reminded the Board that they needed to conduct the Finding of Necessity first, and then get the amended and restated Redevelopment Plan approved by the CRA Board, the City Commission and the County. The consultant had indicated this would take six to nine months.

Chair Foderingham asked the timeline for the community workshops and the joint meeting with the BAB. Mr. Woods said in August, Ms. Adderley would provide options for the community meetings and the BAB meeting.

Mr. Edwards said he had been asked what was being done to help people being displaced by the new development. This was supposed to be addressed with a promise by developers to include affordable housing but Mt. Edwards thought developers had made this agreement but later bought out that portion of the contract, resulting in the loss of that affordable housing. He suggested a clause in the contract to prevent that. Mr. Woods said no one in this community had been displaced by CRA projects yet because most of the development was taking place on vacant land. He said there were affordable housing

clauses in CRA project contracts that were used as incentives to allow additional height for a project. Projects must provide their rent rolls and there was no way to buy it out.

Ms. Burrows said there were renters being forced out of duplexes and quads that were being sold to developers and people could not find affordable rents anywhere in the County.

- Elect Vice Chair

Mr. Edwards nominated Mr. Quailey for Vice Chair, seconded by Ms. Burrows. In a voice vote, motion passed unanimously.

VI. Public Comments

None

VII. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 4:06 p.m.

The next regular NPF-CRA meeting will be held **Tuesday – August 13, 2024.**

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

CITY OF FORT LAUDERDALE

Property Acquisition for 18 NW 1 Avenue, Fort Lauderdale, FL 33334

Background

The City of Fort Lauderdale is requesting the NPF-CRA Advisory Committee's approval to purchase the property located at 18 NW 1 Avenue, Fort Lauderdale, FL 33301. This property, constructed in 1955, was originally used by a printing company. Since 2007, a convenience store has operated in the western portion of the building, while the eastern side contains two vacant bays. Following the April 2023 flood, which led to the evacuation of City Hall, Community Court has been temporarily operating in the eastern part of the building since November 2023. This purchase of this building to support the Community Court program aligns with the City Commission's top priority to address homelessness. Additionally, the building's location in a zoning district that is the most permissive in terms of development potential makes the site ideal for development in the long-term.

Property Description

- Address: 18 NW 1st Avenue
- Land Area: 7,250 square feet
- Improvements: One-story commercial building containing 6,380 square feet
- Zoning: RAC-CC – Regional Activity Center – City Center

Request

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF-CRA) was established to address and eliminate slum and blight conditions. One significant issue with the identified property is overcrowding, loitering, and public safety concerns in the area. Since 2022, there have been 108 police service calls and 50 fire service calls related to this property. Acquiring this property will advance the community redevelopment plan in two key ways:

1. **Address Overabundance of Convenience Stores**: The 2008 implementation plan highlighted the need to reduce the excessive number of convenience stores in the area. The remaining time on the lease is three years and seven months. Upon ownership of the property the City will have the ability to determine what type of businesses to attract in alignment with the NPF-CRA's plan.
2. **Enhance Public Sector Investment**: Purchasing the property will create an environment conducive to public sector investment, thereby supporting the long-term viability of the area.

Short-Term Plan

To address the City Commission's top priority regarding homelessness, the City will host the Community Court program once per week until a permanent City Hall is established. In Fiscal Year 2023, the Community Court welcomed over 1,100 visits from 739 individuals seeking services to address homelessness. Since our relocation in December 2023 there have been over 2,100 visits serving approximately 1231 individuals.

Long-Term Plan

The long-term strategy involves demolishing the existing building to enable redevelopment. The property is zoned RAC-CC (Regional Activity Center - City Center), which offers flexible zoning regulations, including no restrictions on building height, a wide array of permitted uses, and no on-site parking requirements for commercial uses. Additionally, the property's location in the governmental, business, cultural, entertainment, and residential core as well as proximity of transit options such as Brightline makes it a prime location for downtown revitalization.

MEMORANDUM

DATE: August 13, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Purchase and Development of CRA Property on Sistrunk Boulevard, NW 7th Terrace and NW 8th Avenue - Acceptance of the Ranking of the RFP Evaluation Committee and Recommendation to Negotiate a Development Agreement with the Top Ranker Proposer Sistrunk View, LLC for Approval by the CRA Board

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Summary

On March 17, 2022 the City of Fort Lauderdale, on behalf of the Fort Lauderdale Community Redevelopment Agency issued RFP 12642-925 – "Purchase and Development of CRA Property" and published a Notice to accept proposals for the purchase and development of CRA property located along Sistrunk Boulevard between NW 7th Terrace and NW 8th Avenue and along NW 7th Terrace and NW 8th Avenue south of Sistrunk Boulevard at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7th Terrace, 547 NW 7th Terrace and 537 NW 7th Terrace under this Request for Proposals (RFP) solicitation. On September 22, 2022 the CRA Board rejected all proposals received for RFP 12642-925 and on April 18, 2023 approved a motion to issue a new solicitation for the purchase and development of the property. On February 7, 2024 staff re-issued a Notice to Intent to accept proposals for the purchase and development of the property and on March 25, 2024, four proposals were received from:

- Land America Development Corporation
- Sistrunk View, LLC
- Smith and Henzy Affordable Group
- The Allen at Sistrunk c/o Urban Pointe Developers, LLC

A copy of the location map of the RFP properties is attached as **Exhibit 1.** The property consists of vacant land with a total land area of approximately 42,828 square feet (.973 acres). The property has a land use designation of Northwest Regional Activity Center and is zoned a combination of NW RAC MUw (Northwest Reginal Activity Center Mixed-Use West) and Residential Multi-Family Midrise-Medium Hight Density (RMM-25). A copy of Notice and RFP documents is attached as **Exhibit 2.** The purpose of the RFP is to seek proposals from qualified and experienced proposers or other persons, entities or real estate developers to redevelop the property that furthers the purposes of the Community Redevelopment Plan to remove conditions of slum and blight, increase the

tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety and morals and welfare of the resident of the CRA and the City. The property has a fair market value of $1,245,000. Detailed submittal requirements were outlined in the RFP. Along with their proposal, the RFP required the RFP proposers to submit a Purchase Offer for the purchase and development of the entire CRA site and an application for CRA funding, if requesting CRA incentives for the project.

An Evaluation Committee met on May 17, 2024 to review and initially score the proposals. The Evaluation Committee consisted of:

- Rhoda Glasco Foderingham, NPF CRA Advisory Board Chair
- Avis Wilkinson, City of Fort Lauderdale Assistant Housing and Community Development Manager, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager

The Evaluation Committee shortlisted the four proposals to three proposals. The three shortlisted proposals are:

- Sistrunk View, LLC
- Smith and Henzy Affordable Group
- The Allen at Sistrunk c/o Urban Pointe Developers, LLC

Copies of the shortlisted proposals are attached as **Exhibits 3 through 5**. All three shortlisted proposers will make presentations and be available to answer questions at todays meeting.

The Evaluation Committee then met on June 10, 2024 to hear presentations and ask questions of the three shortlisted proposers. Afterwards, they submitted their final ranking for the shortlisted proposals based on the Evaluation Criteria stated in the RFP. A mathematical formula was used to determine the scoring for each proposal based on the weighted criteria in the RFP.

RFP WEIGHED EVALUATION CRITERIA

The proposed project is in the best interest and furtherance of the CRA Redevelopment Plan and Vision Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.	25%
The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal.	25%
The conceptual project plans demonstrate sustainability, superior design, construction and features.	25%

The proposed project does not require significant CRA financial resources, as reflected in the developer's purchase offer made for the property and CRA incentives requested by the developer:	25%
TOTAL PERCENT AVAILABLE:	100%

Each Evaluation Committee member ranked each proposal by each criteria, giving their first ranked proposal a number 1, the second ranked proposal a number 2, and third ranked proposal a number 3. The lowest point score determines the highest ranking with the top ranked proposer receiving the lowest score, the second top ranked proposer receiving the second lowest score, and so on. This ranking is provided to this Advisory Board. A complete breakdown of the scoring by the Evaluation Committee and final ranking is attached as **Exhibit 6**.

Based on the RFP Evaluation Committee scoring, the ranking of proposers are as follows:

RFP EVALUATION COMMITTEE RANKING		
RANKING	**PROPOSER**	**TOTAL POINTS**
1	Sistrunk View, LLC	3.5
2	The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC	5.5
3	Smith and Henzy Affordable Group	9

Sistrunk View, LLC

The top ranked proposer recommended by the Evaluation Committee, Sistrunk View LLC. is a partnership of Housing Trust Group, LLC along with Elite Equity Development Inc and Greg Brewton and Associates, with Housing Trust Group taking the project lead role in the development team. Two of the three affiliates of Sistrunk View, LLC are minority owned. They propose an attractive, modern design, six-story mixed-use affordable housing development called "Sistrunk View" consisting of a minimum of 75 to a maximum of 106 apartments, over 10,000 square feet of amenity space, 5,700 square feet of commercial space and structured parking screened from public view. Project Plans and Illustrations are attached as **Exhibit 7.**

Community and Economic Benefits

100% of the housing units will be affordable for persons with incomes between 30% and 80% AMI (area median Income) with 75% of the apartments one bedroom, one bath units and 25% of the apartments two bedroom, two bath units. These units will be affordable to office employees, medical workers, hospitality and other service industry workers, young families and elderly. The affordability period for all units will be fifty (50) years.

The mixed income development providing housing to families with incomes from $20,160 to $76,800 will consist of 12 units restricted to those with incomes at 30% AMI with rents from $595 to $713 per month, 27 units restricted to those with incomes at 60% AMI with rents from $1,188 to $1,426 per month and 37 units restricted to those with incomes between 70% to 80% AMI with rents from $1,386 to $1,728 per month. Housing Trust Group Management at Sistrunk View will provide supportive services to it's residents by providing a variety of educational and extracurricular activities such as credit counselling, tax preparation education, computer classes, employment assistance and other activities.

CRA staff will work closely with the Developer in their marketing plan for lease up and incorporate these provisions within our development agreement. Sistrunk View's marketing plan includes timely press releases, in-person events ceremonies, community meetings, social media advertising, digital marketing, providing for a temporary leasing office on-site during construction, and referral programs.

In addition to providing affordable housing, the Developer will provide 5,700 square feet of commercial space fronting Sistrunk Boulevard, offering improvement allowances in their leasing agreements. All the commercial space can also be master leased to the CRA at a heavily discounted rate of $15 per square foot. The CRA or its successor organization can then sublease the space to prospective targeted tenants at a reduced rent and/or provide a steady income stream to the CRA or its successor organization such as it's Economic Development Corporation, providing up to $85,500 in additional profits via subleasing.

To create meaningful opportunities for minority owned and women-owned contractors and suppliers, Sistrunk View's goal will be for 30% of the dollar value of contracts be awarded to minority and women-owned business enterprises. In addition, Sistrunk View's local employment goal will be that 10% to 30% of all new hires be local workers and 10% of the contracts awarded for construction be local businesses. Hiring preferences will first go to residents of the CRA and the Developer will provide monthly reports to the CRA to identify local hires and track hiring results.

In addition to the community benefits of affordable housing, affordable commercial rents, contracting and hiring goals, the project will provide significant economic benefits to the CRA. Economic Benefits over the course of the loans is estimated to include $5,736,000 in property taxes and over $687,500 in permit, water, sewer connections and impact fees, and more than $30,000,000 in direct economic impacts from construction activities.

Housing Unit Amenities and Features

High end outdoor and in-unit amenities are designed with the intention of improving wellness, access and social interaction. In unit amenities include a modern open floor plan, contemporary kitchens, quartz/granite counter tops, energy efficient stainless steel appliances, high efficiency HVAC and eco-friendly shower heads and faucets, vinyl plank luxury flooring, balconies/private terraces, full size washer/dryer hook-ups and other amenities. Common area amenities include a rooftop community room with catering kitchen for entertaining, state of the art fitness center with cardio equipment and free weights, resort style pool and lounge seating areas, outdoor dining and BBQ area, fully

loaded clubhouse with media and game room, computer access, and co-working space, large rooftop greenspace/garden with play area, full coverage security camera system, motion sensor lighting, controlled access, and professional on-site management. Sistrunk View will be an environmentally friendly community and the Developer will obtain a National Green Building Standard Certification for the project.

Accommodations for Neighboring Property

The RFP property includes property that is north, west and south of an adjacent property owned by Bi-Ads Inc, home of the Westside Gazette Newspaper, and Sistrunk View, LLC has provided various design options in their proposal to accommodate access by it's neighbor to the rear of their property (**Exhibit 8**). Sistrunk View, LLC was the only proposer to offer design solutions to accommodate the neighboring property.

Project Financing

Financing for the $30,090,454 project will include $12,742,712 in equity through the syndication of non-competitive 4% tax credits from the Florida Housing Finance Corporation, a $16,000,000 construction loan and $7,879,000 permanent loan from Chase Bank backed by Freddie Mac, $5,000,000 CRA DIP "Non-Forgivable" loan, a CRA $1,300,000 Seller's Note for the property purchase, allowing the Developer to pay the CRA back for the property, and $2,693,369 in Deferred Developer's Fee. Letters of Intent by JP Morgan Chase and Raymond James are attached as **Exhibit 9.**

CRA Funding To Be Fully Repaid With Interest

Both the DIP loan and Seller Note will accrue interest at the rate of 1% in years 3-32, and will be fully repaid to the CRA or its successor organization over 30 years with the CRA receiving $63,000 annually in interest payments. The principal amount loaned from the CRA will be due at maturity, which means a full return on investment capital by the CRA plus $1,500,000 in interest earned on the DIP Loan and $390,0000 in interest earned to the CRA from the CRA Sellers Note. This will be the first CRA funded project where all CRA funds will be fully repaid with interest. A copy of the Project's Sources and Uses and 10 year Operating Statement are attached as **Exhibit 10**.

Developer's Experience and Track Record

For over 25 years, Housing Trust Group has partnered with local municipalities, public housing authorities and nonprofit organizations to provide quality affordable housing and resident services, creating vibrant and attractive communities with transactions exceeding $2 billion in development. With a team of over 175 employees, Housing Trust Group is a highly experienced, award winning developer and a full service development group that includes, development, finance, accounting, legal compliance, construction management and asset management. They have over $378 million in real estate assets under management in Florida and ownership interest in real estate assets worth more than $354 million. Having completed over 50 developments in Florida alone they have the extensive experience and financial capacity having developed more than 8,000 units of multi-family housing and workforce housing in the tri-county area and through-out Florida. Just in the past 5 years, they have developed 23 developments consisting of

2,217 units. They are highly experienced Low Income Housing Tax Credit (LIHTC) developers, utilizing both 4% noncompetitive and 9% competitive tax credits, and have successfully developed numerous LIHTC housing developments in the NPF Community Redevelopment Area along with the surrounding communities. In the NPF CRA area, the projects they have developed includes:

- "Village View", a contemporary 7 story, 100 unit, 9% tax credit, affordable housing development at 640 N. Andrews Avenue, built to National Green Building Standards and completed in July 2021. This one and two bedroom development for seniors earning 30%, 60% and 70% AMI has rents ranging from $480 to $1,274 per month, terraces, structured parking, a large rooftop pool, clubhouse with lounging and entertainment areas, along with a fully equipped fitness center, state of the art security system and on-site management. Units have open floor plans, washer and dryers and full Energy Star appliances.
- "Village Place", completed in 2014, is located at 740 NE 4th Avenue. Village Place is a 112 unit, 6 story affordable elderly mid-rise consisting of apartments and rental townhomes for people aged 55 and older who earn between 25% to 60% AMI. The project received the National Association of Home Builders Silver Award in 2017 for Best 55+ Affordable Rental Community. The $32.6 million, 9% tax credit project includes a clubhouse, fitness center, courtyard, roof pool and private parking garage.
- "Mt Hermon Housing" is a seven story affordable senior housing development in partnership with Mount Hermon AME Church. Located at 750 NW 4th Street, this 104 unit, seven story affordable housing development is also restricted to seniors that earn between 25% to 60% of the area median income and has a roof top pool and numerous other upscale features, amenities and services like the other Housing Trust Group projects. Of the above three 9% tax credit projects, only Mt Hermon Housing is receiving CRA funding assistance in the amount $640,000 approved in 2020, required as part of a Local Government Area of Opportunity Fundng under the highly competitive 9% tax credit program. This project broke ground about 10 months ago and is over 90% complete.

Photos of the three projects is attached as **Exhibit 11, 12 and 13.**

Project Timeline

The Developer's timeline for the Sistrunk View Project is to commence with development approvals immediately upon award and to complete the project within 24 months of award by the CRA Board.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and

CRA Plan, redevelopment and housing opportunities for low, very low, and moderate income household within the Northwest CRA should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee, accept the proposal of Sistrunk View, LLC and negotiate a development agreement with Sistrunk View, LLC. for the "Sistrunk View" project.

BW/CEW

Attachments

Exhibit 1 – Property Location Map
Exhibit 2 – Notice and RFP Documents for Purchase and Development of CRA Property
Exhibit 3 – Proposal - Sistrunk View, LLC
Exhibit 4 – Proposal - Smith and Henzy Affordable Group
Exhibit 5 – The Allen at Sistrunk c/o Urban Pointe Developers, LLC
Exhibit 6 – RFP Evaluation Committee Scoring and Final Ranking
Exhibit 7 – Sistrunk View Project Plans and Illustrations
Exhibit 8 – Accommodations for Westside Gazette Property
Exhibit 9 – Letters of Intent from JP Morgan Chase and Raymond James
Exhibit 10 – Sistrunk View Sources and Uses and 10 year Proforma
Exhibit 11 – NPF CRA Housing Trust Group Project – Village View -640 N Andrews Ave
Exhibit 12 – NPF CRA Housing Trust Group Project – Village Place – 740 NE 4 Ave
Exhibit 13 – NPF CRA Housing Trust Group Project – Mt Hermon Housing -750 NW 4 St

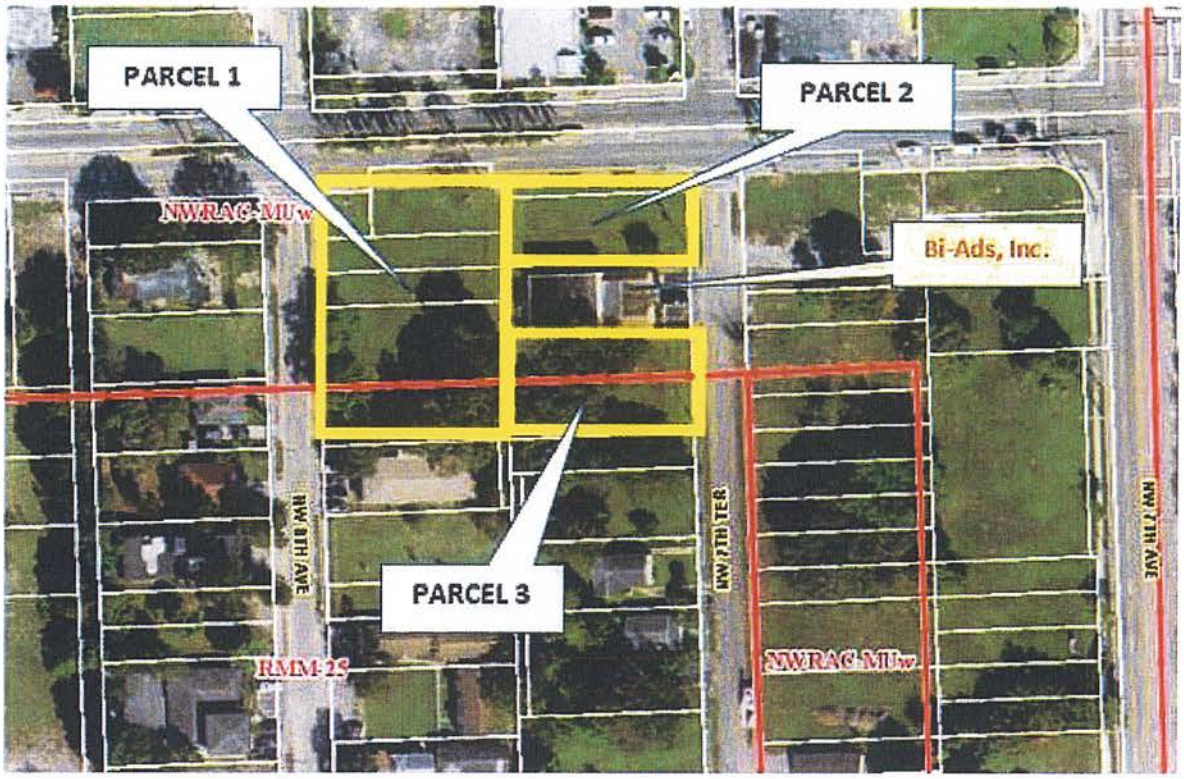
Exhibit 1

LOCATION MAP



The Property

PROJECT SITE



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.

Developer shall make its own determination as to the impact of this right of access on the design and operation of the Project. This is the sole responsibility of the Developer

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

Exhibit 2

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

THE REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY AND SUPPORTING FILES CAN BE FOUND BELOW.

RELATED DOCUMENTS

RFP Notice
RFP – Sistrunk – NW 8 Ave – NW 7 Terr
RFP Attachment 1 – Community Redevelopment Plan
RFP Attachment 2 – Appraisal
RFP Attachment 3 – Surveys
RFP Attachment 4 – Parcel 1 Deeds
RFP Attachment 5 – Parcel 2 Deeds
RFP Attachment 6 – Parcel 3 Deeds
RFP Attachment 7 – Phase 1 Environmental Assessments
RFP Attachment 8 – Phase 2 Environmental Assessment
RFP Attachment 9- Authorization of CRA Exec. Director to Sign DRC Applications
RFP Attachment 10 – Approval of Modifications to CRA Incentive Programs

Posted February 7, 2024

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

THE REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY AND SUPPORTING FILES CAN BE FOUND ON THE CRA WEBSITE, www.fortlauderdalecra.com.

The Fort Lauderdale Community Redevelopment Agency (the "FL CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes of its intent to accept proposals for development and to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA").The real property referred to herein is identified and is legally described as:

Parcel 1 (790 Sistrunk Boulevard and 538 NW 8th Avenue)

Lots 45, 46, 47, 48, 49, 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 the 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 (W 1/2) of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17,

(Parcel ID 5042-03-01-1850, 5042-03-01-1860, 5042-03-01-1870, 5042-03-01-1880 and 5042-03-01-1890)

Parcel 2 (547 NW 7th Terrace and 551 NW 7th Terrace) and Parcel 3 (537 NW 7th Terrace)

Lot 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 (E ½) of an alley lying West of and adjacent thereto said Lots 1, 2, 3, 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

(Parcel ID 5042-03-01-1660, 5042-03-01-1610 and 5042-03-01-1630)

(Collectively the "Property")

The real property is vacant land with the land use designation of Northwest Regional Activity Center. It is zoned a combination of Northwest Regional Activity Center Mixed Use west (NWRAC MUw) and Residential Mid Rise Multifamily/Medium High Density district (RMM-25),

The FL CRA is seeking proposals from qualified and experienced Proposers (sometimes referred to as "Developers" or "Proposers") interested in acquiring the property from the Fort Lauderdale Community Redevelopment Agency (FL CRA) and undertaking the development of the site within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) pursuant to the community redevelopment plan (NPF CRA Plan) and in accordance with the terms, conditions, and specifications contained in the Request For Proposal issued by the FL CRA.

The purpose of this solicitation is to further the implementation of the Community Redevelopment Plan for NPF CRA by providing for the conveyance of certain lots owned by the FL CRA to the selected Developer for redevelopment to remove conditions of slum and blight, increase the tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety, morals and welfare of the residents of the NPF CRA and the City of Fort Lauderdale.

The fundamental goal is to position Sistrunk Boulevard as a mixed-use destination that not only serves the needs of the community, but also is attractive to visitors to the area. Redevelopment sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting its historical and cultural heritage, promoting cultural tourism, arts and entertainment, adding new compatible uses such as dine in restaurants and active retail uses that help create an identifiable sense of place as it fosters housing and/or employment opportunities, improving quality of life, tourism, improving access, increasing availability of goods and services and creating an environment the will attract other private investment capital. The FL CRA is seeking proposals that

demonstrate creativity addressing neighborhood compatibility, community benefit, sustainability, street frontage, pedestrian activity, superior design, construction materials and features. The project shall be consistent with the Vision Statement found in Section 5,D of the NPF CRA Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area entitled "Sistrunk Corridor Area Improvements Programs" and Section 5.K "Other Property Acquisition and Disposition".

It is recommended that Proposers request a preliminary review from the City's Department of Sustainable Development ("DSD") prior to submitting a response to this solicitation to determine the projects compliance with the City's code requirements and/or what approvals are needed and the timeline for such approvals.

The Property was originally purchased by the FLCRA between 2000 and 2007. The Property will be conveyed in "As Is" condition, subject only to the terms and conditions for conveyance contained in the development agreement. The Market Value of the property is $1,245,000. The RFP requires that the Proposer submit a Purchase Offer for the entire Property as part of their proposal.

Files containing information regarding the RFP for the Property are available on the CRA web site at www.fortlauderdalecra.com under::

NOTICES:

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA, and

FILES:

REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7 TERRACE AND NW 8 AVENUE, consisting of RFP Section I (Introduction and Information), RFP Section II (Special Terms and Conditions), RFP Section III (Scope of Services), RFP Section IV (Submittal Requirements), RFP Section V (Evaluation and Award), RFP Section VI (Property Purchase Offer Page), RFP Attachment 1 (Community Redevelopment Plan), RFP Attachment 2 (Appraisal), RFP Attachment 3 (Surveys), RFP Attachment 4 (Title Policies - Parcel 1), RFP Attachment 5 (Title Policies -Parcel 2), RFP Attachment 6 (Title Policies- Parcel 3), RFP Attachment 7 (Original Phase 1 Environmental Assessments), RFP Attachment 8 (Original Phase 2 Environmental Assessments), RFP Attachment 9 (CAM 17- 0686), and RFP Attachment 10 (CAM 18-0192)

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before 4:00 P.M. on Monday, March 25, 2024, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

City of Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include one (1) signed original cover letter and ten (10) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

"REQUEST FOR PROPOSALS FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7TH TERRACE AND NW 8TH AVENUE"

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package, or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

Developers seeking CRA funding assistance must include a complete "Application for CRA Funding Assistance" as part of their Development Proposal. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at www.fortlauderdalecra.com under **Services – CRA Incentive Programs**.

It is the intent of the CRA, as determined by the CRA Board of Commissioners in its sole discretion, to select the proposer who submits a development proposal where:

1) The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan, provides Community Benefit,

Economic Impact and is most responsive to the requirements of the RFP; and

2) The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal; and
3) The Conceptual Project Plans demonstrate sustainability, superior design, construction and features; and
4) The proposed Project does not require significant CRA financial resources, as reflected in the Purchase Offer made for the Property and CRA development incentives requested by the Developer .

All four evaluation criteria will have equal weight. Proposals must address the evaluation criteria of the RFP. The CRA Board of Commissioners reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within 24 months of execution of the development agreement. Negotiation of the Development Agreement must be completed within four (4) months of award by the CRA Board Of Commissioners. The Development Agreement may include, but not be limited to restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

Point of Contact

For information concerning procedures for responding to this solicitation, contact CRA Housing and Economic Development Manager Bob Wojcik at (954) 828-4521 or email at bwojcik@fortlauderdale.gov. Such contact shall be for clarification purposes only.

Material changes, if any, to the scope of services, bidding procedures or proposal submittal deadline will only be transmitted by written Addendum and posted on the CRA web site at www.fortlauderdalecra.com under NOTICES. Proposals shall be submitted as stated in the Submittal Requirements of the RFP. No part

of your proposal can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a proposal will be considered evidence that Proposer is familiar with the RFP requirements. The entire proposal must be submitted in accordance with all requirements contained in the RFP.

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept a proposal and convey the Property to the successful proposer within thirty days after the Board of Commissioner selects the Developer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan. The CRA shall enter into a Development Agreement, Purchase and Sale Agreement, Restrictive Covenant and such other appropriate agreements with the selected Developer and to transfer fee simple title to the Property to the Developer selected by the CRA.

Dated: February 8, 2024

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THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)

Request For Proposals For Purchase & Development of CRA Property On Sistrunk Boulevard, NW 7 Terrace and NW 8 Avenue

RFP SECTION I – INTRODUCTION AND INFORMATION

1.1 Purpose

The Fort Lauderdale Community Redevelopment Agency (CRA),) is seeking qualified, experienced and licensed firm(s) or real estate developers (sometimes referred to as *"Developers" or "Proposer"*) interested in securing title to property from the Fort Lauderdale Community Redevelopment Agency (FL CRA) and undertaking the development of the property located within the Northwest- Progresso- Flagler Heights Community Redevelopment Area (NPF CRA), pursuant to the community redevelopment plan and in accordance with the terms and conditions contained in this Request for Proposal (RFP) issued by the Fort Lauderdale Community Redevelopment Agency.

1.2 Point of Contact

For information concerning procedures for responding to this solicitation, contact CRA Housing and Economic Development Manager Bob Wojcik at (954) 828-4521 or email at bwojcik@fortlauderdale.gov. Such contact shall be for clarification purposes only.

1.3 Proposal Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted **on or before 4:00 P.M. on Monday, March 25, 2024**, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include one (1) signed original cover letter and ten (10) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

"REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE"

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

Proposals shall be submitted as stated in the Submittal Requirements of the RFP. No part of your proposal can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a proposal will be considered evidence that Proposer is familiar with the RFP requirements. The entire proposal must be submitted in accordance with all requirements contained in the RFP.

END OF SECTION

SECTION II - SPECIAL TERMS AND CONDITIONS

2.1 Addenda

Material changes, if any, to the RFP, procedures or proposal submittal deadline will only be transmitted by written addendum and posted on the CRA web site at www.fortlauderdalecra.com under NOTICES. Under no circumstances shall an oral explanation given by any CRA or City official, officer, staff, or agent be binding upon the City or City and should be disregarded. All addenda are a part of the competitive solicitation documents, and each firm will be bound by such addenda. It is the responsibility of each to read and comprehend all addenda issued.

2.2 Changes and Alterations

Proposer may change or withdraw a Proposal at any time prior to Proposal submission deadline; however, no oral modifications will be allowed. Modifications shall not be allowed following the Proposal deadline.

2.3 Proposer's Costs

Neither the CRA nor the City of Fort Lauderdale (City) shall be liable for any costs incurred by Proposers in responding to this RFP.

2.4 Mistakes

The Proposer shall examine this RFP carefully. The submission of a Proposal shall be prima facie evidence that the Proposer has full knowledge of the scope, nature, and quality of the work to be performed; the detailed requirements of the specifications; and the conditions under which the work is to be performed. Ignorance of the requirements will not relieve the consultant from liability and obligations under the Contract.

2.5 Acceptance of Proposals / Minor Irregularities

2.5.1 The CRA reserves the right to accept or reject any or all proposals, part of proposals, and to waive minor irregularities or variances to specifications contained in proposals which do not make the proposal conditional in nature and minor irregularities in the solicitation process. A minor irregularity shall be a variation from the solicitation that does not affect the price of the contract or does not give a respondent an advantage or benefit not enjoyed by other respondents, does not adversely impact the interests of other firms, or does not affect the fundamental fairness of the solicitation process. The CRA also reserves the right to reissue a Request for Proposal.

2.5.2 The CRA reserves the right to disqualify Proposer during any phase of the competitive solicitation process and terminate for cause any resulting contract upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposer.

2.6 Development Agreement

After a Developer(s) is selected, the CRA will negotiate a Development Agreement and Purchase and Sale Agreement and such other documents as shall be required by the CRA. The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within 24 months of execution of the development agreement. Negotiation of the Development Agreement must be completed within four (4) months of award by the governing body. The Development Agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

2.7 Responsiveness

In order to be considered responsive to the solicitation, the firm's proposal shall fully conform in all material respects to the solicitation and all its requirements, including all form and substance.

2.8 Responsibility

In order to be considered as a responsible firm, firm shall be fully capable to meet all of the requirements of the solicitation and subsequent contract, must possess the full capability, including financial and technical, to perform as contractually required, and must be able to fully document the ability to provide good faith performance.

2.9 Minimum Qualifications

Proposers shall be in the business of Real Estate Development or a Licensed Contractor and must possess sufficient financial support, equipment, and organization to ensure that it can satisfactorily provide the required services. Proposers must demonstrate that they, or the key staff assigned to the project, have successfully provided services with similar magnitude to those specified in the scope of services to at least one entity similar in size and complexity to the City of Fort Lauderdale or the Fort Lauderdale Community Redevelopment Agency or can demonstrate they have the experience with large scale private sector clients and the managerial and financial ability to successfully provide the required work in the required timeframe.

Proposers shall satisfy each of the following requirements cited below. Failure to do so may result in the proposal being deemed non-responsive.

2.9.1 Proposer or principals and/or their team shall have relevant experience in arranging, managing, overseeing, coordinating, marketing and administering a project involving new construction of the type of development proposed for the property in the State of Florida. The project manager assigned to the work must have the same relevant experience in new construction and managing development projects in the State of Florida and have served as project manager on similar projects.

Before awarding a contract, the CRA reserves the right to require that a Proposer submit such evidence of qualifications as the CRA may deem necessary. Further, the CRA may consider any evidence of the financial, technical, and other qualifications and abilities of a firm/developer or principals, including previous experiences similar in nature and performance evaluation for services, in making the award in the best interest of the CRA.

2.9.2 Firm/developer or principals shall have no record of judgments, pending lawsuits against the CRA or City or criminal activities involving moral turpitude and not have any conflicts of interest that have not been waived by the CRA Board of Commissioners or City Commission.

2.9.3 Neither firm/developer nor any principal, officer, or stockholder shall be in arrears or in default of any debt or contract involving the CRA or City, (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the CRA or City.

2.10 Lobbying Activities

ALL CONTRACTORS PLEASE NOTE: Any contractor submitting a response to this solicitation must comply, if applicable, with City of Fort Lauderdale Ordinance No. C-11-42 & Resolution No. 07-101, Lobbying Activities. Copies of Ordinance No. C-11-42 and Resolution No. 07-101 may be obtained from the City Clerk's Office on the 7th Floor of City Hall, 100 N. Andrews Avenue, Fort Lauderdale, Florida. The ordinance may also be viewed on the City's website at: http://www.fortlauderdale.gov/home/showdocument?id=6036.

2.11 Public Entity Crimes

Proposer, by submitting a proposal, certifies that neither the Proposer nor any of the Proposer's principals has been placed on the convicted vendor list as defined in Section 287.133, Florida Statutes (2018), as may be amended or revised. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

2.12 Proposal Security – N/A

2.13 Insurance Requirements shall be incorporated into the Development Agreement and other supplemental and ancillary agreements.

2.14 Award of Contract

A Contract (the "Agreement") may be awarded by the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency (CRA). The CRA intends to enter into a Development Agreement with the top ranked firm/developer or proposer and to carry those negotiations to a successful conclusion in a timely manner. Benchmarks will be negotiated with the top ranked firm/developer or proposer. If, however, during the negotiation process:

1) A top ranked Developer withdraws from negotiations.
2) A determination is made by the CRA Executive Director or designee, of the CRA that the top ranked Developer is unable to carry out negotiation in a timely manner; or
3) A determination is made by the CRA that negotiations with the top ranked Developer are at an impasse, then the CRA Executive Director, or designee of the CRA may turn to the next ranked Developer(s) to negotiate a Development Agreement.

The CRA reserves the right to shorten the time period for negotiations with the Developer, and at the sole discretion of the CRA to execute or not execute, as applicable, a contract with the Developer that is determined to be in the CRA's best interest. The CRA reserves the right to award a contract to more than one Proposer, at the sole and absolute discretion of the CRA.

2.15 Unauthorized Work

The Successful firm/Developer or proposer(s) shall not begin work until a Development Agreement, Purchase and Sale Contract and other appropriate documents have been executed by the CRA and the contract awardee.

2.16 Damage to Public or Private Property/Safety

Extreme care shall be taken to safeguard all existing facilities, site amenities, irrigation systems, vehicles, etc. on or around the job site. Damage to public and/or private property shall be the responsibility of the Contractor and shall be repaired and/or replaced at no additional cost to the CRA.

The Developer shall adhere to the Florida Department of Transportation's Uniform manual on Traffic Control for construction and maintenance work zones when working on or near a roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

2.17 Uncontrollable Circumstances ("Force Majeure")

The CRA and Contractor will be excused from the performance of their respective obligations under this agreement when and to the extent that their performance is delayed or prevented by any circumstances beyond their control including, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance, provided that:

2.17.1 The non- performing party gives the other party prompt written notice describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;

2.17.2 The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;

2.17.3 No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure; and

2.17.4 The non-performing party uses its best efforts to remedy its inability to perform. Notwithstanding the above, performance shall not be excused under this Section for a period in excess of two (2) months, provided that in extenuating circumstances, the CRA may excuse performance for a longer term. Economic hardship of the Contractor will not constitute Force Majeure. The term of the agreement shall be extended by a period equal to that during which either party's performance is suspended under this Section.

2.18 Canadian Companies

In the event Contractor is a corporation organized under the laws of any province of Canada or is a Canadian federal corporation, the City and CRA may enforce in the United States of America or in Canada or in both countries a judgment entered against the Contractor. The Contractor waives any and all defenses to the City's and CRA's enforcement in Canada, of a judgment entered by a court in the United States of America. All monetary amounts set forth in this Contract are in United States dollars.

2.19 News Releases/Publicity

News releases, publicity releases, or advertisements relating to this contract, or the tasks or projects associated with the project shall not be made without prior CRA approval.

2.20 Contract Period

The contract term shall commence upon date of award by the CRA or upon full execution of the Development Agreement, whichever is later, and shall expire as provided in the Development Agreement. The CRA reserves the right to extend the contract providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the CRA.

2.21 Contract Coordinator

The CRA may designate a Contract Coordinator whose principal duties shall be:

- Liaison with Developer.

2.22 Ownership of Work

The CRA shall have full ownership and the right to copyright, otherwise limit, reproduce, modify, sell, or use all the work or product produced under this contract without payment of any royalties or fees to the Developer.

END OF SECTION

SECTION III - SCOPE OF SERVICES

3.1 Purpose:

The purpose of this solicitation is to further the implementation of the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) by providing for the conveyance of certain lots owned by the Fort Lauderdale Community Redevelopment Agency (CRA) to the selected Developer for redevelopment; to remove conditions of slum and blight; increase the tax base; enhance the quality of life; improve the aesthetics and useful enjoyment of the redevelopment area; and promote the health, safety, morals and welfare of the residents of the NPF CRA and the City. The project shall be consistent with the Vision Statement found in Section 5.D. of the NPF CRA Community Redevelopment Plan entitled "Sistrunk Corridor Area Improvement Programs" and Section 5.K. "Other Property Acquisition and Disposition".

The CRA is a distinct legal entity created for the purpose of eliminating slum and blighted conditions within prescribed geographic boundaries and the NPF CRA is a distinct area created pursuant to Chapter 163, Part III Florida Statutes. The Board of Commissioners of the CRA is the City Commission of the City of Fort Lauderdale. The NPF CRA was created in 1995 pursuant to Chapter 163, Part III, Florida Statutes. The CRA is empowered through the Community Redevelopment Act to undertake a broad range of activities designed to eliminate slum and blighted conditions including the purchase and disposition of property and receive incremental ad valorem tax revenues from designated taxing authorities in order to fund its activities. The activities are conducted in accordance with the Community Redevelopment Plan for the NPF CRA approved by the City Commission on November 7, 1995, and was amended in 2001 by Resolution 01-86, in 2002 by Resolution 02-183, in 2013 by Resolution 12-137, in 2016 by Resolution 16-52 and in 2018 by Resolution 18-226. (**Attachment 1**).

3.2 Objective

The Fort Lauderdale Community Redevelopment Agency (CRA) is seeking proposals from qualified and experienced Proposers or other persons, entities or real estate developers for the purchase and redevelopment of vacant land owned by the CRA in the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) that complies with and furthers the purposes of the NPF CRA Community Redevelopment Plan. The Developer is responsible for implementation of the entire project from planning, designing, development approvals and permitting, application and impact fees, arranging, managing, overseeing, coordinating, marketing, and administering the project, securing financing for the project and constructing and completing the entire project within 24 months in accordance with the terms, conditions, and specifications contained in this Request of Proposal (RFP) issued by the Fort Lauderdale CRA and the Development Agreement.

The intent of the CRA is to collaborate with private sector business, property owners, developers and others to expand the investment opportunities that implements the NPF CRA Community Redevelopment Plan and promotes the welfare of the residents, employees, property and business owners and other stakeholders within the CRA by encouraging development opportunities that removes blight, expands the tax base, creates jobs, enhances the urban environment and expands economic opportunities in the area. The fundamental goal is to position Sistrunk Boulevard as a mixed-use and commercial destination that not only serves the needs of the community, but also is attractive to visitors to the area. Redeveloped sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting it's historical and cultural heritage, promoting cultural tourism, arts and entertainment, adding new compatible uses such as dine in restaurants and active retail uses that help create an identifiable sense of place as it fosters housing and/or employment opportunities, improving quality of life, tourism, improving access, increasing availability to goods and services, and helps creating an environment that will attract other private investment capital.

The CRA is seeking proposals that demonstrate creativity addressing neighborhood compatibility, community benefit, economic impact, sustainability, street frontage, pedestrian activity, superior design, construction materials and features.

The CRA will require restrictive covenants in order to protect and preserve the integrity, environmental quality, community benefit and amenities of the development. The CRA owned lots will be conveyed in "As Is" condition, subject only to the terms and conditions for conveyance contained in the development agreement.

The information contained herein is intended to be a general guide for the Developer. The Developer is to use his/her expertise in generating a proposal that is most suitable to this development project. Upon selection, the Developer and the CRA will enter into an agreement with specified development terms and conditions.

3.3 Project Site

The Project Site is located between NW 7th Terrace and NW 8th Avenue fronting Sistrunk Boulevard and South of Sistrunk Boulevard fronting NW 7th Terrace and NW 8th Avenue. The CRA owns all lots within the Project Site. The real property is vacant land with the land use designation of Northwest Regional Activity Center. It is zoned a combination of Northwest Regional Activity Cener Mixed Uses West (NWRAC MUw) and Residential Mid Rise Muti-family/Medium High Density district (RMM-25). The site will be conveyed to the selected Developer(s) as vacant lots in "As Is" condition. The Project Site is legally described as follows:

Parcel 1 (790 Sistrunk Boulevard and 538 NW 8th Avenue)

Lots 45, 46, 47, 48, 49, 50, 51 and Lot 52 less the North 16.30 feet of Lot 52, 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 the 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 on-half (W 1/2) of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17,

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

(Parcel ID 5042-03-01-1850, 5042-03-01-1860, 5042-03-01-1870, 5042-03-01-1880 and 5042-03-01-1890)

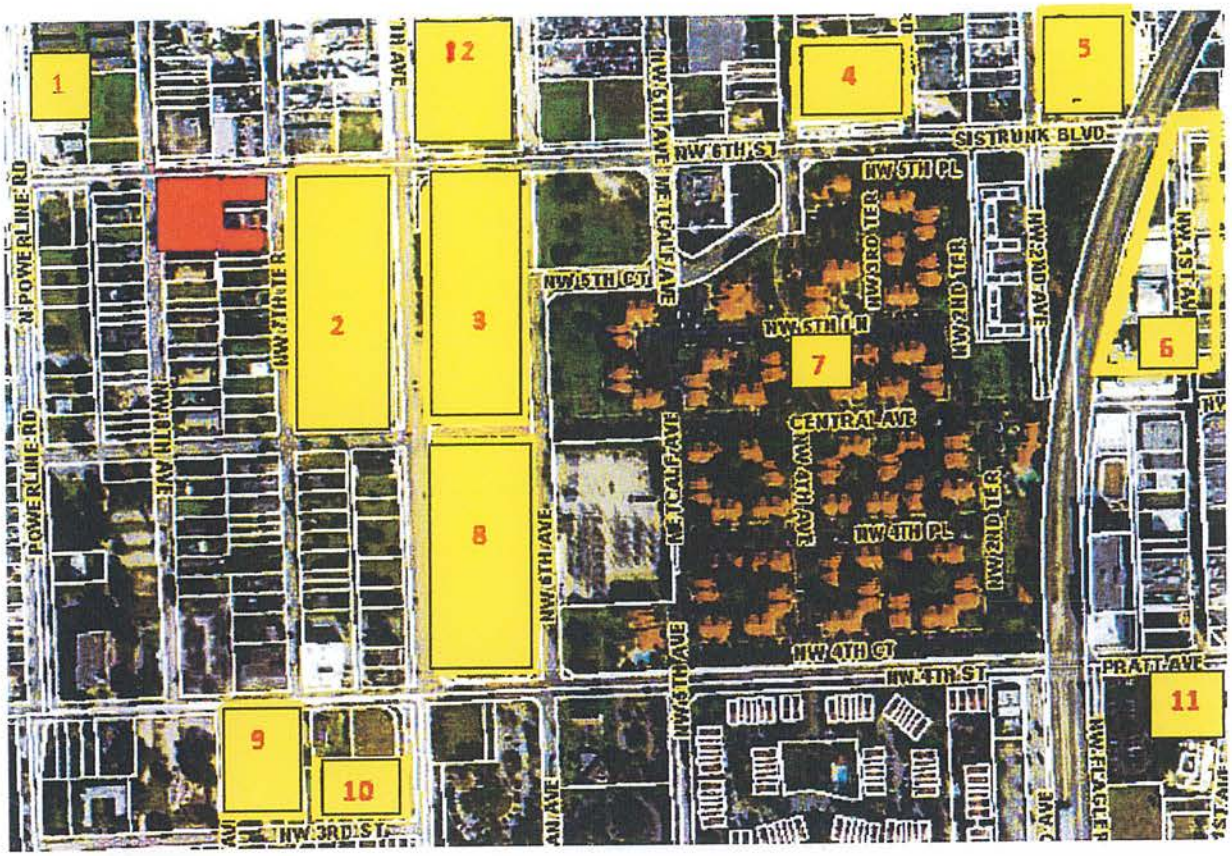
Parcel 2 (547 NW 7th Terrace and 551 NW 7th Terrace) and Parcel 3 (537 NW 7th Terrace)

Lot 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 (E ½) of an alley lying West of and adjacent thereto said Lots 1, 2, 3, 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.

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

(Parcel ID 5042-03-01-1600, 5042-03-01-1610 and 5042-03-01-1630)

(Collectively the "**Property**")



Project Site

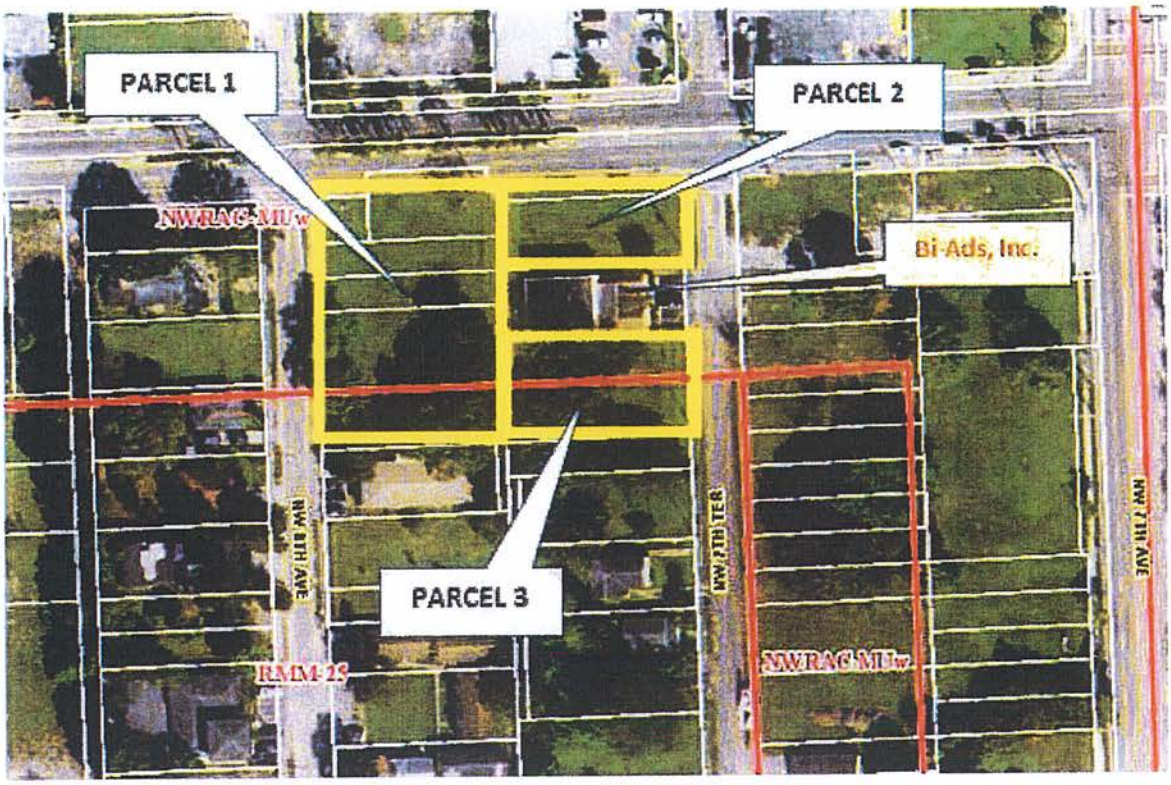
1. The Provident (new Class A retail space)
2. The Adderley Project. (3.7 acre 6 story $103 million mixed use development under construction)
3. Shoppes on Arts Avenue Shopping Center
4. Six13 (new 6 story $42 million apartment/mixed use development)
5. Sistrunk Market and Sistrunk Station (New 43,000 SF food hall, retail, event space, communal work-space, distillery, and brewery)
6. FAT Village (new 5.6 acre mixed use development under construction)
7. Regal Trace Apartments
8. US Post Office
9. Mt Olive Apartments (new 6 story apartment development under construction)
10. Approved Comfort Suites Hotel (new $17 million six story hotel)
11. New $36 Million 18 Story Hilton "Tru" and "Homes 2 Suites" Hotel
12. The Arcadian Project (3.4 acre 8 story, $153 million mixed use development under construction)

LOCATION MAP



The Property

PROJECT SITE



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.

Developer shall make its own determination as to the impact of this right of access on the design and operation of the Project. This is the sole responsibility of the Developer

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



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.**

The Property was purchased by the CRA between 2003 and 2007 as an assemblage of five parcels at a total cost of $190,131 including the purchase price, closing cost, environmental and demolition related charges. **The Market Value of the Property is $1,245,000. The RFP requires that the Proposer submit a Purchase Offer for the entire Property as part of their proposal. See Property Purchase Offer Page (Section VI)**

When purchased by the CRA, Parcel 1 was vacant land except for a billboard sign on the property that was removed, Parcel 2 and Parcel 3 were also originally purchased by the CRA as vacant Land. All sites have since been cleared of vertical structures. Some foundation structures may still exist. All properties were purchased with Warranty Deeds, except for 547 NW 7 Terrace. There were Title Policies on all parcels secured at time of purchase.

Deeds and existing Title Policies for the sites are attached as **Attachment 4** for Parcel 1, **Attachment 5** for Parcel 2 and **Attachment 6** for Parcel 3. The original Environmental Assessments for the property when originally purchased by the CRA performed by MP Brown and Associates, Evans Environmental and Geosciences and Sphere Environmental Associates are attached as **Attachment 7** (Phase 1 dated April 2020, May 2003 and October 2006) and **Attachment 8** (Phase 2 dated June 2003). No current Environmental Assessments were secured by the CRA, and the property will be conveyed in "AS IS" condition. The Developer is responsible for their own due diligence and investigations. CRA makes no other representations or warranties as to the condition or status of the property and the Developer is not relying on any other representations or warranties of the CRA or any agent of the CRA. Developer acknowledges that neither the CRA nor any agent of the CRA has provided any other representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of as to, concerning or with respect to:

a. The nature, quality or condition of the Property, including without limitation, the water, soil and geology.
b. The income to be derived from the Property.
c. The suitability of the Property for any and all activities and uses which the Developer may conduct thereon.
d. The compliance of or by the Property or its operation with the laws, rules, ordinances or regulations of any applicable governmental authority or body.
e. The habitability, merchantability or fitness for a particular purpose for the Property; or
f. Any other matter with respect to the Property.

Without limiting the foregoing, CRA does not and has not made and specifically disclaims any other representation or warranty regarding the presence of any hazardous substances, as hereinafter defined at, on, or about the Property or the compliance or non-compliance of the Property with the laws, rules, regulations or orders regarding Hazardous Substances (collectively the "Hazardous Substance Laws"). The term "Hazardous Substances" shall mean and include those elements or compounds which are contained in the list of Hazardous Substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any hazardous Substance laws. Hazardous Substances shall also include Radon Gas. Developer further acknowledges that neither CRA nor any agent of the CRA has provided any representation or warranty with respect to the existence of asbestos or other Hazardous Substances on the Property.

3.5 Land Use and Zoning:

The Land Use designation of the Project Site is Northwest Regional Activity Center (NWRAC) and the Project Site is zoned a combination of Northwest Regional Activity Center Mixed Use west (NWRAC MUw) and Residential Multi-Family Midrise-Medium High Density (RMM-25).

ZONING SUMMARY			
	Parcel 1	Parcel 2	Parcel 3
Land Area - S.F.	24,778	7,925	10,125
Area-Acres	0.5688	0.1733	0.2324
Zoning	NWRAC-MUw	NWRAC-MUw	NWRAC-MUw
Size - S.F.	18,543	7,925	5,000
Zoning	RMM-25		RMM-25
Size - S.F.	6,325		5,125

3.5.1 The new NWRAC-MUw zoning district was created in 2014 by Ordinance No C-14-51 to help meet the vision and goals of the Community Redevelopment Plan for the CRA area to create a vibrant community with a successful mix of businesses and residential uses defined by walkable streets, quality buildings and an exceptional public realm experience. The new form-based code provides standardized dimensional requirements to achieve a consistent form of pedestrian oriented development in the area. It also provides for design standards. The Developer should fully familiarize themselves with the City's Unified Land Development Regulations (ULDR) when submitting their proposal for the site.

3.5.2 **The** Developer is responsible for insuring compliance with the City and other applicable codes prior to construction. It is recommended that prior to submittal of the proposed project, the applicant visit the site and the City Planning and Design office and either meet with Planning staff for a preliminary review or file an application for a Pre- DRC review to determine the projects compliance with City's code requirements and/or what approvals are needed and the process timeline for such approvals. The Developer is responsible for all costs of the application and all related cost. On June 20, 2017, The CRA Board of Commissioners by Motion authorized the CRA Executive Director or his designee to sign City of Fort Lauderdale Development Review Committee Applications for Community Redevelopment Agency property to allow for review of projects proposed by Developers on CRA owed property (**Attachment 9**). Signing a DRC application, as applicable, to allow for such review. It is not an endorsement of the proposed project, does not confer any rights to the Developer to the property and does not commit the CRA to the sale of the property.

3.6 Desired Timetable for Development:

It is the CRA's desire to negotiate and enter into a sale and development agreement with the top ranked Proposer within four (4) months of award of this RFP. It is assumed that all predevelopment approvals including site and development plan approvals and permitting, and commencement of the development will occur within six months from contract award. While the actual time may vary depending on the specific requirements unique to the project, it is assumed that the development will be fully completed within two years or less after execution of a development agreement.

3.7 CRA Incentive Programs:

The CRA has approved various incentive programs to assist in redevelopment in the CRA area. The last modification of the incentive programs was approved by Resolution by the CRA Board at their meeting of April 17, 2018 (Item CRA-1) (**Attachment 10**). Developers seeking CRA incentives as part of their project must submit a complete signed CRA incentive application when submitting your proposal for this RFP. The CRA is not recommending that the proposer rely on any of the CRA incentive programs for their project proposal, but rather the CRA is making Developers aware of the programs. A description of the CRA Incentive programs and their funding applications can be found on the CRA website at www.fortlaudedalecra.com.

END OF SECTION

SECTION IV – SUBMITTAL REQUIREMENTS

4.1 Instructions

4.1.1 Careful attention must be given to all requested items contained in this RFP. Proposers are invited to submit proposals in accordance with the requirements of this RFP. Please read the entire solicitation before submitting a proposal. Proposers must provide a response to each requirement of the RFP. Proposals should be prepared in a concise manner with an emphasis on completeness and clarity. Notes, exceptions, and comments may be rendered on an attachment, provided the same format of this RFP text is followed.

4.1.2 All information submitted by Proposer shall be typewritten or provided as otherwise instructed to in the RFP. Proposers shall use and submit any applicable or required forms provided by the City and attach such to their proposal. Failure to use the forms may cause the proposal to be rejected and deemed non-responsive.

4.1.3 Proposals shall be submitted by an authorized representative of the firm. Proposals must be submitted in the business entities name by the President, Partner, Officer or Representative authorized to contractually bind the business entity. Proposals shall include an attachment evidencing that the individual submitting the proposal, does in fact have the required authority stated herein.

4.1.4 All proposals will become the property of the CRA and the City. The Proposer's response to the RFP is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City and CRA shall permit public access to all documents, papers, letters, or other material submitted in connection with this RFP and the Contract to be executed for this RFP, subject to the provisions of Chapter 119.07 of the Florida Statutes. Any language contained in the Proposer's response to the RFP purporting to require confidentiality of any portion of the Proposer's response to the RFP, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City or City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes
119.07. The City and CRA shall be the final arbiter of whether any information contained in the Proposer's response to the RFP constitutes a Trade Secret. The CRA/City's determination of whether an exemption applies shall be final, and the Proposer agrees to defend, indemnify, and hold harmless the City and CRA and the City's and CRA's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records. In the event of Contract award, all documentation produced as part of the Contract shall become the exclusive property of the City and CRA.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY CLERK'S OFFICE, 100 N. ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301.

Contractor shall:

1. Keep and maintain public records required by the City in order to perform the service.

2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2018), as may be amended or revised, or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this contract if the Contractor does not transfer the records to the City.

4. Upon completion of the Contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

   Reference to the City in this Section shall also be deemed to refer to and apply to the CRA.

4.1.5 By submitting a response Proposer is confirming that the firm has not been placed on the convicted vendors list as described in Section §287.133 (2) (a) Florida Statutes; that the only person(s), company or parties interested in the proposal as principals are named therein; that the proposal is made without collusion with any other person(s), company or parties submitting a proposal; that it is in all respects fair and in good faith, without collusion or fraud; and that the signer of the proposal has full authority to bind the firm.

4.2 Contents of the Proposal

The CRA deems certain documentation and information important in the determination of responsiveness and for the purpose of evaluating proposals. Proposals should seek to avoid information in excess of that requested, must be concise, and must specifically address the issues of this RFP. Proposers are asked to make an effort to limit proposals be no more than 100 pages in one complete pdf document. The proposals should be organized, divided, and indexed into the sections indicated herein.

These are not inclusive of all the information that may be necessary to properly evaluate the proposal and meet the requirements of the scope of work and/or specifications. Additional documents and information should be provided as deemed appropriate by the respondent in proposal to specific requirements stated herein or through the RFP.

4.2.1 Table of Contents

The table of contents should outline in sequential order the major areas of the submittal, including enclosures. All pages should be consecutively numbered and correspond to the Table of Contents.

4.2.2 Executive Summary

Developer must submit a written, site-specific development proposal with an executive summary that summarizes the key elements of the proposal and how the project is responsive to the NPF CRA Community Redevelopment Plan and RFP.

4.2.3 Company Information

Provide a PDF of the **Active Status Page from Division of Corporations – Sunbiz.org** and detailed company information including at a minimum the following:

a) Company address, phone number, fax number, E-Mail address, web site, contact person(s), federal tax Identification number (If applicable), etc. Description of the principal; business and activities of the firm. Include the number of years the firm has been in operation and any other names under which it operated. Whether the company qualifies as a local, minority or woman owned business (if applicable) person(s), etc.

b) Minority/Women (M/WBE) Participation and opportunities for employment of residents.

c) Background, experience and qualifications of key staff and principals.

d) Names and addresses of general contractors, consultants and subcontractors that you plan to use for the Project, and background, experience and qualifications of all members of the development team.

e) Proposed partnership/ownership and management structure of the Proposer. Indicate the business structure: corporation, partnership, limited liability company or other entity. Firm should be registered as a legal entity in the State of Florida. Provide a copy of the firm's certificate of corporation (if applicable); Proof that the Proposer is licensed in the State of Florida and Broward County.

f) Relative size of the Proposer, including management, technical and support staff, and any other pertinent information shall be submitted.

g) Proposed initiatives to provide employment opportunities to local residents (if applicable).

h) References from vendors and /or companies doing business with your firm. Provide at least three references for projects with similar scope as listed in this RFP.

i) Information should include:
   - Client Name, address, contact person telephone and E-mail addresses.
   - Description of work.
   - Year the project was completed.
   - Total cost of the project estimated and actual.

j) Detailed company experience including a list of and description of projects of the same scale successfully completed. Indicate the firm's number of years of experience in development of projects of similar size and scope and your ability

to meet timeline and other project requirements.

k) State whether your project will quality for and whether you will seek LEED or other industry recognized sustainability and energy efficiency building certifications for the project.

4.2.4 Community and Economic Benefits

Community Benefits is equitable development that includes development promises, actions and offerings that result in a direct benefit to the local community with the outcomes measured by their impact on the community. This may include affordable housing and workforce housing, permanent job opportunities in the form of local hiring from within the CRA boundaries and job training, educational opportunities for CRA residents, sustainability and environmental benefits, quality of life considerations such as improved lighting, safety, transportation and parking, greenspace, access and opportunities for healthy food options, improved cultural awareness, opportunities for art and local artist, facilities available for community use, sensitivities to surrounding uses, business that will best serve residents and resident needs with local businesses prioritized, rental rates for commercial tenants that are realistic and affordable for local, small businesses and startups and opportunities for CRA residents and local businesses to participate in the redevelopment process, build-out of commercial space by developers for small business and start-ups and other actions and opportunities the are responsive to community needs. Developers may propose to include additional properties including their own property and other properties available for redevelopment to expand the project footprint to increase the community and economic benefits of the project. Community Benefits that are measurable and documentable will be required in the Development Agreements with the selected Developer

4.2.5 Financial Information

A. Demonstrated Proof of Financial Capacity: Demonstrated proof of Financial Capacity indicating the financial position of the Developer for the past three years including annual income statements prepared by an independent, licensed CPA, or for a newly formed entity, current income statements prepared by an independent CPA for all principals covering the past three years. Additional information shall include financial references, including the name of the bank, financial institution or individual used as a reference and their names and phone number.

B. Proposed Financing Plan. The Proposed Financing Plan should describe all proposed sources of financing, probable conditions, equity injections, credit enhancement, debt coverage ratios and return on investment. It should be supported by a financial pro-forma which includes detailed development cost and source and use statement identifying all hard and soft cost, land cost, cost of construction, projected income, debt service, square foot cost and proposer's profit, a cash flow statement over a period of ten years including all assumptions, showing income, expenses, net operating income, debt service and cash flow, funding commitments letters, type of security for completion of the development, guarantees and bonding capacity, public subsidies and incentives requested; major tenant commitments provided on their letter head and signed by a representative who is authorized to contractually bind the tenant.

C. A description of the financial involvement of the CRA, if any. **If you are requesting CRA financial assistance for the project from its incentive programs, a <u>complete</u> CRA Incentive program application is required when you submit your RFP Proposal. Failure to submit a CRA Incentive program application by the Submission Date of this RFP will be interpreted that <u>NO</u> CRA incentive are being**

requested for the Project. A description of the CRA Incentive programs and their funding applications can be found on the CRA website at: www.fortlauderdalecra.com under **Services – CRA Incentive Programs.**

D. THE PROPOSED PURCHASE OFFER FOR THE PROPERTY (See Section VI)

E. A summary of the economic impacts of the project including but not limited to project tax increment revenues.

4.2.6 Project Plans and Information

A. A site specific, Conceptual Site Plan and a determination of what regulatory approvals may be required to construct the project, and whether rezoning is required.
B. Conceptual Landscape plan and a summary of how the landscape plan exceeds minimum requirements.
C. Floor plans, with square footage and dimensions.
D. Front, side and rear elevations with dimensions.
E. Parking and Calculations
F. Anticipated off-site public improvements required for your project.
G. Detailed list of all sustainable and energy efficiency features and whether the project will qualify for Leadership in Energy and Environmental Design (LEED) Certification by USGBC.
H. Type of construction and cost of improvements.
I. Proposed initiatives to provide employment opportunities for CRA residents, number of Full Time Equivalent (FTE) Jobs, job positions and projected salaries.
J. Narrative Marketing Plan providing a detailed description on how the Developer intends to market the Project and proposed strategy to achieve economic viability (as applicable).
K. A projected Timetable for Development indicating the major milestones and activities that will take place through project completion. It is the desire of the CRA to have the project completed without delays and in a timely manner.
L. **High quality graphic perspective/views** that realistically depict the project at street level.
M. A detailed narrative and list of all measurable **Community and Economic Benefits and Impacts** that will be achieved as a result of the Project.

4.2.7 For Projects that include a Residential Element

Whether the units are for sale or rental, purchase price, rental rates, size of units bedroom mix, standard features, affordability, density, target population and parking per unit. For affordable and workforce housing projects, include affordability period, services and amenities.

4.2.8 For Projects that include a Commercial – Retail or Office Element

Provide Letters of intent from prospective tenants (if applicable) and state the proposed leasing rates. Commercial leasing rates must demonstrate that they are affordable to small businesses and start-ups to minimize vacant, unrented retail space at the Property once constructed and offer maximum opportunities for small businesses to participate in the redevelopment process. Also, provide information on whether you will assist retail tenants with the buildout of their proposed space.

4.2.9 Minority/Women (M/WBE) Participation

If your Proposer is a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985, provide copies of your certification(s). If your Proposer is not a certified M/WBE, describe your company's previous efforts, as well as planned efforts in meeting MBE/WBE procurement goals under Florida Statutes 287.09451.

4.2.10 All proposal submissions and material become the property of the City and CRA public record and shall not be returned

END OF SECTION

SECTION V – EVALUATION AND AWARD

5.1 Intent

It is the intent of the CRA to select a Developer who submits a development proposal where:

5.1.1 The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan; provides Community Benefits, Economic Impact and is most responsive to the requirements of the RFP; and

5.1.2 The Developer demonstrates the financial capacity. development experience, qualifications and ability best suited to carry out the proposal; and

5.1.3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features; and

5.1.4 The proposed Project does not require significant CRA financial resources, as reflected in the Developer's Purchase Offer made for the Property and CRA development incentives requested by the Developer.

All four evaluation criteria will have equal weight. Proposal must address the evaluation criteria of the RFP.

Developers whose uses may be considered by the Broward County Property Appraiser to be tax exempt from ad valorem (property) taxes, may be required to enter into an agreement with the City of Fort Lauderdale for payment in lieu of taxes of tax revenues that would have been generated by the Project.

The proposals will be reviewed by CRA staff for completeness. City and CRA staff have the right to reject any and all proposals and has the right to determine if material/information submitted is acceptable or if information not submitted allows the proposal to be deemed sufficient. Proposals that do not include all the information and materials requested may be deemed non–responsive. CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, and to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners

5.2 Evaluation Procedure

5.2.1 Evaluation of Proposals

Evaluation of proposals will be conducted by an Evaluation Committee, consisting of a minimum of three members that may include one member of Northwest Progresso Flagler Heights (NPF) CRA Advisory Board, and other persons selected by the Executive Director or his designee. All Evaluation Committee members must be present at scheduled evaluation meetings.

5.2.2 The Committee may short list Proposals, that it deems best satisfy the weighted

criteria set forth herein. The Committee may also conduct interviews and/or require oral presentations from the Proposers as it deems necessary in their evaluation of Proposals. Proposals shall be evaluated based upon the information and references contained in the responses as submitted.

5.2.3 The CRA may require visits to the Proposer's facilities to inspect record keeping procedures, staff, facilities, and equipment as part of the evaluation process.

The CRA Executive Director will bring the recommendation of the Evaluation Committee to the CRA Board of Commissioners (CRA Board) for consideration of contract award. Additional presentations may be required before the Northwest Progresso Flagler Heights CRA Advisory Board for their review and recommendation to the CRA Board. The Developer of the top ranked proposal so selected by the CRA Board will have the right to negotiate directly with the Executive Director of the CRA or his designee for the purpose of entering into a Development Agreement with the CRA. The CRA reserves the right to terminate negotiations and then negotiate with the next ranked Developer if satisfactory progress toward an agreement is not being achieved. The selected Developer will be required to enter into a development agreement with the CRA that may include, but not be limited to restrictions on use and structures, conditions for conveyance of property by the CRA, insurance, indemnification, guarantees for completion of project and other conditions that are in the best interest of the public and the CRA. The CRA Board also reserves the right to reject all proposals.

5.2.4 Evaluation Criteria

The CRA uses a mathematical formula to determine the scoring for each individual responsive and responsible firm based on the weighted criteria stated herein. Each evaluation committee member will rank each firm by criteria, giving their first ranked firm a number 1, the second ranked firm a number 2, and so on. The City shall multiply that average ranking by the weighted criterion identified herein to determine the total points for each proposer. The lowest average final ranking score will determine the recommendation by the Evaluation Committee to the CRA Executive Director.

5.3. Weighted Criteria

The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan; provides Community Benefits, Economic Impact and is most responsive to the requirements of the RFP; and	25%
The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal.	25%
The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.	25%

The Proposed Project does not require significant CRA financial resources, as reflected in the Developer's Purchase Offer made for the Property and CRA development incentives requested by the Developer	25%
TOTAL PERCENT AVAILABLE:	100%

5.4 Contract Award

The CRA reserves the right to award a contract to that Developer who will best serve the interest of the CRA. The CRA reserves the right, based upon its deliberations and in its opinion, to accept or reject any or all proposals. The CRA also reserves the right to waive minor irregularities or variations of the submittal requirements and RFP process.

END OF SECTION

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name:

_____

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $_____

CRA Financial Resources (If Required) $_____

Submitted by:

_____ _____

Name (printed) Signature

_____ _____

Date Title

ATTACHMENT 1

Community Redevelopment Plan

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN: NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED

MARCH 15, 2016

CAM #16-0332
Exhibit 1

MODIFIED AND RESTATED MARCH 15, 2016

CITY OF FORT LAUDERDALE, FLORIDA

FORT LAUDERDALE CITY COMMISSION

and the

FORT LAUDERDALE CRA BOARD OF COMMISSIONERS

John P. "Jack" Seiler
CRA Chairman

Robert L. McKinzie, Vice-Mayor
CRA Vice-Chairperson

Bruce G. Roberts, Commissioner
CRA Commissioner

Dean Trantalis, Commissioner
CRA Commissioner

Romney Rogers, Commissioner

Lee R. Feldman, City Manager
CRA Executive Director

Cynthia A. Everett, City Attorney

Stanley D. Hawthorne, Assistant City Manager

ATTACHMENT 2

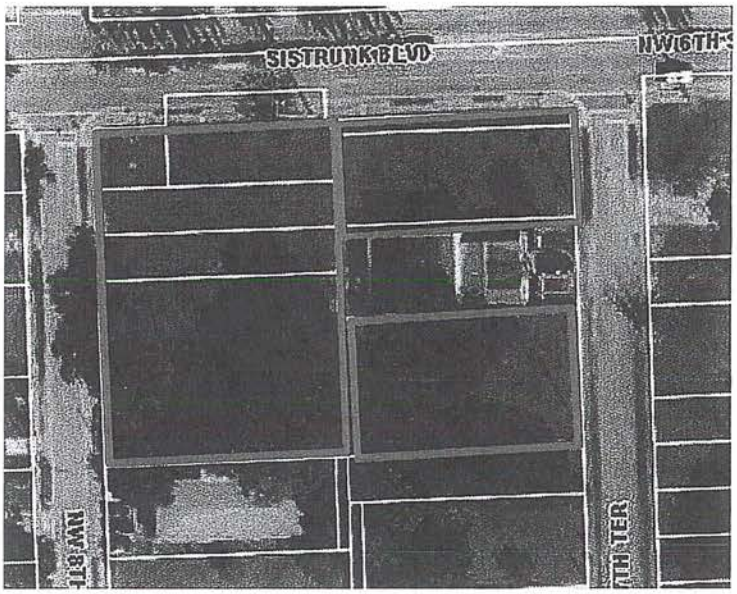
Appraisal

AMERICAN REALTY
CONSULTANTS

REAL ESTATE APPRAISAL REPORT

Of

Three Land Properties CRA
ARC File No. 222107



Located along N.W. 8th Avenue and N.W. 7th Terrace
Fort Lauderdale, Broward County, Florida

Report Date

October 5, 2021

Date of Value

August 26, 2021

Prepared For

Mr. Bob Cass Wojcik, AICP
CRA Housing and Economic Development Manager
Ft. Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Prepared by

Gary A. Benivegna, FL – RZ2619
Robert B. Love, MAI, SRA, AI-GRS, FL - RZ111

AMERICAN REALTY
CONSULTANTS

Real Estate Valuation
Market Feasibility & Consulting Services
Appraisal Review and Review Services
Appraisal Expert Witness Services
Real Estate Assessment Appeals
Licensed Real Estate Broker

Robert B. Love, MAI, SRA, AI-GRS
Cert Gen RZ111

Linda Chabot Love, MAI
Cert Gen RZ1400

October 5, 2021

Mr. Bob Cass Wojcik, AICP
Ft. Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Re: Three Land Properties CRA
Located along Sistrunk Boulevard, N.W. 8th Avenue and N.W. 7th Terrace
Fort Lauderdale, Broward County, Florida

Mr. Wojcik:

At your request, we have prepared an appraisal of the above referenced properties. The subject properties are located in the Historic Sistrunk neighborhood within the Northwest Regional Activity Center (NWRAC), in the city of Fort Lauderdale. The sites have various street frontages, including along N.W. 6th Street (Sistrunk Blvd.), N.W. 8th Avenue and N.W. 7th Terrace. The subject properties are summarized below.

Site Info	Site One	Site Two	Site Three
Location	SE < Sistrunk & NW 8 Ave	SW < Sistrunk & NW 7 Terr	W side of Nw 7 Terr, @ 100' S of Sistrunk
Zoning	NWRAC-MUw RMM-25	NWRAC-MUw	NWRAC-MUw RMM-25
Size (SF)	24,778	7,550	10,125

BOB.LOVE@ARC-REALESTATE.COM
14201 W. SUNRISE BOULEVARD, SUITE 201 | SUNRISE, FLORIDA 33323
9200 N.W. 39TH AVENUE, SUITE 130-53 | GAINESVILLE, FLORIDA 32606
954-472-5700 x 1

The purpose of the appraisal is to estimate the Market Value of the fee simple estate. The intended use is to assist in internal evaluation. The value conclusions are subject to the General and Extraordinary Assumptions and Limiting Conditions contained within the report. In our opinion, our analysis and conclusions conform to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice as established by the Appraisal Standards Board of the Appraisal Foundation.

Our report is subject to the following extraordinary assumptions:

- We were not provided environmental assessments. Our market value opinions assume that the properties do not have any adverse environmental conditions.
- Our opinions of value are for the individual sites. The total value for the three sites if assembled as one could be different.

We have considered the locational and physical attributes of the subject sites and made a thorough investigation of the subject market area. Based on our analysis, our opinion of the Market Values of the subject sites' fee simple interest as of August 26, 2021 are as follows:

Site One	**$750,000** **SEVEN HUNDRED FIFTY THOUSAND DOLLARS**
Site Two	**$225,000** **TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS**
Site Three	**$270,000** **TWO HUNDRED SEVENTY THOUSAND DOLLARS**

This is a revised report from our original report dated September 1, 2021 to correct an exhibit.

Sincerely,
AMERICAN REALTY CONSULTANTS, INC.

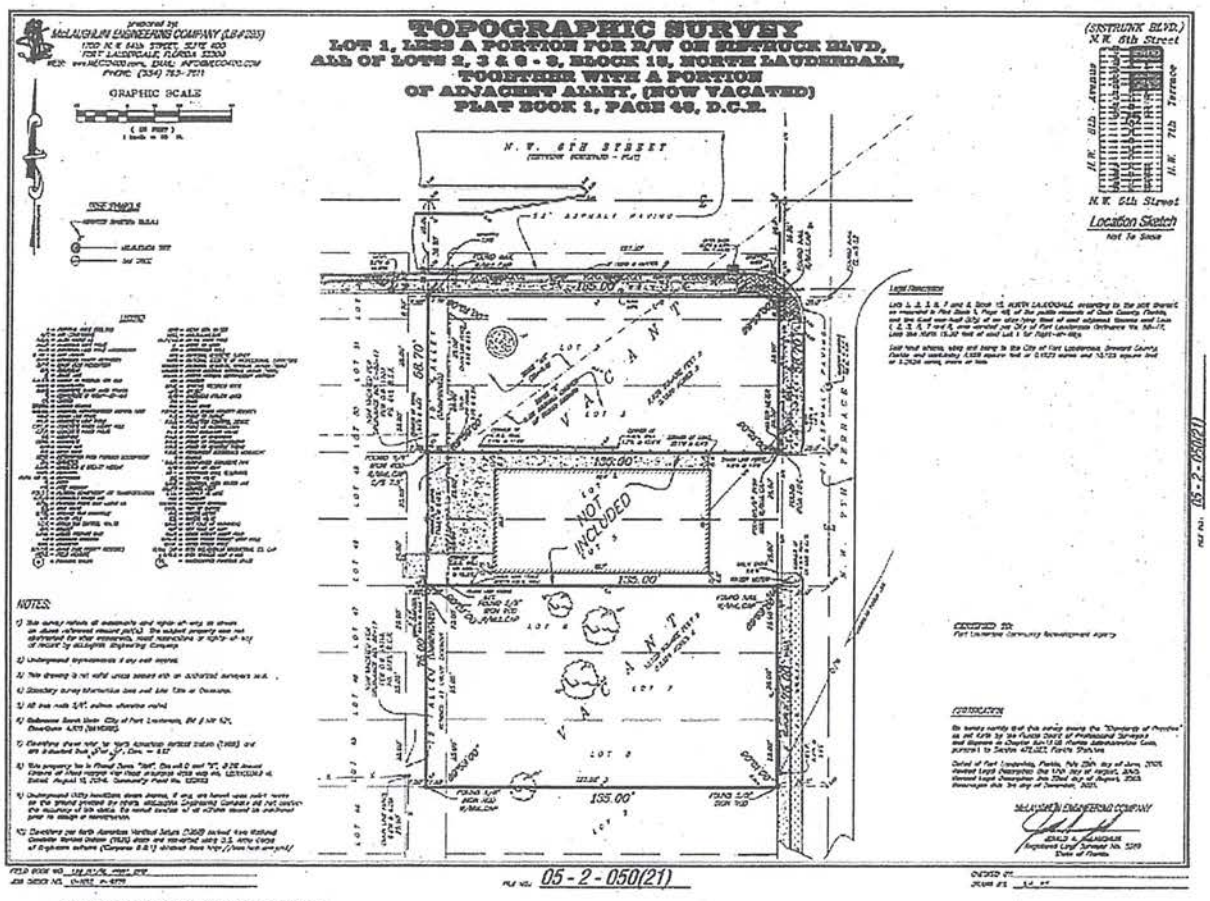
Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111
Certified to 11/30/2022

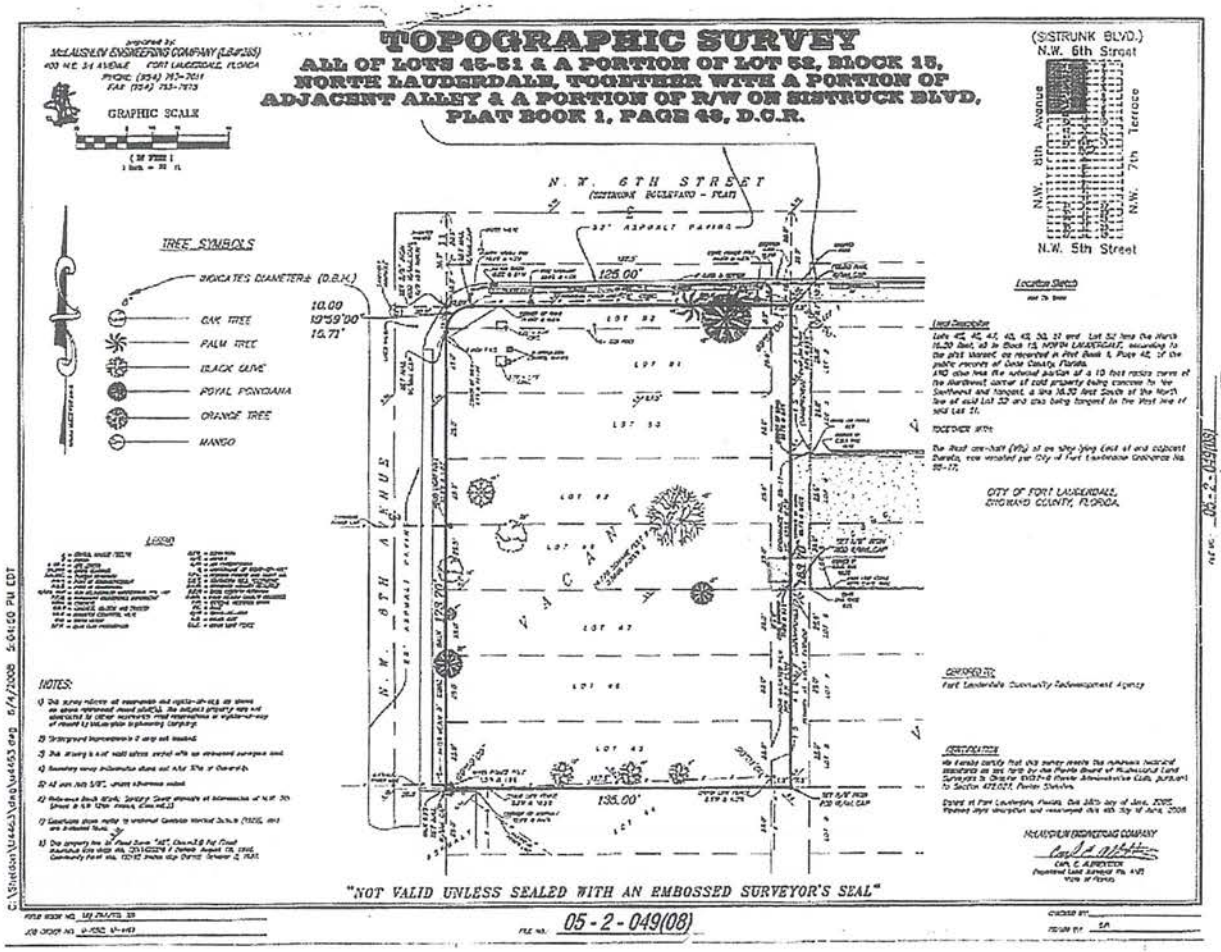
Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111

Gary A. Benivegna
State-certified general real
estate appraiser RZ2619

ATTACHMENT 3

Survey


TOPOGRAPHIC SURVEY
LOT 1, LESS A PORTION FOR R/W ON SISTRUNK BLVD.
ALL OF LOTS 2, 3 & 6 - 8, BLOCK 16, NORTH LAUDERDALE,
TOGETHER WITH A PORTION
OF ADJACENT ALLEY, (NOW VACATED)
PLAT BOOK 1, PAGE 48, D.C.R.
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB # 2285)
1700 N.E. 64th STREET, SUITE 600
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7711
GRAPHIC SCALE
N.W. 6TH STREET
(CENTRAL BOULEVARD - PLAT)
54' ASPHALT PAVING
135.00'
66.70'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
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LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
N.W. 5TH PLACE
N.W. 5TH TERRACE
NOT INCLUDED
FOUND 1/2" IRON ROD W/CAP
FOUND NAIL & DISC
SET 5/8" IRON ROD W/CAP
(SISTRUNK BLVD.)
N.W. 6th Street
N.W. 6TH AVENUE
N.W. 7TH TERRACE
Location Sketch
Not To Scale
Legal Description
NOTES:
1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an authorized surveyor's seal.
4) Boundary survey information does not infer Title or Ownership.
5) All lines mark 3/4" yellow plastic capped.
6) Bottom of Bank Elev. City of Fort Lauderdale, BM # NR 421, Elev=Elev. 4.573 (NAVD88).
7) Elevations shown refer to North American Vertical Datum (1988) and are based upon a found 5/8" iron rod & capped "Sub. Surv. Corp." Elev. = 6.62'
8) This property lies in Flood Zone "AH", Elev.=8.0 and "X", (0.2% Annual Chance of Flood Hazard) Map Panel Number 0708 and 0716, Effective Date: August 18, 2014, Community Panel No. 125113
9) Underground Utility locations shown hereon, if any, are based upon plans and are not to be relied upon for field location purposes. Surveyor does not certify the accuracy of the data. It is recommended that all utilities be verified prior to design or construction.
10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) shown are published using 2.5 Arc Circle of Significant software (Corpscon 6.0.1) obtained from http://www.ngs.noaa.gov/
CERTIFIED TO:
Fort Lauderdale Community Redevelopment Agency
CERTIFICATION
McLAUGHLIN ENGINEERING COMPANY
GERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida
FILE NO. 05-2-050(21)
FILE NO. 05-2-050(21)


TOPOGRAPHIC SURVEY
ALL OF LOTS 45-51 & A PORTION OF LOT 52, BLOCK 15,
NORTH LAUDERDALE, TOGETHER WITH A PORTION OF
ADJACENT ALLEY & A PORTION OF R/W ON SISTRUNK BLVD,
PLAT BOOK 1, PAGE 49, D.C.R.
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#3180)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE (954) 763-7011
FAX (954) 763-7013
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
(SISTRUNK BLVD.)
N.W. 6th Street
N.W. 8th Avenue
N.W. 7th Terrace
N.W. 5th Street
Location Sketch
not to scale
N. W. 6TH STREET
(SISTRUNK BOULEVARD - PLAT)
32' ASPHALT PAVING
125.00'
135.00'
N.W. 8TH AVENUE
32' ASPHALT PAVING
TREE SYMBOLS
INDICATES DIAMETER (D.B.H.)
OAK TREE
PALM TREE
BLACK OLIVE
ROYAL POINCIANA
ORANGE TREE
MANGO
10.00
19'59'00"
10.71'
LEGEND
NOTES:
1) This survey reflects all easements and rights-of-way as shown on above referenced deed(s). The subject property may be encumbered by other restrictions and reservations of record not shown hereon, consult abstract or opinion of record by title or other competent person.
2) Underground improvements not surveyed.
3) This drawing is not valid unless sealed with an embossed surveyor seal.
4) Boundary survey information shown not to the 1/10th of One foot.
5) All ties are to C/L, unless otherwise noted.
6) Reference Book 49/49, Survey Data generally at intersection of N.W. 7th Terrace & S.R. 7 (Dixie Highway, U.S. No. 441).
7) Elevations shown refer to National Geodetic Vertical Datum of 1929 (NGVD, 1929) and are indicated thus: 7.0
8) The property lies in Flood Zone "AE", Elev.=8.0 Per Flood Insurance Rate Map, No. 12011C0556 H (Panel), August 18, 1992, Community Panel No. 120152 Index Map Dated: January 6, 1993.
Legal Description
Lots 45, 46, 47, 48, 49, 50, 51 and Lot 52 less the North 16.00 feet, all in Block 15, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 49, of the public records of Dade County, Florida.
AND also less the following portion of a 10 foot radius curve of the Northwest corner of said property being concave to the Southeast and tangent, a line 16.32 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 (W½) of an alley lying East of and adjacent thereto, was vacated per City of Fort Lauderdale Ordinance No. 88-17.
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA.
OWNER OF:
Fort Lauderdale Community Redevelopment Agency
CERTIFICATION
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Dated at Fort Lauderdale, Florida, this 28th day of June, 2006.
Revised date, description and recertified this 4th day of July, 2006
McLAUGHLIN ENGINEERING COMPANY
CARL C. MCLAUGHLIN
Registered Land Surveyor No. 4453
State of Florida
"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"
FIELD BOOK NO. VAI 2M/TO, 28
JOB ORDER NO. 0-552, 01-043
FILE NO. 05-2-049(08)
CHECKED BY:
DRAWN BY: SR
C:\Sketch\Lt4453\dwg\Lt4453.dwg 6/4/2006 5:04:50 PM EDT

ATTACHMENT 4

Parcel 1 Deeds

ATTACHMENT 5

Parcel 2 Deeds

ATTACHMENT 6

Parcel 3 Deeds

ATTACHMENT 7

Phase 1 Environmental Assessments

PHASE I ENVIRONMENTAL INVESTIGATION FOR PROPERTY LOCATED AT 7 XX W. SISTRUNK BOULEVARD FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED FOR:

CITY OF FORT LAUDERDALE

APRIL 2000

M.P. BROWN & ASSOCIATES, INC.

Environmental Consulting & Services
Geologists, Engineers, Drillers & Contractors
PCC 506672 CC2807
(305) 770-1105

3.0 CONCLUSIONS

M.P. Brown & Associates, Inc., on April 25, 2000 initiated a Phase I Environmental Investigation at the property located at 7XX W. Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida.

The general area is serviced for water and sewer from the City of Fort Lauderdale. There are sites still using septic tanks.

Currently, the property is vacant and was vacant as far back as 1963 with no apparent environmental concerns. Attempts have been made to contact the property owner to ask specific questions with no success to date.

The environmental file review indicated the property had no files or violations recorded at the Broward County DPEP or the USEPA. According to the County files there are six (6) facilities with hazardous materials licences in the vicinity of the property with the Broward County BDEP no violations were noted. According to the USEPA files there are three (3) sites listed as hazardous waste handlers. One site, Buds Bumper apparently has a file with the EPA under "Active or Archived Superfund Reports". The site would be located at least 212 yards northeast of the subject property. No other additional information was available. Based on the observations and documents reviewed during the Phase I Environmental Investigation, M.P. Brown & Associates, Inc., concluded that there are no indications of major environmental concerns at the subject property. Although, the use of the concrete slab found on the property may be needed to confirm that no underground structures, i.e.,septic tanks, or drainfields or UST's are located on the property.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

13 LOT PROPERTY
NW 7TH TERRACE & NW 6TH STREET
FORT LAUDERDALE, FLORIDA

Prepared For:

The Urban Group Inc.
1424 South Andrews Avenue, Suite 200
Fort Lauderdale, FL 33316

Prepared by:

Evans Environmental & Geosciences
14505 Commerce Way, Suite 400
Miami Lakes, Florida 33016
(305) 374-8300

May 2003
Project No.: 2003-0569





Audrey R. Courchesne
Staff Professional

Steven A. Harrison, P.G.
Senior Technical Advisor

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The Property was first developed with residences prior to 1928.
- According to the City of Ft. Lauderdale website (www.ci.fort-lauderdale.fl.us), the building at 545 NW 7th Terrace of the *Property* was connected to the sanitary sewer in approximately 1994.
- A printing facility occupied the Property at 545 NW 7th Terrace from approximately 1983 until 2001. This facility was connected to a septic tank until approximately 1994. Hazardous wastes generated during printing may have been discharged to the onsite septic system. Due to the fact this printing facility operated at the *Property* while connected to a septic tank, this facility is a REC.
- Surrounding properties have historically been utilized as residential and commercial facilities, including but not limited to: restaurants, a medical center, an auto repair facility, a food store, a furniture store, and an appliance store.
- Pro Parts / JD International, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*), served as a used automotive parts dealer. This facility opened at the property in May 1999. Wastes generated at the facility included waste oil, gasoline, and oily rags. No violations were reportedly observed for this facility. This facility does not appear to pose a significant environmental concern to the *Property*.
- Daly's Towing, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*), operated at this facility from at least March 1988 until May 1999. One 550-gallon AST within secondary containment was located outside for the storage of diesel fuel and one 550-gallon AST was located inside the building for the storage of waste oil. No discharges were reported at the facility. This facility does not appear to pose a significant environmental concern to the *Property*.
- Broward County Board of County Commissioners Site, located at NW 7th Avenue & NW 6th Street (approximately 190 feet northeast of the *Property*), had a 550-gallon UST removed from the in September 1990. Petroleum impacted soil and groundwater was observed in the excavation. In August 1992, a discharge reporting form was completed for a discharge of kerosene during road improvements. No records of remedial activities were reported for this property. This facility does not appear to pose a significant environmental concern to the *Property*.

- Moses Car Care, located at 605 NW 7th Avenue (approximately 200 feet northeast of the *Property*), had three 10,000-gallon USTs removed in May 1987, during which a fuel spill occurred. In January 1988, this facility was placed into the Early Detection Incentive (EDI) program. No remedial activities were reported for this facility. This facility is a REC.

- Texaco, located at 825 NW 6th Street (approximately 225 feet northwest of the *Property*),, operated as a service station for approximately 27 years from 1957-1983. In November 1988, this facility was determined by the FDER to be eligible for State cleanup portion of the Early Detection Incentive Program (EDI). Two 3,000-gallon USTs utilized for the storage of unleaded gasoline, one 3,000-gallon UST utilized for the storage of leaded gasoline, one 2,000-gallon UST utilized for the storage of diesel fuel, and one 550-gallon UST for the storage of waste oil were removed from the property in December 1989. This facility was connected to a septic tank. No groundwater or soil analytical data was observed during the file review to document subsurface conditions. This facility is a REC.

- Gemini Auto Service, located at 617 NW 7th Avenue (approximately 300 feet northeast of the *Property*), operated as an automotive repair facility. According to an August 1999 inspection, waste generated at this facility included oil and parts cleaner. This facility was connected to a septic tank. This facility does not appear to pose a significant environmental concern to the *Property*.

- The following facilities of concern were identified in the city directories for the surrounding properties.

  - Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the Property), was identified in the 1952-53, 1956-57, and 1961 city directories.

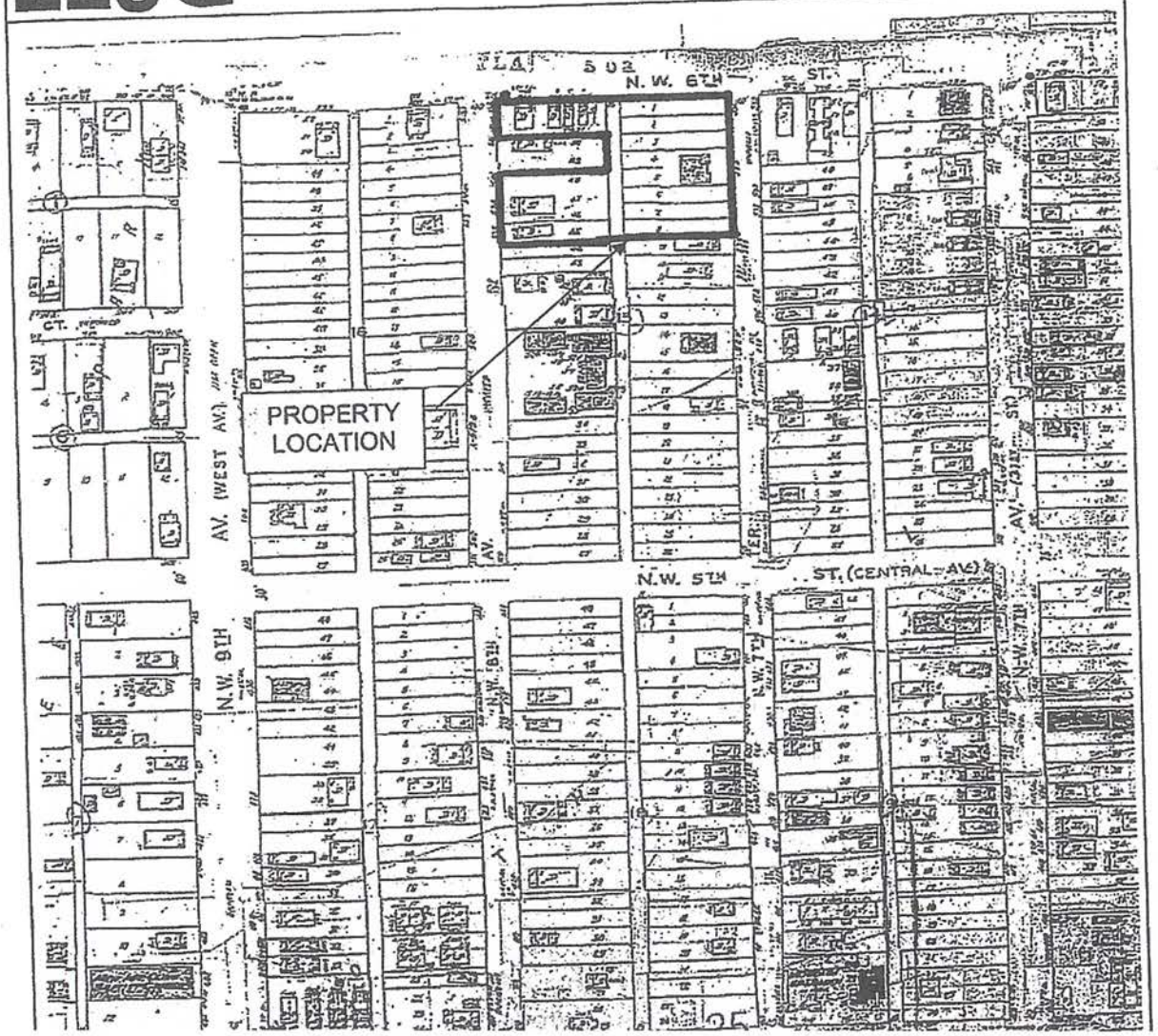
No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities could pose a potential environmental concern to this parcel, and are considered RECs.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice Designation E 1527-00 for the property located in the vicinity of NW 7th Terrace and NW 6th Street, extending from NW 7th Terrace to NW 8th Avenue along the south side of NW 6th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort at NW 7 Terrace to NW 8th Avenue along the south side of NW 6th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort Lauderdale, Florida (Refer to **Appendix A** for legal descriptions of location.)Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. This Phase I ESA has identified no RECs in connection with the *Property*, except for the following.

- A printing facility formerly occupied the Property at 545 NW 7th Terrace and was connected to a septic system.
- Moses Car Care, located at 605 NW 7th Avenue, maintained three 10,000-gallon USTs and no analytical data was observed for the facility.
- Texaco, located at 825 NW 6th Street, operated as a service station for approximately 27 years from 1957-1983 and no analytical data was observed for the facility.
- The following facilities of concern were identified in the city directories for the surrounding properties.
  - Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the Property), was identified in the 1952-53, 1956-57, and 1961 city directories.

  No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities could pose a potential environmental concern to this parcel, and are considered RECs.



SECTION 9.0
RECOMMENDATIONS

EE&G recommends that further assessment be conducted at 545 NW 7th Terrace of the *Property* to assess for impacts to the subsurface from potential discharges to the onsite septic system and at the north side of the *Property* to assess for potential impacts from off-site facilities.

Sphere Environmental Services, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

VACANT PROPERTY
SE CORNER of NW 8th AVENUE & SISTRUCK BLVD.
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

OCTOBER 16, 2006

Submitted to:
City of Fort Lauderdale
Community Redevelopment Agency
101 NE Third Avenue, Suite 300
Fort Lauderdale. Florida 33301

EXECUTIVE SUMMARY

Sphere Environmental Services, LLC. (Sphere) has completed the Phase I Environmental Site Assessment (ESA) on behalf of The City of Fort Lauderdale, Community Redevelopment Agency (User), for the property located at the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Florida (Subject Property). The Phase I ESA was completed in conformance with the scope and limitations of *ASTM Standard Practice E1527-05* and the All Appropriate Inquiry (AAI) Final Rule (40 Code of Federal Register (CFR) Part 312. AAI provided the requirements for conducting the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice " as defined in CERCLA (Comprehensive Environmental Response, Compensation and Liability Act of 1980) , 42 USC § 9601 (35) (B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the Landowner Liability Protections (LLPs) to CERCLA liability (42 USC §9601(35)(A) & (B), § 9607 (b)(3), §SS9607(q); and § 9607(r)), assuming compliance with other elements of the defense". Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

The Phase I ESA was completed in accordance with the agreed upon scope of services as detailed in the Professional Services Agreement between the City of Fort Lauderdale and Sphere dated September 21, 2006.

PURPOSE

The Phase I ESA was performed to assess for the potential presence of recognized environmental conditions (RECs) that may have resulted from the usage of regulated substances at the subject property or surrounding properties. ASTM E1527-05 incorporated the requirements of AAI to enable the User to fulfill one (1) of the requirements of the Superfund Law, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), to qualify for the "innocent landowner" defense set forth at 42 U.S.C. § 9601(35)(B). The standard fulfills the practice of "appropriate inquiry into the previous ownership and uses of property consistent with good commercial or customary practice", as required by the Superfund law. While AAI is limited to hazardous substances, ASTM 1527-05 incorporates petroleum products into the scope of services as commercial transactions are often faced with potential liabilities resulting from the use, storage, disposal, or release of petroleum products. Current practice does not require an exhaustive search for existing or potential sources of contamination; rather, the standard requires a search of readily accessible information within a reasonable time at a reasonable cost to identify recognized environmental conditions. This assessment fulfills these requirements.

CONCLUSIONS

Sphere has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the vacant parcel located the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Broward County, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.5 and 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

On-Site Sources of Potential Concern:

Hazardous substances:	Not Observed or Reported
Petroleum products:	Not Observed or Reported
PCBs:	Not Observed or Reported

Off-Site Sources of Potential Concern:

Hazardous substances:	Not Observed or Reported
Petroleum products:	Reported [1]

There were no additional services provided as part of this Phase I ESA in accordance with ASTM E1527-05.

---

1 Several facilities to the northeast and northwest reported petroleum impacts to the soil and groundwater in association with underground storage tank systems. These facilities are enrolled in the Early Detection Incentive Program or the Abandoned Tank Restoration Program with the State of Florida and no information regarding assessment or remediation was available in the accessible regulatory files for review. .

ATTACHMENT 8

Phase 2 Environmental Assessment

EE&G

Evans Environmental & Geosciences

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

FOR

13 LOTS
NW 7TH TERRACE AND NW 6TH STREET
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Prepared For:

The Urban Group
1424 South Andrews Avenue
Suite 200
Fort Lauderdale, FL 33316

Prepared by:

Evans Environmental & Geosciences
14505 Commerce Way, Suite 400
Miami Lakes, Florida 33016
(305) 374-8300

June 2003
Project No.: 2003-1359

SECTION 4.0
CONCLUSIONS AND RECOMMENDATIONS

Based on the findings presented in this report, the following conclusions were developed.

- Collection and analyses of three soil samples from the *Property* did not reveal the presence of tested parameters at concentrations above applicable regulatory criteria. Based on these data, the vadose zone (unsaturated) soils in the vicinity of the sampling locations do not appear to have been significantly effected by the RECs identified in the Phase I ESA.

- Collection and analyses of four shallow and two deep groundwater samples did not reveal the presence of tested parameters (VOA, VOH, TPH, RCRA metals, and PAH) at concentrations above applicable regulatory criteria. Based on these data, the groundwater quality in the vicinity of these sampling locations does not appear to have been significantly effected by the RECs identified in the Phase I ESA.

The Phase II ESA subsurface investigation conducted for this Property did not reveal the presence of the tested parameters above regulatory standards. Based on these findings, no further investigation is warranted.

ATTACHMENT 9

Authorization for the
CRA Executive Director to
Sign CRA Applications

CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#17-0686**
CRA BOARD MEETING

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: June 20, 2017

TITLE: Motion Authorizing the CRA Executive Director or His Designee to Sign City of Fort Lauderdale Development Review Committee Applications for Community Redevelopment Agency Property to Allow for Review of Projects Proposed by Developers on CRA Owned Property

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve a motion authorizing the CRA Executive Director or his designee to sign City of Fort Lauderdale Development Review Committee applications for Community Redevelopment Agency property to allow for review of projects proposed by developers on CRA owned property with the understanding that execution of the application shall be deemed a ministerial act for purposes of processing the application but shall not be considered approval of the application or the proposed development or construed as a waiver of the City's police or regulatory authority.

Background

The CRA receives inquiries from developers and individuals interested in developing CRA owned property; some are as a result of solicitations issued by the CRA while others are unsolicited proposals. In both instances, it is often advantageous to have proposed projects undergo various levels of development review to determine whether a project meets the City of Fort Lauderdale Unified Land Development Regulations (ULDR) and to gauge the estimated project cost before going to the CRA Advisory Board or CRA Board for a funding recommendation, approval and before conveyance of CRA property. Since a Development Review Committee (DRC) application or Pre-DRC application must be signed by the property owner, proposed developers of CRA property cannot get their projects reviewed unless the CRA consents.

Article 4.1 of the CRA By-Laws (Exhibit 1) requires that legal instruments of the CRA be executed by the Chair and Executive Director, attested to by the Secretary and that the form of any instrument be previously approved by the General Counsel or the General Counsel's Designee, unless the execution of instruments by Motion or Resolution of the Board of Commissioners is delegated to another person, in which case the instrument may be executed in the manner provided by such resolution.

Community.

Attachment
Exhibit 1 – CRA By-Laws Article 4.1

Prepared by: NPF CRA Manager: Jonathan Brown, Fort Lauderdale Community Redevelopment Agency

Executive Director: Lee R. Feldman, ICMA-CM, City Manager

ATTACHMENT 10

Approval of Modifications to CRA Incentive Programs

CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#18-0192**
CRA BOARD MEETING

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: April 17, 2018

TITLE: Resolution to Approve Proposed Modification to Northwest-Progresso-Flagler Heights Community Redevelopment Area Incentive Programs

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Recommendation

It is recommended that the Fort Lauderdale Community Redevelopment Agency (CRA) Board of Commissioners adopt a Resolution to approve proposed modifications to the Northwest – Progresso –Flagler Heights Community Redevelopment Area ("NFP-CRA") Incentive Programs.

Background

On June 7, 2016, the Fort Lauderdale Community Redevelopment Agency ("CRA") approved revisions and additions to its incentive programs (see Exhibit 1). Among the CRA staff recommendations was a proposal providing the CRA Executive Director authorization to administratively approve awards from the Commercial Façade Improvement, Housing Rehabilitation and Purchase Assistance Incentive Programs to stimulate uses of these funds (see Exhibit 2). The CRA Board approved recommendations, but capped the administrative approval to a threshold of less than $50,000 based on the recommendation of the advisory board and expressed an interest in revisiting the issue at a later date.

The modifications were well received by the small business owners and property owners within the CRA. The CRA experienced a marked increase in the number of individuals seeking assistance through our incentive programs who previously were intimidated by the process or thought that their relatively minor proposed improvements were too insignificant for consideration. Small business owners and property owners have also expressed similar interest in smaller projects that would assist in interior renovations that would tackle the issue of vacancies that contribute to slum and blighted conditions. Recommended changes are as follows:

- **Recommendation 1:** Require CRA board approval for all awards greater than one hundred thousand dollars ($100,000) consistent with the authorization granted to the City Manager under the City of Fort Lauderdale Procurement Ordinance.

- **Recommendation 2:** Extend administrative approval authorization to all non-residential incentive programs, subject to the review of the NPF-CRA advisory board.
- **Recommendation 3:** Clarify that the commercial programs are intended for use on non-residential projects.
- **Recommendation 4:** Revise identified focus areas to acknowledge the Progresso Commercial Revitalization Project area as a focus area and define the residential focus areas consistent with the redevelopment plan.
- **Recommendation 5:** Modify the Property and Business Improvement Program to permit the funding of any renovations that address obstacles to occupancy rather than just substantial renovations.
- **Recommendation 6:** Adopt federal guidelines when considering awards to faith-based organizations. See Exhibit 6.
- **Recommendation 7:** Provide flexibility for applicants to propose project performance indicators.

The NPF-CRA Redevelopment Advisory Board at its meeting of March 13, 2018 approved the recommendations in a vote of 12-0.

Consistency with the Community Redevelopment Plan: NPF-CRA

Section 8.C. titled "Other City and CRA Government Functions – CRA Incentives and Programming" provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time. Details of each incentive program will be drafted as a policy and individually approved by the CRA Board.

Resource Impact

There will be no fiscal impact with this CAM.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale* 2035 Vision Plan: *We Are Community.*

Attachments

Exhibit 1 - Approved Minutes of the June 7, 2016 CRA Board Meeting
Exhibit 2 - CRA CAM 16-0556
Exhibit 3 - NPF-CRA Incentives
Exhibit 4 - Proposed Modified NPF-CRA Incentives
Exhibit 5 - Comparison Chart
Exhibit 6 - Housing and Urban Development Notice CPD-04-10

Exhibit 7- Draft Minutes of the March 13, 2018 NPF-CRA Redevelopment Advisory Board Meeting
Exhibit 8 - Resolution

Prepared by: D'Wayne Spence, NPF CRA Manager

Department Director: Lee R. Feldman, ICMA-CM, City Manager

Exhibit 3



SUBMITTED BY:
SISTRUNK VIEW, LLC

Matthew Rieger
Roosevelt Bradley
Greg Brewton

3225 Aviation Ave,
6th Floor
Miami, FL 33133

P: (305) 860-8188
F: (305) 639-8427

HTG
ELITE + GBA

SISTRUNK VIEW

REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE



HTG
ELITE + GBA

SISTRUNK VIEW

Subject:
Response to Request For Proposal For Purchase and Development of CRA Property On Sistrunk Boulevard, NW 7th Terrace and NW 8th Avenue

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

March 25, 2022

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RFP REQUIRED FORMS

Sample Insurance Certificate
Entity Status & Articles of Incorporation



Executive Summary

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"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

March 25, 2024

Mr. Bob Wojcik
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

RE: REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE RESPONSE

Dear Mr. Wojcik:

Housing Trust Group, LLC ("HTG") in partnership with Elite Equity Development, Inc. ("EED") and Greg Brewton and Associates, Inc. ("GBA") (collectively known as the "Sistrunk View, LLC" or 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 named 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 30,000 housing units. HTG and its 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, led by Greg Brewton, will serve as a co-developer, primarily overseeing the entitlement and permitting process. GBA 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 regard 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 a **minimum of 75 apartment homes and a maximum of 106 apartment homes** subject to additional State and or County funding availability, over 10,000 sf of active amenity uses, and 5,700 sf of commercial spaces for potential retail, office, and food and beverage concepts. 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;
- Up to 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 and 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
Manager of Sistrunk View, LLC
3225 Aviation Avenue, 6th Fl
Miami, FL 33133
305-860-8188
mattr@htgf.com

cc: Greg Brewton, Principal of Greg Brewton & Associates, Inc.
Roosevelt Bradley, President of Elite Equity Development, Inc.



Company 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

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1. DEVELOPER INFORMATION

Principal address for Proposer:

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

Project Contact Information:



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



Roosevelt Bradley
Elite Equity Development, Inc., Director
EIN: 82-4906507
(305) 335-1469
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 on April 13, 2022.

The document number of this limited liability company is L22000178514.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on March 11, 2024, 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 Twelfth day of March, 2024



Secretary of State

Tracking Number: 4432254820CU

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

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

2. PROJECT ORG. STRUCTURE

SISTRUNK VIEW, LLC
a Florida limited liability company
Single Purpose Entity
Project Developer / Owner

ELITE EQUITY DEVELOPMENT, INC ("EED")
a Florida Profit Corporation
Equity Partner / Co-Developer

AN AFFILIATE OF HOUSING TRUST GROUP, LLC
a Florida limited liability company
Equity Partner / Co-Developer

GREG BREWTON & ASSOC. INC. ("GBA")
a Florida Profit Corporation
JV Partner

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
Spencer Sorfleet - AVP of Development	Day-to-day project management
Mario Robaina - CFO	Communication with lenders and managing financial closings
Jordan Tolman - COO	Managing operations for development
Bert Del Valle - EVP of Construction	Construction Management
Al Hernandez - SVP of Accounting	Oversees development accounting
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**
David Chadwick - 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 SUMMARY AND EXPERIENCE

ROLE: LEAD DEVELOPER OVERSEEING 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.

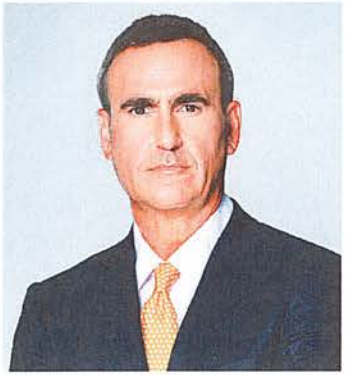
Since our inception in 1997, HTG has developed more than 8,000 units of multi-family housing, often working closely with local governments throughout the State of Florida. Our team is comprised of principals and staff with extensive experience developing and operating communities of equivalent scale and structure to the proposed development. HTG's real estate professionals have successfully closed more than $5 billion in commercial, land and residential developments. Combined, these professionals have delivered over 30,000 multifamily units, 18,000 Low Income Housing Tax Credit (LIHTC) units, 12,000 Market Rate units, and over 2,000,000 square feet of commercial and retail space.

HTG has over 25 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.

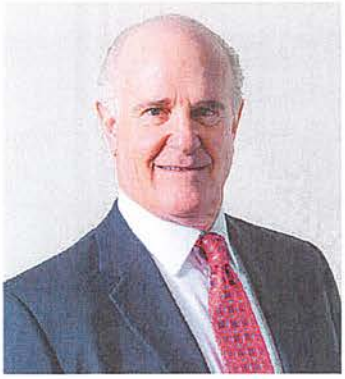
60 YEARS OF COMBINED DEVELOPMENT EXPERIENCE

HOUSING TRUST GROUP KEY STAFF AND PERSONNEL



MATTHEW RIEGER, PRESIDENT & CEO

Matthew Rieger has led HTG to become the award-winning, full-service development group whose transactions have exceeded $2 billion in commercial, land and residential developments across Florida, Illinois, Texas, the Southeastern U.S. and Arizona. Prior to joining HTG, Matthew served as an attorney at a large law firm where he was involved in over $1 billion worth of transactions including acquisitions, development, refinancings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, Matthew has expanded 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 policies that benefit working-class communities and families. Matthew is a third generation Floridian. He is a member of the Florida Bar Association and American Bar Association and earned his Juris Doctorate from Nova Southeastern University. Matthew also holds a Bachelor of Arts degree in Geography from the University of Florida.



RANDY RIEGER, CHAIRMAN AND FOUNDER

Randy Rieger is the Chairman and Founder of HTG, a multifaceted real estate development company that develops, owns, and manages properties throughout the United States. Housing Trust Group and its related entities specialize in the development of multi-family rental communities, affordable multi-family rentals, multi-family student housing communities, commercial developments and multi-family housing sales. The company has developed, acquired, owned and managed several thousand units nationwide and is headquartered in Coconut Grove, Florida.



ELON METOYER, SVP OF DEVELOPMENT

Elon Metoyer brings more than 25 years of knowledge and experience to HTG in the real estate development industry, including finance, management, and community redevelopment. Over his career he has developed over 3,800 units of housing. He served as Senior Vice President of New Urban Development the development arm of the Urban League of Greater Miami. In addition, he served as a Senior Vice President of Bank of America Community Development Corporation and served as a consultant for various housing authorities. Elon will function as the lead developer for this initiative.



JORDAN TOLMAN, COO

Jordan Tolman is the Chief Operating Officer of Housing Trust Group ("HTG") an award-winning vertically integrated developer of affordable housing across the country. Jordan is responsible for overseeing the overall business operations and strategy for the growth and success of HTG. Jordan oversees Construction, Management, Operations and Development at HTG. He is results driven and cultivates teamwork in all aspects of the business. Prior to joining HTG, Jordan acted as a principal of a real estate development company headquartered in New York City. Before that, Jordan was a partner of two law firms where he represented numerous clients in diverse legal areas such as: drafting and negotiation of construction contracts and consulting agreements, commercial and residential leasing, and building management. Jordan represented developers, owners, and management companies in all facets of the development cycle. Jordan is a graduate of the University of Pennsylvania, where he earned a bachelor's degree, and The Benjamin N. Cardozo School of Law where he earned a Juris Doctor degree (J.D.).



MARIO ROBAINA, CFO

Mario Robaina has over 25 years of experience in Finance in Real Estate, Investment Banking and Private Equity focused primarily on structured and project-based finance. At HTG Mr. Robaina is responsible for accounting, budgeting, and forecasting, strategic planning, cash management and asset management for the entire HTG enterprise. Joining HTG in 2015 as EVP of Development Finance, he was primarily responsible for structuring, modeling, underwriting, negotiating, and closing of a variety of multi-family 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, he closed over $1 billion in all manner of new construction, redevelopment and refinancing real estate transactions including condominium, market-rate rental, LIHTC rental, commercial, office and industrial developments. Mr. Robaina received his Bachelor of Science in Industrial Engineering from Stanford University and holds an MBA from the University of Miami focusing on Finance and Management.



BERT DEL VALLE, EVP OF CONSTRUCTION

General Contractor with over twenty-five years of experience in both residential and commercial/industrial construction. Responsible for over $1.1 billion 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 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.



AL HERNANDEZ, SVP OF ACCOUNTING

Al has 30 years of experience in the finance and accounting sectors for private and public companies. Prior to joining Housing Trust Group, he was the Chief Financial Officer of The Easton Group, a commercial real estate broker, property owner, and manager. Previously he was the Chief Accounting Officer for The Related Group, the largest multifamily condominium and apartment builder in the country. He started his accounting career with General Development Corporation as a senior accountant. Al is a Certified Public Accountant and holds a Bachelor of Business Administration Degree in Accounting from FIU.



SPENCER SORFLEET, AVP OF DEVELOPMENT

Spencer Sorfleet offers invaluable development support, marked by coordination of essential documentation and critical meetings. With a focus on multi-family housing projects, he leverages an intricate understanding of Federal, State, and Local funding sources to drive developments across Florida. Over a span of three years, Spencer has played a pivotal role in facilitating the development of more than 770 affordable housing units, demonstrating a strong commitment to addressing housing needs. Holding a Bachelor's degree in Real Estate and a Master's degree in Real Estate Development and Urbanism from the University of Miami, Spencer has a solid foundation in both theoretical and practical aspects of real estate development.

ELITE EQUITY DEVELOPMENT ("ELITE")

ROLE: EQUITY PARTNER & CO-DEVELOPER

ELITE EQUITY DEVELOPMENT, INC.



Elite will be involved in every facet of the development process, leading communications with the NPF-CRA 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")



ROLE: EQUITY PARTNER & CO-DEVELOPER

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 learned 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")

ROLE: PROPERTY MANAGEMENT COMPANY

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 37 properties, consisting of 3,847 multifamily apartment units and with the expectation of growing further with multiple properties under construction and planned to be delivered within 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.

HTG Management

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, Sistrunk View, 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.



David Chadwick, Executive Vice President of Property Management

David Chadwick boasts an extensive background in multifamily management, accumulating over 15 years of valuable experience in the field. His career is marked by a strong commitment to excellence and a diverse set of certifications that showcase his expertise.

With a wealth of experience, a proven track record, and a commitment to excellence, Chadwick continues to be a driving force in the success of HTG Management, embodying the qualities of a seasoned and accomplished executive in the multifamily management industry.

CORWIL ARCHITECTS

CORWILARCHITECTS

ROLE: ARCHITECTURAL FIRM

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)
96 units completed in October 2021





3 University Station (Hollywood/Affordable)
216 units to be completed in Q4 2024



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 completed in May 2023



8 Tucker Tower (Miami/Affordable)
120 units completed in December 2023





WITKIN HULTZ DESIGN GROUP ("WITKIN")

ROLE: LANDSCAPE ARCHITECTURE FIRM

Witkin 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, and Brazil. The firm has the resources to manage every planning and design challenge for its clients. The Witkin 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 Witkin 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 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 services 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 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 Witkins is please to have provided landscape architectural services for the W Hotel in Fort Lauderdale for the DYL Group, Little Palm Island for Noble House Hotels, Marriot Autograph in Key Largo and many others. In addition, Witkin has 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.

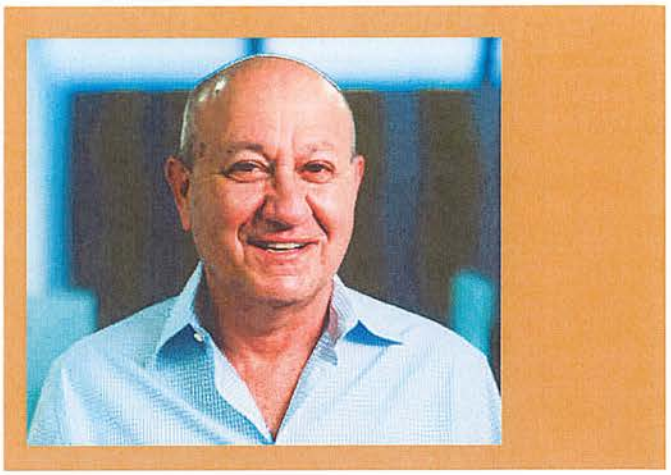








ANDREW M. WITKIN



DISCIPLINE / POSITION

President & Founder Witkin Hults Design Group
Registered Professional Landscape Architect; State of Florida, 1982. Lic. #LA0000889

EDUCATIONAL BACKGROUND

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

PROFESSIONAL AFFILIATIONS

Andrew is a Member of the American Society of Landscape Architects, a full Member of the Urban Land Institute, the Life Director of the Builders Association of South Florida, a Member of the Builders Association of South Florida Hall of Fame, a past Chairman of the Miami Dade County Shoreline Development Review Committee, and a Member of the College of Arts and Architecture at the Pennsylvania State University Campaign Committee.

FIELDS OF EXPERTISE

Andrews expertise includes Landscape Architectural and Lighting Design, Large-scale Residential & Commercial Development, Caribbean Hospitality Design, Project Management & Contract Administration, Coastal Environmental Planting Design, and Municipal Approval Process. Andrew has had numerous speaking engagements including the 2006 International Builders Show - Landscaping 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, and the 2008 International Builders Show - Landscape Architecture & First Impressions

KELLY ANN HULTS, LEED AP



DISCIPLINE / POSITION

President Witkin Hults Design Group

EDUCATIONAL BACKGROUND

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

PROFESSIONAL AFFILIATIONS

Kelly is an Associate Member of the American Society of Landscape Architects since 1998, a Member of the US Green Building Council, and an allied member of the AIA, Broward Chapter.

FIELDS OF EXPERTISE

Kellys expertise includes Landscape Architectural, Hardscape, and Lighting Design, Site planning for large scale residential and hospitality developments, Project Management & Presentation, Computer aided drafting and design using Autodesk, Corel & Adobe, and Production of large volume publications.

ABNEY + ABNEY GREEN SOLUTIONS ("ABNEY")

ABNEY + ABNEY GREEN SOLUTIONS

ROLE: GREEN CONSULTANT

Abney is an approved certifying agent for all available green certification programs in Florida. 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 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.

STEARNS WEAVER MILLER WEISSLER ALHADEFF AND SITTERSON, P.A. ("SWM")

STEARNS WEAVER MILLER

ROLE: TAX CREDIT & LEGAL COUNSEL

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

	DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
30	Park at Wellington II	Pasco	Mid-Rise	110	March-18	$ 16,800,000
31	Hammock Ridge	Hernando	Garden	104	April-18	$ 18,000,000
32	Covenant Villas	Palm Beach	Garden	144	May-18	$ 21,900,000
33	Arbor View	Broward	Mid-Rise	100	June-18	$ 27,000,000
34	Princeton Park	Miami-Dade	Garden	150	December-18	$ 34,710,617
35	Douglas Gardens V	Broward	Mid-Rise	110	March-19	$ 21,000,000
36	Twin Lakes Estates, Phase I	Polk	Garden	100	March-19	$ 17,000,000
37	Heron Estates Sr.	Palm Beach	Garden	101	July-20	$ 20,000,000
38	Hammock Ridge II	Hernando	Mid-Rise	92	May-20	$ 16,400,000
39	Freedom Gardens II	Hernando	Garden	94	February-20	$ 15,000,000
40	The Addison	Manatee	Mid-Rise	90	July-20	$ 21,600,000
41	Luna Trails	Brevard	Garden	86	November-20	$ 16,300,000
42	Isles of Pahokee, II	Palm Beach	Garden	129	January-20	$ 15,500,000
43	The Palms at Town Center	Flagler	Garden	88	October-20	$ 16,000,000
44	Osprey Pointe	Pasco	Garden	110	December-20	$ 22,350,000
45	Twin Lakes Estates, Phase II	Polk	Garden	132	May-21	$ 19,000,000
46	Max's Landing	Miami-Dade	Garden	76	September-21	$ 16,800,000
47	Village View	Broward	High-Rise	100	October-21	$ 31,500,000
48	Oaks at Lakeside	Manatee	Garden	96	July-21	$ 18,000,000
49	Father Marquess-Barry Apartments	Miami-Dade	Garden	50	February-22	$ 12,600,000
50	Lafayette Gardens	Leon	Garden	96	January-22	$ 20,400,000
51	Valencia Grove II	Lake	Garden	110	December-21	$ 20,200,000
52	Hudson Village	Broward	High-Rise	96	April-22	$ 34,900,000
53	Oak Valley	Marion	Garden	96	May-23	$ 18,100,000
54	Heron Estates Family	Palm Beach	Garden	79	December-22	$ 20,900,000
58	Shoreline Villas	Okaloosa	Garden	72	November-22	$ 15,635,992
56	Flagler Station	Palm Beach	High-Rise	94	May-23	$ 31,049,662
55	Tucker Tower	Miami-Dade	High-Rise	120	December-23	$ 38,352,406
57	Bryce Landing	Clay	Garden	96	Est. March-23	$ 21,896,000
59	Park Ridge	Polk	Garden	96	Est. May-23	$ 22,725,693
60	Mount Hermon Apartments	Broward	High-Rise	104	Est. June-24	$ 39,616,847

	DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
61	Riverview6	Manatee	Garden	80	Est. Aug-24	$ 23,300,000
62	University Station	Broward	High-Rise	216	Est. Apr-24	$ 100,101,000
63	Astoria on 9th	Manatee	Mid-Rise	120	Est. Sept-24	$ 28,368,154
64	Princeton Grove	Manatee	Garden	107	Est. July-24	$ 24,264,379
65	Orchid Lake	Brevard	Garden	90	Est. March-25	$ 21,300,000
66	Hillsboro Landing	Broward	High-Rise	75	Est. Apr-25	$ 27,550,000
67	Naranja Grand	Miami-Dade	High-Rise	120	Est. Sept-24	$ 36,700,000
68	Oasis at Aventura	Miami-Dade	High-Rise	95	Est. Nov-24	$ 31,000,903
69	Rainbow Village - Phase I	Miami-Dade	High-Rise	299	Est. Feb-25	$ 116,101,794
70	Courtside Apartments II	Miami-Dade	Mid-Rise	120	Est. March-25	$ 34,919,000
71	Naranja Grand II	Miami-Dade	High-Rise	200	Est. April-25	$ 53,340,000
				9,148		

Outside of Florida

	DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
1	River Ridge	Cherokee, TN	Garden Style	356	March-03	$ 28,423,763
2	Reserve at Creekside	Hamilton, TN	Garden Style	192	June-05	$ 14,122,555
3	Forest Cove, Phase I	Hamilton, TN	Garden Style	120	August-14	$ 14,462,555
4	Forest Cove, Phase II	Hamilton, TN	Garden Style	72	February-17	$ 9,000,000
5	Aviva	Maricopa, AZ	Garden Style	325	August-18	$ 63,937,136
6	Aviva Goodyear	Maricopa, AZ	Garden Style	288	October-22	$ 57,626,086
7	Crescent Place	Cook County, IL	Garden Style	40	October-23	$ 18,100,000
8	The Rushmore	Harris, TX	Mid-Rise	101	Est. Dec-23	$ 25,106,591
9	Inn Town Lofts	Lubbock, TX	Mid-Rise	56	Est. Dec-23	$ 28,736,056
10	Park Tower	Tarrant, TX	Mid-Rise	90	Est. November-22	$ 24,310,142
				1,640		

VILLAGE PLACE









PROJECT INFORMATION:

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
Status: Completed

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 INFORMATION:

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
Status: Completed

DEVELOPMENT COMPLETED WITHIN THE NPF-CRA BOUNDARIES

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.

MOUNT HERMON APARTMENTS







PROJECT INFORMATION:

Address:
750 NW 4th Street
Fort Lauderdale, FL 33128

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: High-rise
Building Height: 7 stories
Number of Buildings: 1
Number of Units: 104
Funding: 9% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

DEVELOPMENT UNDER CONSTRUCTION WITHIN THE NPF-CRA BOUNDARIES

PROJECT DESCRIPTION:

Mount Hermon Apartments will be reserved for income-qualifying residents 62 and older who earn at or below 25 and 60 percent of the area median income (AMI), with rents ranging from $425 to $1,225 per month.

The 7-story development will offer a mix of one- and two-bedroom units ranging from 650 square feet to 950 square feet. Amenities include but are not limited to a rooftop pool and expansive deck with lounge seating, state-of-the-art fitness center, a multipurpose clubroom with kitchenette, and an outdoor community gathering space.

HUDSON VILLAGE







PROJECT INFORMATION:

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
Status: Completed

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 INFORMATION:

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
Status: Completed

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.

UNIVERSITY STATION







PROJECT INFORMATION:

Address:
309 N 21st Avenue
Hollywood, Florida 33020

Property Size: 2.5-acres
Property Type: Affordable Multi-Family
Community Style: High-rise
Building Height: 8 stories
Number of Buildings: 3
Number of Units: 216
Funding: SAIL/4% tax credits
Completion Date: Est. 2025
Status: Under Construction

PROJECT DESCRIPTION:

University Station is a new $100 million, mixed-use development in Hollywood, Florida. A true Public-Private Partnership with the City of Hollywood, the development is Housing Trust Group's largest development to date, featuring workforce and affordable housing, retail space, a separate parking garage for public and private use, and a new home for Barry University's College of Nursing and Health Services. Construction will commence in June 2023, with completion expected in Spring 2025.

Located on 2.5 acres of city-owned land next to the future proposed Broward Commuter Rail South Station, the development consists of 216 apartments, more than 2,000 square feet of commercial and retail space, 12,210 square feet of educational space that will be leased to Barry University, and a parking garage with 635 spaces. 100% of the apartments will be reserved for individuals and families at various income thresholds below 80 percent of the area median income (AMI).

FLAGLER STATION







PROJECT INFORMATION:

Address:
951 Banyan Blvd
West Palm Beach, FL 33401

Property Size: 0.76-acres
Property Type: Affordable Senior
Community Style: High-rise
Building Height: 8 stories
Number of Buildings: 1
Number of Units: 94
Funding: 9% tax credits
Completion Date: September 2022
Status: Completed

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.

HILLSBORO CROSSING





PROJECT INFORMATION:

Address:
3851 N Dixie Highway
Deerfield Beach, FL 33064

Property Size: 1.05-acres
Property Type: Affordable Senior Community Mid-Rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 75
Funding: SAIL/4% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

PROJECT DESCRIPTION:

Apartments at Hillsboro Crossing will be reserved for income-qualifying residents aged 62 and older who earn at or below 22, 25 and 60 percent of the area median income (AMI). Monthly rents will range $374 to $1,225.

Hillsboro Crossing will be a six-story, pet-friendly residential building featuring spacious one and two-bedroom apartments, with 45 one-bedroom units spanning 702 square feet and 30 two-bedroom units spanning 927 square feet. It will have 5,000 square feet of amenity space including a multipurpose room, state-of-the-art fitness center, bocce ball court and outdoor rooftop terraces, along with 96 parking spots. The National Green Building Standard Certified property will also have energy-efficient lighting and appliances.

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

Jeff Burton, Executive Director
City of Bradenton CRA
jeff.burton@bradentonfl.gov / (941) 932-9439
The Addison, 90 units
Completed in July 2020
$22,159,088 Total Development Cost

CRA
CITY OF Bradenton
COMMUNITY REDEVELOPMENT AGENCY

HOUSING AUTHORITY

Ann Deibert, Executive Director
Broward County Housing Authority
adeibert@bchafl.org / (954) 739 1114 ext 2329
Hillsboro Crossing, 75 units
Under Construction
$27,016,935 Estimated Total Development Cost

BROWARD
county · housing authority

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 with no current business licenses.

003974

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, 2024
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 07/19/2023
FPPU05–23–002771

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
Melanie S. Griffin, Secretary
dbpr

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

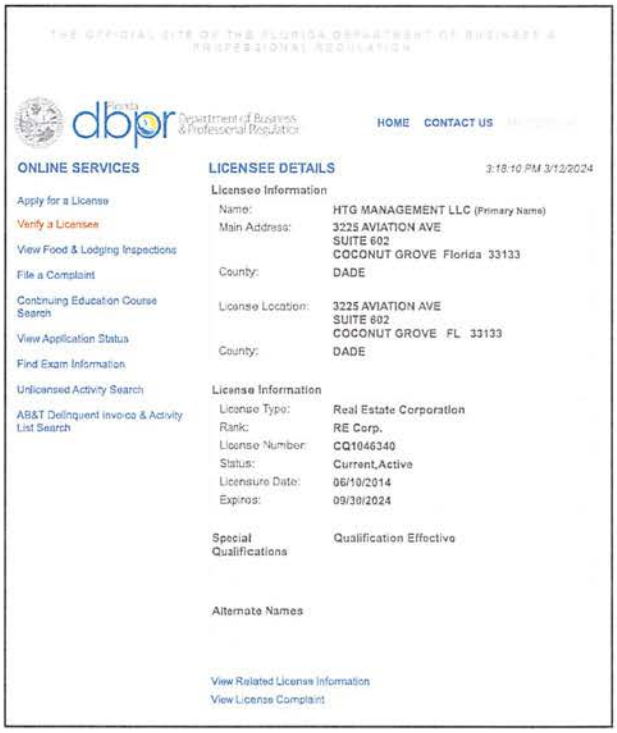
RIEGER, RANDY E
3225 AVIATION AVENUE SUITE 602
COCONUT GROVE FL 33133

LICENSE NUMBER: BK3298704
EXPIRATION DATE: MARCH 31, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/13/2024

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

dbpr Department of Business & Professional Regulation

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LICENSEE DETAILS 3:18:10 PM 3/12/2024

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: 09/30/2024

Special Qualifications: Qualification Effective

Alternate Names

View Related License Information
View License Complaint

CITY OF FORT LAUDERDALE

BUSINESS TAX YEAR 2023-24

Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-GEN-21020046

Business Name: GREG BREWTON AND ASSOCIATES INC

Business Address: 633 SE 3 AVE # 4F

GREG BREWTON
GREG BREWTON AND ASSOCIATES INC
6410 SW 183 WAY
SOUTHWEST RANCHES FL 33331

TAX CATEGORIES

406208 REAL ESTATE CONSULTANT (NO ST LIC)

Contact: GREG BREWTON

Business Email: Gregbrewton.Gba@Gmail.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than $3.00, no more than $25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businesstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than $3.00, no more than $25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

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

3

"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

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 NPF-CRA, the Fort Lauderdale Community Redevelopment Agency (FCRA) and City of Fort Lauderdale (City) through the minimum development of 75 units which may increase subject to additional subsidy availability.

INCENTIVE REQUESTED/ PHASE	APPROXIMATE DATE NEEDED	AMOUNT
DIP Award structured as a low interest loan;	Disbursed April 2025 - June 2026	$5,000,000
Land Conveyance via Seller's Note*	Note provided at financial closing	$0
TOTAL INCENTIVES REQUESTED		**$5,000,000**

BENEFIT TO CITY/ NPF-CRA	APPROXIMATE DATE RECEIVED	AMOUNT
Purchase and Sale Agreement - Payment	At maturity (Year 32)	$1,300,000
Property Taxes paid by Sistrunk View	Annual Recurring (Years 1-32)	$5,512,790
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)	$45,857,025
TOTAL BENEFITS RECEIVED		**$59,559,815**

*this is not a cash incentive
**using market rents from the Apartments.com February 2024 Rental Market Trends in Fort Lauderdale, FL vs. the 2023 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 NPF-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 the purchase of the land back. 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 $5,512,790 in property taxes and over $687,500 in permit, water & sewer connections, and impact fees. Overall, the NPF-CRA's $5 Million appropriation will leverage $18 Million in total development costs, producing a minimum of 75 new homes, generating 276 jobs, and producing more than $30 Million in direct economic impact for the area (from construction activities).

INDIRECT ECONOMIC & COMMUNITY BENEFITS

In addition, the development will generate over $45M in rental income benefits to the local community thanks to the rental restrictions (the difference between estimated market rents in Fort Lauderdale vs rent restricted rents of Broward County). 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. In a recent article in the Miami Herald title "With rising rents and low wages, how will Broward address housing affordability", it is seen that rental prices in Broward County increased at a rapid pace of 39% from 2021 to 2022. Compared to data pulled from HUD Median Income analysis, median income in Broward county only rose 11% from 2021 to 2022 and from 2022 to 2023 it only rose an additional 7% which is clearly outpaced by rent growth in the area.

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 a minimum of 75 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 minimum 75 units, Sistrunk View will:

1. Provide housing to families with incomes from $20,160 to $76,800
2. Create an estimated 276 jobs of which 10% to 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 NPF-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 NPF-CRA residents and local businesses the opportunity to participate in and benefit from the redevelopment process.





Financial Information

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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.

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 through its affiliated entities currently has over $378 million in real estate assets under management, and has ownership interests in real estate assets worth more than $354 million. HTG stands ready to provide customary guarantees associated with the development of Sistrunk View.

$378 MILLION
in Real Estate Assets Under Management

$354 MILLION
Ownership Interest in Real Estate Assets

Financial statements for Housing Trust Group, LLC for the last two years have been made available to the CRA provided under **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION**, 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 175 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 23 developments consisting of 2,217 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
Walker & Dunlop
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 leveraging the available funding to allow for a blend of residential and commercial space allowed by each of the two different zoning designations. That is how we arrived at a minimum of 75 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels and have the potential for an increased unit count of 106 units based on the availability of additional funding and market conditions. At the minimum of 75 units, accounting for operating expenses, the project can only leverage about $7.9 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NPF-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 full application for this DIP incentive request is included in the additionally provided **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION** document due to sensitive information being contained within the Credit Check Release and Personal History Statement forms within. Only a portion of the application is shown within this proposal.

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 NPF-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 $5,512,790 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	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	$ 16,000,000	7.33%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	$ 7,879,000	5.77%	$ 524,579	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			**$ 524,579**		

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	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
90,181 S.F.	**$18,263,939**	**$202.53**	**$243,519**

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	$ 18,263,939	61%
Hard Cost Contingency (5% of Hard Costs)	$ 913,197	3%
Financial Costs (Loans and Bond Fees)	$ 2,215,071	7%
General Development Costs	$ 1,543,541	5%
Permit & Impact Fees	$ 530,000	2%
Utility Connection Fees	$ 157,500	1%
Legal Fees	$ 335,144	1%
Marketing & Lease-Up	$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	$ 115,809	0.5%
Operating Deficit Reserve	$ 264,897	1%
Developer Fee	$ 4,351,356	14%
Land Acquisition	$ 1,300,000	4%
TOTAL USES	**$ 30,090,454**	

DEVELOPMENT SOURCES	AMOUNT (CONST.)	AMOUNT (PERM.)
4% Tax Credit Equity	$ 5,097,085	$ 12,742,712
Private Construction Loan (Bond-Financed)	$ 16,000,000	-
Private Permanent Loan (Bond-Financed)	-	$ 7,879,000
NPF-CRA DIP Soft Loan	$ 5,000,000	$ 5,000,000
NPF-CRA Seller's Note	$ 1,300,000	$ 1,300,000
Deferred Developer Fee	$ 2,693,369	$ 3,168,742
TOTAL SOURCES	**$ 30,090,454**	**$ 30,090,454**

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a $16M Construction and a $7.9M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent within this section 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 $12,742,712 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent within this section outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES

Income:	*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	13,771	1,032,857	1,053,514	1,074,584	1,096,076	1,117,997	1,140,357	1,163,165	1,186,428	1,210,156	1,234,359
Laundry	518	38,880	39,658	40,451	41,260	42,085	42,927	43,785	44,661	45,554	46,465
Other	230	17,280	17,626	17,978	18,338	18,704	19,079	19,460	19,849	20,246	20,651
Vacancy Reserve @ 4.0%	(551)	(41,314)	(42,141)	(42,983)	(43,843)	(44,720)	(45,614)	(46,527)	(47,457)	(48,406)	(49,374)
Total Housing	**13,969**	**1,047,703**	**1,068,657**	**1,090,030**	**1,111,830**	**1,134,067**	**1,156,748**	**1,179,883**	**1,203,481**	**1,227,550**	**1,252,102**
Commercial	*Per Sq Ft*										
Net Rental Income	17	94,050	96,872	99,778	102,771	105,854	109,030	112,301	115,670	119,140	122,714
Reserve for Vacancy @ 10.0%	(2)	(9,405)	(9,687)	(9,978)	(10,277)	(10,585)	(10,903)	(11,230)	(11,567)	(11,914)	(12,271)
Total Commercial	**15**	**84,645**	**87,184**	**89,800**	**92,494**	**95,269**	**98,127**	**101,071**	**104,103**	**107,226**	**110,443**
Total Income	**15,098**	**1,132,348**	**1,155,841**	**1,179,830**	**1,204,324**	**1,229,336**	**1,254,875**	**1,280,954**	**1,307,584**	**1,334,776**	**1,362,544**
Expenses:	*Per Unit*										
Management Fee (% of EGI)	559	41,908	42,746	43,601	44,473	45,363	46,270	47,195	48,139	49,102	50,084
Administrative	408	30,577	31,494	32,439	33,412	34,414	35,447	36,510	37,605	38,734	39,896
Contracted Services	331	24,842	25,587	26,355	27,146	27,960	28,799	29,663	30,553	31,469	32,413
Leasing and Marketing	54	4,035	4,156	4,281	4,409	4,541	4,678	4,818	4,963	5,111	5,265
Maintenance	279	20,947	21,575	22,223	22,889	23,576	24,283	25,012	25,762	26,535	27,331
Payroll	1,699	127,413	131,235	135,172	139,228	143,404	147,707	152,138	156,702	161,403	166,245
Utilities	331	24,844	25,589	26,357	27,147	27,962	28,801	29,665	30,555	31,471	32,415
Real Estate Taxes	1,400	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001
Insurance	1,659	124,392	128,124	131,968	135,927	140,005	144,205	148,531	152,987	157,576	162,304
Replacement Reserves	300	22,500	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	**7,019**	**526,458**	**541,832**	**557,660**	**573,953**	**590,727**	**607,996**	**625,773**	**644,074**	**662,915**	**682,311**
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	**7,133**	**535,008**	**550,639**	**566,730**	**583,296**	**600,350**	**617,907**	**635,982**	**654,589**	**673,746**	**693,467**
Net Operating Income	**8,079**	**605,890**	**614,009**	**622,170**	**630,371**	**638,608**	**646,879**	**655,181**	**663,510**	**671,862**	**680,233**

DEBT SERVICE & CASH FLOW

Permanent Loan 1	6,994	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579
Total Hard Debt	**6,994**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**
1st Mort Coverage + Hard Fees		*1.16x*	*1.17x*	*1.19x*	*1.20x*	*1.22x*	*1.23x*	*1.25x*	*1.26x*	*1.28x*	*1.30x*
Waterfall Cashflow	2,087,147	81,311	89,430	97,591	105,792	114,029	122,300	130,602	138,930	147,282	155,654
Soft Debt											
CRA D.I.P. Loan	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	74	5,569	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid		-	13,001	56,120	63,001	50,000	63,001	63,001	63,001	63,001	63,001
All DSCR		*1.14x*	*1.14x*	*1.06x*	*1.07x*	*1.09x*	*1.10x*	*1.12x*	*1.13x*	*1.14x*	*1.16x*
Net Cashflow	**1,084**	**81,311**	**76,428**	**41,471**	**42,790**	**64,029**	**59,299**	**67,601**	**75,929**	**84,281**	**92,653**

March 12, 2024

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 **$16,000,000**, 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 **$7,879,000.**
Borrower:	Sistrunk View, LLC
Developer:	A to-be-formed single-asset entity affiliated with the Developer.
Project:	Sistrunk View will consist of a 75-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount:	Approximately $16,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the One-Month Term SOFR plus 200 basis points (the "Interest Rate"). Any one-month Term SOFR less than 3.00% shall be deemed to be 3.00%. The construction

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602
Telephone: 813.483.8297; tammy.haylock-moore@chase.com

	interest reserve will be calculated with a cushion determined by Lender. The current indicative rate is **7.33%.**
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:	**$7,879,000** 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 interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year Swap Rate plus 200 bps. Current indicative bond rate is **5.77%**
	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 July 31, 2024 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

March 12, 2024

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 $1,385,216 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 is $12,742,712 or $0.92 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 $13,850,774 (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% ($1,911,407) paid prior to or simultaneous with the closing of construction financing
- 25% ($3,185,678) paid at 50% construction completion
- 20% ($2,548,542) paid at 98% construction completion
- Balance ($5,097,085) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $7,645,627.

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.

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

Date: March 19, 2024

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge	Tel. No.	E-Mail Address
Matthew Rieger	(305) 860-8188	mattr@htgf.com
Primary Contact for this CRA Request	**Tel. No.**	**E-Mail Address**
Elon Metoyer	(305) 860-8308	elonm@htgf.com
Name of Business	**Tax I.D. No.**	**Company Website**
Sistrunk View, LLC	in process	htgf.com (affiliate parent comany)
Business Address	**Tel. No.**	**Fax No.**
3225 Aviation Ave., 6th Floor	(305) 860-8188	(786) 408-7542
City	**State**	**Zip Code**
Coconut Grove	FL	33133

Commencement Date to Begin Project: April 2025

Completion Date for Project: June 2026

Check Appropriate Description	Project Type	Facility Description
↑Existing Business ☐	↑Expansion ☒	Existing Space 0 sq. ft.
↑New Business ☒	↑Relocation ☐	New Space _____ sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
236116 Multifamily Construction	04/13/2022	Florida

Proposed Project Location/City	Proposed Address
Fort Lauderdale	790 Sistrunk Blvd.

Property Control Number(s)	Property Owner
8 parcels, see attached Exhibit A	Fort Lauderdale Community Redevelopment Agency

Owner Tel. No. (include Area Code)	Is there a lien on the property?
(954) 828-4519	↑ Yes ↑ No — No

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created	3
Existing Jobs	0
Total FTE Jobs	3

TYPE OF BUSINESS

Sole Proprietor	
Partnership	
Joint Venture	
Corporation	
Cooperative	
Limited Liability Company	X
Non-Profit Org.	
Other: _____	

Bank(s) Where Business Accounts for Projects Are Held

1. JPMorgan Chase Bank, N.A. (Accounts to be formed)
2.

Name of Participating Bank/Lender: JPMorgan Chase Bank, N.A.

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 16,000,000	Tammy Haylock-Moore	(813) 483-8297	

Name of Other Financial Source: Raymond James Tax Credit Equity Funds

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 12,742,712	Sean Jones	(727) 567-5703	

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

5- to 6-story mixed-use and mixed-income multi-family community with a minimum of 75 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 78 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
An affiliate single purpose member entity of **Housing Trust Group, LLC** to be formed if awarded	3225 Aviation Ave., 6th Floor Coconut Grove, FL 33133	65%	May 2006	Present
Name	Complete Address	% Owned	From	To
Elite Equity Development, Inc.	7942 NW 164th Terrace Miami Lakes, FL 33016	17.5%	April 2022	Present
Name	Complete Address	% Owned	From	To
Greg Brewton and Associates, Inc.	6410 SW 183 Way, Southwest Ranches, FL 33331	17.5%	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: $30,090,454
2. Please state the overall project costs related to the CRA's assisted activity? $30,090,454
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.	$16,000,000**		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	$2,693,369		
Other (specify) Tax Credit Equity (During Construction) - RJ	$5,097,085		
Other (specify) CRA Seller Note	$1,300,000	1%	30 yrs
Other (specify)			
Total Sources	$30,090,454		

**converts to 35-year perm loan (5.33% indicative rate per Chase LOI)

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~~ Marketing, Lease-Up, ODR, and Soft Cost Contingency		$480,706
Utility and road infrastructure improvements	Yes	$157,500
New construction of commercial and industrial buildings	No	$18,263,939
~~Rehabilitation of commercial and industrial buildings~~ Hard Cost Contingency		$913,197
Purchase and installation of equipment and fixtures		$350,000
Other (specify) Impact Fees and Permit Fees		$530,000
Other (specify) Developer Fee		$4,351,356
Other (specify) General Development Cost, Legal Fees, and Financial Costs		$3,743,756
Total Uses		$30,090,454

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: N/A	$ 0	N/A	$ 0	%	N/A	$ 0
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.*).

Please refer to Exhibit A of this Application for responses to these items.

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 — March 19, 2024
Signature and Title — Date

Guarantors:

_____ Manager — March 19, 2024
Signature and Title — Date

_____
Signature and Title — Date

_____
Signature and Title — Date

_____
Signature and Title — Date

_____
Signature and Title — Date

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name: SISTRUNK VIEW, LLC

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $ 1,300,000

CRA Financial Resources (If Required) $ 1,300,000

Submitted by:

Matthew A. Rieger
Name (printed)

Signature

March 19, 2024
Date

Manager of Sistrunk View, LLC
Title



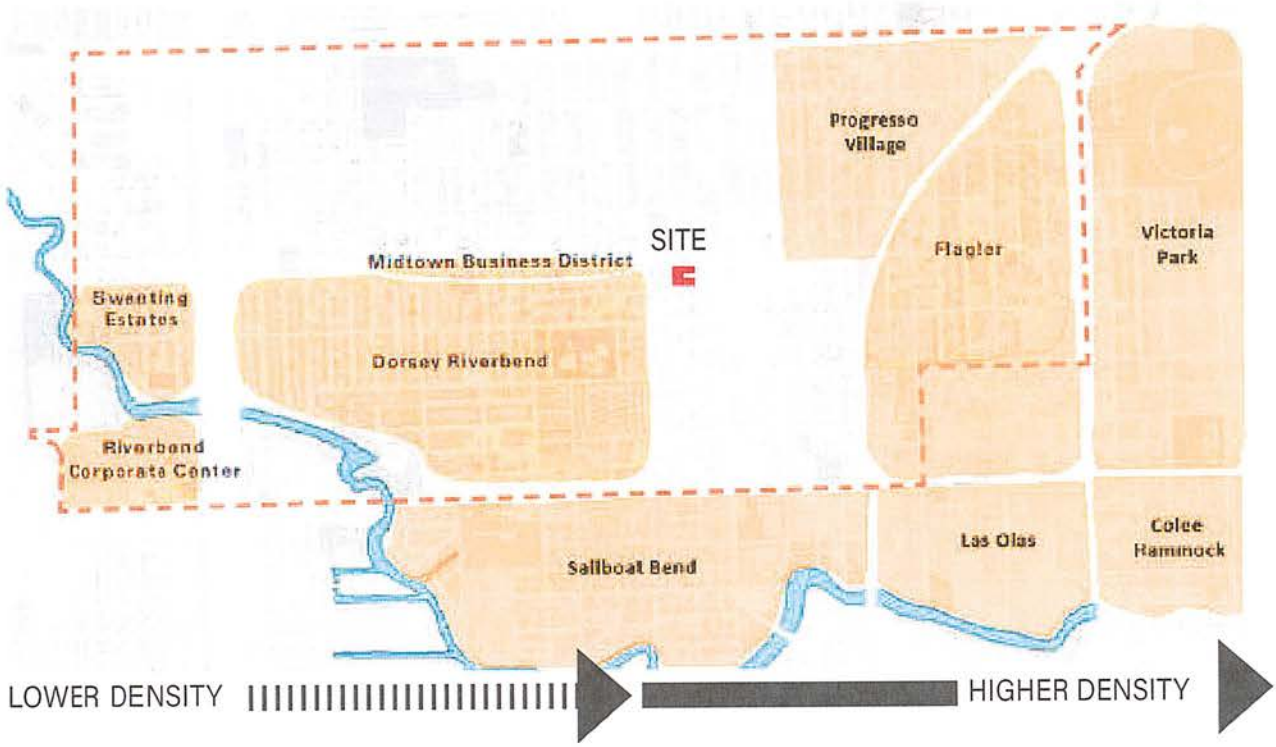
Project Plans and Information

5

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

1. DEVELOPMENT CONCEPT EXECUTIVE SUMMARY

The target site is comprised of roughly 1 acre of Fort Lauderdale 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 5- to 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 a minimum of 75 and a maximum of 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 or commercial space will further help to activate this corridor to its full potential.



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 mark private vs public spaces with the placement of architectural elements and electronic access control systems.

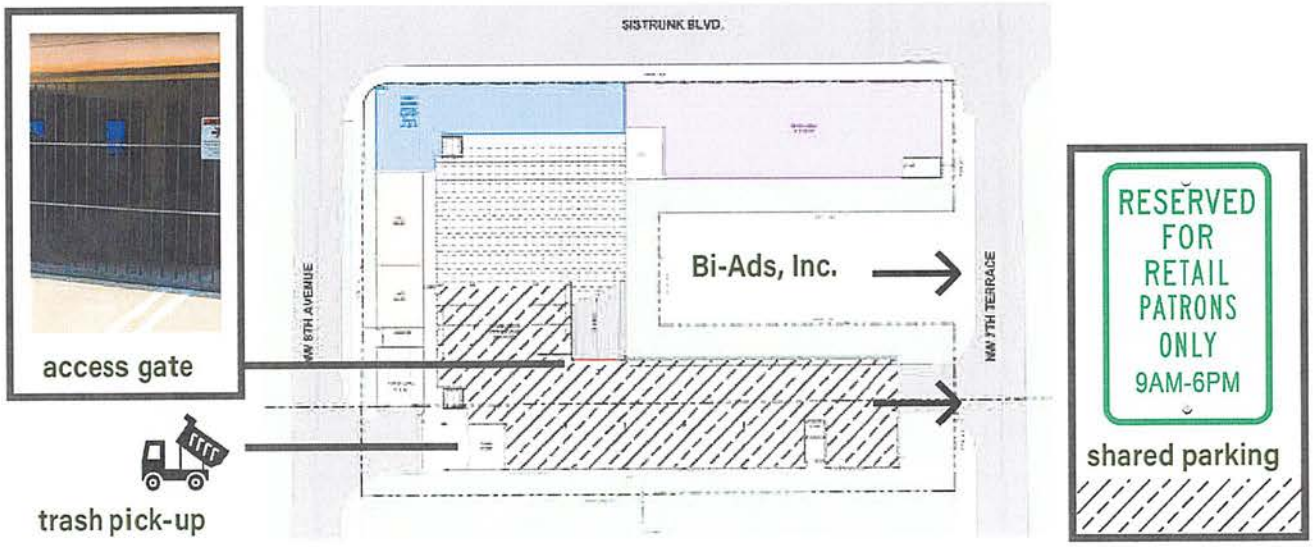


Territorial Reinforcement - Creating a sense of ownership within the community will transform the corridor into a place, not merely a mechanism to travel Downtown, and a sense of pride of ownership from the community.

2. 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 78 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 63 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.

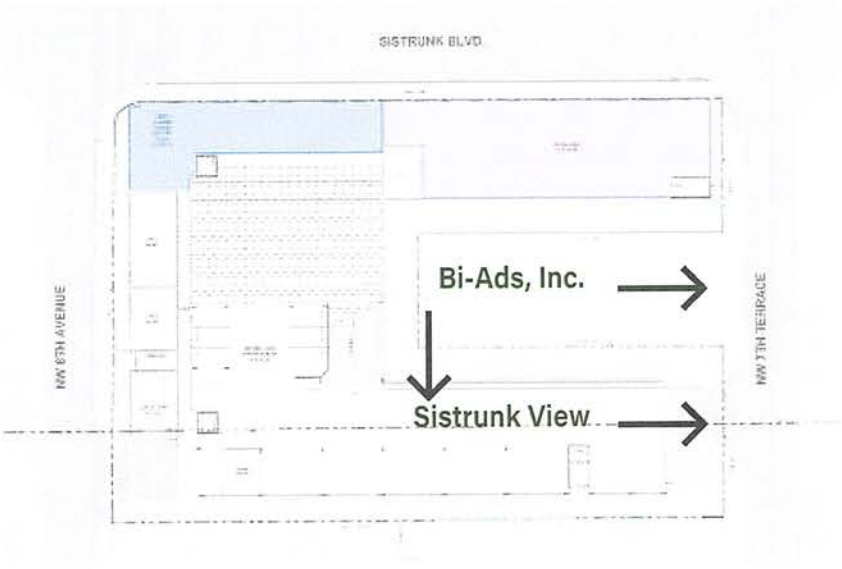


We are also conscious of the existing right-of-access that Bi-Ads has towards Sistrunk Boulevard, and as such, we have ensured that our design has the flexibility to accommodate three different solutions to this problem. It is our philosophy to always design with future issues in mind, applying that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

On the following pages 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 decreased.

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.

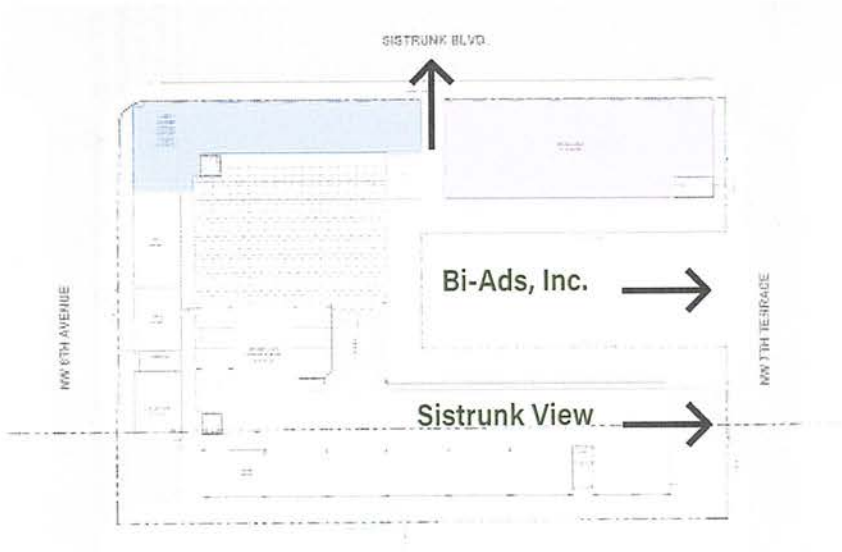
PLAN B





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.

3. RESIDENTIAL TARGET MARKET & RENTS

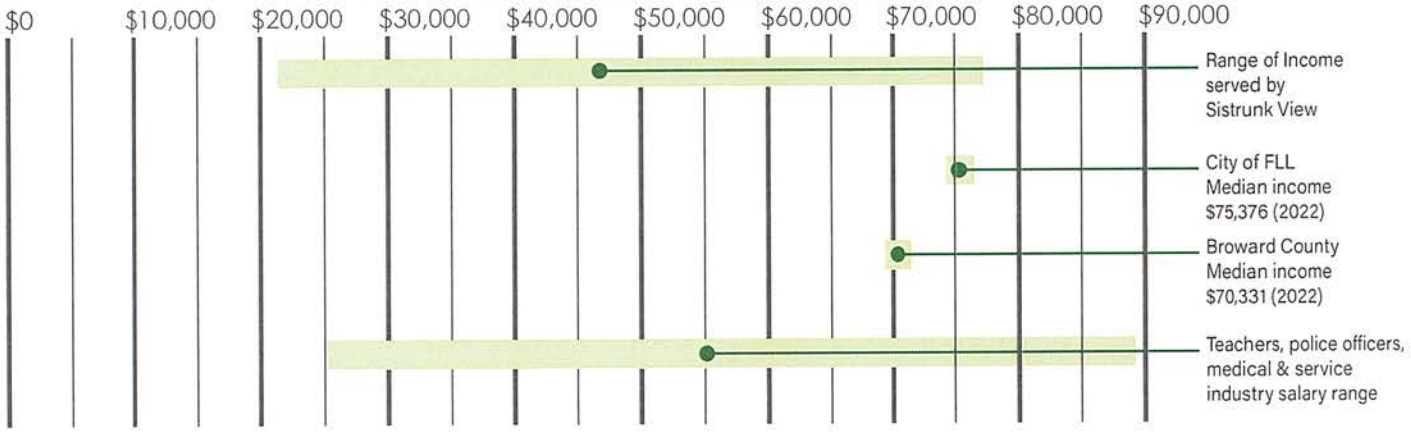






All of the residential units in Sistrunk View will be for rent; the rental schedule is outlined in the table below. 85% of the units will be available to households whose income range is perfectly aligned with the CRA's goal to provide workforce rental units to meet the housing demand for office employees, 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)	9	1/1	$ 20,160 - $ 23,040	$ 594
Low-Income (30% AMI)	3	2/2	$ 23,040 - $ 28,800	$ 713
Affordable (60% AMI)	20	1/1	$ 40,320 - $ 46,080	$ 1,188
Affordable (60% AMI)	7	2/2	$ 46,080 - $ 57,600	$ 1,426
Workforce (70%-80% AMI)	27	1/1	$ 47,040 - $ 61,440	$ 1,386 - $ 1,440
Workforce (70%-80% AMI)	9	2/2	$ 53,760 - $ 76,800	$ 1,663 - $ 1,728
TOTAL	**75**		**$ 20,160 - $ 76,800**	**$ 594 - $ 1,728**

4. 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.

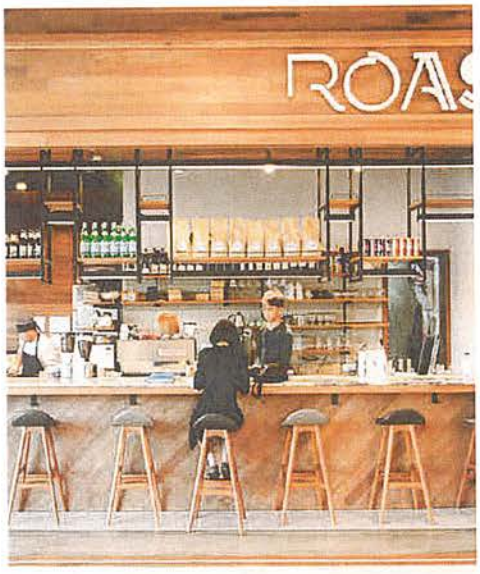
The retail space will be leased to the NPF-CRA at a heavily discounted price (estimated $15 psf) in order to allow the CRA to have a role in the selection of local tenants while also obtaining an economic benefit from those profits. We will also assist retail tenants with the buildout of their proposed 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 $85,500 in additional profits annually via subleasing.

$30 PSF - **$15 PSF** = **$15 PSF**
MARKET **SPECIAL RATE** **ESTIMATED VARIABLE INCOME**





PRIME CORNER FRONTAGE ON SISTRUNK BOULEVARD

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



CO-WORKING ● BOUTIQUES ● BEAUTY ● HEALTH & WELLNESS









5. ZONING DATA & 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-MUw**	
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-Aids, Inc.	15 feet	15 feet

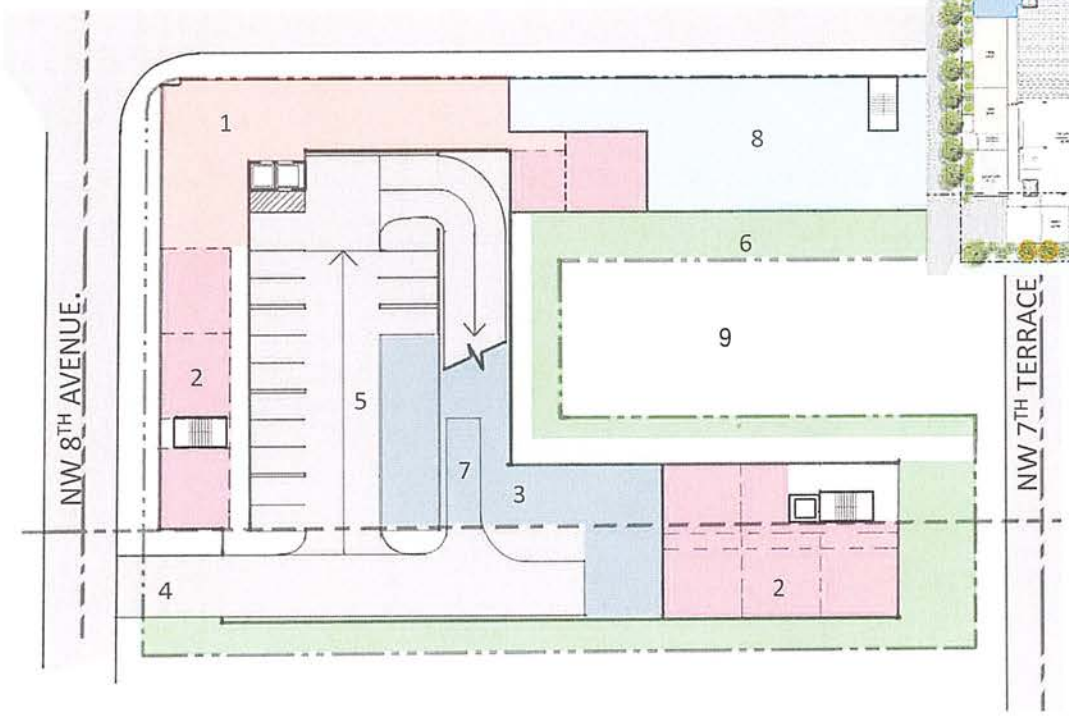
	PARKING
Ground Floor	14
2nd Floor	22
3rd Floor	21
4th Floor	21
5th Floor	N/A
Total Parking	**78**
Shared Use Parking	15

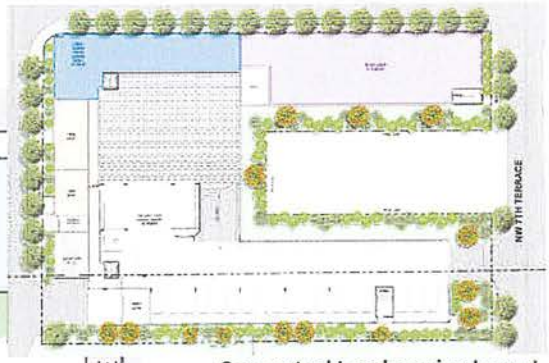
*There are no parking requirements when located in a R.A.C. Since the majority of the site meets that condition, the parking provided meets the minimum for the entire site.

	RESIDENTIAL UNIT TYPES		
	1BR	2BR	TOTAL
Total D.U.	**56**	**19**	**75**
Average Area S.F.	600	900	

6. 5 STORY CONCEPTUAL SITE + LANDSCAPE PLAN

GROUND FLOOR

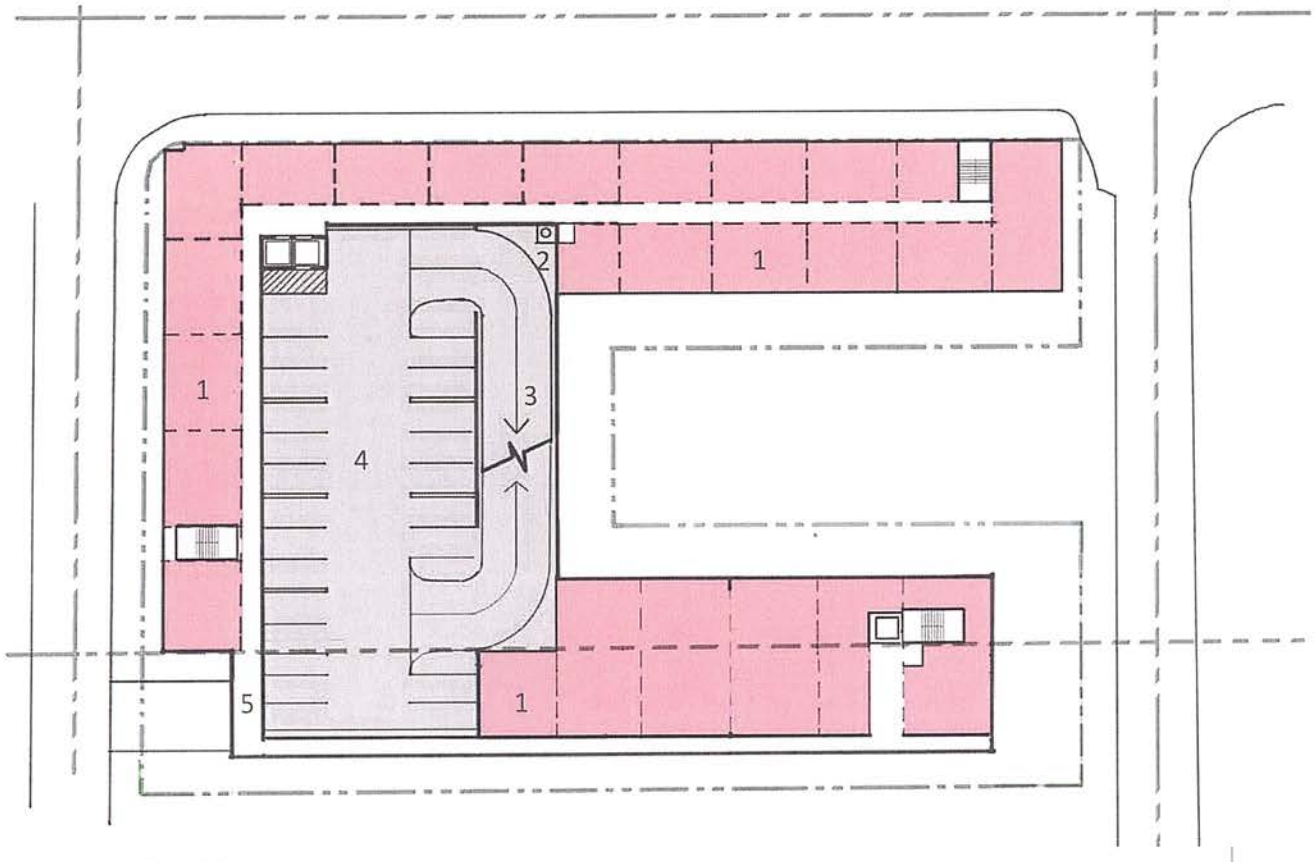




Conceptual Landscaping Layout

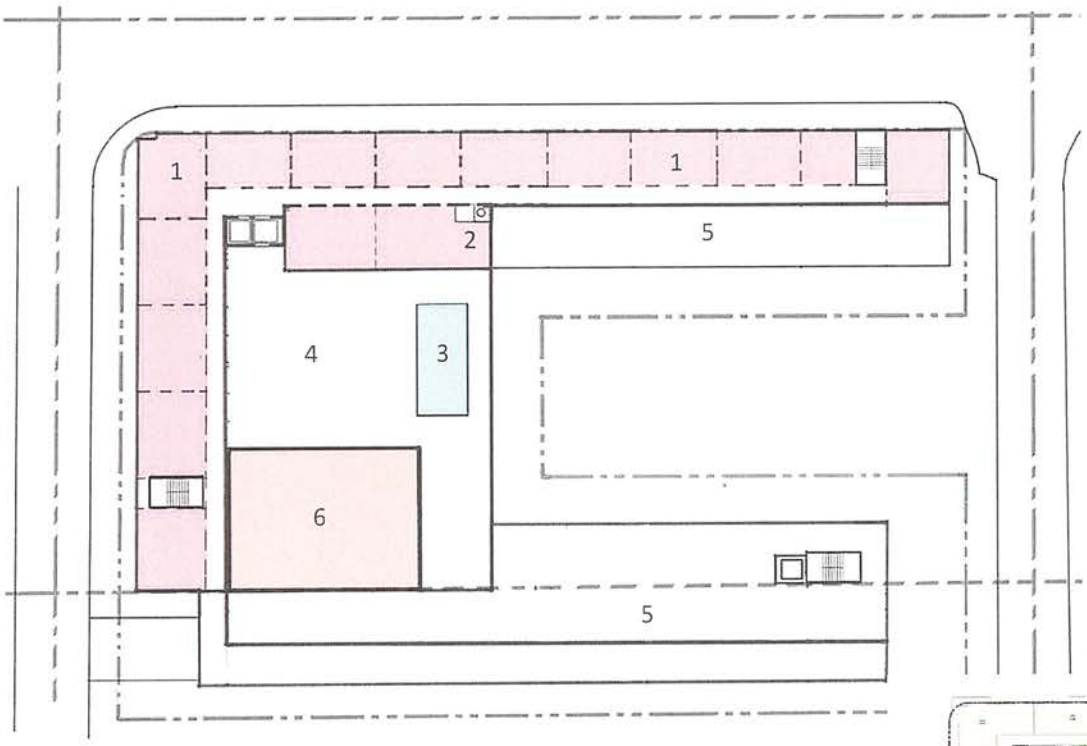
1	Sistrunk View Lobby & Management Office	5	Parking Garage
2	Ground floor apartment units	6	Open Areas
3	BOH	7	Loading Zone
4	Garage Access	8	5,700 SF of Commercial Retail Space
		9	Bi-Aids, Inc.

CONCEPTUAL FLOOR PLANS: LEVELS 2-4



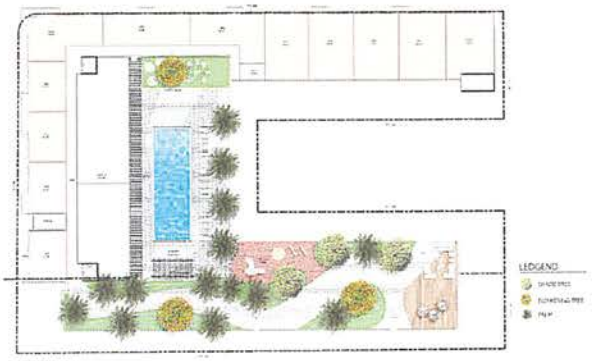
1. Dwelling Units
2. Trash Chute
3. Garage Ramp
4. Parking Garage
5. Open Breezeway

CONCEPTUAL SITE + LANDSCAPE PLAN: LEVEL 5



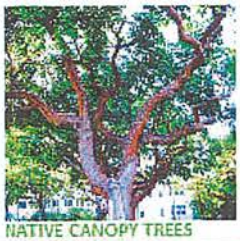
1. Dwelling Units
2. Trash Chute
3. Swimming Pool
4. Pool Deck Area
5. Roof Area Below
6. Amenity Area

Alternative Conceptual Landscaping Layout



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

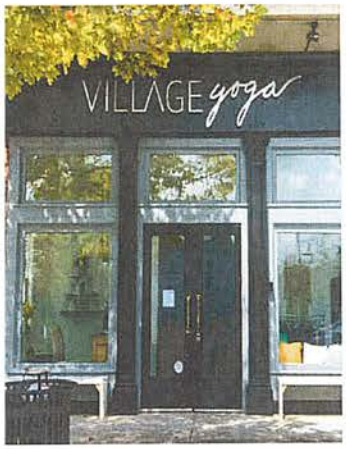
WITKIN HULTS LANDSCAPE ARCHITECT:

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 CONCEPTUAL





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



NORTHWEST CORNER CONCEPTUAL

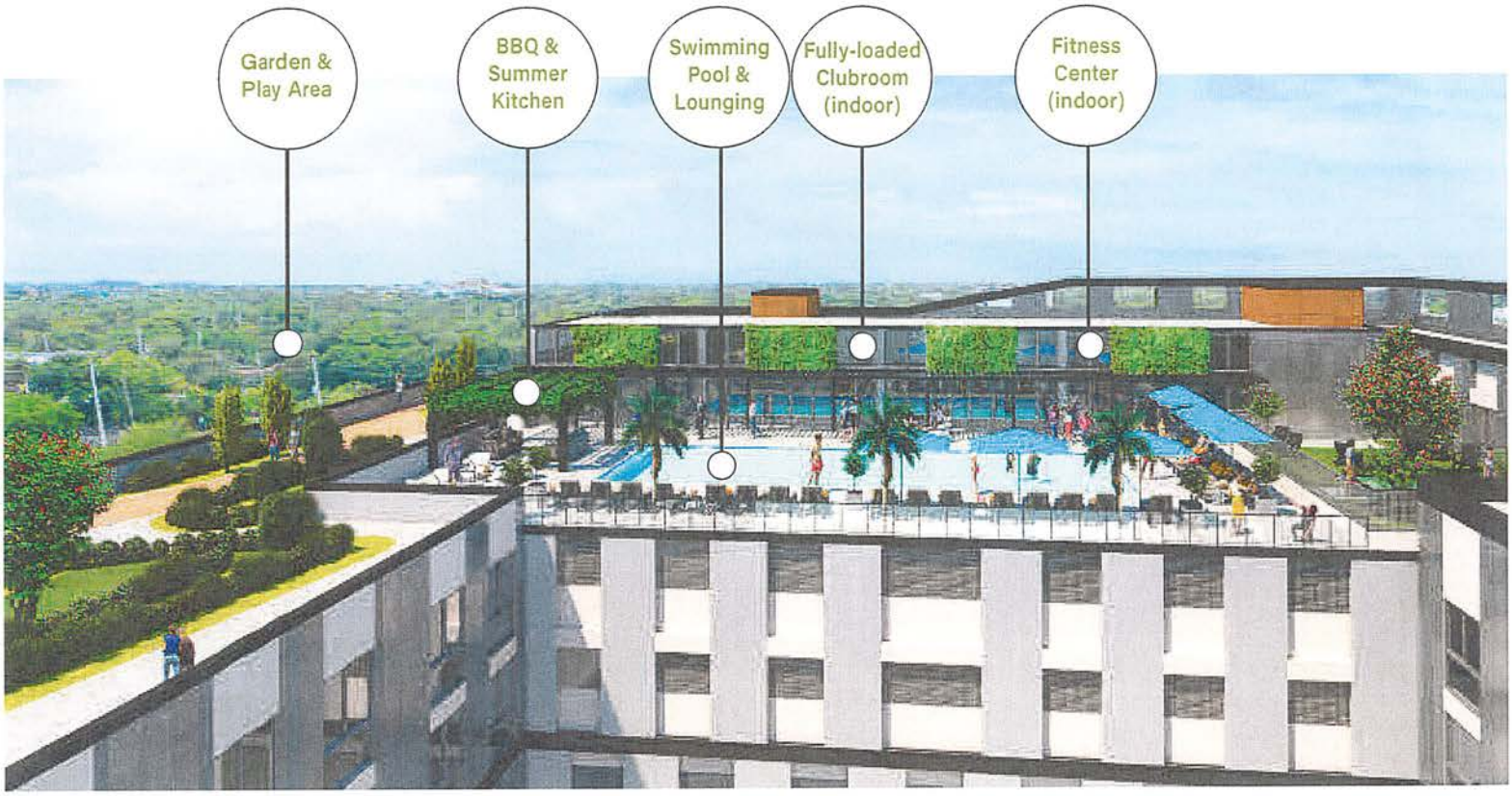






Actual photographs of the entrance and lobby areas of Village View, HTG's most recently completed development in Fort Lauderdale.

RESIDENTIAL AMENITIES DECK



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 AMENITIES IN HTG COMMUNITIES:













PHOTOGRAPHS OF UNIT INTERIORS IN HTG COMMUNITIES:













7. 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. **All of HTG's developments that have been completed or are under construction in Florida incorporate official Green Building practices and certifications through LEED or NGBS certification programs.** 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.

8. 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.

9. 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



10. PROJECT TIMELINE

DAYS PER TASK GROUP	ACTIONS/ TASKS	ESTIMATED START	ESTIMATED FINISH	Days	Months	
RFP Due Date 3/25/2024		23-June-24	24-June-26			
223	Award and Signed Development Agreement	03/25/24	06/23/24	90	3.0	
	Formal Engagement of all Professionals (Architect, Landscape Architect, Structural Engineer, MEP, Civil Engineer, Traffic Consultant & Green Consultant)	06/23/24	06/26/24	3	7.4	
	Schematic/Conceptual Design	06/26/24	07/11/24	15		
	Site Plan Approval per Section 33-304 of the Code	07/11/24	11/03/24	115		
	Construction Document (100% Progress Set), Final Specs	11/03/24	02/01/25	90		
80	GC Bid Package to Subcontractors	02/01/25	02/04/25	3	2.7	23.3 months
	GC Bids Received, Reviewed, & Formal Selection of GC	02/04/25	02/25/25	21		
	GC Contract Draft and Execution	02/25/25	03/02/25	5		
	Submission of Building Permit Application	02/01/25	02/06/25	5		
	Master Building Permit	02/06/25	04/17/25	70		
	Financial Closing	04/17/25	04/22/25	5		
4	Notice to Proceed	04/22/25	04/23/25	1	0.1	
	Commencement of Construction	04/23/25	04/26/25	3		
393	Pre-Lease Up of Commercial/Retail	04/26/25	10/23/25	180	13.1	
	Temporary Certificate of Occupancy	04/26/25	05/10/26	379		
	Certificate of Occupancy/Certificate of Completion for Project	05/10/26	05/24/26	14		
120	Stabilization of the Project	05/24/26	9/21/26	120	4	

	Key Tasks for the Project:
7.4	# of Months from Award until Completion of Design
10.1	# of Months from Award until Lease Closing
10.2	# of Months from Award until Construction Commencement
23.3	# of Months from Award until issuance of CO/COC
	Total Time from Award to Construction Completion:
700	Total # of Days
93	Total # of Weeks
23	Total # of Months

Activities Expected in Year 2024

Activities Expected in Year 2025

Activities Expected in Year 2026

11. 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 4 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 nationwide, 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



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.





Apartments.com · ForRent.com · ApartmentFinder · apartmenthomeliving.

Apartamentos.com · ForRent · AFTER55.com · CorporateHousing.com · WestsideRentals

realtor.com · DOORSTEPS

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

6

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.

1. 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.

2. LOCAL JOBS CREATED

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

1. Ten percent (10%) to 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 estimate this development will generate :

276 Jobs during development & construction, of which **10% - 30%** will be filled by local workers;

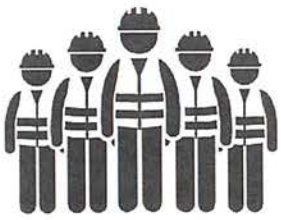
21 Permanent ongoing local jobs supported after the new apartments are occupied;

4 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
- Drywall & 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

7

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.

1. SAMPLE INSURANCE CERTIFICATE

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

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 coverage that is often required on similar projects. Per the RFP, further insurance requirements shall be incorporated into the Development Agreement and other supplemental and ancillary agreements as are required.

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	CONTACT NAME: Aileen Acosta
RSC Insurance Brokerage, Inc 5000 SW 75th Avenue Suite 202 Miami FL 33155	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: aacosta@risk-strategies.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Housing Trust Group, LLC & HTG Management, LLC 3225 Aviation Ave 6th Floor Coconut Grove FL 33133	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 ☐ PRO-JECT ☐ LOC OTHER:			ANE214799222	02/25/2022	02/25/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ $ $ $ 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	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		TWC4077180	03/11/2022	03/11/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Excess Professional Liability			121XS0207944-00	02/25/2022	02/25/2023	Each Occurrence Aggregate	$1,000,000 $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 RSC Insurance Brokerage Inc.

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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 on April 13, 2022.

The document number of this limited liability company is L22000178514.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on March 11, 2024, 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 Twelfth day of March, 2024



Secretary of State

Tracking Number: 4432254820CU

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

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

2024 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

FILED
Mar 11, 2024
Secretary of State
0117694982CR

DOCUMENT# L22000178514

Entity Name: SISTRUNK VIEW, LLC

Current Principal Place of Business:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL 33133

Current Mailing Address:

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

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

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

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MATTHEW RIEGER, P.A. 03/11/2024

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	RIEGER, MATTHEW
Address	3225 AVIATION AVE. 6TH FLOOR
City-State-Zip:	COCONUT GROVE FL 33133

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MATTHEW RIEGER MANAGER 03/11/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

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

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

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

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.

Detail by Entity Name

Florida Limited Liability Company
HOUSING TRUST GROUP, LLC

Filing Information

Document Number	L06000052865
FEI/EIN Number	20-5641453
Date Filed	05/12/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/20/2017
Event Effective Date	NONE

Principal Address

3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Changed: 03/31/2019

Mailing Address

3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Changed: 03/31/2019

Registered Agent Name & Address

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

Name Changed: 03/31/2011

Address Changed: 03/31/2019

Authorized Person(s) Detail

Name & Address

Title MGR

RIEGER, MATTHEW
3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Annual Reports

Report Year	Filed Date
2021	04/27/2021
2022	03/15/2022
2023	04/20/2023

L16000052865

Florida Department of State
Division of Corporations
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From:
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Account Number : I20160000067
Phone : (407)839-4277
Fax Number : (407)839-4251

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

Email Address: _____

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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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TALLAHASSEE, FLORIDA

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JUN 21 2017

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

L06000052865

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

(Document Number)

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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)

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2001 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

For further information concerning this matter, please call:

Matthew Rieger at (305) 854-9099
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- [x] $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 #)

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(Business Entity Name)

(Document Number)

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DIVISION OF CORPORATIONS
06 MAY 12 AM 9:47

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 at (305) 854-9099
(Name of Person) (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:	**Mailing Address:**
3250 Mary Street, Suite 500 Coconut Grove, Fl 33133	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)

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

(CONTINUED)

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 signee

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)

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06 MAY 12 AM 9:47
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DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
ELITE EQUITY DEVELOPMENT, INC

Filing Information

Document Number	P18000027546
FEI/EIN Number	82-4906507
Date Filed	03/23/2018
State	FL
Status	ACTIVE

Principal Address

7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Mailing Address

7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Registered Agent Name & Address

BRADLEY, ROOSEVELT
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Officer/Director Detail

Name & Address

Title President

BRADLEY, ROOSEVELT
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Title VP

BRADLEY, NICOLE
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2022	03/23/2022
2023	02/28/2023
2024	02/21/2024

Document Images

02/21/2024 – ANNUAL REPORT	View image in PDF format
02/28/2023 – ANNUAL REPORT	View image in PDF format
03/23/2022 – ANNUAL REPORT	View image in PDF format
04/22/2021 – ANNUAL REPORT	View image in PDF format

P18000027546

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Division of Corporations
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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
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Page Count	06
Estimated Charge	$78.75

13436

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
CORPORATION SERVICES

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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.

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PAGE 02
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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.

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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 [illegible] 2018.

ROOSEVELT BRADLEY

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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 27 day of February, 2018.

HADRIC WILSON-FORBES
Notary Public - State of Florida
Commission # GG 070442
My Comm. Expires Feb 23, 2021
Bonded through National Notary Assn.

NOTARY PUBLIC
State of Florida at Large

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3015536442 C MARIE BRELVITT SCHO PAGE 05

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 48.091 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 33018 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
Registered Agent

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Detail by Entity Name

Florida Profit Corporation
GREG BREWTON AND ASSOCIATES, INC

Filing Information

Document Number	P15000030015
FEI/EIN Number	47-4121559
Date Filed	04/02/2015
State	FL
Status	ACTIVE

Principal Address

6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Mailing Address

6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Registered Agent Name & Address

BREWTON, GREG
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Officer/Director Detail

Name & Address

Title D

BREWTON, GREG
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Title D

BREWTON, ANGELA
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2021	04/19/2021
2022	04/27/2022
2023	04/20/2023

Document Images

04/20/2023 -- ANNUAL REPORT	View image in PDF format
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04/19/2021 -- ANNUAL REPORT	View image in PDF format
06/26/2020 -- ANNUAL REPORT	View image in PDF format

P15000030015

Greg Brawtom
(Requestor's Name)

6410 SW 183 Way
(Address)

Southwest Ranches FL 33331
(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

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ARTICLES OF INCORPORATION
OF
Greg Brewton and Associates, Inc

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:

Name	Address
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

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SECRETARY OF STATE TALLAHASSEE, FLORIDA

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:

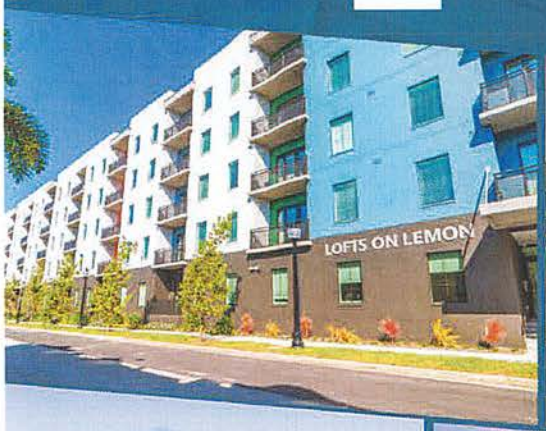
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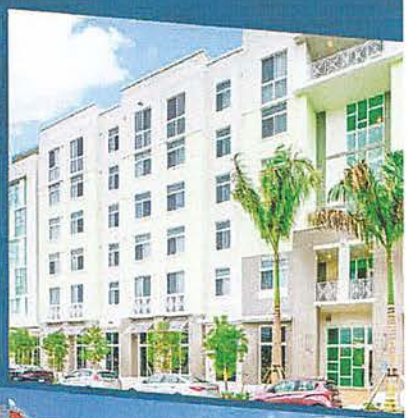
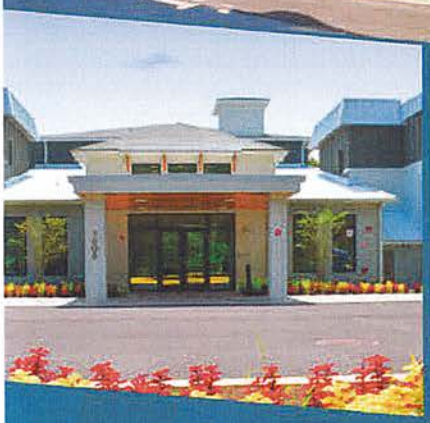
Greg Brewton

Exhibit 4

REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7TH TERRACE AND NW 8TH AVENUE

SMITH & HENZY
AFFORDABLE GROUP

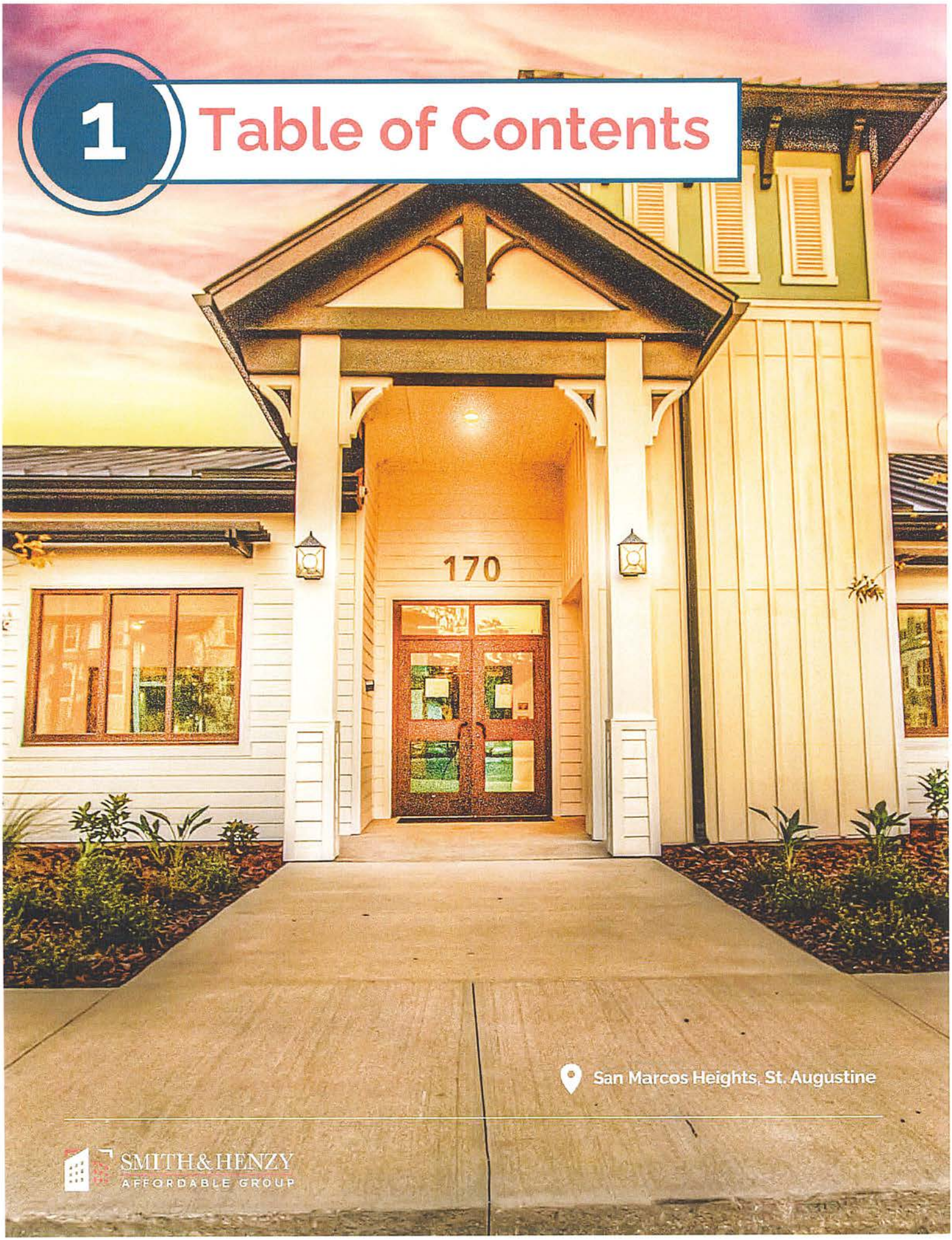




Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200 Fort Lauderdale, Florida 33311
Attn: CRA Housing & Economic Development Manager
Bob Wojcik

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San Marcos Heights, St. Augustine

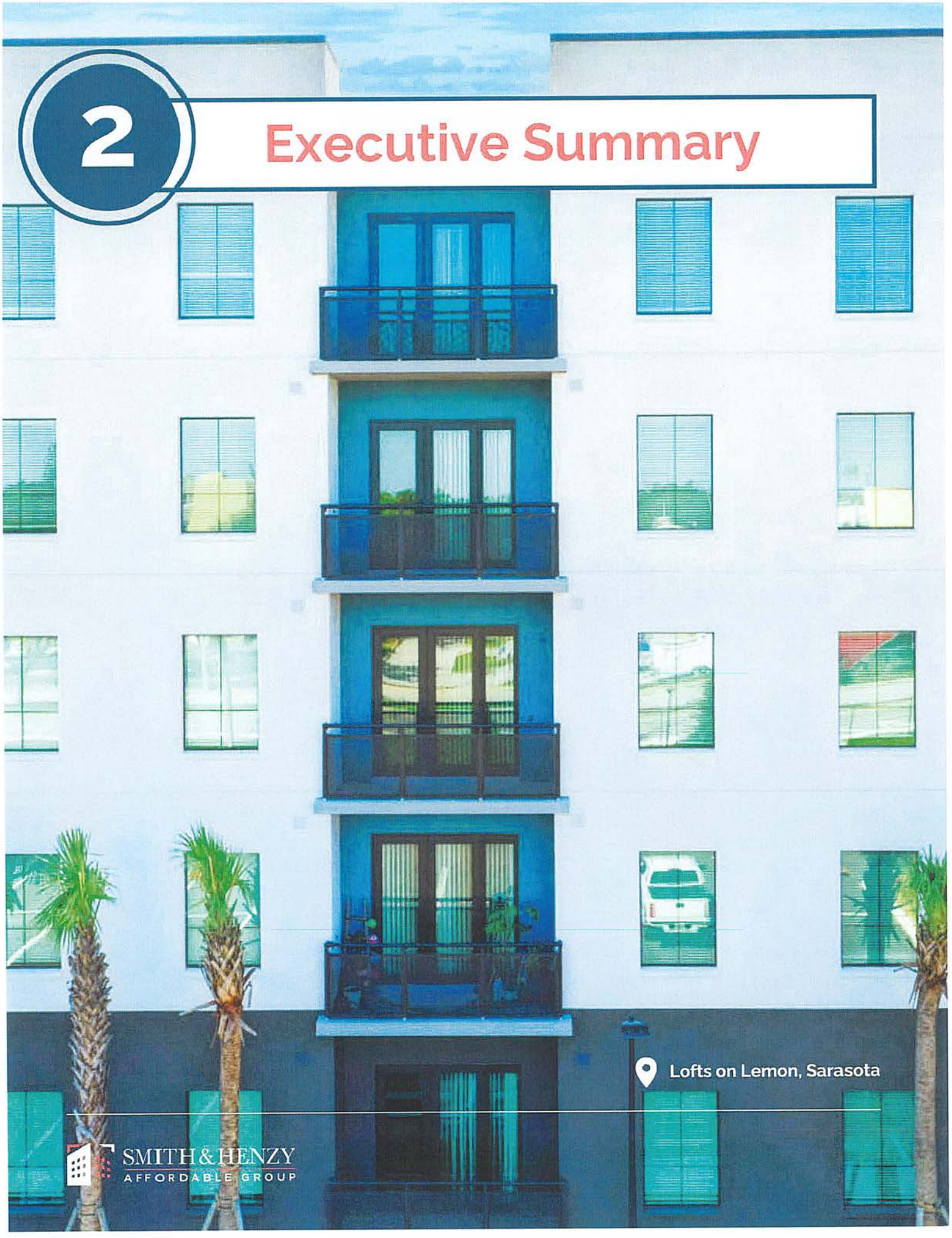
SMITH & HENZY
AFFORDABLE GROUP

S&H

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2 Executive Summary



Lofts on Lemon, Sarasota

SMITH & HENZY
AFFORDABLE GROUP

Executive Summary

Currently, there is a housing crisis in Fort Lauderdale, driven by a lack of supply of affordable housing units, as well as a lack of available land to develop affordable housing. To bring much-needed relief to the City of Fort Lauderdale, we propose utilizing the CRA property on Sistrunk Boulevard for the creation of new affordable housing apartments. These units would have market-rate finishes at an affordable cost while also following the CRA's goal of incorporating mixed-use development by having a common area and retail component. We believe our plan is in line with the CRA's vision and will be another step in the exponential growth currently happening in this neighborhood. Our development would continue to promote economic growth, fostering success for the community.

We anticipate, depending on available funding and construction costs, building up to 110 one-bedroom & studio units. Due to the limited space on the site, we believe maximizing the number of affordable one-bedroom & studio units is the best route due to the immense need for one-bedroom and studio units for single adults and senior residents. We commit to a development that is 100% affordable, with rents catering to residents at or under the 30% AMI, 60% AMI, and 80% AMI range. Smith & Henzy Affordable Group has a long history of working with CRAs and knows the importance of collaborating with local stakeholders. We believe it is important to get the community involved early in the development stage to ensure that all stakeholders are heard. In addition, we also seek partnerships with local housing authorities and government agencies to provide the maximum benefit to the project. Due to the site's strategic location, we want to ensure we are creating a development that will continue to be a resource to the community for the next hundred years. As a firm, we have currently developed and own over 4,000 affordable housing units nationwide. We are based in Delray Beach, FL, and our expertise is in developing in South Florida. We have recently completed or are in the process of developing new affordable communities in Delray Beach, West Palm Beach, Deerfield Beach, Pompano Beach, and Miami. We are well-versed in the local rules and regulations and are confident that we will be able to quickly deliver on our vision for the Sistrunk Boulevard site. Darren Smith, a Principal of Smith & Henzy, grew up in public housing and knows all too well about the effects lackluster affordable housing can create. This is why we strive to create high-quality affordable housing developments that the residents can feel proud of.

There is an immense need for affordable housing in Fort Lauderdale. Every day, more and more residents become at risk of homelessness, and it is important that all stakeholders act now to create an ample supply of housing. We believe that our proposal addresses the number one issue at hand and is in accordance with the goals of the Fort Lauderdale CRA. We look forward to sharing our proposal and hope to have the opportunity to work with the CRA.

Darren Smith

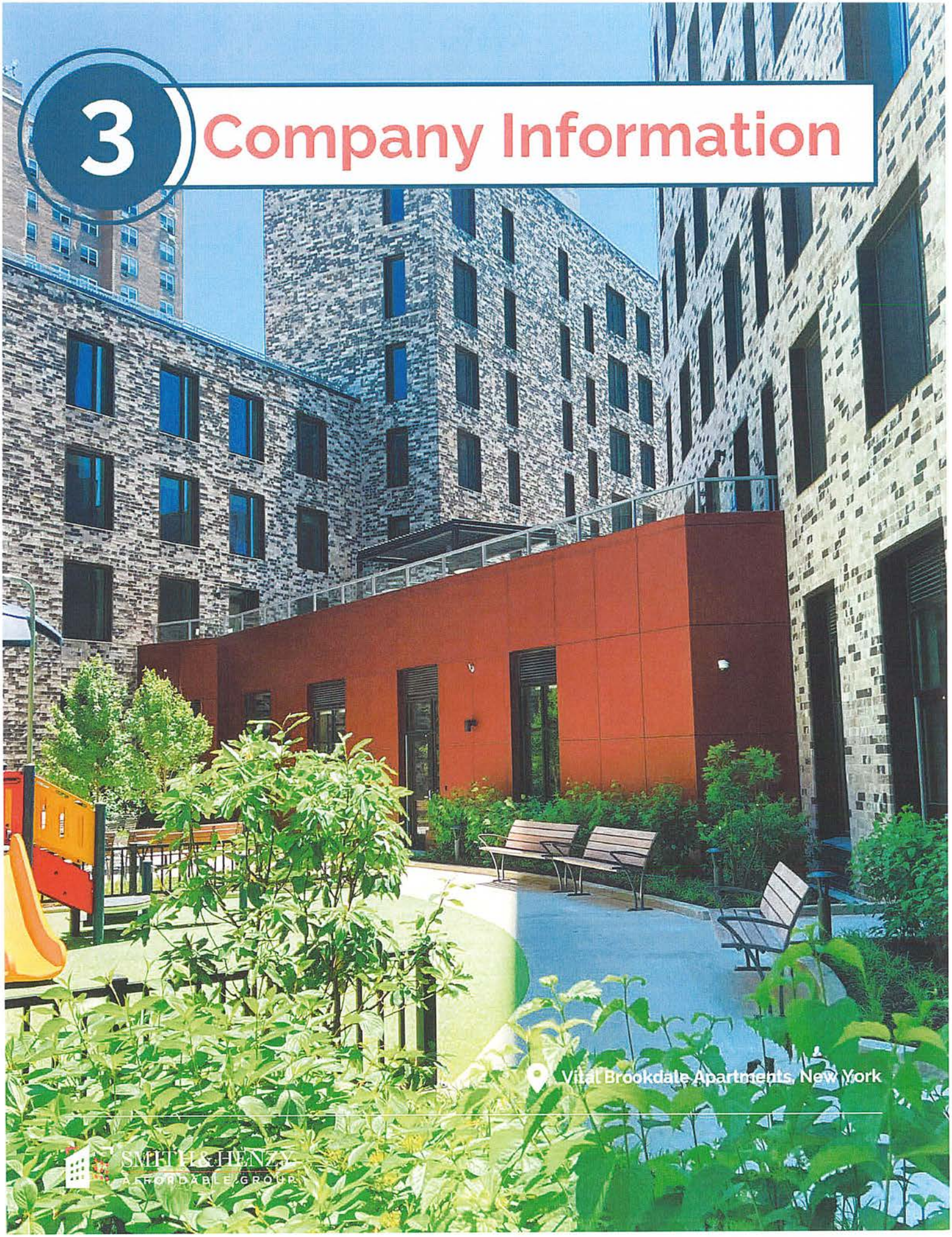
Principal

Smith & Henzy Affordable Group Inc.

(561) 859-8520

dsmith@smithhenzy.com

3 Company Information



Vital Brookdale Apartments, New York

SMITH HENZY
AFFORDABLE GROUP

State of Florida
Department of State

I certify from the records of this office that SMITH & HENZY AFFORDABLE GROUP INC. is a corporation organized under the laws of the State of Florida, filed on November 10, 2014.

The document number of this corporation is P14000091578.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on March 28, 2023, 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 Fourteenth day of March, 2024

Secretary of State

Tracking Number: 9625189384CU

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

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

Company Information

a) Smith & Henzy General Information

Company address: 98 SE 6th Ave Delray Beach, FL 33483
Phone number: 561.859.8520
E-Mail address: dsmith@smithhenzy.com
Web site: smithhenzy.com
Contact person(s): Darren Smith, dsmith@smithhenzy.com
Federal tax Identification number: 47-3056199

Description of the Principal

Darren Smith: Darren, Principal of Smith & Henzy, will serve as the primary project manager for the project. Smith is well versed in the rules and regulations that one must navigate to effectuate complex development projects. Smith grew up in West Boca Raton and after High School, he moved to New York, where he was born and lived until he was 10 years old, to attend college and work on Wall Street. In 2010, he moved back to Palm Beach County with his wife and two kids and currently resides in Delray Beach, where he is an active community member.

Business & Activities of the firm

Darren Smith and Tim Henzy founded Smith & Henzy Affordable Group Inc., formally known as Smith & Henzy Advisory Group, Inc. (Smith & Henzy) in 2014 to expand affordable housing opportunities throughout the United States. Smith & Henzy has served as owner, developer, and advisor to successfully create or preserve over 6,000 affordable apartments, with total development costs of over $1.6 billion, since 2014. Smith & Henzy currently has an ownership portfolio of over 1,800 apartments with another 2,200 in development. Smith & Henzy is a 50% minority owned firm; we are pursuing a Minority Business Enterprise (MBE) certification.

b) Minority/Women (M/WBE) Participation and opportunities for employment of residents

Smith & Henzy is well versed in incorporating M/WBE and opportunities for employment of residents. On a typical development we usually have a housing authority partner in the deal. These partners often have strict requirements for M/WBE participation, and we often hire a coordinator to ensure these goals are being met. On one of our developments, Lofts on Lemon, in Sarasota, FL, we had 45% of all contracts paid to firms that were DBE/MBE/WBE/Section 3 certified.

c) Background, experience and qualifications of key staff and principals

See below.

Meet Our Team



DARREN SMITH
PRESIDENT

Darren leads Smith & Henzy's Southeast and Midwest operations in all aspects of development. With over 30 Low-Income Housing Tax Credit (LIHTC) developments in Florida, Darren has grown Smith & Henzy to one of the top affordable housing development firms in the State. Since the inception of Smith & Henzy in 2014, he has led the financing and development of $1.6 billion of housing, with over 1,800 units currently in the portfolio and another 1,800 in development in Florida.

Under Darren's direction, the Smith & Henzy Florida office, currently closes 6-8 transactions per year and is known for expeditiously executing complex financial structures that involve financing through a diversity of programs, such as 9% LIHTC for new construction, preservation and supportive housing, various forms of subordinate debt financing from the State of Florida and other Florida municipalities, HUD's Section 18, Section 22, and RAD programs, and Freddie/Fannie tax credit financing. The Smith & Henzy Florida office focuses on development and ownership opportunities, often working to bring its nonprofits and Public Housing Authority partners' development visions to life.

Darren grew up in public housing and therefore, is particularly committed to the redevelopment and preservation of public housing sites across the United States. His firsthand experience living in affordable housing fuels his drive to redevelop the most blighted communities and provide quality affordable housing to the families who need it most.

Darren's experience reaches beyond Florida, as he has closed over $2 billion of 9%, 4%, 80/20 and Freddie/Fannie tax credit financing in New York, New Jersey, Washington D.C., Florida, Texas and California as a banker at Citibank. Prior to starting Smith & Henzy, Darren worked in Citi's Municipal Securities division and specialized in community reinvestment related business. Darren holds a bachelor's degree in Finance & Investment from Baruch College and is currently trustee member for the Baruch College Fund.

Meet Our Team



TIMOTHY HENZY

PRINCIPAL/OWNER

Tim leads the Northeast operations for Smith & Henzy development and consulting practices. Under his leadership the firm has created and preserved 6,000 units of affordable housing in New York and Florida totaling over $1.6 billion in development costs.

The New York office is active in both development and consulting and closes 4-6 transactions per year with the New York State Homes and Community Renewal and New York State Housing Finance Agency. Work with these agencies has included 4% and 9% Low-Income Housing Tax Credits to finance the preservation of State Assisted Mitchell Lama properties, year 15 restructurings, Public Housing Authority redevelopment using RAD and Section 18, and new construction projects focused on supportive housing and energy efficiency.

Smith & Henzy was selected by the State in 2019 to develop 160 apartments in East Brooklyn under the Governor's Vital Brooklyn Initiative. The project is the first project to be completed under the initiative and includes Passive House Certification and 36 supportive apartments for person with developmental disabilities and children aging out of foster care.

Tim has worked as consultant to multiple for-profit and not-for-profit entities. The firm was recently recognized along with our client, People Inc, for their work on the Jefferson House Apartments in Buffalo. The project received the New York State Association for Affordable Housing's Update Project of the Year for 2021.

Tim's career in affordable housing began in municipal government in Massachusetts in 1994. Since 1998 Tim has held positions with development firms working in the New York affordable housing industry as well as worked for a low-income housing tax syndicator overseeing projects in New York, Ohio, Nevada and Wisconsin. Tim holds a Bachelor of Arts degree from Providence College and a Master of Regional Planning degree from the University of Massachusetts at Amherst.

Meet Our Team



JAKE ZUNAMON

SENIOR VICE PRESIDENT OF DEVELOPMENT

Jake identifies new sites, underwrites and analyzes various financial structures, and directs projects from inception through conversion of permanent financing. Jake joined Smith and Henzy in 2022 to grow the company's footprint and add value through development best practices. Prior to joining Smith & Henzy, Jake was a Senior Vice President of Development for Housing Trust Group. While in this role, he oversaw the creation of over 1,000 units of new construction affordable housing and spearheaded the company's expansion into Illinois. Jake holds a bachelor's degree in History and Education from the University of Michigan and is a graduate from University of South Florida's Community Real Estate Development program.



RICK CROGAN

VICE PRESIDENT OF DEVELOPMENT

Rick manages projects from conception through underwriting to closing and construction commencement. Since starting with Smith & Henzy in 2018, Rick has been actively involved in closing over 20 developments that total over 1,500 affordable housing units and $500 million in development costs. Prior to joining Smith & Henzy, Rick worked at Seltzer Management Group, Inc. (SMG) for 17-years. At SMG, Rick was responsible for affordable housing credit underwriting related to loan and grant requests through Florida Housing Finance Corporation and various county and municipalities throughout Florida. Rick was responsible for validating applicant compliance with all applicable loan and grant requirements of State Apartment Initiative Loans, HOME funds, Low Income Housing Tax Credit allocations, Multifamily Revenue Bond programs, and other financing programs offered through the State's request for application process. Rick holds a bachelor's degree in Accounting from King's College.

Meet Our Team



CELIA GUNN-ZABOLI

VICE PRESIDENT OF OPERATIONS

Celia manages the operations of Smith & Henzy's Florida office. She leads projects from construction commencement to permanent financing and on to stabilized operations. Celia played a pivotal role in growing Smith & Henzy's execution phase capacity, developing new processes and standardizing existing ones to efficiently move projects through construction, development, and financial milestones. Over the past three years, Celia and her team have placed over 1,400 units of affordable housing in service, with a combined development cost of over $250 million. Currently, Celia is moving 1,100 additional units with development costs of approximately $250 million through various stages of construction. Prior to joining Smith & Henzy, Celia worked in development in The Michaels Organization's Atlanta office, specializing in LIHTC and PHA redevelopment in the Southeast. Celia holds a bachelor's degree in Multidisciplinary Studies in Theatre and Film from the University of Oklahoma.



MATTHEW MULDOON

VICE PRESIDENT OF CONSTRUCTION MANAGEMENT

Matt works upfront with Smith & Henzy's architectural and engineering teams to refine project site plans and designs and oversees construction to ensure each development is highly cost effective, energy efficient, and sustainable. Since joining Smith & Henzy in early 2022, Matt has been instrumental in successfully identifying cost saving opportunities in the face of construction cost escalations, which has enabled four deals to close and begin construction on time and within budget. He is currently overseeing construction activities on nine projects that total nearly 1,000 units and are in a variety of stages of development. Prior to joining Smith & Henzy, Matt worked for 15-years for a General Contractor in South Florida that specializes in building multi-family projects. Matt became a Certified General Contractor in March of 2022.

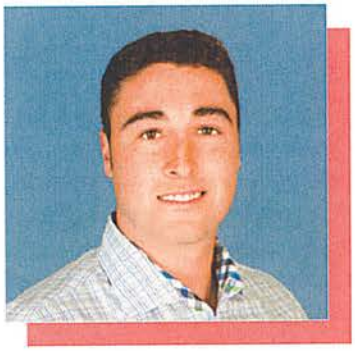


JORDAN SCHREIDELL

CONSTRUCTION MANAGER

Jordan joined the Smith & Henzy Florida office in 2023 as a construction manager and owner's representative. He is responsible for attending contractor meetings, conducting site visits, and overseeing change orders and construction schedules for various multimillion dollar projects. Jordan is currently assisting the Vice President of Construction in supervising construction activities on nine projects that total nearly 1,000 units and are in a variety of stages of development. He has been influential in cost efficiency for the firm and is accountable for reporting back to the VP of Construction with ongoing activities for all managed projects. Jordan has hands-on experience in both construction and business. He is a South Florida native and earned an associate degree in business administration and management, including multiple certifications in business management from Broward College. Jordan uses his business and construction skills to readily manage the construction side of Smith & Henzy while he works closely with the development team.

Meet Our Team



MICHAEL HENZY

ASSISTANT VICE PRESIDENT OF DEVELOPMENT

Based in Smith & Henzy's Southeast office, Mike serves as Assistant Vice President where he plays a pivotal role in the company's operations and project management. Since joining the firm in 2019, Mike has been instrumental in overseeing the entire project lifecycle, from acquisition to stabilized operations. His responsibilities encompass a wide range of tasks, including the utilization of HUD repositioning tools like RAD (Rental Assistance Demonstration), Section 18, and Section 22 to redevelop and reposition Smith & Henzy's Public Housing Authority ("PHA") partner's development sites. His expertise extends to the intricate process of analyzing development sites, ensuring that each potential project aligns with the company's mission and goals.

Furthermore, he collaborates closely with PHAs and Non-Profits to navigate regulatory requirements and maximize the impact of Smith & Henzy's initiatives. Mike is also responsible for preparing and submitting Request for Applications (RFA) to the Florida Housing Finance Corporation (FHFC), a critical step in securing the necessary funding for the company's affordable housing developments. His dedication and comprehensive approach have been instrumental in driving the success and growth of Smith & Henzy Affordable Group, Inc.

Prior to joining Smith & Henzy, Mike worked for a development firm in New York, assisting with project planning for the renovation and Rental Assistance Demonstration ("RAD") of a 1,088-unit New York City Housing Authority project in the Bronx. Mike holds a bachelor's degree in business administration from the College of Charleston and a master's degree in Urban and Regional Planning from Florida Atlantic University.

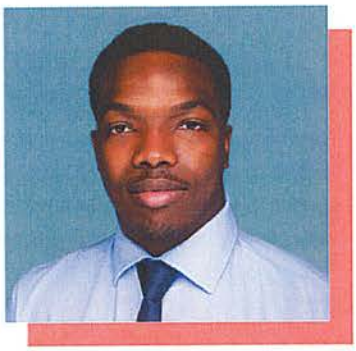


DREW KRINSKY

DEVELOPMENT MANAGER

Drew assists in all aspects of development, such as coordinating pre-closing due diligence items, processing funding requisitions during construction, and managing resident relocation. Since joining Smith & Henzy in 2021, Drew has developed a special expertise in resident relocation; he has managed three resident in-place rehabilitation projects that required relocating over 300 households. This involved hiring and coordinating moving and cleaning companies, renting storage spaces and off-site apartments to be used as temporary housing, managing utility transfers, and addressing resident concerns throughout the process. Drew holds a bachelor's degree in Public Policy from the University of Southern California.

Meet Our Team



GUERBY GUERRIER
OPERATIONS MANAGER

Based in the Smith & Henzy Southeast office, Guerby serves as a Junior Developer at Smith & Henzy Affordable Group, Inc., His responsibility involves handling due diligence items, financial closings, and funding requests for multiple affordable housing developments. He manages all communications related to funding requisitions with Bank of America, Wells Fargo, and Citibank, and therefore, plays a vital role in managing Smith & Henzy's accounts. Guerby plays a critical role in the financial and administrative aspects of at Smith & Henzy; helping to secure funding, maintain compliance, and facilitate successful financial closings projects. Guerby holds a bachelor's degree in Accounting and Finance from Florida Atlantic University.



KAMILLA LEITAO
DEVELOPMENT MANAGER

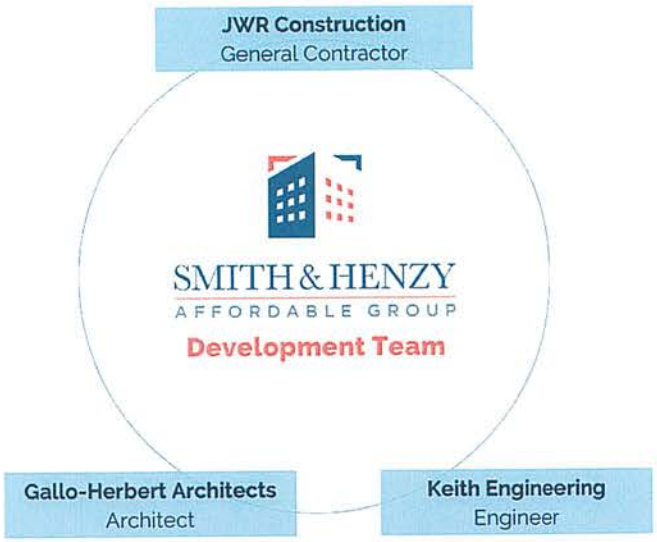
Kami's responsibilities include but are not limited to submitting FHFC and other financial applications, preparing any HUD packages, including SLRs and Section 18 Demolition and Disposition, processing funding requisitions during construction, coordinating pre-closing due diligence items, and working directly with nonprofit and public housing authority partners to facilitate closing processes. Prior to joining Smith & Henzy, Kami worked with Tag Associates, a public housing consulting firm for 3 years. Her role consisted of revising RFA applications, preparing budgets for project-based voucher applications, and putting together RFPs for housing authorities. Kami holds a bachelor's degree from Florida State University in Finance and Marketing.



MICHAEL MARRA
DEVELOPMENT MANAGER

Michael Marra serves as Development Manager where he currently assists in various aspects of the development process. Some of Michael's responsibilities include working in tandem with external entities to ensure the smooth completion of pre and post development activities, as well as processing monthly funding requisitions for Smith & Henzy's projects that are under construction, where he works closely with members of the development team and banks such as Regions and Truist. Additionally, Michael plays a pivotal role by assisting in preparing Request for Applications (RFA) to the Florida Housing Finance Corporation (FHFC), which is a critical step in securing funding for the company's affordable housing developments. Michael holds a bachelor's degree in Finance from Florida State University.

d) Project Team Member Information



Smith & Henzy's commitment to delivering exceptional development projects is mirrored in the strategic assembly of a distinguished development team. This consortium of industry leaders brings together JWR Construction Services, Inc. (JWR), Gallo Herbert Architects (GHA), and KEITH, each contributing their unique expertise to ensure the success of every endeavor.

Boasting over 30 years of industry expertise, JWR stands out as a comprehensive construction management firm. Their extensive portfolio spans diverse sectors, encompassing multi-family residences, retail spaces, hospitality, healthcare, institutions, commercial establishments, and food service projects. GHA specializes in various domains, including residential and healthcare design, long-term care facilities, educational establishments, and large-scale developments, contributing a wealth of knowledge to collaborative projects. Located in Pompano Beach, KEITH brings a strategic approach and Engineering Inspired Design to the forefront, seamlessly integrating infrastructure, connectivity, and communal spaces into each undertaking. With a solid foundation in multifamily projects in Broward County, KEITH's involvement in Smith & Henzy's developments promises to be both impactful and innovative.

As a testament to the strength of this collaborative partnership, JWR, GHA, and Smith & Henzy have previously worked together on notable projects such as Palms at Deerfield and Hialeah Towers. Currently, their collective expertise is directed towards the realization of St. Joseph Manor II, a new construction comprising 150 units across five stories, dedicated to serving seniors aged 62 and above in Pompano Beach, FL. St. Joseph Manor II, like the redevelopment of Golden Acres was a phased approach, in which Smith & Henzy brought its expertise in creative financing with the utilization of project based vouchers and ability to secure $8.25 MM of Broward ARPA gap financing.

General Contractor: JWR Construction Services
Address: 1311 W Newport Center Dr # C, Deerfield Beach, FL 33442

Founded in 1985, JWR Construction Services, Inc. (JWR) stands as a cornerstone in Florida's construction landscape, celebrated for its unwavering commitment to excellence and collaborative client partnerships. With over three decades of expertise, JWR has cultivated a reputation as a full-service construction management company, offering a comprehensive suite of services, from pre-construction consultations to the seamless execution of multi-faceted projects. This narrative delves into JWR's founding principles, diverse project portfolio, client-centric approach, and proficiency in multi-family construction.

Established with a vision to excel in service through client collaboration, JWR has become an extension of its clients' staff, embodying their construction division. The company's in-house professionals, coupled with an extensive network of subcontracting partners, enable them to navigate all project phases efficiently. Their portfolio speaks volumes, encompassing successfully completed projects across multi-family residences, retail spaces, hospitality, health care, institutions, commercial establishments, and food service ventures.

JWR's expertise shines in the realm of multi-family construction, where they have honed their skills and efficiency over the years. As a licensed general contractor since 1985 and a civil contractor since 1978, JWR has been a key player in shaping the Florida construction landscape. They've not only mastered the intricacies of the construction process but have also contributed significantly to the growth and development of the communities they serve.

Central to JWR's philosophy is the belief that successful construction projects hinge on strong communication, coupled with a robust team and buying power. Their commitment to understanding clients' goals, offering meaningful project input, and delivering accurate pricing and scheduling underscores their dedication to exceeding client expectations.

In addition to their wide-ranging expertise, JWR Construction Services, Inc. has played a pivotal role as the General Contractor on several projects for Smith & Henzy, notably including St. Joseph Manor II, a new construction endeavor. This 150-unit, 5-story development, situated in Pompano Beach, FL, is dedicated to serving seniors aged 62 and above. Beyond this, JWR has lent their expertise to projects like Lofts on Lemon, Amaryllis Park Place, Palm Place Apartments, and Palms at Deerfield, showcasing their versatility and proficiency across various development types. As stewards of these projects, JWR has consistently demonstrated a commitment to quality, on-time delivery, and collaborative success, earning them a distinguished place as a trusted partner in Smith & Henzy's development endeavors.

Architect: Gallo Herbert Architects (GHA)
Address: 1311 W. Newport Center Dr., Suite A, Deerfield Beach, FL 33442

Gallo Herbert Architects (GHA), formerly known as Gallo Architects & Development Consultants, Inc. (GADC), is a powerhouse in the architectural and development realm, leaving an indelible mark on the Southeastern United States since its establishment in 1988 by William J. Gallo, AIA. Rooted in a rich history that traces back to 1973, when William J. Gallo founded an architecture and construction management firm, GHA has evolved into a multifaceted group of design and planning professionals. In 1999, Brian P. Herbert, AIA, joined as a Principal, bringing expertise in planning, site design, and A/E services. Today, Brian serves as the President, while William J. Gallo holds the position of CEO, steering the talented professional staff from site acquisition to the realization of finished products.

GHA's expertise spans a wide spectrum, encompassing residential, healthcare, long-term care design, educational facilities, and large-scale developments. The firm has played a pivotal role in the growth and transformation of communities throughout Florida, completing projects that range from simple renovations and additions to intricate, large-scale developments.

The company's philosophy centers around creating meaningful experiences through thoughtful design, with a commitment to meeting budget and schedule targets. GHA believes in uncovering meaning within the design process, fostering a deeper understanding of how to craft the very best spaces for people to live, work, and play. Their approach reflects a commitment to collaboration, with a recognition and encouragement of in-house talents, client contributions, and community engagement.

As a testament to their prowess, GHA has been an integral player on a number of Smith & Henzy's projects. Notably, GHA contributed their architectural expertise to St. Joseph Manor II, a new construction comprising 150 units across five stories, dedicated to serving seniors aged 62 and above in Pompano Beach, FL. Their influence extends to other notable projects in collaboration with Smith & Henzy, including Palms at Deerfield, Lake Delray, and Hialeah Towers.

This architectural powerhouse, based in Deerfield Beach, FL, continues to shape environments that go beyond aesthetics, emphasizing functionality, efficiency, and a lasting impact on the communities they serve.

Project Engineer: KEITH
Address: 301 E Atlantic Boulevard, Pompano Beach, FL 33060

In the intricate tapestry of urban development, where infrastructure, connectivity, and communal spaces intertwine, KEITH emerges as a beacon of trans-disciplinary expertise. Founded in 1998, this close-knit corporation has been a key player in shaping communities throughout the State of Florida, the Caribbean, and beyond. Rooted in the fundamental principle of advocacy for the areas they build, live, and contribute to, KEITH stands as a firm that transcends traditional boundaries.

KEITH's approach is reflected in their Practice Lines, each designed to cater to the unique and diverse needs of clients and the communities they inhabit. With a focus on resilience and sustainability, KEITH provides design solutions that span surveying and mapping, subsurface

utility engineering, planning, civil engineering, transportation engineering, landscape architecture, and construction management. Headquartered in Pompano Beach, with additional offices in Miami, West Palm Beach, Orlando, and Port St. Lucie, KEITH has become a trans-disciplinary powerhouse of over 200 professionals, collaborating with more than 75 municipalities throughout Florida.

The heart of KEITH's philosophy lies in Engineering Inspired Design, a fusion of technical expertise and creative problem-solving. This right-and left-brained approach transforms mundane elements into sustainable, functional, and aesthetically pleasing projects. As an extension of their clients, KEITH engages with an analytical lens, aiming to resolve development issues collaboratively.

With a rich history built upon founder Bill Keith's leadership and a commitment to passing forward knowledge and talent, KEITH has evolved into a third generation of excellence under the leadership of CEO Dodie Keith-Lazowick and President Alex Lazowick. The firm continues to stand at the forefront of development, crafting state-of-the-art solutions that address the multifaceted needs of their clients. Notably, KEITH has a robust portfolio of multifamily experience in Pompano Beach and Broward County, reflecting a deep understanding of the local landscape. With a visionary approach and a legacy of innovation, KEITH remains dedicated to shaping the future of communities with sustainable, resilient, and impactful designs.

e) Proposed Partnership Structure

To ensure maximum potential for this development, we would be open to partnering with others that can bring resources to the deal. We would further explore our options for an ownership structure down the road. Attached is a typical organization chart that we use for affordable development:

Electronic Articles of Incorporation For

SMITH & HENZY ADVISORY GROUP INC.

P14000091578
FILED
November 10, 2014
Sec. Of State
msolomon

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

SMITH & HENZY ADVISORY GROUP INC.

Article II

The principal place of business address:

1079 MULBERRY WAY
BOCA RATON, FL. 33486

The mailing address of the corporation is:

1079 MULBERRY WAY
BOCA RATON, FL. US 33486

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

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

DARREN J SMITH
1079 MULBERRY WAY
BOCA RATON, FL. 33486

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: DARREN J SMITH

P14000091578
FILED
November 10, 2014
Sec. Of State
msolomon

Article VI

The name and address of the incorporator is:

DARREN J SMITH
1079 MULBERRY WAY

BOCA RATON, FL 33486

Electronic Signature of Incorporator: DARREN J SMITH

I am the incorporator submitting these Articles of Incorporation 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 this corporation and every year thereafter to maintain "active" status.

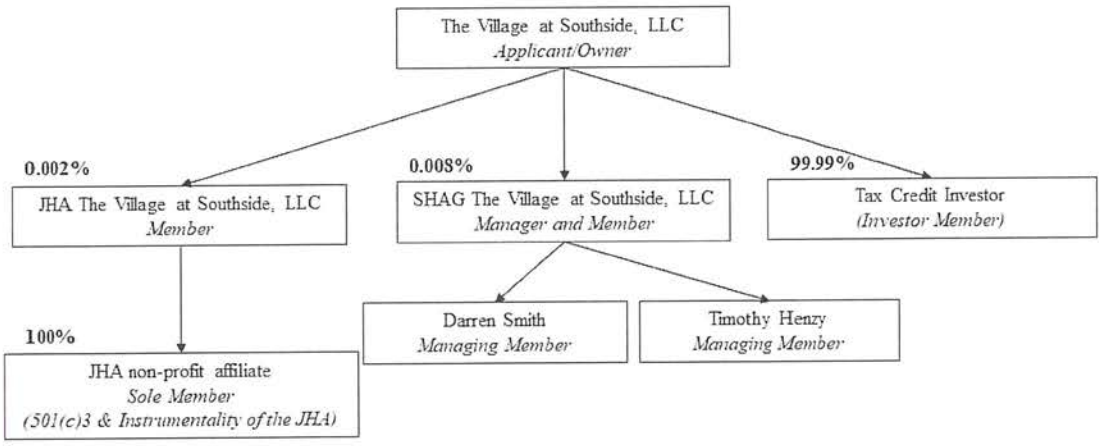
Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: PRIN
DARREN J SMITH
1079 MULBERRY WAY
BOCA RATON, FL. 33486 US

Title: PRIN
HENZY F TIM
69 COLES AVENUE
AMITYVILLE, NY. 11701 US

SAMPLE ORGANIZATIONAL CHART – APPLICANT ENTITY
THE VILLAGE AT SOUTHSIDE



Upon successfully being awarded the rights, we will promptly initiate the establishment of all necessary entities for this development. Our priority will be to ensure that all firms involved are duly registered and qualified to conduct business in both Florida and Broward County. For reference, please consult the formation documents for Smith & Henzy Affordable Group Inc., formerly identified as Smith & Henzy Advisory Group Inc.

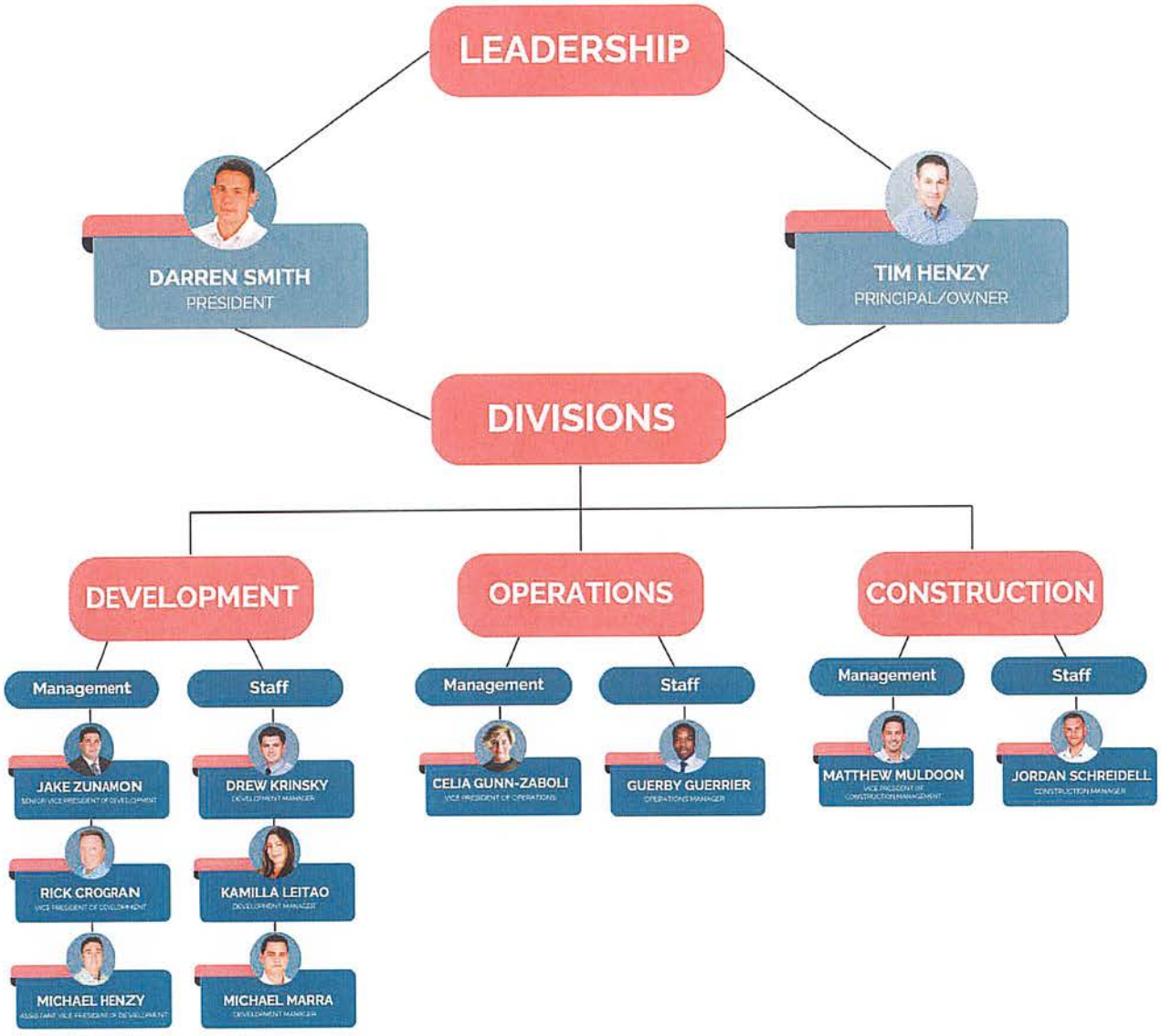
f) Size of the Proposer

The Smith & Henzy team that will work with the Fort Lauderdale CRA is based in Delray Beach, FL and is staffed by staffed by eleven individuals: Darren Smith is the President; Jake Zunamon is a Senior Vice President; Rick Crogan, Celia Gunn-Zaboli, Matt Muldoon, and Mike Henzy are Vice Presidents; Drew Krinsky, Jordan Schreidell, Guerby Guerrier, Kamilla Leitao, and Michael Marra are Development Managers.

Jake Zunamon, Rick Crogan, and Mike Henzy will analyze various financial structures, craft development plans, coordinate with HUD, and secure and close upon the necessary financing. Celia Gunn-Zaboli, Matt Muldoon, Drew Krinsky, Jordan Schreidell, Guerby Guerrier, Kamilla Leitao, and Michael Marra will oversee construction, process construction draws, manage project accounts, and coordinate lease-up, credit delivery, cost certification/8609s and stabilization/conversion to permanent financing.

Please find an organizational chart for the Smith & Henzy team below:

SMITH & HENZY
AFFORDABLE GROUP



g) Proposed initiatives to provide employment opportunities to local residents (if applicable).

Smith & Henzy excels in integrating community engagement and minority participation in the employment opportunities generated by this development. We will collaborate closely with our chosen General Contractor (GC), JWR Construction Services (JWR) to ensure effective outreach to local firms. JWR, a respected local General Contractor, boasts extensive connections with numerous local subcontractors. We firmly believe that community buy-in is paramount, and the most effective approach to achieving this is by actively involving the community in every stage of the project's development.

h/i) References

Sarasota Housing Authority:

Address: 269 S Osprey Ste 100, Sarasota, FL 34236
Contact: William Russell, CEO, (941) 361-6210,
wrussell@sarasotahousing.org

In collaboration with the Sarasota Housing Authority, we successfully developed Lofts on Lemon, a 128-unit new construction affordable housing complex situated in the heart of Sarasota. The project, totaling $33 million, was completed on time and within budget in 2022.

Delray Beach Housing Authority:

Address: 82 NW 5th Ave, Delray Beach, FL 33444
Contact: Shirley Erazo, President, (561) 272-6766, serazo@dbha.org

In conjunction with the Delray Beach Housing Authority and with the assistance of the Delray Beach CRA, we developed Island Cove Apartments, a 60-unit affordable multi-family development completed in 2023. The project, with a budget of approximately $27 million, was completed on time and on budget.

Elderly Housing Management Corp., Inc.:

Address: 1600 Shetter Ave. Jacksonville Beach, FL 32250,
Contact: Debra Waters, Executive Director, (904) 249-3866,
dwaters@ehmcorp.com

Smith & Henzy partnered with Elderly Housing to both renovate existing and build new units at Pablo Hamlet in Jacksonville Beach, FL, successfully remaining on time and on budget despite construction occurring in the middle of the pandemic. This 154-unit project, completed in 2022, remained in accordance with our original budget of approximately $34.5 million.

j) Company Experience

Darren Smith and Tim Henzy founded Smith & Henzy Affordable Group Inc. (Smith & Henzy) in 2014, with the mission to expand affordable housing opportunities throughout the United States. With vast experience in developing affordable housing projects of similar scope, we understand the expectations of the CRA and are committed to working expeditiously to chase every available funding opportunity. This ensures adherence to the timeline preferred by the CRA while delivering high-quality, affordable housing solutions. Since our inception, Smith & Henzy has served as owner, developer, and advisor, successfully creating or preserving over 6,000 affordable apartments with total development costs exceeding $1.6 billion. Currently, Smith & Henzy manages an ownership portfolio of over 1,800 apartments, with an additional 2,200 units in development. As a 50% minority-owned firm, we are actively pursuing Minority Business Enterprise (MBE) certification.

Smith & Henzy possesses the managerial capacity to deliver the services outlined in the RFP, and we are ready to commence work immediately. Our expertise spans financial analysis, innovative finance structures, pre-development processes, construction loan closing, construction monitoring, conversion to permanent financing, and long-term asset and property management advisory services. We specialize in analyzing financing structures, collaborating with partners to determine the best path forward, and swiftly executing plans. Additionally, our team excels in managing resident and community interests, securing necessary financing, directing consultant and contractor teams, overseeing complex relocation strategies, and constructing sustainable communities that set new standards for development.

Our proficiency extends to rehabilitating and constructing mixed-income housing, utilizing financing mechanisms such as 9% Low-Income Housing Tax Credits (LIHTC), 4% LIHTC with tax-exempt bonds, and various debt structures. We have successfully crafted creative, multiphase public housing redevelopment plans leveraging HUD's repositioning tools, including RAD, Section 18 Demolition and Disposition (Section 18), RAD/Section 18 blends, and Section 22 Voluntary Conversion (Section 22).

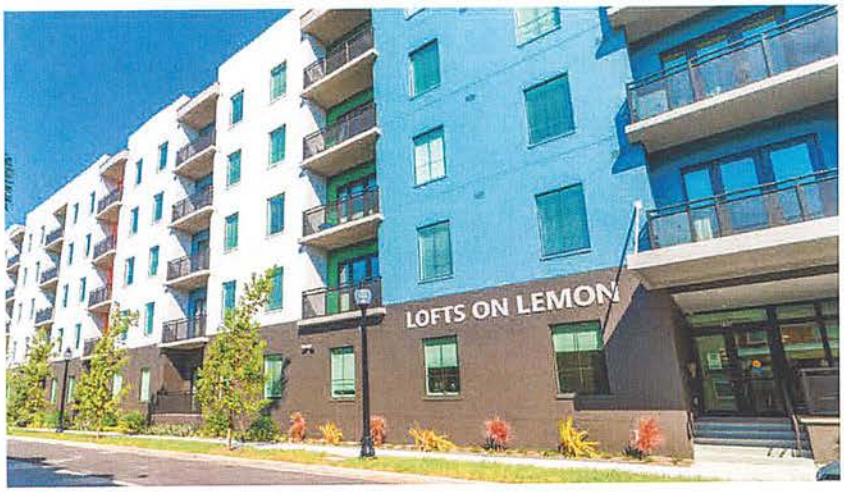
Smith & Henzy's success in securing financing is underscored by our ability to leverage financial commitments from local municipalities and other public and private organizations. This approach has enabled us to secure competitive state financing, aligning our projects with the goals of each state financing agency. Notably, in the last two years alone, we have achieved significant milestones, securing four competitive State Apartment Incentive Loan awards and eight 9% LIHTC awards in Florida.

As one of the eighteen Freddie Mac select sponsors in the affordable housing industry nationwide, and the only minority-led company, Smith & Henzy benefits from favorable loan pricing terms, typically 20-40 basis points below standard pricing for permanent loan interest rates. Moreover, our strong relationships with lenders, LIHTC investors, and syndicators, including Citibank, Wells Fargo, Chase, Bank of America, and Raymond James, enable us to identify the best financing options for our projects. We are committed to assisting CRA staff in gaining LIHTC and development capacity and will work closely with the CRA staff throughout all project phases.

Per the RFP, please find project profiles for Lofts on Lemon, Pablo Hamlet, San Marcos Heights, St. Joseph Manor II, and Island Cove below:

Lofts on Lemon Phase I

Owner Developer Sarasota, FL



Lofts on Lemon, a project of Smith & Henzy's and the Sarasota Housing Authority's, is an innovative mixed-income project that utilizes a diversity of financing sources. Lofts on Lemon Phase I is a new construction, 128-unit, affordable workforce community for families in downtown Sarasota. The project is comprised of a five-story mid-rise building that contains a mix of one-, two-, and three-bedroom apartments for families with annual incomes from 30% to 80% AMI. Lofts on Lemon Phase I will offer a large community room for residents, an indoor gym, and a fifth-floor community media room with a balcony. Of the 128 units, 76 are tax credit units and the remaining 52 are workforce units with a preference for individuals that qualify for a local program called "Hometown Heroes," which aims to provide housing to local police officers, firefighters, teachers, and nurses. Construction will be complete on Lofts on Lemon Phase I in 2022. Smith & Henzy and the Sarasota Housing Authority are pursuing financing for Lofts on Lemon Phase II, with plans to begin construction in late 2023. To date, we have been awarded $7 million in American Rescue Plan Act funds from Sarasota County.

$33.5 million
total development cost

128
units

Development Type

Affordable Housing, New Construction

Public Housing Repositioning Program

Section 18

Financing Sources

Competitive 9% LIHTC Equity, Construction Loan, Freddie Mac Permanent Loan, Sarasota Housing Authority Loan, Charles & Margery Barancik Foundation Funds

Specialties

Public Housing Authority Partnership, Workforce Housing

Sustainable Features

Transit Oriented Development, ICC 700 National Green Building Standard

Project Team

Sarasota Housing Authority, Hoyt Architects, JWR Construction Services, NDC Asset Management, LLC, Bank of America, Walker & Dunlop

Completion

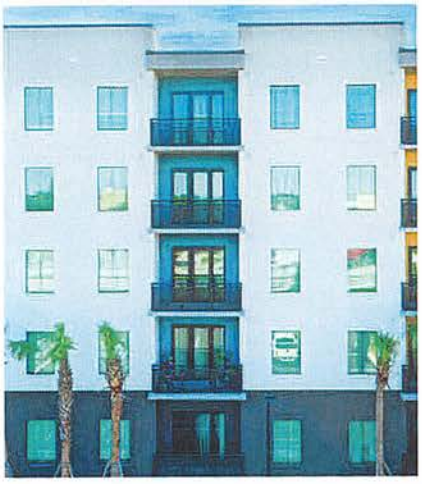
Phase I: 2022
Phase II: TBD

Lofts on Lemon Phase I

Owner Developer Sarasota, FL













Pablo Hamlet

Owner Developer Jacksonville, FL



Pablo Hamlet is comprised of the revitalization of an existing, 104-unit apartment building and the addition of a new construction, 50-unit building, both of which are reserved for low-income seniors. Pablo Hamlet is located in Jacksonville Beach, FL. The 154 one- and two-bedroom units are affordable to households with annual incomes from 30% to 80% of AMI. Smith & Henzy secured competitive 9% LIHTC to rehabilitate and construct Pablo Hamlet. All 104 existing units have a HUD HAP contract. The scope of work at the existing property included upgrading major systems and making the property ADA compliant/accessible. All units received new, Energy Star appliances, new luxury vinyl tile, new countertops and kitchen cabinets, and new bathroom vanities. Further scope included a new roof, the addition of fire sprinklers in all units, and the addition of nearly 4,000 square feet in community space. Pablo Hamlet was completed in 2022.

$34 million
total development cost

154
units

Development Type

Affordable Housing, Senior Housing, Preservation, New Construction

Financing Sources

Competitive 9% LIHTC Equity, Construction Loan, Permanent Loan, Reserve Loan, Seller's Note

Specialties

HUD Coordination

Sustainable Features

FHFC Green Building Guidelines

Project Team

Beaches Elderly Housing Corporation, Group 4 Design, Auld-White Constructors, Citi Community Capital, Regions Bank, Elderly Housing Management Corporation

Completion

2022

Pablo Hamlet

Owner Developer Jacksonville, FL













San Marcos Heights

Owner Developer St. Augustine, FL



San Marcos Heights is a 132-unit, new construction, affordable-workforce development for families located in St. Augustine, FL. San Marcos Heights consists of four garden style residential buildings and a clubhouse. San Marcos Heights will have a mix of one-, two-, and three-bedroom units, all of which will be reserved for households whose income are at or below 60% AMI. Some of the resident amenities will include an abundance of park-like open space, a 5,000 square foot community clubhouse, security surveillance, washer and dryers for each unit, high efficiency Energy Star appliances, and luxury vinyl tile throughout the units with ceramic tile in the bathrooms. The clubhouse includes a fitness center, business center with computers, children's library, and a spacious community room with a kitchen for resident celebrations. To build San Marcos Heights, Smith & Henzy successfully secured a $15 million Community Development Block Grant – Disaster Relief from St. Johns County. San Marcos Heights is currently under construction and slated for completion in 2022.

$33 million
total development cost

132
units

Development Type

Affordable Housing, New Construction

Financing Sources

Tax-Exempt Bonds, Federal 4% LIHTC Equity, Construction Loan, Freddie Mac Permanent Loan, St. Johns County CDBG-DR Loan

Sustainable Features

ICC 700 National Green Building Standard

Project Team

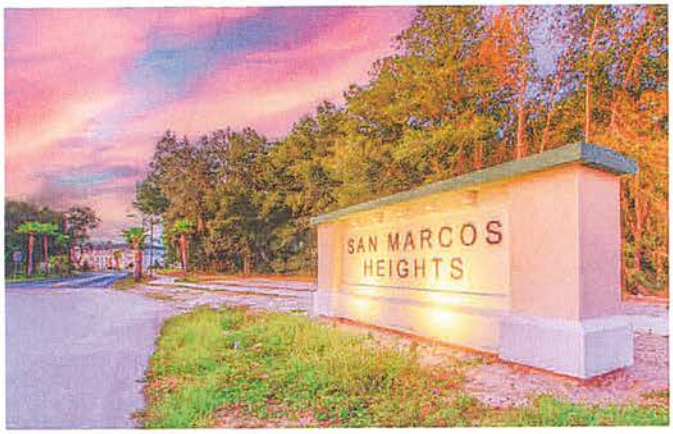
Fisher Koppenhafer Architecture, Sauer, SPM, Bank of America, Walker & Dunlop, St. Johns County Housing Finance Authority

Completion

2022

San Marcos Heights

Owner Developer St. Augustine, FL

















St. Joseph Manor II

Developer Pompano Beach, FL



St. Joseph Manor II is a new construction, 150-unit, 5-story development that will be located in Pompano Beach, FL and will serve Seniors (62+). Smith & Henzy secured $8.25 million from Broward County to make St. Joseph Manor II a reality. Currently, the 8.6-acre site, which is owned by the Archdiocese of Miami, contains a church and St. Joseph Manor I, which is made up of 63-units of low-income housing for seniors. All 63-units at St. Joseph Manor I are covered by a HUD HAP contract. St. Joseph Manor II will contain 149 one-bedroom units and 1 two-bedroom manager unit. Catholic Health Management, the manager of St. Joseph Manor I and II provides a range of supportive services and on-site security personnel. All 150 units at St. Joseph Manor II will be reserved for households earning up to 60% of AMI. Of the 150-units, 100-units will receive project-based vouchers from the Deerfield Beach Housing Authority. We are currently under construction on St. Joseph Manor II and are working towards moving residents in by Fall 2024.

$56 million
total development cost

150
units

Development Type

New Construction, Midrise 5 stories, concrete

Financing Sources

4% tax credits, Tax Exempt Bonds, Broward County ARP Loan, Project Based Vouchers

Specialties

HUD and Non Profit Tri-Party Partnership

Sustainable Features

ICC NGBS take from others

Project Team

Archdiocese of Miami, Catholic Housing Management, Deerfield Beach Housing Authority, GHA architect, JWR GC, Kimley Horn civil engineer

Completion

Construction Start Q1 2023
Finish Fall 2024

St. Joseph Manor II

Developer Pompano Beach, FL













Island Cove Apartments

Owner Developer Delray Beach, FL



Island Cove Apartments ("Island Cove") is a new construction, 60-unit family property that was completed in October 2023 and is located at 900 SW 12th Avenue, Delray Beach, FL 33444. The development consists of five (5) two-story, garden-style residential buildings and one (1) non-residential community center/leasing office. Island Cove has 40 2-bedroom units and 20 3-bedroom units at 30% AMI, 60% AMI, 70% AMI, and 80% AMI). Of the 60 total units, all 9 units @ 30% AMI and 16 units @ 60% AMI received project-based vouchers (PBVs), these 25 units were evenly distributed across all five (5) buildings. Unit amenities include washers and dryers for each unit, high-efficiency stainless steel Energy Star appliances, solid surface countertops, peninsulas, and luxury vinyl tile throughout the units. Project amenities include a community building with a leasing office, fitness center, business center, media/gaming room, a pool, basketball court, benches, grilling area, and short- and long-term bike storage. Residents are able to attend resident programs such as adult literacy, employment opportunity assistance, and homeownership programs.

$26.8 million
total development cost

60
units

Development Type

Affordable Housing, Family Housing, New Construction

Financing Sources

Tax-Exempt Bonds, Federal 4% LIHTC equity, FHFC SAIL & ELI Loans, Freddie Mac Permanent Loan, City of Delray Beach Community Redevelopment Agency Grant

Specialties

Public Housing Authority Partnership, Workforce Housing, Hometown Heros

Sustainable Features

ICC 700 National Green Building Standard (NGBS)

Project Team

Delray Beach Housing Authority, REG Architects, Delray Housing Group, Pike Construction Services, Raymond James, Berkadia

Completion

October 2023

Island Cove Apartments

Owner Developer Delray Beach, FL



















k) State whether your project will qualify for and whether you will seek LEED or other industry recognized sustainability and energy efficiency building certifications for the project.

Smith & Henzy takes immense pride in developing housing projects that prioritize reducing the carbon footprint. With a track record of securing NGBS and other certifications for our developments, we are committed to maximizing the energy efficiency of each project. At Smith & Henzy, environmental sustainability is paramount in our meticulous design process. We prioritize the use of green building products and implement efficient, energy-conscious systems for heating, cooling, air circulation, and building envelopes. Our design professionals ensure compliance with state green building standards and focus on cost-effective green building materials, incorporating Energy Star appliances into our designs. We have extensive experience in developing projects under leading green building certification programs such as LEED, Enterprise Building Communities, Energy Star, PHIUS, and NGBS, with our design and development teams working closely to consider all green building program options.

We utilize various green building strategies, including:

Innovation and Design Process – We have a great deal of energy efficiency expertise and have obtained the Enterprise Green Communities and/or ICC 700 National Green Building Standard certification for many of our projects, which enables our team to identify cost effective green solutions early in the design process.

Sustainable Sites – We pay special attention to sustainable building practices, as well as environmentally friendly and smart site design early in the schematic design process. Our goal with landscaping is to maximize pervious surfaces and use noninvasive, drought-tolerant, native plants.

Water & Energy Efficiency – We have standardized the use of low-flow fixtures and Energy Star appliances to achieve high levels of water and energy efficiency.

Materials and Resources – We emphasize waste reduction efforts throughout the construction process and during operations.

Indoor Environment Quality - The design team analyzes air circulation and filtration and ensures that the heating and cooling systems evenly distribute air.

Awareness and Education – We work with residents and building managers to ensure that green features are understood by all and used most efficiently.

Some examples of our sustainable development projects include:

Amaryllis Park Place Phase I, Sarasota, FL

Smith & Henzy and the Sarasota Housing Authority have completed construction on Amaryllis Park Place Phase I (Amaryllis), an elderly, 84-unit new construction project. Amaryllis received certification under the ICC 700 National Green Building Standard (NGBS) and includes green features such as luxury vinyl tile (LVT) flooring, low/no-VOC paint, Energy Star appliances, and LoE Clear Solar Ban impact glass on windows.

Lofts on Lemon Phase I, Sarasota, FL

Smith & Henzy and the Sarasota Housing Authority completed Lofts on Lemon Phase I (Lofts), a 128-unit mixed-income workforce development. Lofts received certification under the NGBS and features similar green elements to Amaryllis, as well as a focus on encouraging bicycle use among residents.

Vital Brookdale, Brooklyn, NY

Smith & Henzy recently completed construction on Vital Brookdale (Vital), a 160-unit new construction project. Vital received certification under Passive House Institute US and Enterprise Green Communities 2015, featuring extensive green building features such as energy recovery systems, high-performing glazing, individual tenant controls of heating and air conditioning, and energy-efficient appliances.

4 Community & Economic Benefits



The number one issue in South Florida is housing availability and affordability. Our proposed development will directly tackle this issue by providing new, high-quality affordable housing to the residents of Fort Lauderdale. We envision creating up to 110 units of truly affordable housing that will greatly benefit income-qualifying residents. Specifically, we plan to reserve 17 of those units for residents making at or below 30% of the Area Median Income. This means that 17 residents will have the opportunity to live in a brand new, state-of-the-art community while paying only $540 for rent, providing substantial relief to those at risk of homelessness. Currently, many residents are priced out of typical apartments, and the waitlist for vouchers means that some residents would need to wait many years for relief. That's why we believe this development would bring more benefits to the community than any other type of development.

Additionally, we have assembled a development team consisting of all Broward County-based companies. Our proposed general contractor, JWR, knows the local subcontractors and will certainly be utilizing local firms to assist in this project. This means that new jobs and millions of dollars will flow to local businesses contracted for this development. By adding a retail component, which the CRA has stated they would prefer, this development would also create long-term jobs and business opportunities for those in the immediate area. We also believe this development will continue to build on the economic activity in the immediate area. By creating local housing with retail, other businesses may feel that this is an area that will continue to grow and will thus continue to expand in this area of Fort Lauderdale.

We find that our developments pull in a very diverse mix of residents, which can greatly benefit the local community. We will have a common area with various amenities that can be used for community engagement and a broad range of activities. Once this project is developed, we expect to continue to utilize this project to further any needs the CRA has. We are not just looking to be a purchaser of land for the CRA; we are looking to be a partner in the community and mission of the CRA.

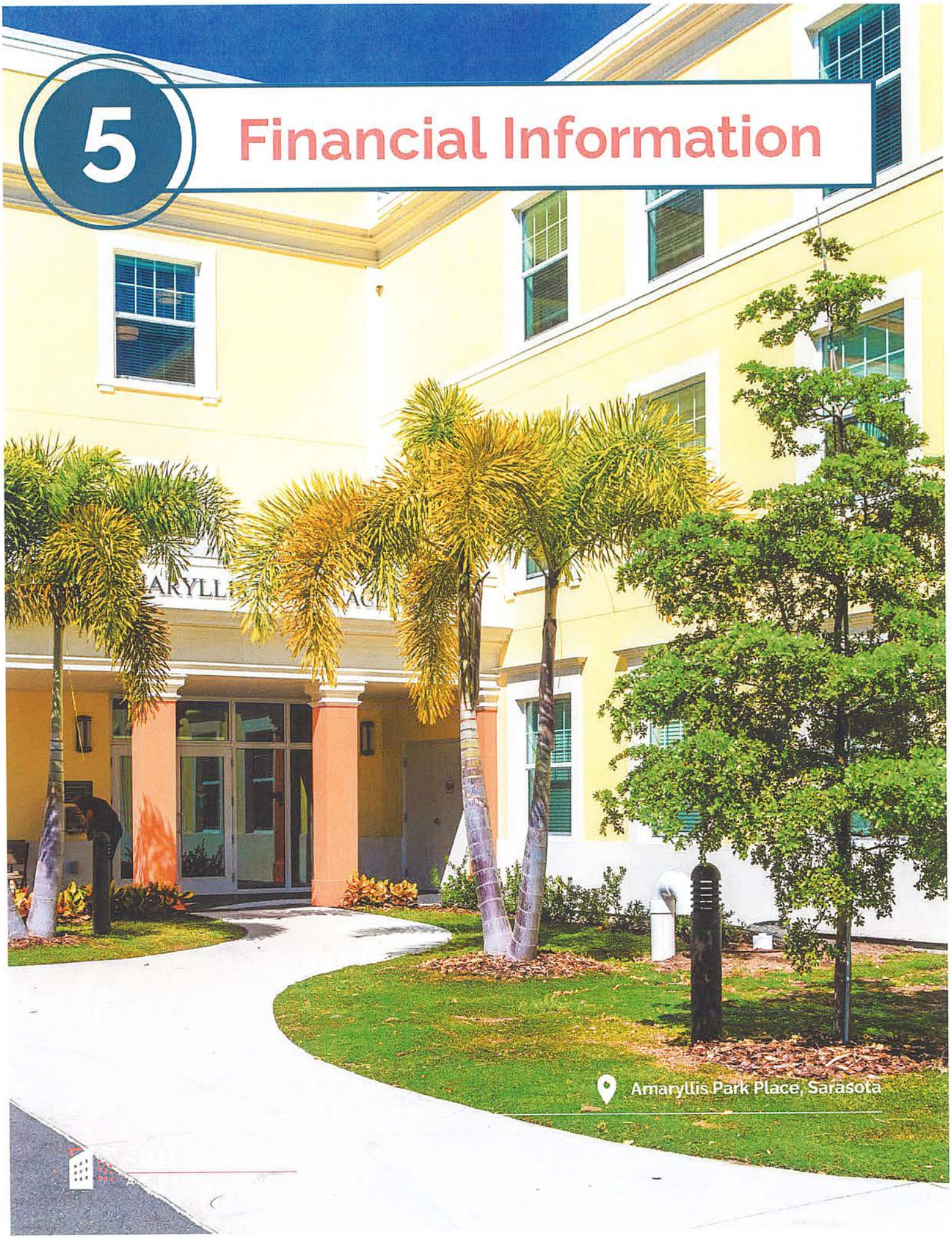
Our proposed development will be built in a way that is friendly to the current environment and will maximize energy efficiency to reduce utility costs and decrease reliance on fossil fuels. Additionally, we have plans for a courtyard with green space that will help integrate our development into the current environment. In the past, we have used this green space for a community garden at other developments and would certainly consider that for this project should there be demand for one.

Prior to any development, we always hold a community meeting to hear from local stakeholders and receive feedback on our plans. We take great pride in accommodating any concerns the community may have. Additionally, we are well-versed in exploring

partnerships with other local groups and like to work in lockstep with the local government to ensure a smooth takeoff of the project.

In conclusion, given the immense need for affordable housing in Fort Lauderdale, we feel that this project would be of utmost benefit to the city. We ensure that we will have a development that fits the needs and wants of the community and will bring prosperity for many years to come.

5 Financial Information



A) Demonstrated Proof of Financial Capacity:

Smith & Henzy has the financial capacity to carry out a project of this magnitude. In a separate envelope included in this submission, we have provided 2021 financials, 2022 financials, and 2023 financials up to March (our accountant is currently still in the process of preparing 2023 YE financials). Financial statements for Darren Smith and Timothy Henzy, principals of Smith & Henzy, are also included.

B) Proposed Financing Plan:

In order to offer housing with affordable rents, our strategy involves financing this development through the utilization of low-income housing tax credits alongside a construction loan. We are currently considering two funding opportunities for this year. The first option is the FHFC SAIL RFA, which entails securing tax-exempt bonds from the Broward County HFA, combined with subsidy from Florida Housing. Under this arrangement, we anticipate constructing up to 80 one-bedroom units. Please refer to the financial details provided below:

4% SAIL Execution

Sources & Uses

Presently, we are projecting a $13 million bond issuance from Broward County HFA. We expect this development to yield approximately $12.3 million in tax-credit equity, which would complement a $7.6 million SAIL loan, contingent upon securing SAIL funding. There exists a targeted aim to fund developments in a populous county with an elderly demographic and a preference for veterans. To enhance our chances of success, we aim to tailor our approach to this demographic. Upon approval to proceed from the CRA, we will seek Letters of Interest from lenders.

BERKADIA

March 22, 2024

Re: Smith & Henzy – Confirmation of Applicant Guarantees

To Whom It May Concern:

Please accept this letter as confirmation that Smith & Henzy, along with its individual Principals, Darren Smith & Timothy Henzy are Guarantors and Sponsors in good standing with Berkadia Commercial Mortgage LLC and are designated Select Sponsors with the Federal Home Loan Mortgage Corporation ("Freddie Mac"). Mr. Smith and Mr. Henzy meet the requirements for Berkadia's Guarantors with net worth and liquidity requirements for individual loans over $50 million. I have financed over $180 million in Affordable permanent loans with Smith & Henzy since 2014.

If you should have any questions, please contact me at 561-998-8170 or email heather.olson@berkadia.com

Berkadia Commercial Mortgage LLC

By: Heather Olson
Heather Olson, Managing Director
Berkadia Affordable Housing

Sources & Uses:

Sources of Funds: Construction		Total	% of Total	Per Net Buildable SF	Per Unit
Construction Loan	$	13,000,000	47%	$ 189.58	$ 162,500
Tax Credit Equity	$	1,844,325	7%	$ 26.90	$ 23,054
FHFC SAIL Loan	$	7,600,000	28%	$ 110.83	$ 95,000
FHFC ELI Loan	$	750,000	3%	$ 10.94	$ 9,375
Other Grant	$	2,500,000	9%	$ 36.46	$ 31,250
NHTF Funds	$	1,233,500	4%	$ 17.99	$ 15,419
Deferred Development Fee	$	642,975	2%	$ 9.38	$ 8,037
Total Sources of Funds	$	**27,570,800**	**100%**	$ **402.07**	$ **344,635**

Sources of Funds: Permanent		Total	% of Total	Per Net Buildable SF	Per Unit
Permanent Loan	$	2,080,536	8%	$ 30.34	$ 26,007
Tax Credit Equity	$	12,295,501	45%	$ 179.31	$ 153,694
FHFC SAIL Loan	$	7,600,000	28%	$ 110.83	$ 95,000
FHFC ELI Loan	$	750,000	3%	$ 10.94	$ 9,375
Other Grant	$	2,500,000	9%	$ 36.46	$ 31,250
NHTF Funds	$	1,233,500	4%	$ 17.99	$ 15,419
Deferred Development Fee	$	1,111,263	4%	$ 16.21	$ 13,891
Total Sources of Funds	$	**27,570,800**	**100%**	$ **402.07**	$ **344,635**

Uses of Funds:		Total	% of Total	Per Net Buildable SF	Per Unit
Land Acquisition	$	1,245,000	5%	$ 18.16	$ 15,563
Hard Cost	$	17,647,200	64%	$ 257.36	$ 220,590
Soft Cost	$	4,450,329	16%	$ 64.90	$ 55,629
Reserves	$	241,715	1%	$ 3.53	$ 3,021
Development Fee	$	3,986,555	14%	$ 58.14	$ 49,832
Total Uses of Funds	$	**27,570,800**	**100%**	$ **402.07**	$ **344,635**

Operating Pro Forma

On the subsequent page, a comprehensive operating proforma is furnished. In order to minimize expenses, particularly considering the nature of this being a 4% LIHTC transaction with lower equity generation, our intention is to designate this property for senior residents. This approach would potentially allow us to qualify for property tax exemption. Additionally, we are currently estimating insurance costs at $3,000 per unit during underwriting. While this figure may seem conservative, it is imperative to allocate a higher budget due to the unpredictable nature of insurance costs in Florida.

10-Year Cash Flow

Below is the 10-year cash flow analysis. We have based this analysis on conservative estimates based on the current rental income. To boost the NOIs, we will immediately look to secure project or tenant-based vouchers from the Fort Lauderdale Housing Authority. These will increase the rents to up to 110% of FMRs, while keeping the rents affordable.

Operating Detail:	Pro Forma	
INCOME:	$	$/Unit
Gross Potential Rent	**$833,784**	**$10,422**
Less: Physical Vacancy	($41,689)	5.00%
Less: Concessions		0.00%
Less: Collection Loss		0.00%
Total Economic Vacancy	($41,689)	5.00%
Net Rental Income	$792,095	$9,901
Laundry & Vending	$4,000	$50
Tenant Charges		$0
Parking / Carport		$0
Cable		$0
Retail	$0	$0
Community Services Space		$0
Total Other Income	$4,000	$50
Effective Gross Income	**$796,095**	**$9,951**
EXPENSES:		
Real Estate Taxes	$0	$0
Other Taxes or Assessments	$0	$0
Insurance	$240,000	$3,000
Licenses & Permits		$0
Ground Rent		$0
Gas		$0
Electricity	$12,000	$150
Water & Sewer	$40,000	$500
Trash Removal	$12,000	$150
Pest Control	$4,688	$59
Building Maintenance & Repair	$40,000	$500
Interior & Exterior Decorating - Painting	$10,000	$125
Supplies & Cleaning Expense	$6,000	$75
Elevator Maintenance	$6,000	$75
Pool Maintenance		$0
Parking Lot Maintenance / Snow Removal		$0
Grounds / Landscaping	$8,000	$100
Non Resident Management	$39,805	5.00%
Resident Manager Salary		$0
Security		$0
Payroll	$100,000	$1,250
Payroll Taxes & Benefits	$28,000	$350
Apartment Allowance		$0
Advertising	$10,000	$125
Legal & Audit	$15,000	$188
General & Administrative	$20,000	$250
FHFC Compliance Monitoring Fee	$5,201	$65
Support Services / Amenities		$0
Total Operating Expenses	**$596,694**	**$7,459**
Replacement Reserves	$24,000	$300
Total Operating Expenses incl Reserves	**$620,694**	**$7,759**
SUMMARY EXPENSES:		
MANAGEMENT	$39,805	$498
ADMINISTRATION	$50,201	$628
PAYROLL	$128,000	$1,600
UTILITIES	$12,000	$150
WATER & SEWER	$40,000	$500
REPAIR & MAINTENANCE	$86,688	$1,084
INSURANCE	$240,000	$3,000
REAL ESTATE TAXES	$0	$0
REPLACEMENT RESERVES	$24,000	$300
Total Expenses incl. Reserves	**$620,694**	**$7,759**
Net Operating Income	**$175,401**	**$2,193**
DEBT SERVICE	$146,168	$1,827
Net Cash Flow	$29,234	$365
DEBT SERVICES COVERAGE RATIO	**1.20**	

Cash Flow Analysis:			Lease-Up	Stabilization									
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Ending ==>			6/1/2025 5/31/2026	6/1/2026 5/31/2027	6/1/2027 5/31/2028	6/1/2028 5/31/2029	6/1/2029 5/31/2030	6/1/2030 5/31/2031	6/1/2031 5/31/2032	6/1/2032 5/31/2033	6/1/2033 5/31/2034	6/1/2034 5/31/2035	6/1/2035 5/31/2036
Residential Absorption:													
Net Units Absorbed			48,000	-	-	-	-	-	-	-	-	-	-
Total Rooms Rented			80	80	80	80	80	80	80	80	80	80	80
Average Occupancy			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rent Per Rentable SF			$ 17.37	$ 17.37	$ 17.72	$ 18.07	$ 18.43	$ 18.80	$ 19.18	$ 19.56	$ 19.95	$ 20.35	$ 20.76
Revenue:		Yr. 1 - Yr. 30 GRAND TOTAL											
30% AMI Rental Revenue	$	1,730,340	$ 68,400	$ 68,400	$ 69,768	$ 71,163	$ 72,587	$ 74,038	$ 75,519	$ 77,030	$ 78,570	$ 80,142	$ 81,744
60% AMI Rental Revenue	$	21,139,227	$ 531,240	$ 531,240	$ 541,865	$ 552,702	$ 563,756	$ 575,031	$ 586,532	$ 598,263	$ 610,228	$ 622,432	$ 634,881
80% AMI Rental Revenue	$	9,317,113	$ 234,144	$ 234,144	$ 238,827	$ 243,603	$ 248,475	$ 253,445	$ 258,514	$ 263,684	$ 268,958	$ 274,337	$ 279,824
Total Residential Revenue	$	**32,186,680**	$ **833,784**	$ **833,784**	$ **850,460**	$ **867,469**	$ **884,818**	$ **902,515**	$ **920,565**	$ **938,976**	$ **957,756**	$ **976,911**	$ **996,449**
Commercial Revenue	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Revenue	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Potential Revenue	$	**32,186,680**	$ **833,784**	$ **833,784**	$ **850,460**	$ **867,469**	$ **884,818**	$ **902,515**	$ **920,565**	$ **938,976**	$ **957,756**	$ **976,911**	$ **996,449**
30% AMI Rental Revenue	$	(51,910)	$ (2,052)	$ (2,052)	$ (2,093)	$ (2,135)	$ (2,178)	$ (2,221)	$ (2,266)	$ (2,311)	$ (2,357)	$ (2,404)	$ (2,452)
60% AMI Rental Revenue	$	(634,177)	$ (15,937)	$ (15,937)	$ (16,256)	$ (16,581)	$ (16,913)	$ (17,251)	$ (17,596)	$ (17,948)	$ (18,307)	$ (18,673)	$ (19,046)
70% AMI Rental Revenue	$	(279,513)	$ (7,024)	$ (7,024)	$ (7,165)	$ (7,308)	$ (7,454)	$ (7,603)	$ (7,755)	$ (7,911)	$ (8,069)	$ (8,230)	$ (8,395)
80% AMI Rental Revenue	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Vacancy	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Effective Gross Income ("EGI")	$	**31,221,079**	$ **808,770**	$ **808,770**	$ **824,946**	$ **841,445**	$ **858,274**	$ **875,439**	$ **892,948**	$ **910,807**	$ **929,023**	$ **947,604**	$ **966,556**
% Change ==>					2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operating Expenses:													
Total Payroll & Benefits	$	5,916,013	$ 128,000	$ 128,000	$ 131,840	$ 135,795	$ 139,869	$ 144,065	$ 148,387	$ 152,839	$ 157,424	$ 162,147	$ 167,011
Total Utility Expenses	$	2,403,380	$ 52,000	$ 52,000	$ 53,560	$ 55,167	$ 56,822	$ 58,526	$ 60,282	$ 62,091	$ 63,953	$ 65,872	$ 67,848
Total Maintenance Expenses	$	3,984,925	$ 65,016	$ 86,688	$ 89,288	$ 91,967	$ 94,726	$ 97,568	$ 100,495	$ 103,509	$ 106,615	$ 109,813	$ 113,108
Total Insurance Expenses	$	11,092,524	$ 240,000	$ 240,000	$ 247,200	$ 254,616	$ 262,254	$ 270,122	$ 278,226	$ 286,573	$ 295,170	$ 304,025	$ 313,146
Total Marketing Expenses	$	452,189	$ -	$ 10,000	$ 10,300	$ 10,609	$ 10,927	$ 11,255	$ 11,593	$ 11,941	$ 12,299	$ 12,668	$ 13,048
Total Administrative Expenses	$	1,858,060	$ 40,201	$ 40,201	$ 41,407	$ 42,650	$ 43,929	$ 45,247	$ 46,604	$ 48,003	$ 49,443	$ 50,926	$ 52,454
Management Fees	$	1,609,139	$ 40,439	$ 40,439	$ 41,247	$ 42,072	$ 42,914	$ 43,772	$ 44,647	$ 45,540	$ 46,451	$ 47,380	$ 48,328
Reserve Replacement	$	860,889	$ -	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
Real Estate Taxes	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses	$	**28,177,118**	$ **565,655**	$ **621,327**	$ **638,843**	$ **656,876**	$ **675,441**	$ **694,555**	$ **714,234**	$ **734,495**	$ **755,354**	$ **776,830**	$ **798,941**
% Change ==>					2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Net Operating Income:	$	**3,043,961**	$ **243,115**	$ **187,443**	$ **186,103**	$ **184,569**	$ **182,833**	$ **180,884**	$ **178,714**	$ **176,312**	$ **173,669**	$ **170,773**	$ **167,614**
% Change ==>					-0.7%	-0.8%	-0.9%	-1.1%	-1.2%	-1.3%	-1.5%	-1.7%	-1.8%
1st Mortgage Debt Service:													
Permanent Loan	$	4,238,867	$ 4	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168
Total Debt Service	$	**4,238,867**	$ **4**	$ **146,168**	$ **146,168**	$ **146,168**	$ **146,168**	$ **147,006**	$ **146,168**	$ **146,168**	$ **146,168**	$ **146,168**	$ **146,168**
			$ -										
Net Cash Flow After Debt Service	$	**(1,194,906)**	$ **243,111**	$ **41,275**	$ **39,935**	$ **38,402**	$ **36,665**	$ **33,878**	$ **32,546**	$ **30,144**	$ **27,501**	$ **24,606**	$ **21,447**

9% Tax-Credit Execution

Furthermore, alongside the 4% SAIL path, we have the option to pursue 9% tax credits through RFA 2024-202 (Big 6 County RFA). We are confident in the potential success of this development's application, as the RFA aims to fund projects within a local government revitalization plan zone. Situated within the Northwest Progresso Flagler Heights Community Redevelopment Area, our development aligns perfectly with this objective. With a 9% development yielding higher tax-credit equity, we anticipate constructing up to 110 one-bedroom units.

Sources & Uses

We anticipate securing a construction loan in the amount of $27 Million. In addition, this development would also generate approximately $32.9 million in tax-credit equity. We would also request a $640,000 loan or grant from the city to qualify as a development that meets the local government area of opportunity goal.

Sources & Uses:

Sources of Funds: Construction		Total	% of Total		Per Net Buildable SF		Per Unit
Construction Loan	$	27,000,000	72%	$	286.36	$	245,455
Tax Credit Equity	$	4,927,727	13%	$	52.26	$	44,798
City Grant	$	640,000	2%	$	6.79	$	5,818
Deferred Development Fee	$	5,023,419	13%	$	53.28	$	45,667
Total Sources of Funds	**$**	**37,591,146**	**100%**	**$**	**398.69**	**$**	**341,738**

Sources of Funds: Permanent		Total	% of Total		Per Net Buildable SF		Per Unit
Permanent Loan	$	4,049,559	11%	$	42.95	$	36,814
Tax Credit Equity	$	32,851,515	87%	$	348.43	$	298,650
City Grant	$	640,000	2%	$	6.79	$	5,818
Deferred Development Fee	$	50,072	0%	$	0.53	$	455
Total Sources of Funds	**$**	**37,591,146**	**100%**	**$**	**398.69**	**$**	**341,738**

Uses of Funds:		Total	% of Total		Per Net Buildable SF		Per Unit
Land Acquisition	$	1,245,000	3%	$	13.20	$	11,318
Hard Cost	$	24,264,900	65%	$	257.36	$	220,590
Soft Cost	$	6,256,005	17%	$	66.35	$	56,873
Reserves	$	322,478	1%	$	3.42	$	2,932
Development Fee	$	5,502,763	15%	$	58.36	$	50,025
Total Uses of Funds	**$**	**37,591,146**	**100%**	**$**	**398.69**	**$**	**341,738**

Operating Pro Forma

Below is our projected operating Pro Forma assuming an elderly demographic. We would consider catering to the family demographic, which would require property tax. Going the family route would require a larger parking ratio but given the increased tax-credit equity generated from 9% LIHTC, we are confident we can accommodate a larger parking structure.

Operating Detail:	Pro Forma	
INCOME:	$	$/Unit
Gross Potential Rent	**$1,201,380**	**$10,922**
Less: Physical Vacancy	($60,069)	5.00%
Less: Concessions		0.00%
Less: Collection Loss		0.00%
Total Economic Vacancy	($60,069)	5.00%
Net Rental Income	$1,141,311	$10,376
Laundry & Vending	$5,500	$50
Tenant Charges		$0
Parking / Carport		$0
Cable		$0
Retail	$0	$0
Community Services Space		$0
Total Other Income	$5,500	$50
Effective Gross Income	**$1,146,811**	**$10,426**
EXPENSES:		
Real Estate Taxes	$0	$0
Other Taxes or Assessments	$0	$0
Insurance	$330,000	$3,000
Licenses & Permits		$0
Ground Rent		$0
Gas		$0
Electricity	$16,500	$150
Water & Sewer	$55,000	$500
Trash Removal	$16,500	$150
Pest Control	$6,445	$59
Building Maintenance & Repair	$55,000	$500
Interior & Exterior Decorating - Painting	$13,750	$125
Supplies & Cleaning Expense	$8,250	$75
Elevator Maintenance	$8,250	$75
Pool Maintenance		$0
Parking Lot Maintenance / Snow Removal		$0
Grounds / Landscaping	$11,000	$100
Non Resident Management	$57,341	5.00%
Resident Manager Salary		$0
Security		$0
Payroll	$100,000	$909
Payroll Taxes & Benefits	$28,000	$255
Apartment Allowance		$0
Advertising	$13,750	$125
Legal & Audit	$15,000	$136
General & Administrative	$27,500	$250
FHFC Compliance Monitoring Fee	$10,124	$92
Support Services / Amenities		$0
Total Operating Expenses	**$772,410**	**$7,022**
Replacement Reserves	$33,000	$300
Total Operating Expenses incl Reserves	**$805,410**	**$7,322**
SUMMARY EXPENSES:		
MANAGEMENT	$57,341	$521
ADMINISTRATION	$66,374	$603
PAYROLL	$128,000	$1,164
UTILITIES	$16,500	$150
WATER & SEWER	$55,000	$500
REPAIR & MAINTENANCE	$119,195	$1,084
INSURANCE	$330,000	$3,000
REAL ESTATE TAXES	$0	$0
REPLACEMENT RESERVES	$33,000	$300
Total Expenses incl. Reserves	**$805,410**	**$7,322**
Net Operating Income	**$341,401**	**$3,104**

Cash Flow

If successful in securing funding, we would work with the Fort Lauderdale Housing Authority to obtain vouchers to increase the rental income of the property.

Cash Flow Analysis:		*Lease-Up*	*Stabilization*									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		6/1/2025	6/1/2026	6/1/2027	6/1/2028	6/1/2029	6/1/2030	6/1/2031	6/1/2032	6/1/2033	6/1/2034	6/1/2035
Year Ending ==>		5/31/2026	5/31/2027	5/31/2028	5/31/2029	5/31/2030	5/31/2031	5/31/2032	5/31/2033	5/31/2034	5/31/2035	5/31/2036
Residential Absorption:												
Net Units Absorbed		66,000	-	-	-	-	-	-	-	-	-	-
Total Rooms Rented		110	110	110	110	110	110	110	110	110	110	110
Average Occupancy		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rent Per Rentable SF		$ 18.20	$ 18.20	$ 18.57	$ 18.94	$ 19.32	$ 19.70	$ 20.10	$ 20.50	$ 20.91	$ 21.33	$ 21.75
Revenue:	Yr. 1 - Yr. 30 GRAND TOTAL											
30% AMI Rental Revenue	$ 2,451,315	$ 96,900	$ 96,900	$ 98,838	$ 100,815	$ 102,831	$ 104,888	$ 106,985	$ 109,125	$ 111,308	$ 113,534	$ 115,804
60% AMI Rental Revenue	$ 31,009,293	$ 779,280	$ 779,280	$ 794,866	$ 810,763	$ 826,978	$ 843,518	$ 860,388	$ 877,596	$ 895,148	$ 913,051	$ 931,312
80% AMI Rental Revenue	$ 12,940,435	$ 325,200	$ 325,200	$ 331,704	$ 338,338	$ 345,105	$ 352,007	$ 359,047	$ 366,228	$ 373,553	$ 381,024	$ 388,644
80% AMI Rental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Residential Revenue	$ 46,401,042	$ 1,201,380	$ 1,201,380	$ 1,225,408	$ 1,249,916	$ 1,274,914	$ 1,300,412	$ 1,326,421	$ 1,352,949	$ 1,380,008	$ 1,407,608	$ 1,435,760
Commercial Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Potential Revenue	$ 46,401,042	$ 1,201,380	$ 1,201,380	$ 1,225,408	$ 1,249,916	$ 1,274,914	$ 1,300,412	$ 1,326,421	$ 1,352,949	$ 1,380,008	$ 1,407,608	$ 1,435,760
33% AMI Rental Revenue	$ (73,539)	$ (2,907)	$ (2,907)	$ (2,965)	$ (3,024)	$ (3,085)	$ (3,147)	$ (3,210)	$ (3,274)	$ (3,339)	$ (3,406)	$ (3,474)
60% AMI Rental Revenue	$ (930,279)	$ (23,378)	$ (23,378)	$ (23,846)	$ (24,323)	$ (24,809)	$ (25,306)	$ (25,812)	$ (26,328)	$ (26,854)	$ (27,392)	$ (27,939)
70% AMI Rental Revenue	$ (388,213)	$ (9,756)	$ (9,756)	$ (9,951)	$ (10,150)	$ (10,353)	$ (10,560)	$ (10,771)	$ (10,987)	$ (11,207)	$ (11,431)	$ (11,659)
80% AMI Rental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Vacancy	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Effective Gross Income ("EGI")	$ 45,009,011	$ 1,165,339	$ 1,165,339	$ 1,188,645	$ 1,212,418	$ 1,236,667	$ 1,261,400	$ 1,286,628	$ 1,312,361	$ 1,338,608	$ 1,365,380	$ 1,392,688
% Change ==>				2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operating Expenses:												
Total Payroll & Benefits	$ 5,916,013	$ 128,000	$ 128,000	$ 131,840	$ 135,795	$ 139,869	$ 144,065	$ 148,387	$ 152,839	$ 157,424	$ 162,147	$ 167,011
Total Utility Expenses	$ 3,304,648	$ 71,500	$ 71,500	$ 73,645	$ 75,854	$ 78,130	$ 80,474	$ 82,888	$ 85,375	$ 87,936	$ 90,574	$ 93,291
Total Maintenance Expenses	$ 5,479,271	$ 89,396	$ 119,195	$ 122,771	$ 126,454	$ 130,248	$ 134,155	$ 138,180	$ 142,325	$ 146,595	$ 150,993	$ 155,523
Total Insurance Expenses	$ 15,252,221	$ 330,000	$ 330,000	$ 339,900	$ 350,097	$ 360,600	$ 371,418	$ 382,560	$ 394,037	$ 405,858	$ 418,034	$ 430,575
Total Marketing Expenses	$ 621,759	$ -	$ 13,750	$ 14,163	$ 14,587	$ 15,025	$ 15,476	$ 15,940	$ 16,418	$ 16,911	$ 17,418	$ 17,941
Total Administrative Expenses	$ 2,432,216	$ 52,624	$ 52,624	$ 54,203	$ 55,829	$ 57,504	$ 59,229	$ 61,006	$ 62,836	$ 64,721	$ 66,662	$ 68,662
Management Fees	$ 2,318,571	$ 58,267	$ 58,267	$ 59,432	$ 60,621	$ 61,833	$ 63,070	$ 64,331	$ 65,618	$ 66,930	$ 68,269	$ 69,634
Reserve Replacement	$ 1,183,722	$ -	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000
Real Estate Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses	$ 36,508,422	$ 729,787	$ 806,336	$ 828,954	$ 852,238	$ 876,209	$ 900,887	$ 926,293	$ 952,448	$ 979,375	$ 1,007,097	$ 1,035,638
% Change ==>				2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Net Operating Income:	$ 8,500,589	$ 435,551	$ 359,002	$ 359,692	$ 360,180	$ 360,458	$ 360,513	$ 360,335	$ 359,912	$ 359,232	$ 358,283	$ 357,050
% Change ==>				0.2%	0.1%	0.1%	0.0%	0.0%	-0.1%	-0.2%	-0.3%	-0.3%
1st Mortgage Debt Service:												
Permanent Loan	$ 8,250,534	$ 4	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501
Total Debt Service	$ 8,250,534	$ 4	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 285,339	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501
		$ -										
Net Cash Flow After Debt Service	$ 250,055	$ 435,547	$ 74,501	$ 75,191	$ 75,679	$ 75,957	$ 75,174	$ 75,834	$ 75,411	$ 74,731	$ 73,782	$ 72,549

The Proposed Financing Plan should describe all proposed sources of financing, probable conditions, equity injections, credit enhancement, debt coverage ratios and return on investment. It should be supported by a financial pro-forma which includes detailed development cost and source and use statement identifying all hard and soft cost, land cost, cost of construction, projected income, debt service, square foot cost and proposer's profit, a cash flow statement over a period of ten years including all assumptions, showing income, expenses, net operating income, debt service and cash flow, funding commitments letters, type of security for completion of the development, guarantees and bonding capacity, public subsidies and incentives requested; major tenant commitments provided on their letter head and signed by a representative who is authorized to contractually bind the tenant.

C) Financial Involvement of the CRA:

While we would like to remain in close contact with the CRA throughout the development, and potentially take advantage of any funding opportunities the CRA has, we do not require financial involvement at this time, and thus, will not request any funding from the CRA at this moment.

D) THE PROPOSED PURCHASE OFFER FOR THE PROPERTY (See Section VI)

Please see the purchase offer on the following page:

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name:

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $ 1,245,000 (contingent on securing funding & construction costs)

CRA Financial Resources (If Required) $_____

Submitted by:

Darren Smith
Name (printed)

Darren Smith
Signature

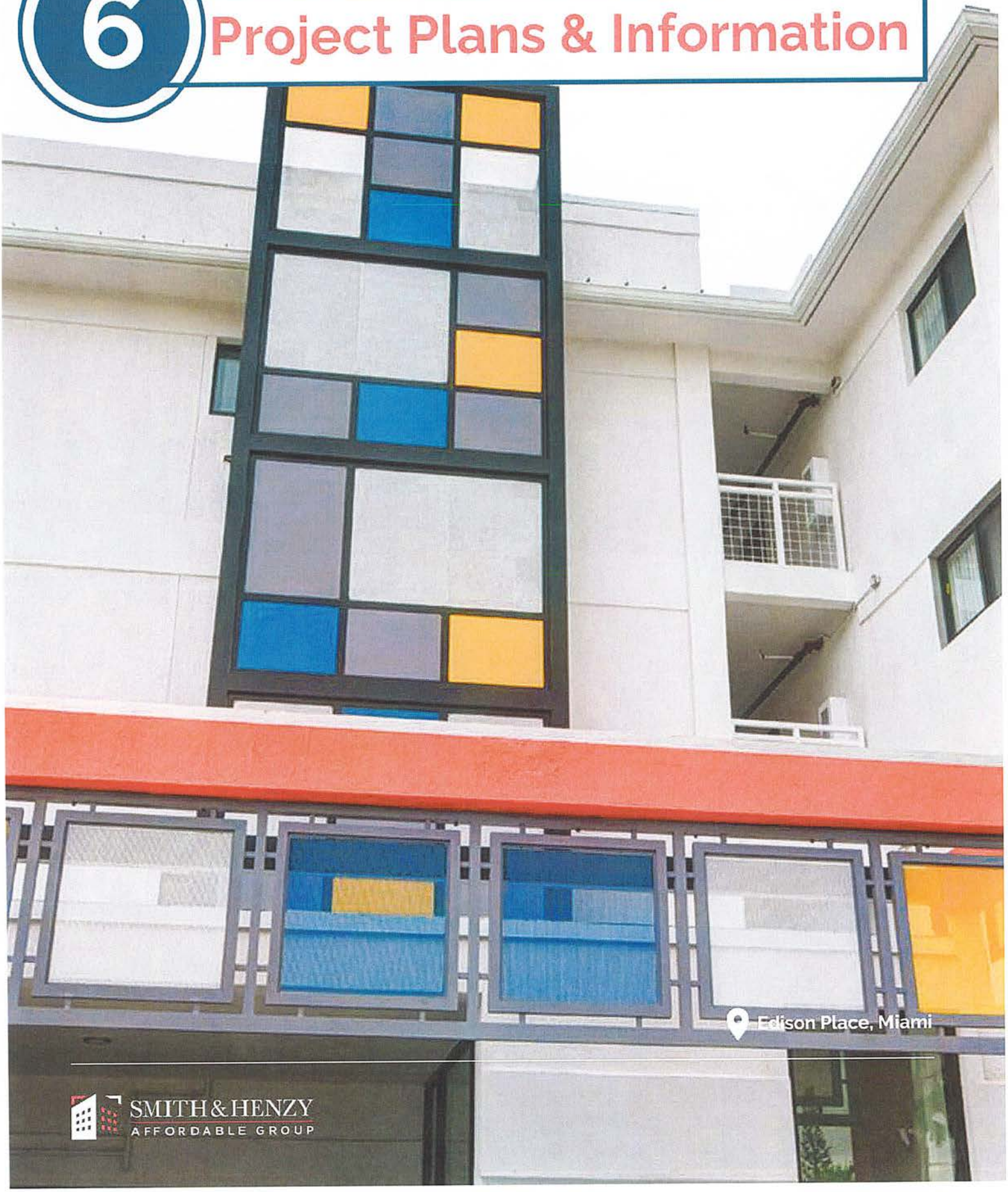
3/24/2024
Date

Principal
Title

E) Economic Impacts of the Project:

This development will continue to drive people to this area and will act as a lightning rod for economic activity in the area. While we currently are assuming a non-profit tax-exemption, depending on the demographic, this development would potentially also contribute property tax, which thus is returned to better the community.

6 Project Plans & Information



SMITH & HENZY
AFFORDABLE GROUP

Conceptual Site Plan:

Please see our conceptual site plan on the following page. This was created by Gallo Herbert Architects, who are well versed in designing buildings in Fort Lauderdale and understand the steps needed to maintain city approval for this development. We believe given experience with the City of Fort Lauderdale; the city will welcome this design.

This plan includes a separate landscaping plan with a narrative on the standards and initiatives we are pursuing. In addition, we have also included elevations, potential unit finishes, and building renderings. Our Site Plan breaks out the parking requirements as requested in the application. We are open to working with the CRA on the design of this building and our providing these renderings as a guide to how we envision this development to be.

Given the detailed plans we are providing, we understand that it could be very to obtain all the details via print out in a binder. For that reason, we have provided full-size PDFs for reference on the flashdrives and would be happy to answer any questions regarding this design concept. While we believe we can build up to 110-units, we have drafted our design documents with 105-units, to be conservative.

SISTRUNK TOWERS

105 - UNITS

790 SISTRUNK BOULEVARD
FORT LAUDERDALE, FLORIDA

LIST OF DRAWINGS	
SHEET NO.	TITLE
G-001	COVER SHEET
AS-101	CONCEPT SITE PLAN
AS-102	CONCEPT UPPER LEVELS 4 - 5 PLAN
LA - 100	CONCEPT LANDSCAPE & ENVIRONMENT PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	CONCEPT UNIT PLANS
A-302	CONCEPT RENDERINGS
A-303	RENDERED ROOF PLAN



FIRST FLOOR
- 2,500 SF COMMERCIAL USE
- 1,500 SF ADMIN/AMENITY SPACE
- 7 - 1 BEDROOM UNITS
- 10 - STUDIO UNITS

SECOND FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

THIRD FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

FORTH FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

FIFTH FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

TOTAL UNITS 105 UNIT (67) 1 BEDROOM + (39) STUDIOS)
PARKING REQUIRED = 105 SPACES
1.00 PER UNIT AFFORDABLE HOUSING REDUCTION = 105 SPACES
COMMERCIAL SPACE = 2,500 SF = 0 SPACES REQUIRED

PARKING PROVIDED - 120 SPACES

B1 SITE STATISTICS

PROJECT LOCATION

FORT LAUDERDALE, FL

DEVELOPER

SMITH HENZY AFFORDABLE GROUP

ARCHITECT

GALLO HERBERT ARCHITECTS
1311 WEST NEWPORT CENTER DRIVE, SUITE A
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 794-0300 FAX: (954) 794-0301

A1 PROJECT DIRECTORY

FLORIDA BUILDING CODE, BUILDING 8th Edition (FBC-8) 2023
FLORIDA BUILDING CODE, PLUMBING 8th Edition (FBC-P) 2023
FLORIDA BUILDING CODE, MECHANICAL 8th Edition (FBC-M) 2023
FLORIDA BUILDING CODE, ELECTRICAL 8th Edition (FBC-E) 2023
FLORIDA BUILDING CODE, ACCESSIBILITY 8th Edition (FBC-A) 2023

SUPPLEMENTS

FLORIDA FIRE PREVENTION CODE (FFPC) 8th Edition
NFPA 1, 2012 EDITION "FIRE CODE"
NFPA 101, 2012 EDITION "LIFE SAFETY CODE"
NFPA 72, 2016 EDITION "NATIONAL FIRE ALARM CODE"
NFPA 70, 2017 EDITION "NATIONAL ELECTRICAL CODE"
NFPA 10, 2010 EDITION "STANDARD FOR PORTABLE FIRE EXTINGUISHER"
NFPA 14, 2010 EDITION " STANDARD FOR THE INSTALLATION OF STANDPIPE & HOSE SYSTEM"
NFPA 20, 2010 EDITION "STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION"
NFPA 110, 2010 EDITION "STANDARD FOR EMERGENCY AND STAND-BY POWER SUPPLY"

A2 CODE REFERENCES

GHA GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH: 954.794.0300 / FAX: 954.794.0301

(SEAL)
WILLIAM J. GALLO, FL AR0008840

BRIAN P. HERBERT, FL AR0015474
(PROJECT)

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

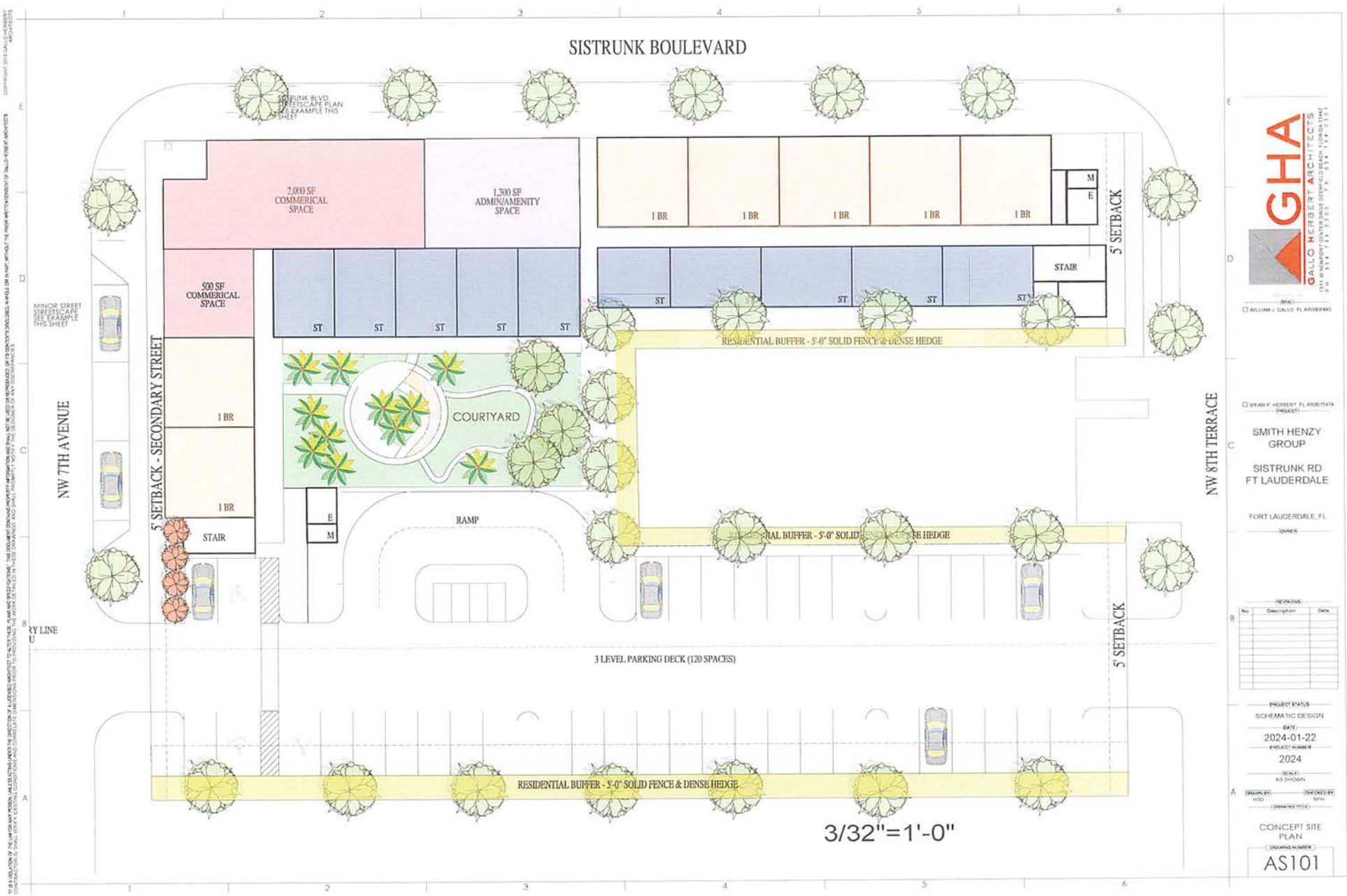
FORT LAUDERDALE, FL
(OWNER)

REVISIONS

No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
2024-01-22
PROJECT NUMBER
2024
SCALE
AS SHOWN
DRAWN BY: MSD
CHECKED BY: DPH
(DRAWING TITLE)
COVER SHEET
DRAWING NUMBER
G-001

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GALLO HERBERT ARCHITECTS

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

PROJECT STATUS
SCHEMATIC DESIGN

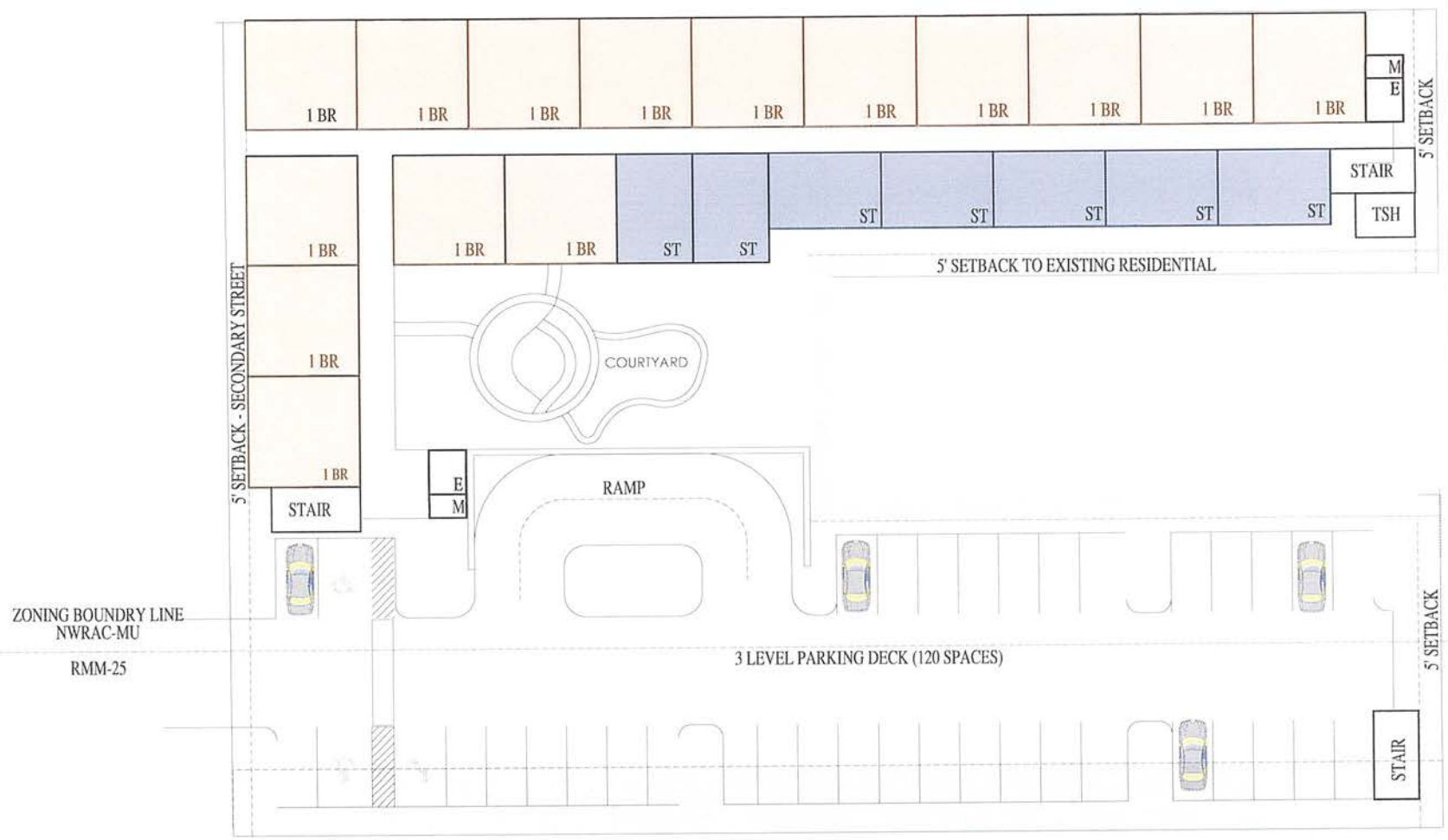
DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

CONCEPT SITE PLAN

DRAWING NUMBER
AS101



upper floor
3/32"=1'-0"

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FT LAUDERDALE

FORT LAUDERDALE, FL

SCHEMATIC DESIGN

2024-01-22

2024

AS SHOWN

CONCEPT UPPER LEVELS 4 - 5 PLAN

AS102

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CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES





B-1 STREET-SCAPE DESIGN EXAMPLE

NOTES
GENERAL PLANTING REQUIREMENTS
All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting, no-dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance. The plan takes precedence over the plant list.

A-1 LANDSCAPE LEGEND

SHADE TREE - 12' TO 14' D.A. SPECIES TO INCLUDE LIVE OAK, GUMBO LIMBO, GREEN BUTTON WOOD (STREET SCAPE TREES TO MATCH CITY STANDARDS IN AREA)

SMALL & FLOWERING SHADE TREE - 10' TO 12' OVERALL SPECIES TO INCLUDE SIDE - DAHOON HOLLY, PINK TABEBUIA, SILVER BUTTONWOOD, ORANGE GREEN

VARIED PALM TREES - 8' TO 12' GW SPECIES TO INCLUDE ROYAL PALMS, FOXTAIL PALMS, MONTGOMERY PALMS 1,300 SF ADMINAMENITY SPACE

STREET SCAPE PLANTER BEDS - GROUND COVER SHRUBS TO INCLUDE WAX JASMINE, LILLY TURF, WILD COFFEE, FAKAHATCHEE GRASS, LIRIOPE

BUFFER MATERIALS - 4' - 5' OVERALL CLUSIA - AT AREAS ADJACENT TO EXISTING RESIDENTIAL

STANDARD GROUND COVER - ST AUGUSTINE AND/OR SYNTHETIC TURF IN LOW SUNLIGHT AREAS (COURTYARD)

5'-0" LANDSCAPE BUFFER ADJACENT TO EXISTING RESIDENTIAL PROPERTIES - TO INCLUDE 5'-0" SOLID FENCE, 5'-0" CLUSIA HEDGE AND SHADE TREES MAX 30' O.C.

A-1 LANDSCAPE LEGEND

INITIATIVE 1: Designing for Tomorrow
From the very inception, sustainability will be as at the core of our design philosophy. We WILL engaged with leading architects and environmental consultants to conceptualize a building that minimizes its carbon footprint while maximizing comfort and functionality. Through thoughtful design choices such as passive COOLING, efficient insulation, and natural ventilation systems, we've reduced energy consumption significantly without compromising on aesthetics or comfort.

INITIATIVE 2: Materials Matter
Building sustainability means being mindful of every material that goes into construction. This DEVELOPMENT SHALL prioritized the use of eco-friendly, locally sourced materials with low embodied energy. From recycled steel and reclaimed wood to eco-friendly paints and adhesives, every component has been carefully selected to minimize environmental impact and promote a healthier indoor environment for residents.

INITIATIVE 3: powering progress
renewable energy is the cornerstone of our sustainability strategy. we will consider the installation of solar panels, wind turbines, and other renewable energy systems. In order to generate a significant portion of its electricity onsite, reducing reliance on fossil fuels and mitigating greenhouse gas emissions. additionally, advanced energy management systems optimize consumption, ensuring that every watt is used efficiently. all light fixture will be high efficiency Le-d and will be controlled to minimize unnecessary usage. all appliances and fixtures shall energy star rated or equal. all plumbing fixtures will be water sense certified and utilize water saving technology. the building envelope shall include materials that are energy star rated, include high insulating and emissivity values as well as characteristics and composed of materials that are sustainable in nature.

INITIATIVE 4: Water Wisdom
Water is a precious resource, and at [Apartment Building Name], we're committed to its conservation. Through the implementation of water-saving fixtures, water recycling systems, and drought-resistant landscaping, we've drastically reduced water consumption while maintaining lush green spaces and vibrant communal gardens. Our residents are empowered with the knowledge and tools to use water wisely, further contributing to our collective conservation efforts.

INITIATIVE 5: Community Connection
Sustainability extends beyond the walls of our proposed development and into the surrounding Fort Lauderdale, Historic Sistrunk community and NW District. Through partnerships with local organizations like our development partner "The Poetry", educational programs, and community outreach initiatives, we're fostering a culture of sustainability that transcends individual actions. From composting workshops to neighborhood clean-up drives, we're actively engaging residents in creating a more resilient, inclusive, and environmentally conscious community.

CONCLUSION:
As we look towards the future. Our goal is to have our development stand as a testament to the power of sustainability to transform lives and communities. Our journey is ongoing, fueled by a relentless commitment to innovation, collaboration, and stewardship of the planet. Together, we're building more than just an apartment building; we're building a sustainable legacy for generations to come.

A-1 SUSTAINABITY NARRATIVE

SISTRUNK BOULEVARD

SISTRUNK BLVD LANDSCAPE PLAN SEE EXAMPLE THIS SHEET

2,000 SF COMMERCIAL SPACE

1,300 SF ADMIN/AMENITY SPACE

500 SF COMMERCIAL SPACE

1 BR

STAIR

ST

M

E

5' SETBACK

RESIDENTIAL BUFFER - 5'-0" SOLID FENCE & DENSE HEDGE

COURTYARD

RAMP

MINOR STREET SIGNAGE SEE EXAMPLE THIS SHEET

NW 7TH AVENUE

5' SETBACK - SECONDARY STREET

ZONING BOUNDRY LINE
NWRAC-MU
RMM 25

3 LEVEL PARKING DECK (120 SPACES)

A-1 CONCPETUAL LANDSCAPE PLAN

GHA
GALLO HERBERT ARCHITECTS
1515 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH 954 794 0500 FAX 954 794 0551

SEAL
WILLIAM J. GALLO, FL AR0008440

BRIAN P. HERBERT, FL AR0015478

PROJECT
SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

OWNER

REVISIONS

No	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN

DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

DRAWN BY
HJO

CHECKED BY
BPH

DRAWING TITLE
CONCEPT LANDSCAPE & ENVIRONMENT PLAN

DRAWING NUMBER
LA-100



1 WEST ELEVATION



2 NORTH ELEVATION

GHA
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1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH FLORIDA 33442
PH 954 784 8330 FAX 954 784 8331
WILLIAM J GALLO FL AR0009440
BRIAN P HERBERT FL AR0015474

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN

DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

DRAWN BY: HSD
CHECKED BY: BPH

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
A201

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CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CONFIRM LATER DIMENSIONS PRIOR TO PROCEEDING THE WORK OR RELATED FABRICATIONS. FAILURE SHALL RELIEVE THE DESIGNER OF ANY DISCREPANCIES



1 EAST ELEVATION



2 SOUTH ELEVATION

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
P: 954.784.0300 F: 954.784.0301
(SEAL)
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474
(PROJECT)

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL
(OWNER)

(REVISIONS)

No	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
2024-01-22
PROJECT NUMBER
2024
SCALE
AS SHOWN
DRAWN BY: MRD
CHECKED BY: BPH
(DRAWING TITLE)
ELEVATIONS
DRAWING NUMBER
A202



B-1 STUDIO FLOOR PLAN - 425 SF



B-2 1 BEDROOM FLOOR PLAN - 625 SF



B-3 LOBBY DESIGN CONCEPT



A-1 UNIT RENDERING 1



A-2 UNIT RENDERING 2

GHA
GALLO HERBERT ARCHITECTS
231 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH 954 354 5100 FX 954 354 5101

SEAL
WILLIAM J GALLO FL AR0004445
BRIAN P HERBERT FL AR0015474

PROJECT
SMITH HENZY GROUP
SISTRUNK RD
FT LAUDERDALE
FORT LAUDERDALE, FL

OWNER

REVISIONS

No	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
2024-01-22
PROJECT NUMBER
2024
SCALE
AS SHOWN
DRAWN BY MJD
CHECKED BY BPH
DRAWING TITLE
CONCEPT UNIT PLANS
DRAWING NUMBER
A301

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CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES



2 VIEW # 3 FROM SE



3 VIEW # 1 FROM NW



2 VIEW KEY PLAN



4 VIEW # 2 FROM SW

GHA
GALLO HERBERT ARCHITECTS

(SEAL)
WILLIAM J. GALLO FL AR0009440

BRIAN P. HERBERT FL AR0015474
(PROJECT)

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL
(OWNER)

(REVISIONS)

No.	Description	Date

(PROJECT STATUS)
SCHEMATIC DESIGN
(DATE)
2024-01-22
(PROJECT NUMBER)
2024
(SCALE)
AS SHOWN
(DRAWN BY) HJD
(CHECKED BY) BPH
(DRAWING TITLE)
CONCEPT RENDERINGS
(DRAWING NUMBER)
A302

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A-1 ROOF PLAN 1

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH FLORIDA 33442
PH 954 354 0330 FX 954 354 0331

WILLIAM J GALLO FL AR0008440

BRIAN P HERBERT FL AR0015474

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN

DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

DRAWN BY: MSD
CHECKED BY: BPH

DRAWING TITLE
RENDERED ROOF & SITE PLAN

DRAWING NUMBER
A303

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Marketing Plan

Our vision for the affordable housing development on Sistrunk Boulevard isn't just about building apartments; it's about creating a place where families can thrive, where seniors can retire with dignity, and where everyone feels a sense of belonging. To make this vision a reality, we're not just building buildings – we're building community. And that starts with listening to the people who will call this place home.

Community Engagement

We believe that the best ideas come from the community itself. That's why we're committed to holding community meetings, hosting neighborhood events, and knocking on doors to hear directly from the people of Fort Lauderdale. We want to know what they need, what they dream of, and how we can help make it happen. By working together, we can ensure that this development truly reflects the hopes and aspirations of the people it serves.

Strategic Partnerships

No one can do it alone, and we're grateful for the opportunity to collaborate with local organizations, government agencies, and businesses who share our commitment to building a better future for Fort Lauderdale. Together, we can leverage our resources, expertise, and networks to maximize the impact of this project. By partnering with Broward County-based companies and subcontractors, we're not just creating jobs – we're investing in the economic health of our community.

Sustainability Initiatives

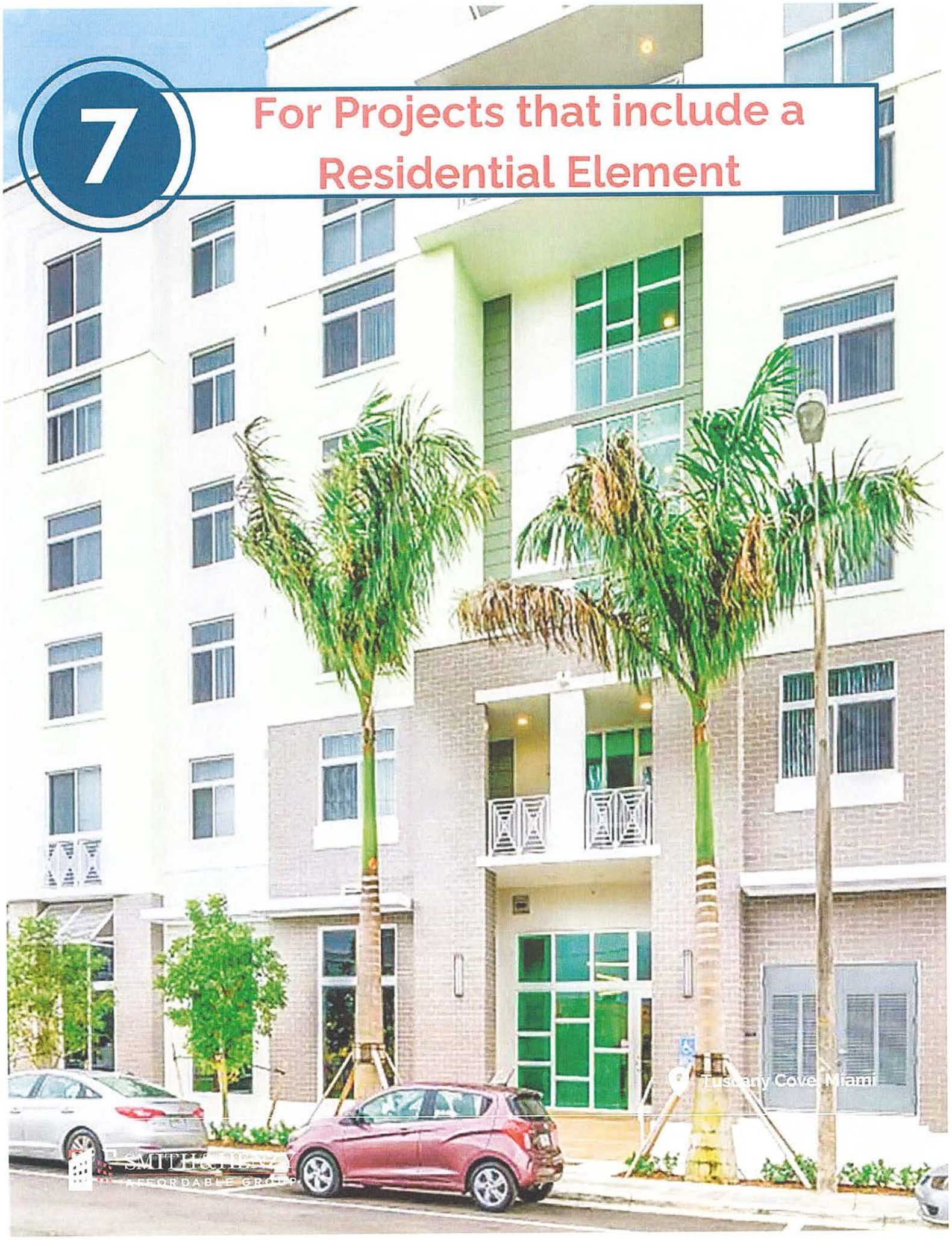
Taking care of our planet isn't just the right thing to do – it's essential for the well-being of future generations. That's why we're incorporating green building practices, energy-efficient systems, and green spaces into our development plans. We want to create a place where residents can enjoy fresh air, grow their own vegetables, and feel connected to the natural world around them. By prioritizing sustainability, we're not just building housing – we're building a healthier, more resilient community.

At the heart of our marketing plan is a simple idea: that everyone deserves a place to call home. By listening to the community, forging partnerships, and prioritizing sustainability, we're not just building apartments – we're building a brighter future for Fort Lauderdale. Together, we can create a community where everyone feels welcome, valued, and empowered to live their best lives.

Project Timetable:

Event	Date	Notes
Effective Date	5/15/2024	Signed Contract
FHFC Submission	TBD 2024	Due Date
Review Committee	3 Months Later	Initial Scoring
Board Meeting	One Month Later	Final Scoring
Closing	2025 or 2026	Assuming One Year after Funding

7 For Projects that include a Residential Element



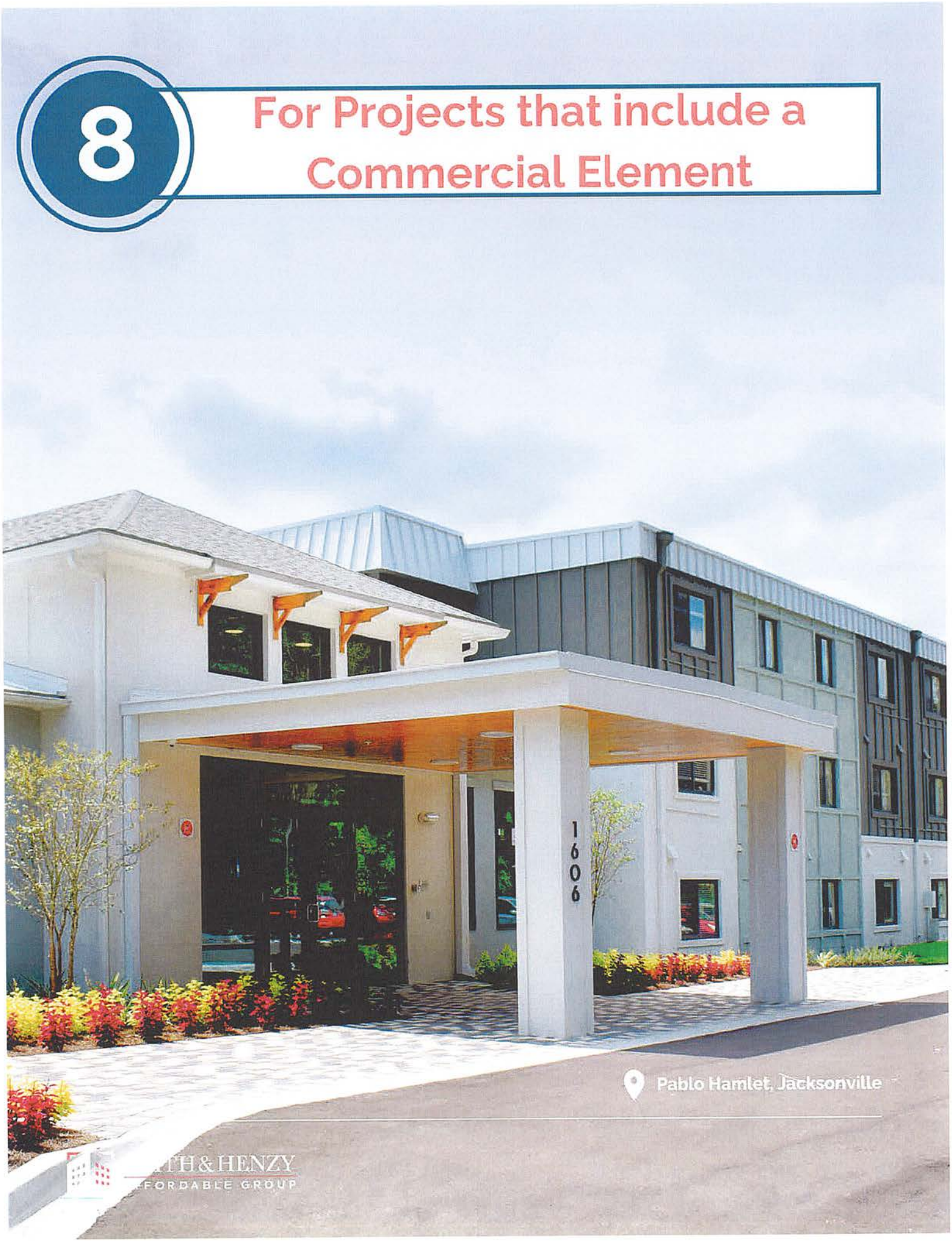
For Projects that include a Residential Element

We currently envision developing up to 110 units, all of which would be affordable rental units, catering to different income-brackets. For best case scenario, we are modeling 110 one-bedroom units. Please see the unit mix below, along with rental income and other information.

Unit Mix & Stabilized Rental Revenue Assumptions:							
30% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Monthly Net Rent per Unit
One Bedroom/One Bathroom	17	625	10,625	100.0%	$ 10.37	$ 540	$ 475
Total 33% AMI Rent	**17**	**625**	**10,625**	**100%**	**$ 10.37**	**$ 540**	**$ 475**
60% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Monthly Net Rent per Unit
One Bedroom/One Bathroom	68	625	42,500	100.0%	$ 19.43	$ 1,080	$ 947
Total 60% AMI Rent	**68**	**625**	**42,500**	**100%**	**$ 19.43**	**$ 1,080**	**$ 947**
80% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Weighted Avg. Annual Rental Rate per SF	Weighted Avg. Monthly Rent per Unit	Weighted Avg. Monthly Rent per Unit
One Bedroom/One Bathroom	25	625	15,625	100%	$ 21.89	$ 1,140	$ 1,075
Total 80% AMI Rent	**25**	**625**	**15,625**	**100%**	**$ 21.89**	**$ 1,140**	**$ 1,075**
All Units:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Monthly Net Rent per Unit
One Bedroom/One Bathroom	110	625	68,750	100.0%	$ 17.34	$ 1,010	$ 945
Total Rent	**110**	**625**	**68,750**	**100%**	**$ 17.34**	**$ 1,010**	**$ 945**

Pursuant to the funding requirements for FHFC, we plan to keep the affordability period for a minimum of 50 years. In addition, we will provide daily activities such literacy courses, financial literacy courses, and computer training to the residents of this community. Depending on funding availability, and the wishes of the CRA, we are open to housing either family or senior demographic. Currently we are showing a 1:1 parking ratio, but we will seek to get this updated pursuant to the demographic of the building.

8 For Projects that include a Commercial Element

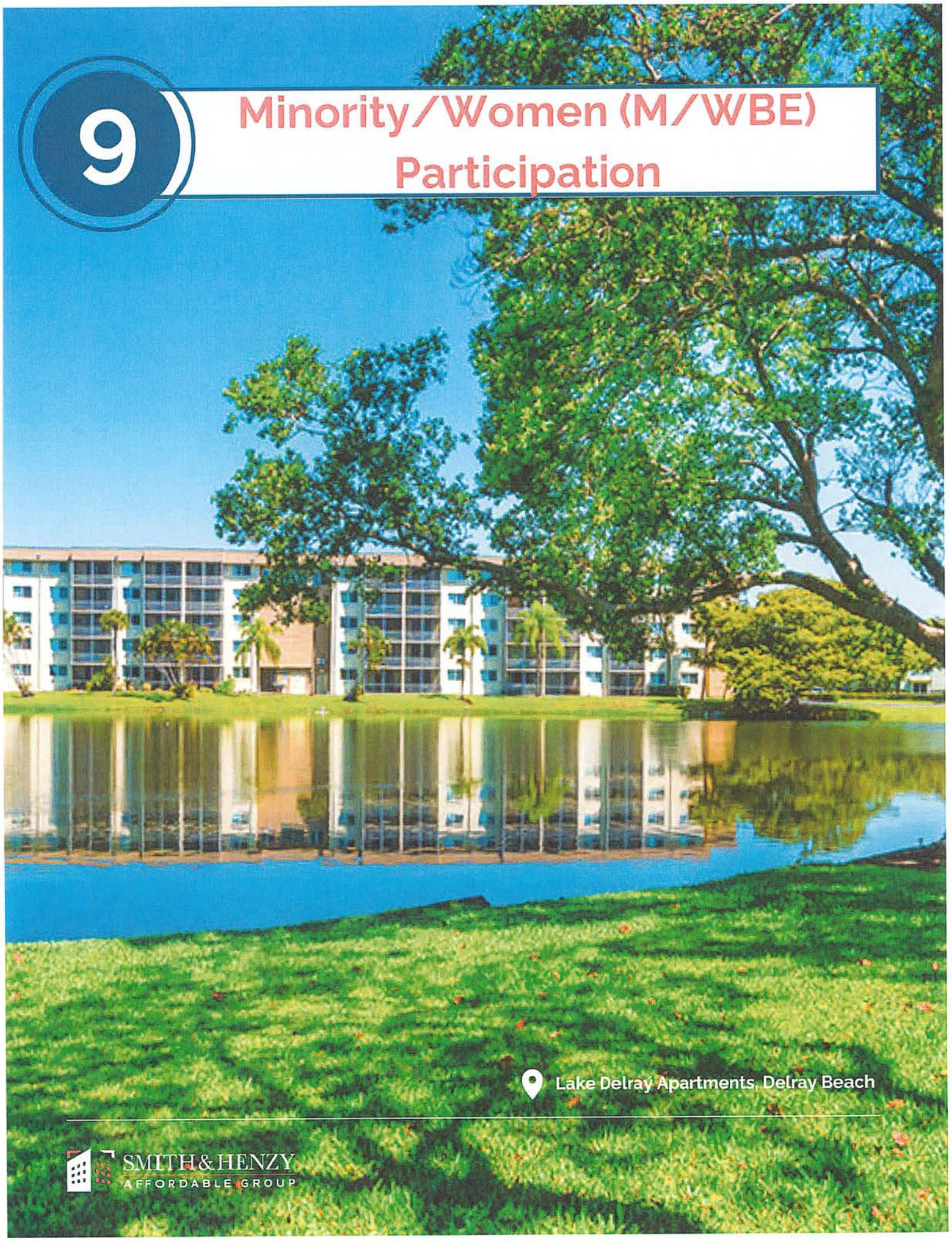


TH&HENZY
FFORDABLE GROUP

For Projects that include a Commercial – Retail or Office Element

We have reserved space for retail pursuant to the request of the CRA. That being said, being affordable housing developers, we would prefer to maximize the amount of space possible for more units. However, we are more than capable of managing the retail component and will work with the CRA to seek out perspective tenants that meet the goals that the CRA wishes to pursue.

9 Minority/Women (M/WBE) Participation



Lake Delray Apartments, Delray Beach

SMITH & HENZY
AFFORDABLE GROUP

Minority/Women (M/WBE) Participation

Smith & Henzy is unwavering in our commitment to fostering diversity and inclusion in our development efforts with the Fort Lauderdale CRA (CRA). We take pride in our proven track record and proactive measures to ensure minority participation.

Proven Success and Commitment

Our experience speaks volumes. Smith & Henzy has consistently achieved high levels of Section 3, Disadvantaged/Minority/Women's Business Enterprise (D/M/WBE), and local participation in various projects. Notably, in the rehabilitation of Stanley Terrace with the Deerfield Housing Authority, we surpassed 23% participation in Section 3 and D/M/WBE. Similar success was achieved in the rehab of Pineda Village with the Cocoa Housing Authority, where 10% participation from D/M/WBE/Section 3 individuals and firms was realized.

Proactive Subcontracting Plan

In accordance with Florida Statutes 287.09451, which aims to promote diversity and inclusion in public contracting, we have developed a proactive subcontracting plan for minority participation. At Smith & Henzy, we recognize the importance of fostering equitable opportunities for minority-owned businesses in the construction industry. Through this comprehensive plan, we are committed to actively engaging with and supporting minority-owned businesses throughout the subcontracting process.

1. Advertisement and Outreach:
    - Utilize various channels such as local minority organizations, community newspapers, and online platforms to advertise subcontracting opportunities.
    - Actively engage with minority-owned businesses through targeted outreach efforts, including attending minority business networking events and forums.
    - Collaborate with local minority business associations and chambers of commerce to promote subcontracting opportunities and encourage participation.
2. Prequalification and Certification:
    - Provide guidance and support to minority-owned businesses throughout the prequalification process to ensure they meet all necessary requirements.
    - Facilitate access to certification programs for minority-owned businesses, such as Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) certifications, to enhance their eligibility for subcontracting opportunities.
3. Outreach Events and Workshops:

- Host informational workshops and training sessions to educate minority-owned businesses on the subcontracting process, project requirements, and compliance with Florida Statutes 287.09451.
- Organize outreach events specifically tailored to minority-owned businesses, providing opportunities for networking, mentorship, and collaboration.

4. Mentorship and Capacity Building:
    - Establish mentorship programs pairing established contractors with minority-owned businesses to provide guidance, support, and technical assistance.
    - Offer capacity building initiatives, including training programs and workshops, focused on enhancing the capabilities and competitiveness of minority-owned businesses in the construction industry.
5. Monitoring and Reporting:
    - Implement robust monitoring mechanisms to track subcontracting opportunities awarded to minority-owned businesses throughout the project lifecycle.
    - Regularly report progress on minority participation to project stakeholders, ensuring transparency and accountability in compliance with Florida Statutes 287.09451.
    - Conduct periodic evaluations to assess the effectiveness of the subcontracting plan and identify areas for improvement or refinement.

By implementing this plan, we aim to foster increased participation of minority-owned businesses in our projects, promote diversity and inclusion in the construction industry, and ensure compliance with Florida Statutes 287.09451.

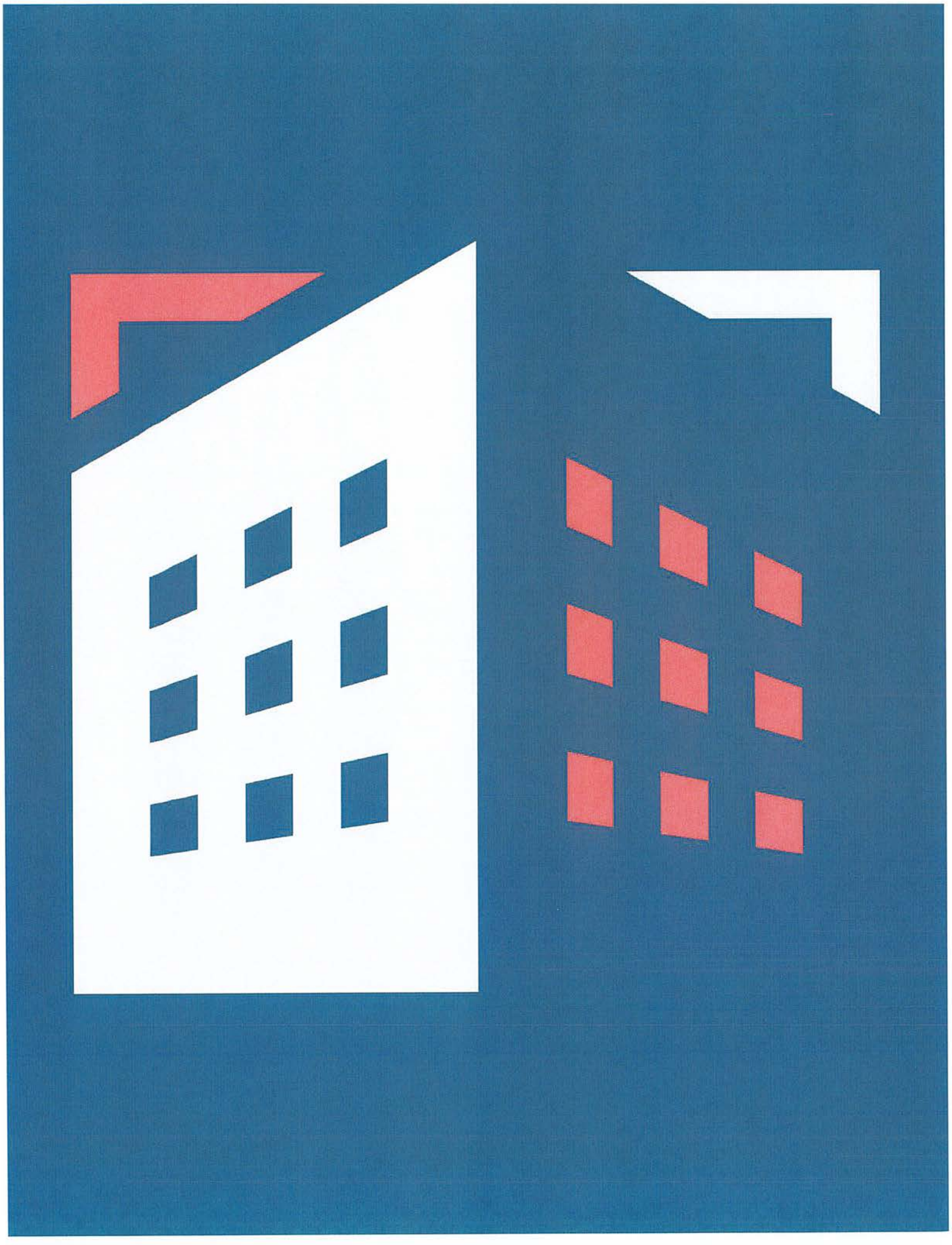


Exhibit 5



The Allen

at Sistrunk

UrbanPointe Developers, LLC.

CRA REVITALIZE Fort Lauderdale

REQUEST FOR PROPOSALS FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8TH AVENUE



The Allen at Sistrunk

Subject:
Purchase and Collaboration to Develop CRA Property located on NW 7th Terrace and NW 8th Avenue

Proposer:
The Allen on Sistrunk, LLC.
c/o Urban Pointe Developers, LLC and Proposed CRA Joint Venture

Address:
140 S. University Drive, Suite E
Plantation, Florida 33324

Contact Information:
(P): 954-388-7012
(C): 954-444-6794
(E): Elhaynes@urbanpointellc.com

UrbanPointe Developers, LLC.

CRA Revitalize Fort Lauderdale

Contents	Page Number
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Proposal Cover Sheet	
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Our mission is to serve as a conduit for economic prosperity, community empowerment, and job creation in urban America via socially responsible investment and redevelopment.

-Urban Pointe Developers Mission Statement

Section 1

Letter of Transmittal

Strategic Insights and Key Highlights

The Allen at Sistrunk

March 22, 2024

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

Subject: Interest in the Development of the Sistrunk Boulevard and NW 7th Terrace Sites, Response to Request for Proposal

Dear Mr. Woods,

Urban Pointe Developers, LLC, is enthusiastic about the opportunity to partner with the Fort Lauderdale Community Redevelopment Agency (CRA) and/or its surviving entity, Invest Fort Lauderdale, Inc., through the proposed formation of The Allen at Sistrunk, LLC. This collaboration is envisioned for the redevelopment of the CRA owned Sistrunk Boulevard and NW 7th Terrace sites, guided by principles of inclusivity, sustainability, and community empowerment—a tribute to the legacy of civil rights advocate W. George Allen.

Our proposal for "The Allen at Sistrunk" aspires to create a development that serves as a beacon of hope and progress, embodying Allen's dedication to social justice and equity. Below, we outline the comprehensive features of our proposal, highlighting the community partnership benefits and our commitment to engaging with and including the community in every phase of development:

- **Mixed-Use, Mixed-Income Development**: Featuring one, two, and three-bedroom apartment homes accessible to a diverse demographic, complemented by 117 parking spaces to ensure accessibility and convenience for residents and guests.

- **Income-Based Unit Allocations**:
  - 40% for individuals earning up to 60% of the AMI.
  - 31% for up to 120% of the AMI.
  - 29% for up to 140% of the AMI.

- **Commercial Space Master Leased**: Over 9,356 square feet of prime commercial space, directly visible from Sistrunk Boulevard and master leased to Invest Fort Lauderdale, ideal for upscale dining and community events.

- **Active Amenity Space**: More than 11,000 square feet dedicated to promoting health, wellness, and community interaction.

- **Green-Certified Development**: Highlighting our commitment to sustainability and environmental stewardship.

- **Community Partnership Advantages**:
  - A twenty-five **(25%)** percent equity stake proposed for the **CRA or Invest Fort Lauderdale.**
  - 1% annual interest payments on a $1.456 million land acquisition seller's note and a $5 million DIP loan, providing $64,560 per year in interest income, with a strong possibility for early full repayment from cash events.

- **Inclusivity and Community Engagement**:
  - Forming a community advisory board with representatives from local homeowner associations to ensure ongoing community involvement.

  - **Strong Emphasis on Local and Minority-Owned Business Participation**: Ensuring that the project not only benefits but is also built by the community it aims to serve.

"The Allen at Sistrunk" represents more than a development; it embodies a commitment to the values of inclusivity, community progress, and the enduring spirit of W. George Allen's legacy. Our project aims to actively involve the community in its planning and realization, creating a space that reflects the principles of equality, justice, and communal prosperity.

We are dedicated to making "The Allen at Sistrunk" a model for community-driven, sustainable, and inclusive urban development. We greatly appreciate the CRA's consideration of our vision and look forward to the opportunity to further discuss our proposal and the potential for partnership.

We are enthusiastic about the possibility of contributing to the legacy of Sistrunk Boulevard and the future of Fort Lauderdale with this impactful and meaningful project.

Sincerely,

Eric L. Haynes
Urban Pointe Developers, LLC.
On behalf of The Allen at Sistrunk, LLC.



"The Allen at Sistrunk will be a modern emblem of inclusivity, luxury, and community spirit, The Allen at Sistrunk will stand as a testament to the vision of W. George Allen, whose legacy of empowerment and equality is interwoven into the very blueprint of this pioneering development."

-Eric L. Haynes, Co-Founder/CEO, Urban Pointe Developers

Section 2

The Project Vision

Conceptualizing Excellence

Inclusive Living Quarters:

A wide array of one, two, and three-bedroom apartment homes spread over six stories.

Affordable Housing Allocation:

- 40% for incomes up to 60% AMI – expanding access to quality living.
- 31% for incomes up to 120% AMI – creating opportunities for the workforce.
- 29% for incomes up to 140% AMI – inclusive of moderate-income families.
- 117 strategically integrated parking spaces ensuring convenience and accessibility.

The Dining Experience: Commercial Space Anchored in Culinary Excellence:

- Over 9,356 square feet of commercial space, master-leased to Invest Fort Lauderdale, and earmarked for an upscale dining establishment.
- Bi-level design with 1,800 square feet of an inviting covered terrace, offering an al fresco dining experience and a venue for private events, set against the backdrop of the vibrant Sistrunk Boulevard.

Amenity Features: A Focus on Wellness and Leisure:

- Fitness Center: State-of-the-art equipment in a spacious, modern environment.
- Rooftop Pool: A serene oasis for relaxation, swimming, and socializing.
- Gathering Spaces: Designed to foster community interaction and host social events.

Aesthetic and Ecological Harmony:

- Landscape Design: Green spaces that are both ecologically responsible and aesthetically pleasing, contributing to the area's urban canopy.
- Building Aesthetics: The architecture mirrors the cultural tapestry of the community, featuring superior design elements and green building features.
- Energy Efficiency: Green-Certified development, ensuring a reduced carbon footprint and sustainable living.

Tribute to a Trailblazer:

The Allen at Sistrunk not only reflects the community's values but also stands as a monument to the pioneering spirit of W. George Allen, whose dedication to civil rights and community development is celebrated and continued through this project.

With the comprehensive details provided by **MODIS ARCHITECTS LLC**, from the intricate site plans on the zoning study to the vision outlined in the presentation documents, The Allen at Sistrunk is set to transform the landscape of Ft. Lauderdale, Florida. This development is not just a physical structure; it is a community-centric ecosystem designed to uplift, inspire, and empower. It is where history and modernity converge, creating a unique experience for all who become a part of it.



modis	The Allen at Sistrunk Ft. Lauderdale, Florida	Rendering

The Allen at Sistrunk FT. LAUDERDALE, FLORIDA

modis architects

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4955 SW 75th Avenue
Miami, Florida 33155
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F. 786.350.1515

www.modisarchitects.com















ZONING DATA		
Property Information		
Folio:		
Property Address:	545 NW 7TH TER, Ft Lauderdale	
Site Area:		
Gross Area	42,625.00 sf/ .98 ac	
Net Area	42,625.00 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"	8'-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/dwl 11,200 sf	16,200 sf
Building Height		
Permitted height	up to 65ft	8 Stories - 83 ft
Max Height	up to 65ft*	
* Subject to City Commission		

UNIT BREAKDOWN						
Unit Type	Sf/Unit Provided	Level 3	Levels 4-8 (Per Level)	Total # of Units	Lexatile Area	% of Totals
1BD						
A1	648 sf	1 units	5 units	21 units	13,608 sf	
A2	661 sf	2 units	2 units	8 units	5,288 sf	
Sub-Total		3 units	7 units	29 units	19,008 sf	52%
1BD + Den						
A3	756 sf	units	1 units	3 units	2,358 sf	
Sub-Total		units	1 units	3 units	2,358 sf	5%
2BD						
B1	900 sf	1 units	2 units	12 units	10,800 sf	
B2	933 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	18,900 sf	34%
Lofts						
B4	1,600 sf	units	4 units	4 units	6,400 sf	
B5	1,800 sf	units	1 units	1 units	1,800 sf	
Sub-Total		units	5 units	5 units	8,200 sf	9%
Grand Total		12 units	18 units	56 units	55,166 sf	100%
					792 avg sf/unit	

PARKING			
Required	**#DU or sf**		**# Spaces**
Residential Uses			
1BD @ 1.75 sp/unit	72 units		36.0 sp
2BD @ 2.0 sp/unit	19 units		38.0 sp
3BD @ 2.1 sp/unit	5 units		10.5 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	**Standard**	**HC**	**Total/Level**
Level 1	51	2	53 sp
Level 2	58	2	30 sp
Level 3	0	0	sp
On-street Parking		4 sp	
Grand Total Provided :			**117 sp**

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www.modisarchitects.com
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Site Context & Site Data

#20163
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Site Plan - Level 1

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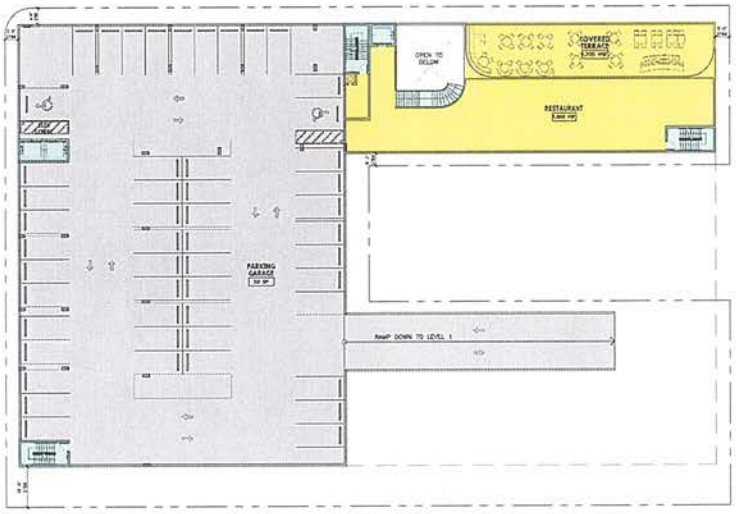
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Site Plan

#20163
03/22/2024
SCALE: 1/8"=1'-0"



Proposed Level 2

LEGEND

RESTAURANT | CIRCULATION | GARAGE
SERVICE / BOH

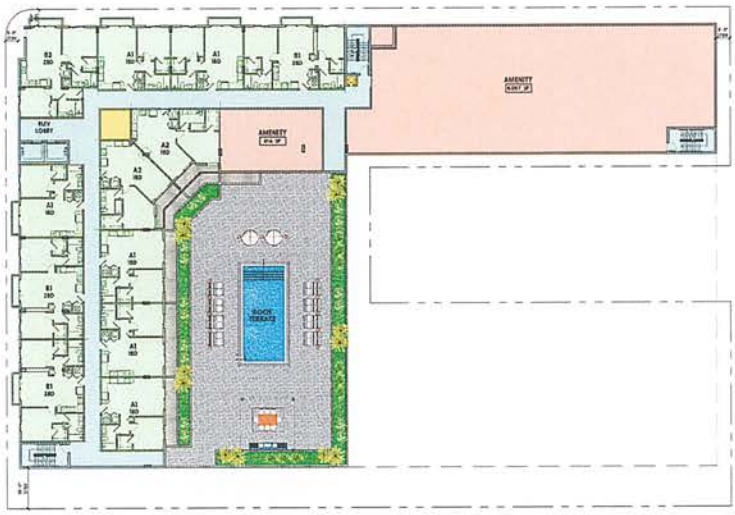
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Level 2

#20103
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Level 3

LEGEND

AMENITY | CIRCULATION | SERVICE / BOH

RESIDENTIAL

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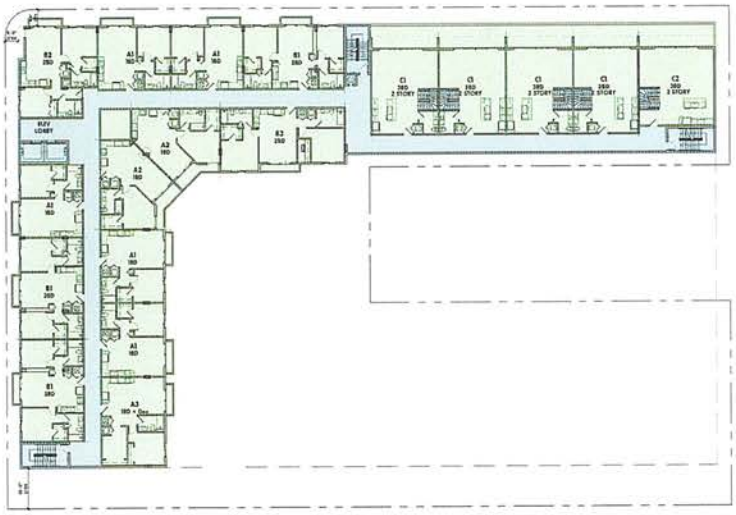
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Level 3

#20163
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Levels 4-6

LEGEND

RESIDENTIAL CIRCULATION

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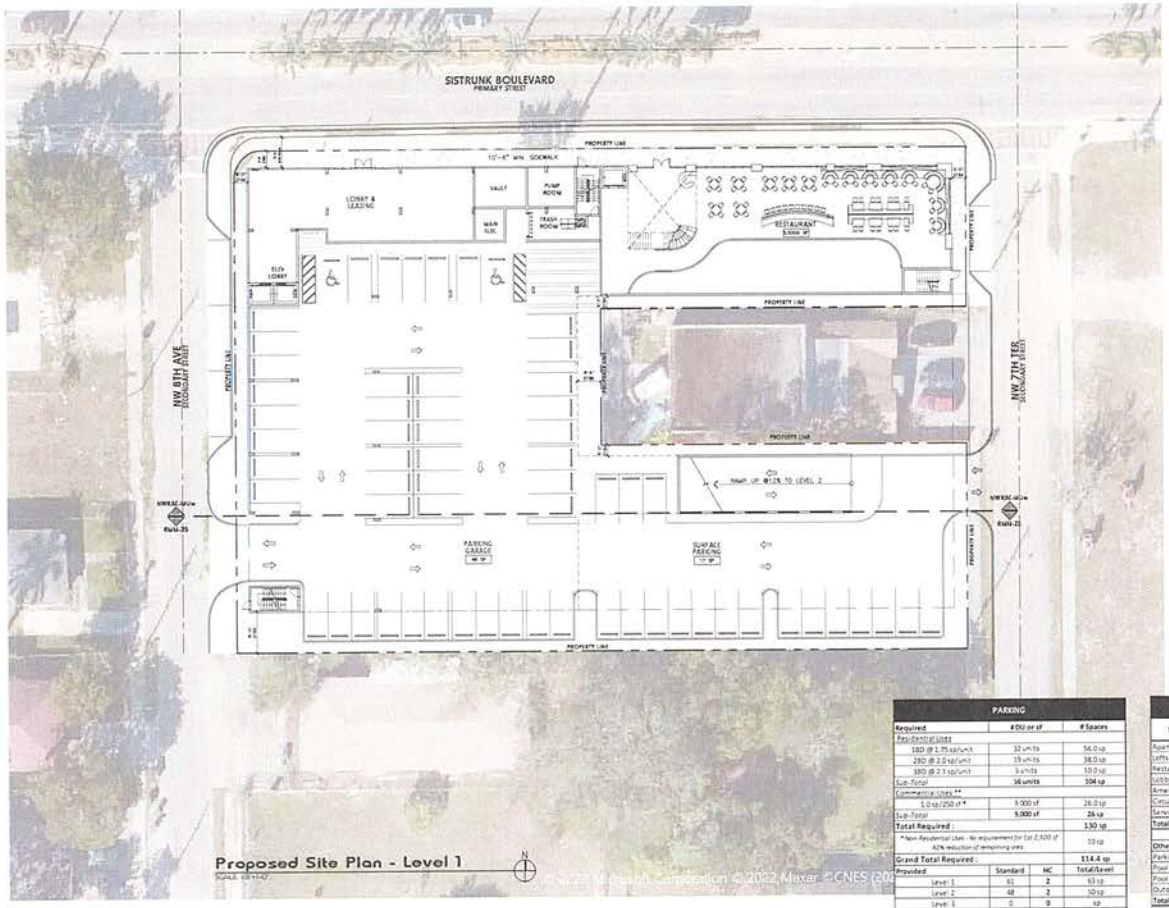
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Levels 4 to 6

#20103
03/05/2024
SCALE: 1/16"=1'-0"



Proposed Site Plan - Level 1

SCALE: 1/8"=1'-0"

Esri Community Maps Contributors, © 2022 Maxar, ©CNES (20

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"	8'-0"
Rear	15'-0"	15'-0"
SITE CALCULATIONS		
Open space	200 sf/du/11,200 sf	10,200 sf
Building Heights		

UNIT BREAKDOWN						
Unit Type	**SF/Unit Provided**	**Level 3**	**Levels 4 & 5 (Per Level)**	**Total # of Units**	**Leasable Area**	**% of Totals**
1BD						
A1	648 sf	0 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**	**19,036 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**	**18,800 sf**	**34%**
Lofts						
B4	1,600 sf	units	4 units	4 units	6,400 sf	
B5	1,600 sf	units	1 units	1 units	1,600 sf	
Sub-Total		units	5 units	**5 units**	**8,000 sf**	**9%**
Grand Total		12 units	18 units	**56 units**	**33,166 sf**	**100%**
						592 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	**Standard**	**HC**	**Total/Level**
Level 1	61	2	63 sp
Level 2	48	2	50 sp
Level 3	0	0	sp
On-street Parking		4 sp	
Grand Total Provided :		**117 sp**	

GROSS BUILDING SQUARE FOOTAGE							
Type of SF	**Level 1**	**Level 2**	**Level 3**	**Levels 4 & 5 (per Level)**	**Level 6**	**Total**	**Leasable Area**
Apartments			8,897 sf	10,074 sf	10,074 sf	39,119 sf	
Lofts				4,065 sf		8,130 sf	
Restaurant	5,847 sf	3,509 sf				9,356 sf	16,189 sf
Lobby	2,550 sf					2,550 sf	
Amenity			7,034 sf			7,034 sf	
Circulation	883 sf	544 sf	2,858 sf	3,475 sf	2,432 sf	13,727 sf	13,667 sf
Service	1,143 sf	153 sf	161 sf	161 sf	161 sf	1,940 sf	
Total	**10,423 sf**	**4,206 sf**	**18,950 sf**	**17,775 sf**	**12,727 sf**	**81,856 sf**	
						Efficiency 81%	
Other Areas							
Parking Garage	16,002 sf	21,934 sf	10,720 sf			48,686 sf	
Pool			520 sf			520 sf	
Pool Deck			4,644 sf			4,644 sf	
Outdoor Seating		1,826 sf				1,826 sf	
Total						**55,676 sf**	
Overall Total Area :						**137,532 sf**	

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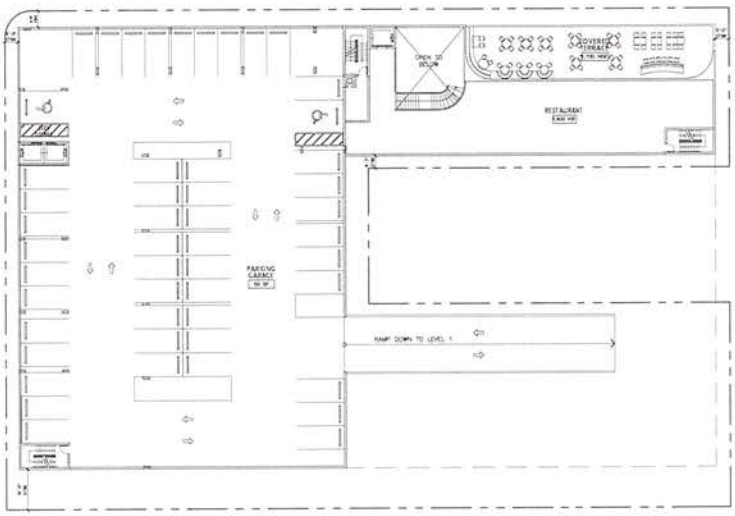
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Site Plan

#20183
03/22/2024
SCALE: 1/16"=1'-0"



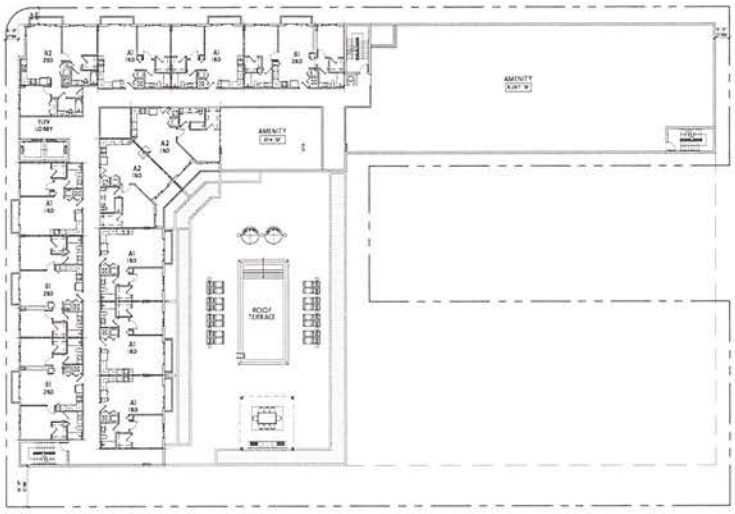
Proposed Level 2

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The Allen at Sistrunk
Ft. Lauderdale, Florida

Level 2

#20183
03/20/2024
SCALE: 1/16"=1'-0"



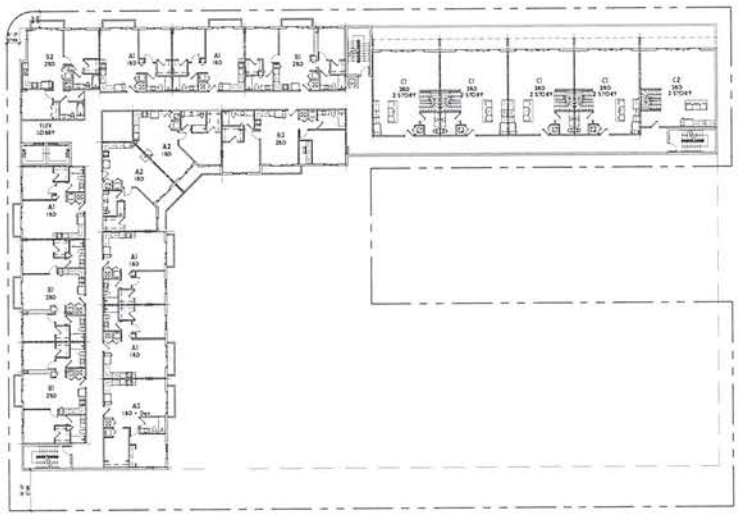
Proposed Level 3

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The Allen at Sistrunk
Ft. Lauderdale, Florida

Level 3

#20193
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Levels 4-6

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The Allen at Sistrunk
Ft. Lauderdale, Florida

Levels 4 to 6

#20183
03/20/2024
SCALE: 1/16"= 1'-0"



...Many were railroad workers who settled in shanties along the railroad tracks before the turn of the twentieth century. After the tracks and stations were completed, some found other work and were residents at the time of Fort Lauderdale's incorporation as a city in 1911.

-Source: CRA website Rooted In History

Section 3

The Development Team

Expertise and Vision in Action

About Urban Pointe Developers:

Empowering Communities and Redefining Urban Development

Urban Pointe Developers stands as a beacon of innovation and dedication in the realm of real estate, construction, and asset management, especially within the urban landscapes of the southeastern United States. Since its inception, the company has been committed to delivering exceptional value and quality across a broad spectrum of sectors, including government projects, residential developments, commercial endeavors, non-profit partnerships, and private equity ventures. Our mission extends beyond transforming physical spaces; we aim to ignite job creation, enhance infrastructure, and empower communities to create sustainable environments where prosperity is tangible and sustained.

Our guiding principles—Fidelity, Integrity, Reliability, and Excellence (FIRE)—are at the core of our operations, ensuring that we not only meet but exceed the expectations of our partners and the communities we serve. These values reflect our dedication to efficiency, effectiveness, and the highest standards of service.

The essence of Urban Pointe Developers' success is our unwavering commitment to socially responsible investments and projects. We hold a firm belief in our corporate responsibility to contribute meaningfully to community upliftment and environmental sustainability. This ethos is evident in our strategic decisions, such as dedicating a significant portion of our residential units to low-income families and engaging in projects with a profound impact on community development and well-being.

Urban Pointe Developers embodies a visionary approach to urban development, anchored in the belief that every community has the potential to flourish and deserves the opportunity to experience the quality of life promised by the American dream. Our devotion to revealing the hidden potential of underserved communities through thoughtful and socially responsible investments has established us as a leader in the revitalization of urban America.

Our extensive experience, combined with a collaborative approach with local governments, non-profits, and investors, enables us to deliver solutions that address the needs of the communities we serve. Urban Pointe Developers is not just about building structures; we are committed to building hope, fostering economic growth, and contributing to the creation of vibrant, sustainable communities.

As we continue to expand our reach and impact, Urban Pointe Developers remains dedicated to the principles of social responsibility and excellence in all aspects of our work. We invite partners, stakeholders, and communities to join us in our journey towards building a brighter, more prosperous urban America, where every individual can thrive.



Eric L. Haynes, Co-Founder/Chief Executive Officer of Urban Pointe Developers, specializes in urban real estate development across Florida. A licensed general contractor and real estate agent since 1994, Eric has spearheaded over $100 million in construction projects and managed portfolios exceeding $55 million. His expertise spans affordable housing programs, including Low Income Housing Tax Credits and Opportunity Zones. With nearly 13 years in public service, including roles as city commissioner and vice mayor, he has a strong background in urban redevelopment. As Executive Director of St. John Community Development Corporation in Miami, he oversees significant affordable housing initiatives. Eric is a U.S. Army veteran, a member of Alpha Phi Alpha Fraternity, Inc., and an alumnus of Florida A&M University, where he majored in Business Economics.



Maurice Egozi, Co- Founder/Chief Financial Officer of Urban Pointe Developers, is a seasoned professional in the real estate industry, focusing on the acquisition, development, syndication, management, renovation, and sale of commercial investment properties. Graduating with a Master of Business Administration from the University of Florida in 1981, Egozi has been a significant presence in real estate since 1983. His career is particularly noted for the development of retail centers, where he leverages a keen market sense to ensure a synergy among retailers and restaurants, offering upscale design and shopping experiences without the burden of high rents.

Egozi is renowned for his financial acumen, particularly evident in the financial turnaround of properties through expense reduction, efficiency increase, and value addition without significant costs. On the development front, Egozi is celebrated for completing beautifully-designed projects ahead of schedule and under budget, underscoring his significant contributions to the real estate landscape.



Matthew Fornaro serves as General Counsel for Urban Pointe Developers and has been a business law attorney in South Florida, since 2003. Prior to starting his own law firm, he was an attorney at a 300+ attorney civil practice law firm that served local, national, and international clients, and was also an attorney at a prestigious national law firm. Matthew practices complex commercial litigation, including contract disputes.

Matthew, a member of the Florida Bar and District of Columbia Bar, also practices construction law, intellectual property law, homeowner and condominium association representation, and drafts and revises of business documents, including the formation of business organizations.



Ivo Fernandez, As Principal & Co-Founder of MODIS Architects, 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.

TEAM COMPOSITION: Hierarchical Overview and Role Definitions



Team Member / Affiliation	Role Definitions
Urban Pointe Developers, LLC.	Lead Developer (Eric L. Haynes)
Proposed CRA/IFL - Passive Equity Investor	Passive Equity Investor
Modis Architects	Project Architect
Nelson Mullins Affordable Housing Practice	Tax Credit and Legal Counsel
TBD Green Building Consultant	Developer's Green Building Consultant
TBD Owner's Representative	Developer's Construction Management Representative
TBD General Contractor	General Contractor
TBD Property Management Co.	Property Management
TBD Minority Interior Design Firm	Interior Design Themes

Portfolio Highlights: Showcase of Developer Successes



St. John Plaza- Miami, FL
90 Units



The Crossings- North Lauderdale, FL
46 Units - $11mm no financing



Lake Van Estates- Auburndale, FL
106 Units



Bella Lago- Clermont, FL
75 Units



Starbucks- Irving, TX



Fresh Market- Plantation, FL

Architectural Excellence: A Record of Notable Achievements



Bay Pointe- Homestead, FL
269 Units



Metro Parc- Hialeah, FL
433 Units



The Princeton- Princeton, FL
150 Units



Soleste Westgate- Lauderhill, FL
501 Units



Kavista- El Portal, Miami, FL
282 Units



The Nine- Miami, FL
81 Units



"Our investments stimulate economic growth, instill community pride, and showcase urban areas as attractive places to live, work, and conduct business."

-Eric L. Haynes, Co-Founder Urban Pointe Developers, LLC.

Section 4

Financial Overview

Analysis and Projections

Integrated Financial Planning and Proactive Risk Management

The financial plan for The Allen at Sistrunk development is crafted to leverage their extensive experience in construction, real estate, and project management, along with their proven track record in completing projects. The plan is structured into two main sections: the detailed financial strategy for project development and a separate analysis of potential risks and mitigation strategies.

With a deep well of experience in construction, real estate, and affordable housing development, Urban Pointe Developers (UPD), led by principals including Eric L. Haynes and Maurice Egozi, is exceptionally positioned to manage the complexities of The Allen at Sistrunk project. Eric L. Haynes brings invaluable expertise from his extensive background in construction and affordable housing programs, ensuring projects not only meet but exceed community and stakeholder expectations. Maurice Egozi contributes strategic insights into financial structuring and market dynamics, offering a critical perspective that enhances UPD's ability to navigate financial challenges and capitalize on market opportunities.

This blend of on-the-ground experience and strategic financial acumen equips UPD with a comprehensive ability to oversee complex financing structures and development challenges. Our strategic approach to financing, which includes the use of deferred developer fees, a mix of bond and conventional financing, non-competitive 4% tax credits, and proposed CRA funding, showcases our adaptability and foresight in managing the project's financial health.

Moreover, UPD's commitment to addressing potential capital shortfalls, leveraging our strong relationships with financial institutions, and our proactive risk management strategies demonstrate a well-rounded and resilient capability. This ensures the successful completion of The Allen at Sistrunk, affirming our dedication to contributing positively to the community and achieving the project's financial and social goals.

Through this comprehensive approach, combining practical construction management with sophisticated financial strategies and a keen understanding of market dynamics, UPD asserts its unmatched capacity to bring The Allen at Sistrunk to successful fruition.

Financial Plan Overview

Capital Structure and Funding Strategy

- **Debt Financing:** UPD plans to utilize a combination of multi-family bond financing and conventional financing methods. This strategic mix allows us to leverage the strengths of both financing types, securing a robust foundation for the project's financial structure.
- **Non-Competitive 4% Tax Credits:** These credits will be an essential part of our funding strategy, optimizing our financial setup for efficiency and aligning with our affordable housing objectives.
- **Community Redevelopment Agency (CRA) Funding**: UPD proposes to incorporate CRA funding into the project's capital stack, leveraging these funds to support the project's role in community redevelopment.
- **Deferred Developer Fees:** As part of our commitment to the project's success, UPD is prepared to defer developer fees, further enhancing our financial flexibility and demonstrating our investment in the project's long-term viability.

Risk Analysis and Mitigation Strategies

Potential Capital Shortfalls and Equity Contributions

Market, Financial, Construction, and Regulatory Risks are addressed with a balanced mix of strategic planning, financial foresight, and leveraging UPD's extensive experience. Mitigation strategies include a diversified tenant base, securing favorable financing terms, careful contractor selection, and leveraging UPD's expertise in navigating regulatory challenges.

- Addressing Shortfalls: UPD acknowledges the potential for capital shortfalls and is committed to addressing these through strategic financial planning and management. Our readiness to fund up-front predevelopment costs exemplifies our proactive approach to financial stewardship, ensuring the project progresses smoothly towards financial closing.
- Equity Contributions and Guarantees: UPD will provide necessary equity contributions and any required guarantees to our financial partners. This level of commitment underscores our confidence in the project and our determination to see it through to successful completion.

Revenue Projections and Cost Management

By catering to mixed-income residents, UPD ensures a stable, diversified income stream. Strict cost management and our comprehensive understanding of the financing landscape will ensure the project remains within budget and financially viable.

To truly make The Allen at Sistrunk a true mixed-use, mixed-income development, UPD is proposing a hybrid financial strategy that includes the use of 4% non-competitive tax credits and bond financing from the Broward County Housing Finance Agency. The tax credit/bond financing combination will assist with the construction of the 23- 60% set-aside low-income units.

Request From CRA- Development Incentive Program (DIP):

We are requesting a $5,000,000 non-forgivable loan from the development incentive program. The loan would be interest only for a term of thirty years. Interest would be deferred in years 1-2 non-cumulative with payments beginning in year 3 from developer cash flow. The interest payment would be $50k annually paid in monthly installments of $4,166.67. These payment terms result in the CRA or its surviving entity receiving monthly cash flows. The total of payments over the term to include principal repayment would be $6.5 million dollars**.

We are also requesting a forgivable loan from the DIP in the amount of $2,000,000, in exchange for a 25% equity stake in the development to be held by the CRA or its surviving entity Invest Ft. Lauderdale. The equity stake entitles the CRA or its surviving entity to participate in the cash flow from the development to include developer fees, cash flow from operations, cash flow from appreciation, and cash flow from amortization.

Land Acquisition – CRA Seller's Note

We are proposing to pay $1,456,000 for the CRA Land subject to this proposal. To facilitate the acquisition of the land, we are proposing that the CRA provides Urban Pointe Developers with a seller's note for the purchase price. The loan would be interest only for a term of thirty years. Interest would be deferred in years 1-2 non-cumulative with payments beginning in year 3 from developer cash flow. The interest payment would be $14,560k annually paid in monthly installments of $1,213.33. These payment terms result in the CRA or its surviving entity receiving monthly cash flows. The total of payments over the term to include principal repayment would be $1.893 million dollars**.

** It should be noted that repayment of the principal balances is possible before the expiration of the requested term.

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name: The Allen at Sistrunk, LLc. c/o Urban Pointe Developers, LLC.

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $1,456,000

CRA Financial Resources (If Required) $ 1,456,000 *

*Seller's note 30yr amort @ 1% Interest Only beginning at project stabilization or 24 months after award.

Submitted by:

Eric L. Haynes
Name (printed)

Signature

March 23, 2024
Date

Manager of Member c/o Urban Pointe Developers, LLC.
Title

OCEAN BANK

March 22nd, 2024

Mr. Eric L. Haynes
The Allen at Sistrunk, LLC
C/o Urban Pointe Developers, LLC
140 S. University Drive, Suite E
Plantation, FL 33324

Re: Construction financing for a 56 unit multifamily project located at NW 6th Street, Fort Lauderdale, Florida 33311. The project is sponsored by The Allen at Sistrunk, LLC/Urban Pointe Developers, LLC

Dear Mr. Haynes:

This letter is to serve as confirmation that we have received a preliminary financing information package, which outlines the construction financing requirements of the referenced project. Please note that we have commenced the review of the aforementioned financing information package and we will contact you with any questions or request any additional information that we may require during our review.

Please note that this letter cannot not be construed as a commitment to lend. A commitment to lend may only be granted in writing after completion of all underwriting, and subject to approval by the proper approval levels of authority of Ocean Bank.

Ocean Bank sincerely appreciates that you have considered us for the potential financing of the referenced project. Should you require any additional information, please feel free to contact me at (305) 569-8105 or 305-978-3935.

Sincerely,

Jesus R. Garcia
Senior Vice President
Commercial Real Estate
Ocean Bank
Suite 501
780 N.W. 42nd Avenue
Miami, Florida 33126
jrgarcia@oceanbank.com
Phone # 305-569-8105
Cell # 305-978-3935

RAYMOND JAMES

March 21, 2024

Mr. Eric L. Haynes
The Allen at Sistrunk, LLC
c/o Urban Pointe Developers, LLC
140 S. University Drive, Suite E
Plantation, FL 33324

Re:		
	Project:	The Allen at Sistrunk
	Company/Applicant:	The Allen at Sistrunk, LLC/Urban Pointe Developers, LLC
	Fund:	To be determined
	Property Location:	Fort Lauderdale, Broward County, Florida

Dear Mr. Haynes,

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 company ("Company") 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 Company receiving $375,911 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 is $3,571,153 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 $3,759,108 (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% ($535,673) paid prior to or simultaneous with the closing of construction financing
- 25% ($892,789) paid at 98% construction completion
- Balance ($2,142,691) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $1,428,462.

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.

Since 1987, Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for more than 2,200 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:

The Allen at Sistrunk, LLC, a Florida limited liability company

By: Eric L. Haynes
Its: Non-Investor Member and Manager



By: _____
Name: Eric L. Haynes
Title: Authorized Member



The Allen at Sistrunk, LLC.

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, Mixed-Income Affordable and Workforce Apartments

Over 9,300 sq. ft. Ideally Designed for Upscale

Over 71% of Units Serving between 60% and 120% AMI

Prepared for

Ft. Lauderdale NPFCRA

Presented by

The Allen at Sistrunk c/o Urban Pointe

Urban Pointe-Eric L Haynes

954-388-7012

eric.haynes@schumercapital.com

140 S. University Drive

Suite E

Plantation, Florida 33324

Urban Pointe-Eric L Haynes
The Allen at Sistrunk c/o Urban Pointe
954-388-7012

Executive Summary



The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311



Income, Expenses & Cash Flow

Potential Rental Income	$ 1,369,128
Commercial Space- CRA	109,200
Total Vacancy and Credits	(68,456)
Operating Expenses	$ (666,342)
Annual Reserves:	$ (17,850)
Net Operating Income (NOI)	**$ 725,680**
Debt Service: Incl CRA $64,560 Payment	$ (616,872)
Cash Flow Before Taxes	**$ 108,808**

Property Overview

Purchase/Asking Price	$
Improvements	
Other	
Closing Costs	
Finance Points	
Total Acquisition Cost	$
Mortgage (s)	$ 14,076,481
Down Payment / Investment	**$ (14,076,481)**

Property Type	Multi-Family
No. of Units	56
Price Per Unit	
Total Sq Ft	46,966
Price Per Sq Ft	
Income per Unit	$ 26,399
Expenses per Unit	$ (11,899)

Assumptions

Rental Growth Rate:	2.00%
Expense Growth Rate:	2.00%
Capitalization Rate (Resale):	6.15%

Loan Information

		% of Asking	% of Cost
Down Payment:	$ (14,076,481)	0.00%	0.00%
Initial Loan Balance:	$ 14,076,481	0.00%	0.00%

Loan Amount	Interest Rate	Term	Payment
$	0.00%	0	$0
$ 7,620,481	7.00%	30	$50,699
$ 6,456,000	1.00%	30	$5,380

Financial Measurements

		Year 1	Year 10	Year 20
Debt Coverage Ratio (DCR)		1.18	1.29	1.58
Loan-to-Value Ratio (LVR)		118.7%	91.9%	62.6%
Capitalization Rate Based on Cost				
Capitalization Rate Based on Resale Price		6.15%	6.15%	6.15%
Gross Rent Multiplier			8.65	8.68
Net Present Value (NPV) - B/ Taxes	8.00%	12,134,585	15,421,168	17,176,643
Cash on Cash Return - Before Taxes		Can't Comp.	Can't Comp.	Can't Comp.
Internal Rate of Return - Before Taxes			Can't Comp.	Can't Comp.
Modified Internal Rate of Return - Before Taxes			Can't Comp.	Can't Comp.

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.

The Allen at Sistrunk, LLC.



Enter Description



Front Perspective Massing



Aerial Overlay



Site Plan Level 1



Rear Perspective Massing



Enter Description



Level 3



Levels 4-6

The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Cash Flow Analysis

Urban Pointe-Eric L Haynes
954-388-7012

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	**$ 1,369,128**	**$ 1,396,511**	**$ 1,424,441**	**$ 1,452,930**	**$ 1,481,988**
Commercial - CRA Master Lease	109,200	111,384	113,612	115,884	118,202
Less: Vacancy & Credit Losses	(68,456)	(69,826)	(71,222)	(72,646)	(74,099)
Effective Gross Income	$ 1,409,872	$ 1,438,069	$ 1,466,830	$ 1,496,167	$ 1,526,090
Less: Funded Reserves and/or Improvements	(17,850)	(17,850)	(17,850)	(17,850)	(17,850)
Less: Operating Expenses	(666,342)	(679,668)	(693,262)	(707,127)	(721,270)
Net Operating Income (NOI)	$ 725,680	$ 740,551	$ 755,719	$ 771,190	$ 786,971
Less: Annual Debt Service (Incl. CRA $64,560 Payment)	(616,872)	(672,951)	(672,951)	(672,951)	(672,951)
CASH FLOW Before Taxes	$ 108,808	$ 67,600	$ 82,768	$ 98,239	$ 114,020

Property Resale Analysis					
Projected Sales Price	**$ 11,799,675**	**$ 12,041,474**	**$ 12,288,108**	**$ 12,539,675**	**$ 12,796,273**
Less: Selling Expenses	-	-	-	-	-
Adjusted Projected Sales Price	$ 11,799,675	$ 12,041,474	$ 12,288,108	$ 12,539,675	$ 12,796,273
Less: Mortgage(s) Balance Payoff	(14,005,731)	(13,923,206)	(13,834,717)	(13,739,830)	(13,638,084)
SALE PROCEEDS Before Taxes	$ (2,206,055)	$ (1,881,733)	$ (1,546,609)	$ (1,200,155)	$ (841,810)

Cash Position					
Cash Generated in Current Year	$ 48,593	$ 16,907	$ 25,416	$ 33,994	$ 42,634
Cash Generated in Previous Years	n/a	48,593	65,500	90,917	124,911
Cash Generated from Property Sale	(2,206,055)	(1,881,733)	(1,546,609)	(1,200,155)	(841,810)
Original Initial Investment	14,076,481	14,076,481	14,076,481	14,076,481	14,076,481
Total Potential CASH Generated	**$ 11,919,019**	**$ 12,260,248**	**$ 12,620,789**	**$ 13,001,237**	**$ 13,402,215**

Financial Measurements						
Debt Coverage Ratio (DCR)		1.18	1.10	1.12	1.15	1.17
Loan-to-Value Ratio (LVR)		118.7%	115.6%	112.6%	109.6%	106.6%
Capitalization Rate Based on Cost		0.00%	0.00%	0.00%	0.00%	0.00%
Capitalization Rate Based on Resale Price		6.15%	6.15%	6.15%	6.15%	6.15%
Break-Even Ratio		88.01%	90.89%	89.99%	89.11%	88.24%
Operating Expense Ratio		47.26%	47.26%	47.26%	47.26%	47.26%
Net Present Value (NPV) - Before Taxes	8.00%	12,134,585	12,621,902	13,073,141	13,490,948	13,877,775
Cash-on-Cash Return with Equity		0.00%	0.00%	0.00%	0.00%	0.00%
Cash-on-Cash Return - Before Taxes		Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.
Internal Rate-of-Return (IRR) - Before Taxes		-85.10%	-64.48%	-53.57%	-48.05%	-46.25%
Modified Internal Rate-of-Return (MIRR) - Before Taxes		**604.75%**	**193.56%**	**124.15%**	**99.34%**	**90.73%**

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The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Cash Flow Analysis

Urban Pointe-Eric L Haynes
954-388-7012

Rental Activity Analysis	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	$ 1,511,628	$ 1,541,861	$ 1,572,698	$ 1,604,152	$ 1,636,235
Commercial - CRA Master Lease	120,566	122,977	125,436	127,945	130,504
Less: Vacancy & Credit Losses	(75,581)	(77,093)	(78,635)	(80,208)	(81,812)
Effective Gross Income	$ 1,556,612	$ 1,587,744	$ 1,619,499	$ 1,651,889	$ 1,684,927
Less: Funded Reserves and/or Improvements	(17,850)	(17,850)	(17,850)	(17,850)	(17,850)
Less: Operating Expenses	(735,695)	(750,409)	(765,417)	(780,725)	(796,340)
Net Operating Income (NOI)	$ 803,067	$ 819,486	$ 836,232	$ 853,314	$ 870,737
Less: Annual Debt Service (Incl. CRA $64,560 Payment)	(672,951)	(672,951)	(672,951)	(672,951)	(672,951)
CASH FLOW Before Taxes	$ 130,116	$ 146,535	$ 163,281	$ 180,363	$ 197,786

Property Resale Analysis					
Projected Sales Price	$ 13,058,004	$ 13,324,969	$ 13,597,273	$ 13,875,023	$ 14,158,328
Less: Selling Expenses	-	-	-	-	-
Adjusted Projected Sales Price	$ 13,058,004	$ 13,324,969	$ 13,597,273	$ 13,875,023	$ 14,158,328
Less: Mortgage(s) Balance Payoff	(13,528,982)	(13,411,994)	(13,286,549)	(13,152,035)	(13,007,797)
SALE PROCEEDS Before Taxes	$ (470,979)	$ (87,025)	$ 310,724	$ 722,988	$ 1,150,532

Cash Position					
Cash Generated in Current Year	$ 51,329	$ 60,074	$ 68,859	$ 77,677	$ 86,517
Cash Generated in Previous Years	167,544	218,874	278,948	347,807	425,484
Cash Generated from Property Sale	(470,979)	(87,025)	310,724	722,988	1,150,532
Original Initial Investment	14,076,481	14,076,481	14,076,481	14,076,481	14,076,481
Total Potential CASH Generated	$ 13,824,376	$ 14,268,403	$ 14,735,012	$ 15,224,953	$ 15,739,013

Financial Measurements						
Debt Coverage Ratio (DCR)		1.19	1.22	1.24	1.27	1.29
Loan-to-Value Ratio (LVR)		103.6%	100.7%	97.7%	94.8%	91.9%
Capitalization Rate Based on Cost		0.00%	0.00%	0.00%	0.00%	0.00%
Capitalization Rate Based on Resale Price		6.15%	6.15%	6.15%	6.15%	6.15%
Break-Even Ratio		87.40%	86.57%	85.75%	84.96%	84.17%
Operating Expense Ratio		47.26%	47.26%	47.26%	47.26%	47.26%
Net Present Value (NPV) - Before Taxes	8.00%	14,235,896	14,567,416	14,874,285	15,158,311	15,421,168
Cash-on-Cash Return with Equity		0.00%	0.00%	0.00%	157.68%	71.10%
Cash-on-Cash Return - Before Taxes		Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.
Internal Rate-of-Return (IRR) - Before Taxes		**Can't Comp.**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**
Modified Internal Rate-of-Return (MIRR) - Before Taxes		**96.14%**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**

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The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Rent Roll Summary

Urban Pointe-Eric L Haynes
954-388-7012

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 60%	17	648	11,016	23.46%	1.670	$ 1,080	$ 18,360	$ 220,320
1 Bed ,1 Bath 80 to 120	4	648	2,592	5.52%	3.330	$ 2,160	$ 8,640	$ 103,680
1 Bed - 120 to 140	4	691	2,764	5.89%	3.650	$ 2,520	$ 10,080	$ 120,960
1 Bed -80 to 120	4	691	2,764	5.89%	3.130	$ 2,160	$ 8,640	$ 103,680
1 Bed Den 80 to 120	2	786	1,572	3.35%	2.750	$ 2,160	$ 4,320	$ 51,840
1 Bed Den 80 to 140	1	786	786	1.67%	3.210	$ 2,520	$ 2,520	$ 30,240
2 Bed 60	6	900	5,400	11.50%	1.440	$ 1,296	$ 7,776	$ 93,312
2 Bed 80 to 120	3	900	2,700	5.75%	2.880	$ 2,592	$ 7,776	$ 93,312
2 Bed 120 to 140	3	900	2,700	5.75%	3.360	$ 3,024	$ 9,072	$ 108,864
2 Bed 80 to 120	4	918	3,672	7.82%	2.820	$ 2,592	$ 10,368	$ 124,416
2 Bed 120 to 140	3	1,000	3,000	6.39%	3.020	$ 3,024	$ 9,072	$ 108,864
3 Bed 120 to 140	5	1,600	8,000	17.03%	2.180	$ 3,494	$ 17,470	$ 209,640
Totals	**56**	**10,468**	**46,966**	**100.0%**	**2.429**	**28,622**	**$ 114,094**	**$ 1,369,128**

The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Other Income

Urban Pointe-Eric L Haynes
954-388-7012

Description	Monthly Amount	Annual Amount	Per Unit	Per Unit Sq. Ft.	Total Sq. Ft.
Commercial 7,100	$ 7,100	$ 85,200	$ 127	0.68	0.15
Commercial 2,000	2,000	24,000	$ 36	0.19	0.04
Totals	**$ 9,100**	**$ 109,200**	**$ 163**	**0.87**	**0.19**

Annual Property Operating Data

The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Urban Pointe-Eric L Haynes
954-388-7012

	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	$ 1,369,128	2.43	2,037.39	$ 1,396,511	2.48	2,078.14	$ 1,424,441	2.53	2,119.70	$ 1,452,930	2.58	2,162.10	$ 1,481,988	2.63	2,205.34
Less: Vacancy & Credit Losses	(68,456)	-0.12	-101.87	(69,826)	-0.12	-103.91	(71,222)	-0.13	-105.99	(72,646)	-0.13	-108.10	(74,099)	-0.13	-110.27
Commercial -CRA	109,200	0.19	162.50	111,384	0.20	165.75	113,612	0.20	169.07	115,884	0.21	172.45	118,202	0.21	175.90
Effective Gross Income	$ 1,409,872	2.50	2,098.02	$ 1,438,069	2.55	2,139.98	$ 1,466,830	2.60	2,182.78	$ 1,496,167	2.65	2,226.44	$ 1,526,090	2.71	2,270.97
Operating Expenses															
Accounting	5,000	0.01	7.44	5,100	0.01	7.59	5,202	0.01	7.74	5,306	0.01	7.90	5,412	0.01	8.05
Advertising	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
AH Related Fees	30,000	0.05	44.64	30,600	0.05	45.54	31,212	0.06	46.45	31,836	0.06	47.38	32,473	0.06	48.32
Insurance	85,288	0.15	126.92	86,994	0.15	129.46	88,734	0.16	132.04	90,508	0.16	134.68	92,318	0.16	137.38
Maintenance	18,000	0.03	26.79	18,360	0.03	27.32	18,727	0.03	27.87	19,102	0.03	28.43	19,484	0.03	28.99
Management Fee	70,494	0.13	104.90	71,903	0.13	107.00	73,342	0.13	109.14	74,808	0.13	111.32	76,305	0.14	113.55
Payroll	102,000	0.18	151.79	104,040	0.18	154.82	106,121	0.19	157.92	108,243	0.19	161.08	110,408	0.20	164.30
Professional Fees	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
Contracted Services	45,000	0.08	66.96	45,900	0.08	68.30	46,818	0.08	69.67	47,754	0.08	71.06	48,709	0.09	72.48
Commercial Expenses	14,560	0.03	21.67	14,851	0.03	22.10	15,148	0.03	22.54	15,451	0.03	22.99	15,760	0.03	23.45
Property Taxes	260,000	0.46	386.90	265,200	0.47	394.64	270,504	0.48	402.54	275,914	0.49	410.59	281,432	0.50	418.80
Utilities	16,000	0.03	23.81	16,320	0.03	24.29	16,646	0.03	24.77	16,979	0.03	25.27	17,319	0.03	25.77
Total Operating Expenses	$ 666,342	1.18	991.58	$ 679,668	1.21	1,011.41	$ 693,262	1.23	1,031.64	$ 707,127	1.26	1,052.27	$ 721,270	1.28	1,073.32
Less: Funded Reserves and/or Improvements	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56
Net Operating Income (NOI)	$ 725,680	1.29	1,079.88	$ 740,551	1.31	1,102.01	$ 755,719	1.34	1,124.58	$ 771,190	1.37	1,147.60	$ 786,971	1.40	1,171.09
Less: Annual Debt Service	(616,872)	-1.09	-917.96	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42
Cash Flow Before Taxes	$ 108,808	0.19	161.92	$ 67,600	0.12	100.59	$ 82,768	0.15	123.17	$ 98,239	0.17	146.19	$ 114,020	0.20	169.67

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Annual Property Operating Data

The Allen at Sistrunk, LLC

NW 6th Street
Fort Lauderdale, FL, 33311

Urban Pointe-Eric L Haynes
954-368-7012

	Year 6	Sq Ft	Per Unit	Year 7	Sq Ft	Per Unit	Year 8	Sq Ft	Per Unit	Year 9	Sq Ft	Per Unit	Year 10	Sq Ft	Per Unit
Potential Rental Income	$ 1,511,628	2.68	2,249.45	$ 1,541,861	2.74	2,294.44	$ 1,572,698	2.79	2,340.32	$ 1,604,152	2.85	2,387.13	$ 1,636,235	2.90	2,434.87
Less: Vacancy & Credit Losses	(75,581)	-0.13	-112.47	(77,093)	-0.14	-114.72	(78,635)	-0.14	-117.02	(80,208)	-0.14	-119.36	(81,812)	-0.15	-121.74
Commercial -CRA	120,566	0.21	179.41	122,977	0.22	183.00	125,436	0.22	186.66	127,945	0.23	190.39	130,504	0.23	194.20
Effective Gross Income	$ 1,556,612	2.76	2,316.39	$ 1,587,744	2.82	2,362.71	$ 1,619,499	2.87	2,409.97	$ 1,651,889	2.93	2,458.17	$ 1,684,927	2.99	2,507.33
Operating Expenses															
Accounting	5,520	0.01	8.21	5,631	0.01	8.38	5,743	0.01	8.55	5,858	0.01	8.72	5,975	0.01	8.89
Advertising	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
AH Related Fees	33,122	0.06	49.29	33,785	0.06	50.28	34,461	0.06	51.28	35,150	0.06	52.31	35,853	0.06	53.35
Insurance	94,165	0.17	140.13	96,048	0.17	142.93	97,969	0.17	145.79	99,928	0.18	148.70	101,927	0.18	151.68
Maintenance	19,873	0.04	29.57	20,271	0.04	30.17	20,676	0.04	30.77	21,090	0.04	31.38	21,512	0.04	32.01
Management Fee	77,831	0.14	115.82	79,387	0.14	118.14	80,975	0.14	120.50	82,594	0.15	122.91	84,246	0.15	125.37
Payroll	112,616	0.20	167.58	114,869	0.20	170.94	117,166	0.21	174.35	119,509	0.21	177.84	121,899	0.22	181.40
Professional Fees	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
Contracted Services	49,684	0.09	73.93	50,677	0.09	75.41	51,691	0.09	76.92	52,725	0.09	78.48	53,779	0.10	80.03
Commercial Expenses	16,075	0.03	23.92	16,397	0.03	24.40	16,725	0.03	24.89	17,059	0.03	25.39	17,401	0.03	25.89
Property Taxes	287,061	0.51	427.17	292,802	0.52	435.72	298,658	0.53	444.43	304,631	0.54	453.32	310,724	0.55	462.39
Utilities	17,665	0.03	26.29	18,019	0.03	26.81	18,379	0.03	27.35	18,747	0.03	27.90	19,121	0.03	28.45
Total Operating Expenses	$ 735,695	1.31	1,094.78	$ 750,409	1.33	1,116.68	$ 765,417	1.36	1,139.01	$ 780,725	1.39	1,161.79	$ 796,340	1.41	1,185.03
Less: Funded Reserves and/or Improvements	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56
Net Operating Income (NOI)	$ 803,067	1.42	1,195.04	$ 819,486	1.45	1,219.47	$ 836,232	1.48	1,244.39	$ 853,314	1.51	1,269.81	$ 870,737	1.54	1,295.74
Less: Annual Debt Service	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42
Cash Flow Before Taxes	$ 130,116	0.23	193.63	$ 146,535	0.26	218.06	$ 163,281	0.29	242.98	$ 180,363	0.32	268.40	$ 197,786	0.35	294.32

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The Allen at Sistrunk
c/o Urban Pointe Developers, LLC.
March 21, 2024

Deal Information	
Property Address	The Allen at Sistrunk
City/State/Zip	Ft. Laud, FL
Development Cost	$22,405,054.00
Number of Units	56
Number of SF	26766
Loan Interest Rate	7.00%
Loan Term	30
DSCR	1.2
Loan-To-Value	75%
Structure Parking Cost/Space	$ 28,000.00
Justified Equity	$481,845.33
Loan Amount	$7,620,481.54
Vacancy Allowance	5%
Operating Expense Percentage	46%
Const. Cost Per Unit	$322,725.00
Parking Ratio	2
Land Cost	$1,456,000.00
Average Rent	2238
Investor ROI	12%

BOE Analysis			
Potential Gross Rent	$1,503,936.00		
Vacancy Allowance	($75,196.80)		
Effective Gross Income	$1,428,739.20		
Less Operating Expenses	($691,810.56)		
Net Operating Income	$736,928.64		
Less Mortgage Payment	$614,107.20	DSCR Payment	$614,107.20
Less CRA Loan Payments	($65,000.00)		
Cash Flow After Financing	$57,821.44	Actual DCSR	1.20x

Construction	
Buildings	$17,813,054.00
Structured Parking	$3,136,000.00
Land	$1,456,000.00
Total	$22,405,054.00

Conventional	
Project Cost	$22,405,054.00
Less Supported Debt	-$7,620,481.54
Required Equity	$14,784,572.46
Less Justified Equity	-$481,845.33
Financing Gap	$14,302,727.13

Sources		
	Construction	Permanent
Tax Credit Equity	$ 1,428,461	$ 3,571,153.07
Permanent Loan		$7,620,482
CRA Loan	$5,000,000	$5,000,000
CRA Forgivable Loan	$2,000,000	$2,000,000
CRA Land Note	$1,456,000	$1,456,000
MMRB Construction Loan	$10,366,253	$0
Developer's Fee	$2,261,475	$2,757,420
Total Sources	$22,512,189	$22,405,055
Financing Gap	-$107,135	



...Like elsewhere in the segregated United States, a close-knit Black community emerged to provide living essentials, share values of hard work, integrity and faith, and courageously advocate for full participation for all citizens in the American dream.

-Source: CRA website Rooted In History

Section 5

Uplifting The Community

The Community and Economic Benefit Plan

The Allen at Sistrunk: The Comprehensive Community Impact

The community stands to benefit from The Allen at Sistrunk development in several substantial ways:

1. Affordable and Workforce Housing: With 23 units reserved for individuals earning up to 60% of the Area Median Income (AMI) and 17 units designated for workforce housing (for incomes up to 120% of AMI), the project directly addresses the critical need for affordable living spaces. This ensures that lower and middle-income families and individuals have access to quality housing at significantly reduced costs, translating into an estimated savings of over $4.2 million in rental payments over a 30-year period.

2. Job Creation: The construction phase of the development will generate over 300 direct and indirect temporary jobs, providing a significant boost to local employment and economy. Additionally, the project will create two permanent jobs, further contributing to economic stability and growth within the Sistrunk community.

3. Economic Injection and Growth: With a project valuation exceeding $22 million, The Allen at Sistrunk introduces a substantial economic injection into the local community. This includes the immediate financial infusion during the construction phase and the sustained economic activity resulting from the operation and maintenance of the development.

4. Financial Returns to the Community: The Community Redevelopment Agency (CRA) or its surviving entity, proposed to be Invest Fort Lauderdale, LLC, will benefit from monthly cash flows of at least $5,300, along with the repayment of loans and a 25% equity stake in the project. This provides a direct financial return to the community, fostering further investments and developments.

5. Historical and Cultural Preservation: Naming the building after W. George Allen honors a renowned civil rights attorney and preserves his legacy within the community. This aspect of the project underscores the importance of remembering and celebrating local trailblazers, ensuring that the community's rich history and contributions to civil rights are not forgotten.

6. Overall Community Value: Beyond the immediate financial and economic benefits, the development is projected to generate over $50 million in value to the Sistrunk community. This includes not just the tangible monetary gains but also the intangible benefits of community pride, historical preservation, and the empowerment of its residents.

In essence, The Allen at Sistrunk is more than just a housing development; it's a comprehensive initiative aimed at uplifting the Sistrunk community through affordable housing, economic growth, job creation, and the preservation of its cultural and historical heritage.



" I was proud to be the President of the Broward Bar Association. We made the Bar relevant. We brought in a lot of Blacks and a lot of Women."

-W. George Allen, Renowned Civil Rights Attorney and Entrepreneur

Section 6

Diversity In Action

MBE and WBE Engagement Strategy

Diversity & Inclusion: Cornerstones at The Allen at Sistrunk

Objective: To aim for a minimum 30% participation of minority and women-owned businesses (MWBEs) and local community members in the development of The Allen at Sistrunk, fostering economic growth and empowerment within the community.

Strategy Overview:

1.Community and Stakeholder Engagement:

- **Initial Community Meetings:** Host meetings to introduce the project to the community and outline opportunities for local businesses and workers.
- **Partnerships with Local Organizations:** Collaborate with local chambers of commerce, minority business associations, women's business centers, and community organizations to reach MWBEs and local community members.
- **Dedicated Project Liaison:** Appoint a liaison responsible for engaging with MWBEs and the local community, serving as a point of contact for information and resources related to the project.

2.Outreach and Communication:

- **Development of an Engagement Website:** Create a dedicated website or web page to disseminate information, including details on upcoming job fairs, training sessions, procurement opportunities, and application processes.
- **Social Media Campaign:** Utilize social media platforms to promote opportunities and highlight ongoing engagement efforts, spotlighting success stories of local and MWBE involvement.
- **Informational Workshops and Webinars:** Conduct workshops and webinars to educate MWBEs and community members on how to participate in the project, including sessions on procurement processes, certification assistance, and financial management.

3.Capacity Building and Support:

- **Business Development Training:** Offer training programs for MWBEs and local businesses on bidding procedures, project management, and financial planning to enhance their competitiveness.
- **Mentorship Programs:** Establish mentorship opportunities where established firms can provide guidance to newer MWBEs and local businesses, focusing on navigating the complexities of large-scale construction projects.
- **Access to Financing:** Facilitate access to financing options for MWBEs and local contractors by partnering with local financial institutions to create tailored loan programs or financial workshops.

4. **Recruitment and Employment Initiatives:**

- **Job Fairs:** Organize job fairs in collaboration with local workforce development agencies, focusing on construction trades, administrative roles, and other project-related employment opportunities.
- **Internship and Apprenticeship Programs:** Develop internship and apprenticeship programs in partnership with local educational institutions and trade unions, targeting the engagement of young people and community members in the construction industry.

5.Monitoring and Reporting:

- **Performance Metrics:** Establish clear metrics to track the participation of MWBEs and local community members in the project, including employment figures, contract values, and training outcomes.
- **Regular Updates:** Provide regular updates to the community and stakeholders on the progress towards the participation goals, challenges faced, and strategies implemented to address them.

6.Sustainable Community Investment:

- **Long-Term Engagement:** Beyond the immediate project, develop strategies for sustaining the engagement of MWBEs and local businesses in future developments and economic activities in the Sistrunk community.
- **Feedback Mechanism:** Implement a feedback mechanism to gather insights from participants and the community on the effectiveness of the engagement strategy and areas for improvement.

By adopting this comprehensive strategy, The Allen at Sistrunk development will not only achieve its participation goals but also contribute to the economic empowerment of minority and women-owned businesses and the broader local community, laying the groundwork for long-term partnerships and community development.



"Urban Pointe Developers aims to make urban communities more desirable to live, visit, AND thrive. Renewal would then spur job creation, enhanced infrastructure, and the community empowerment needed to sustain healthy, prosperous communities—even in urban America!"

-Eric L. Haynes, Co-Founder, Urban Pointe Developers, LLC.

Section 7

Essential Documentation

Forms and Attachments for Submission

Essential Documentation
Forms and Attachments for Submission

1) Development Incentive Program Application
2) Supplemental Responses to DIP Application
3) Corporate Information
4) Project References
5) Miscellaneous Forms

City of Fort Lauderdale

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

APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge	Tel. No.	E-Mail Address
Eric L. Haynes	954-444-6794	elhaynes@urbanpointellc.com
Primary Contact for this CRA Request	Tel. No.	E-Mail Address
Eric L. Haynes	954-444-6794	elhaynes@urbanpointellc.com
Name of Business Urban Pointe Developers,LLC. for The Allen at Sistrunk, LLC (In Process SPE Doc # W24000044171)	Tax I.D. No. In Process	Company Website pointecompanies.com (Affiliate)
Business Address 140 S.University Drive, Suite E	Tel. No. 954-388-7012	Fax No. 954-388-7012
City Plantation	State FL	Zip Code 33324

Commencement Date to Begin Project: Pre-Development August 24, 2024 or Sooner

Completion Date for Project: on or before August 2026

Check Appropriate Description	Project Type	Facility Description
†Existing Business ☐	†Expansion ☒	Existing Space _____ sq. ft.
†New Business ☒	†Relocation ☐	New Space 137,532 sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
236116 Multi-Family Construction	3/24/15	Florida

Proposed Project Location/City	Proposed Address
Fort Lauderdale	790 Sistrunk Blvd.

Property Control Number(s)	Property Owner
504203011600,504203011610,504203011630,504203011850,504203011860,504203011870,504203011880,504203011890	Fort Lauderdale Community Redevelopment Agency

Owner Tel. No. (include Area Code)	Is there a lien on the property?
954-828-4519	† Yes † No No

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created	2
Existing Jobs	0
Total FTE Jobs	2

TYPE OF BUSINESS

Sole Proprietor	
Partnership	
Joint Venture	
Corporation	
Cooperative	
Limited Liability Company	x
Non-Profit Org.	
Other:	

Bank(s) Where Business Accounts for Projects Are Held

1. TD Bank, NA (Accounts to be formed)
2. Ocean Bank, NA (Accounts to be formed)

Name of Participating Bank/Lender: Ocean Bank, NA

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 7,620,000	Jesus Garcia	305-569-8105	

Name of Other Financial Source: Raymond James Tax Credit Equity Funds

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 3,571,153	Sean Jones	727-567-5703	

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

Six--story mixed use, mixed-income multifamily apartment complex. 56 Units: one, two and three-bedroom apartment homes. Income based allocation-40% for up to 60% AMI, 31% for up to 120% AMI and 29% for up to 140% AMI. Over 9,300 sq ft of commercial space on two levels, ideal for an upscale restaurant with 1,700 sq ft of covered terrace seating overlooking Sistrunk Boulevard. More than 11,000 sq ft of active amenity space for residents. 117 parking spaces. Designed to foster community engagement, wellness and relaxation.

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
Urban Pointe Developers, LLC.	140 S. University Drive, Suite E Plantation, FL 33324	80	March 22	Present
Name	Complete Address	% Owned	From	To
Proposed- Invest Ft. Lauderdale or CRA Managed Entity	914 NW 6th Street, Suite 200 Ft. Lauderdale, FL 33311	20	March 22	Present
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: $ 22,405,055
2. Please state the overall project costs related to the CRA's assisted activity? $ 22,405,055
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)	$10,367,000	Est 7%	2 yr	Const/Perm
City funds				
CRA funds	$ 5,000,000	1%	30*	non-forgivable
Company's current cash assets				
Owner equity (specify) Deferred Developer's Fee	$2,153,593			
Other (specify) Tax Credit Equity During Construction	$1,428,462	1%	30*	non-forgivable
Other (specify) CRA Seller's Land Note	$1,456,000			
Other (specify) CRA Forgivable Loan	$2,000,000			In return for 20% equity
Total Sources	$22,405,055			

Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount
Land Acquisition	No	$1,456,000
Real Property Acquisition		
Utility and road infrastructure improvements		
New construction of commercial and industrial buildings	Yes	$20,949,055
Rehabilitation of commercial and industrial buildings		
Purchase and installation of equipment and fixtures		
Other (specify)		
Other (specify)		
Other (specify)		
Total Uses		$22,405,055

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

* Maximum term, percentage portion of outstanding balance pref. can retire debt sooner at significant cash events.

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: 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: The Allen at Sistrunk, LLC. c/o Urban Pointe Developers, LLC.

By: Eric L. Haynes , Manager of Member — March 23, 2024
Signature and Title — Date

Guarantors:

Eric L. Haynes , Manager of Member — March 23, 2024
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	$5,000,000 Non-Forgivable $ $2,000,000 Forgivable
☐	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 your 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 <u>two</u> 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 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.

_____ Signature of Property Owner or Business Owner

Eric L. Haynes as manager of a member of The Allen at Sistrunk, LLC. c/o 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	Responsible for total property management	$52,000	$50,000	Experience with property management
Maintenance Supervisor	1	Responsible for building maintenance	$43,000	$38,000	Experience with maintenance

*USE ADDITIONAL SHEETS IF NECESSARY

The Allen at Sistrunk CRA Business Incentive Application
Supplemental Responses
3-22-24

1. Please describe your project.

"The Allen at Sistrunk" is a tribute to Allen's lifelong dedication to equality and justice, reflecting his achievements through the design of a low-density, truly mixed-income development. This project is intended to be a living testament to inclusivity and community betterment, principles that defined Allen's life work.

Key aspects of our proposal include:

Mixed-Use, Mixed-Income Development: A six-story complex offering fifty-six one, two, and three-bedroom apartment homes, designed to accommodate a diverse resident demographic.

- Income-Based Unit Allocations:
- 40% for up to 60% AMI.
- 31% for up to 120% AMI.
- 29% for up to 140% AMI.

Strategic Commercial Space: Over 9,356 square feet, with prime Sistrunk Boulevard visibility, perfect for upscale dining, including an outdoor terrace for al fresco dining and events.

Active Amenity Space: More than 11,000 square feet for resident engagement and wellness.

Sustainable Living: Commitment to a Green-Certified development.

Community Partnership: Proposing a twenty-five percent equity stake for the CRA or Invest Fort Lauderdale, ensuring shared success and benefits.

Our development emphasizes local and minority-owned business participation, aligning with our core values of community empowerment and economic inclusivity. Moreover, the formation of a community advisory board will enable us to integrate continuous feedback from local homeowners' associations, ensuring the project truly reflects community needs and aspirations.

By naming our development after W. George Allen, we aim to embody the spirit of inclusivity and community progress he championed. "The Allen at Sistrunk" is poised to be a beacon of mixed-use, mixed income living that serves as a model for future developments.

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 primarily individuals and families whose income is between 60% and 120% 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 2 permanent jobs for property operations. The annual salaries are projected to average $45,000 for an annual payroll projection, not including benefits, of $92,000.

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 $163,800.00 for a total of over $3.27 million over the initial 20-year term of the master lease.

8. The projected total development cost is $22,405,000 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 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.

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.

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 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, The Allen at Sistrunk 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 The Allen at Sistrunk 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

The Allen at Sistrunk 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 The Allen at Sistrunk, 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, The Allen at Sistrunk 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?

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 $1,456,000.

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 The Allen at Sistrunk is $22,405,000.

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 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 NFPCRA and the applicant is seeking to acquire the property with the NFPCRA as owner of record via Response to an owner issued RFP.

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 two permanent jobs, as follows:

1. Property Manager - Full-Time
2. Maintenance Engineer - 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 30 days of obtaining NPFCRA funding approval.

The Allen at Sistrunk CRA Business Incentive Application
Supplemental Responses
3-22-24

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.

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. (See Financial Letters in Proposal)

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 NFPCRA.

I Eric L. Haynes 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

Print Name

Exhibit 6

RFP Evaluation Committee Meeting - June 10, 2024
Presentations, Q & A and Final Scoring of Proposals for Purchase and Developmentr of CRA Property on Sistrunk Blvd, NW 7 Terrace and NW 8 Avenue
Proposals Received March 25, 2024

	RFP Evaluation Criteria																
	1 Is in the best Interest of the CRA and in furtherance of the purposes of the CRA Plan and Vison Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.				2 The Developer demonstates the financial capacity, development experience, qualifications, and ability best suited to carry out the proposal.				3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.				4 The proposed project does not require significant CRA financial resources, as reflected in the Developers purchase offer made for the Property and CRA development incentives requested by the Developer				
Proposing Firm **Sistrunk View, LLC /Housing Trust Group**																	**Total Points**
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		
Rater # 1 Rhoda Glasco-Foderingham	Wt .25	2	0.5		Wt .25	1	0.25		Wt .25	2	0.5		Wt .25	1	0.25		1.5
Rater # 2 Corey Ritchie	Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		1
Rater #3 Avis Wilkinson	Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		1
																	3.5

	1 Is in the best Interest of the CRA and in furtherance of the purposes of the CRA Plan and Vison Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.				2 The Developer demonstates the financial capacity, development experience, qualifications, and ability best suited to carry out the proposal.				3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.				4 The proposed project does not require significant CRA financial resources, as reflected in the Developers purchase offer made for the Property and CRA development incentives requested by the Developer				
Proposing Firm **Smith and Henzy Affordable Group**																	**Total Points**
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		
Rater # 1 Rhoda Glasco-Foderingham	Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		3
Rater # 2 Corey Ritchie	Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		3
Rater #3 Avis Wilkinson	Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		3
																	9

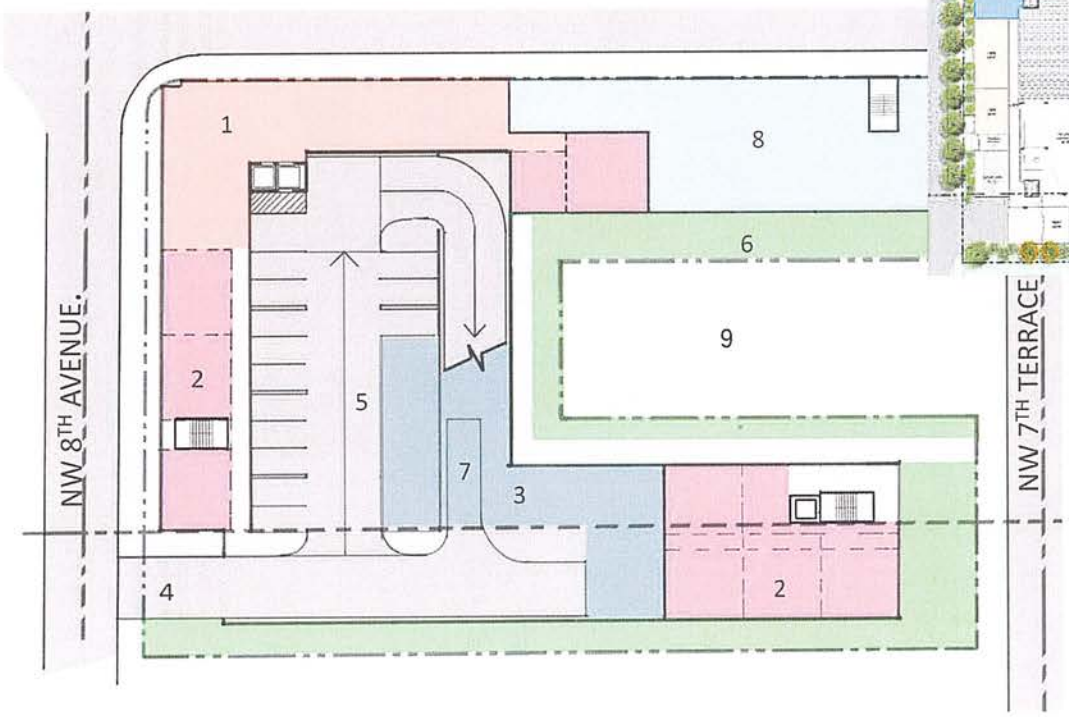
	RFP Evaluation Criteria																
	1 Is in the best Interest of the CRA and in furtherance of the purposes of the CRA Plan and Vison Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.				2 The Developer demonstates the financial capacity, development experience, qualifications, and ability best suited to carry out the proposal.				3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.				4 The proposed project does not require significant CRA financial resources, as reflected in the Developers purchase offer made for the Property and CRA development incentives requested by the Developer				
Proposing Firm **The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC**																	**Total Points**
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		
Rater # 1 Rhoda Glasco-Foderingham	Wt .25	1	0.25		Wt .25	2	0.5		Wt .25	1	0.25		Wt .25	2	0.5		1.5
Rater # 2 Corey Ritchie	Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		2
Rater #3 Avis Wilkinson	Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		2
																	5.5

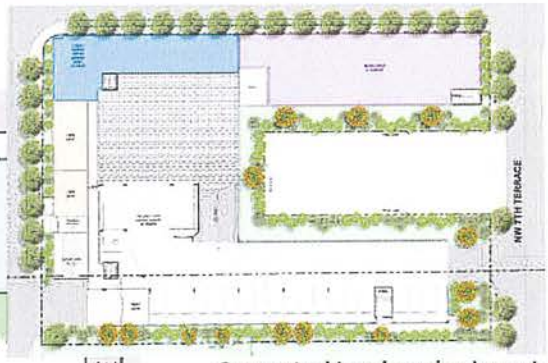
Summary Analysis	Total Points	Ranking
Proposing Firm **Sistrunk View LLC/Housing Trust Group**	3.5	1
Proposing Firm **Smith and Henzy Affordable Group**	9	3
Proposing Firm **The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC**	5.5	2

Exhibit 7

6. 5 STORY CONCEPTUAL SITE + LANDSCAPE PLAN

GROUND FLOOR

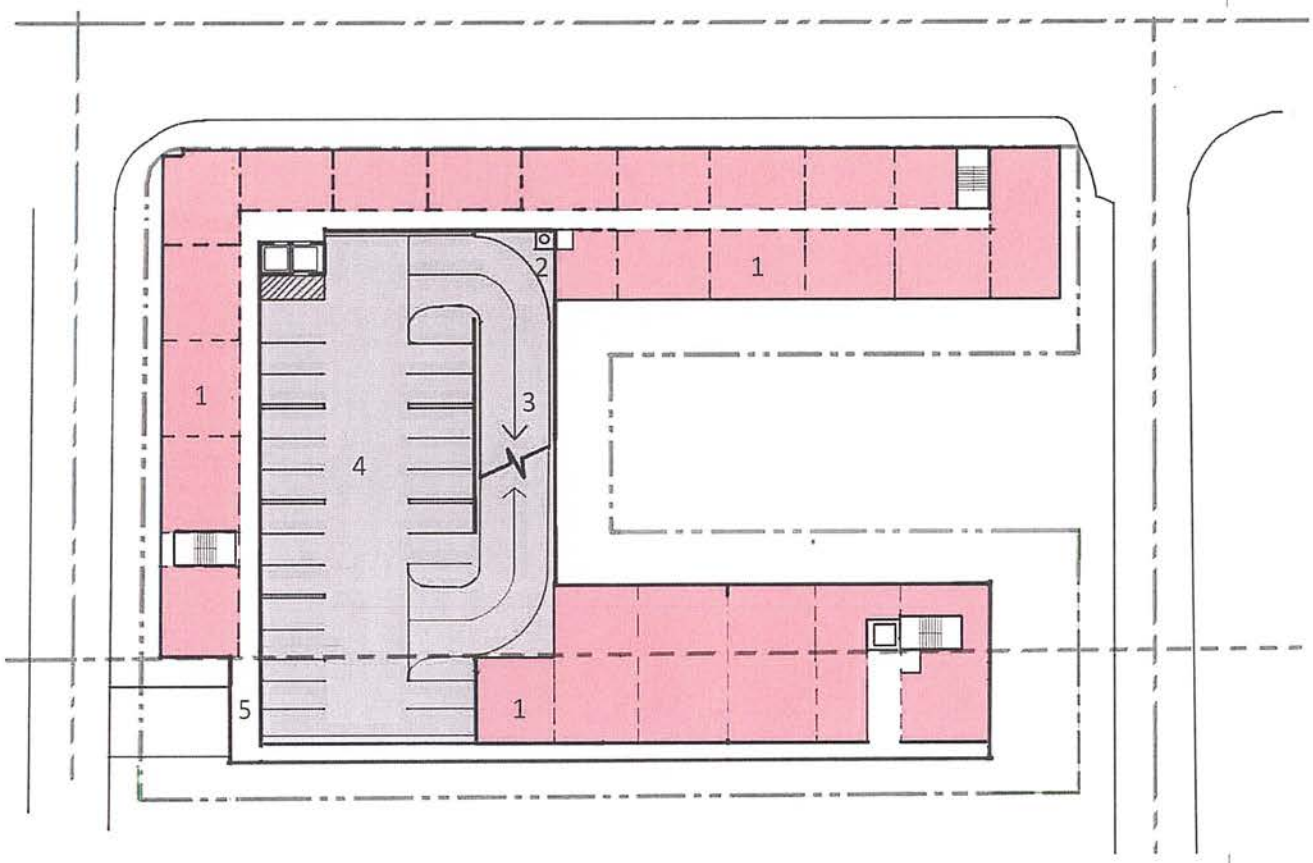




Conceptual Landscaping Layout

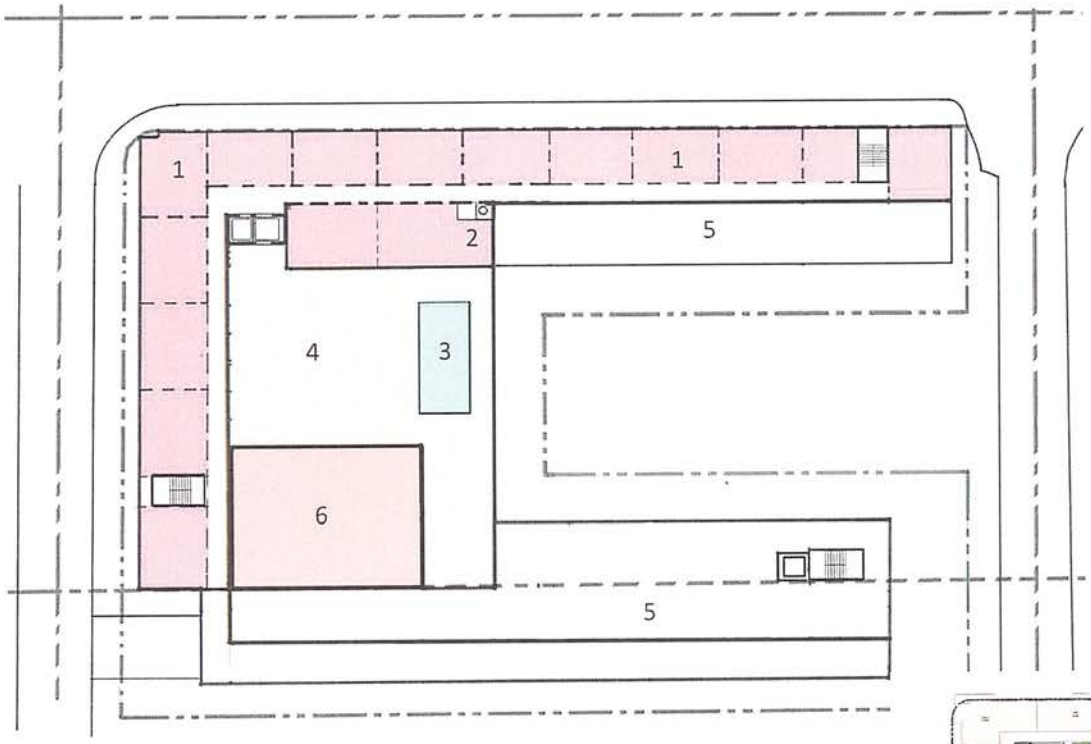
1	Sistrunk View Lobby & Management Office
2	Ground floor apartment units
3	BOH
4	Garage Access
5	Parking Garage
6	Open Areas
7	Loading Zone
8	5,700 SF of Commercial Retail Space
9	Bi-Aids, Inc.

CONCEPTUAL FLOOR PLANS: LEVELS 2-4



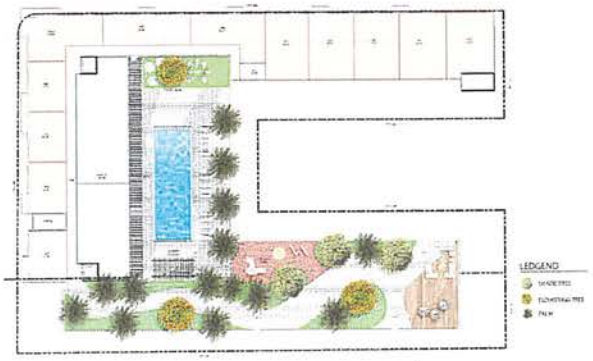
1. Dwelling Units
2. Trash Chute
3. Garage Ramp
4. Parking Garage
5. Open Breezeway

CONCEPTUAL SITE + LANDSCAPE PLAN: LEVEL 5



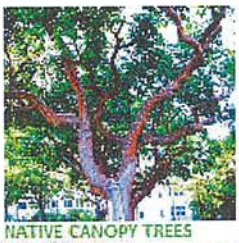
1. Dwelling Units
2. Trash Chute
3. Swimming Pool
4. Pool Deck Area
5. Roof Area Below
6. Amenity Area

Alternative Conceptual Landscaping Layout



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

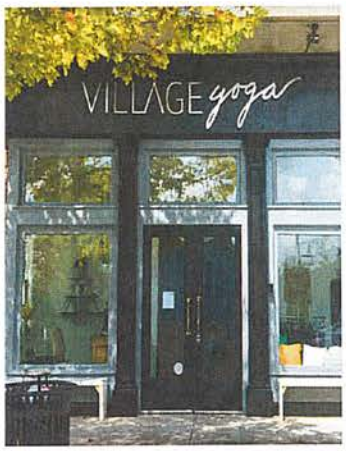
WITKIN HULTS LANDSCAPE ARCHITECT:

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 CONCEPTUAL





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



NORTHWEST CORNER CONCEPTUAL

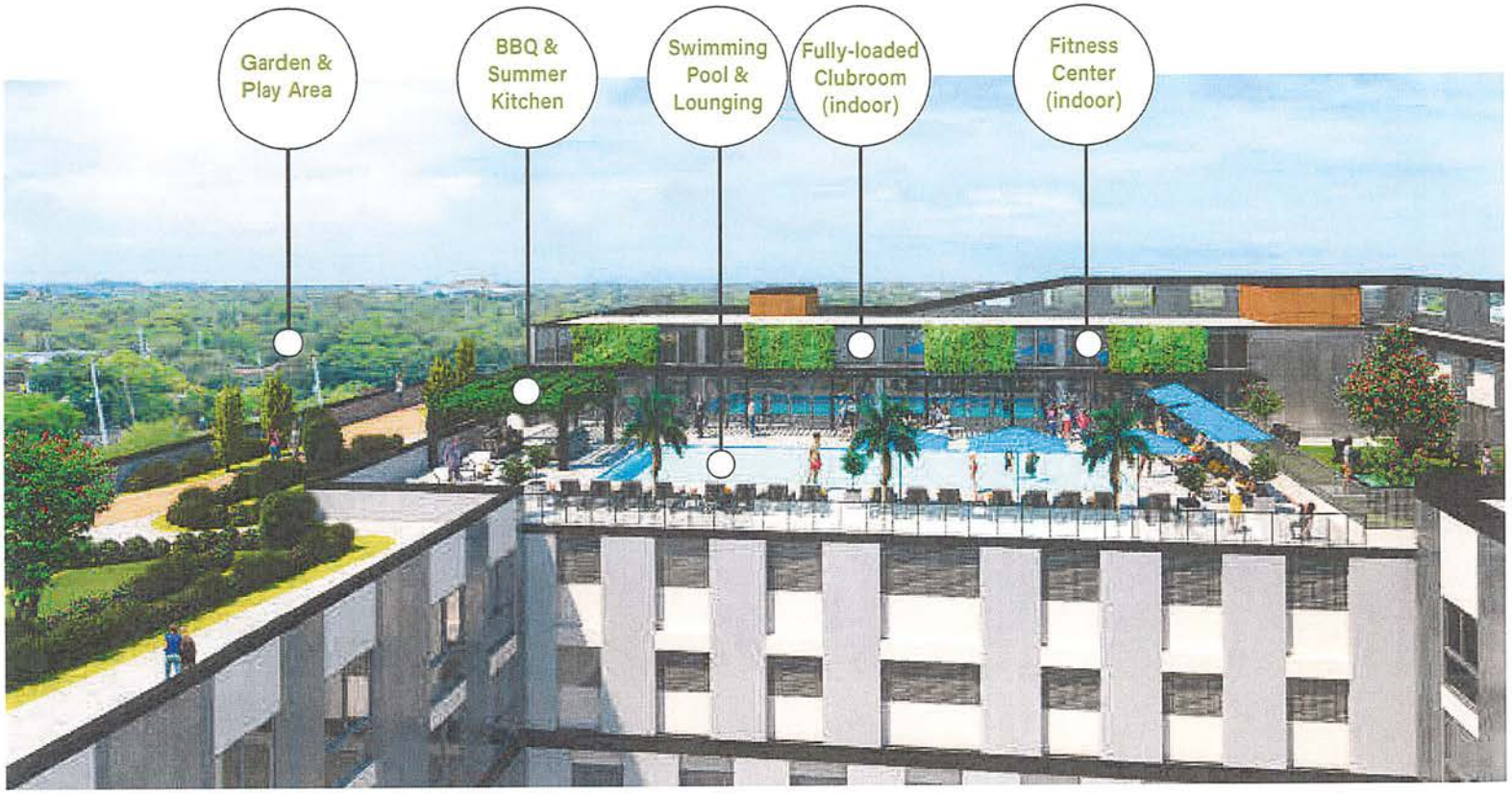






Actual photographs of the entrance and lobby areas of Village View, HTG's most recently completed development in Fort Lauderdale.

RESIDENTIAL AMENITIES DECK



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 AMENITIES IN HTG COMMUNITIES:













PHOTOGRAPHS OF UNIT INTERIORS IN HTG COMMUNITIES:











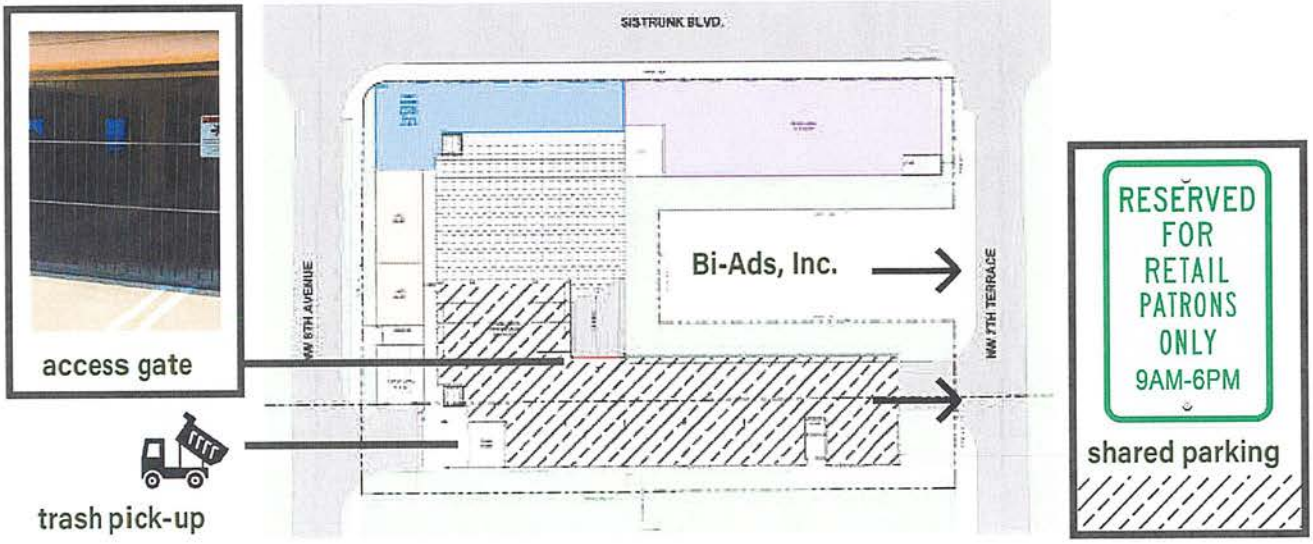


Exhibit 8

2. 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 78 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 63 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.

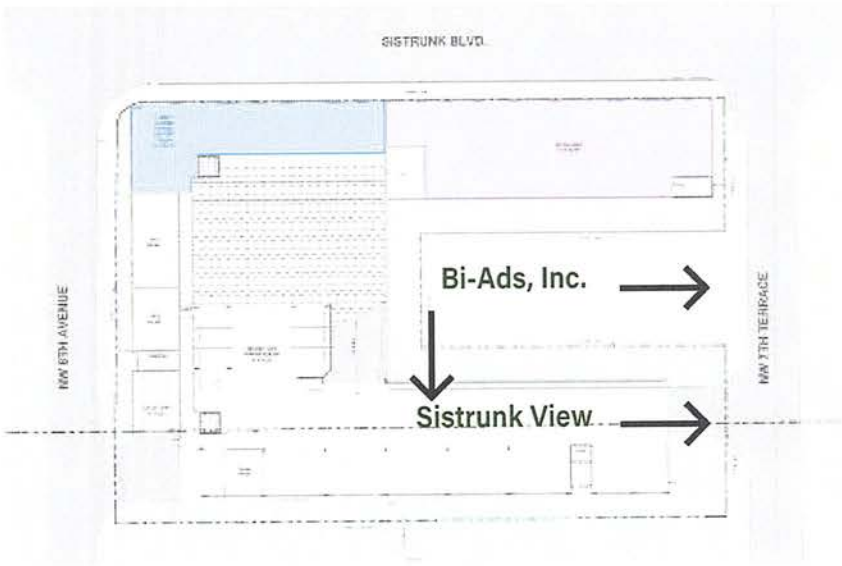


We are also conscious of the existing right-of-access that Bi-Ads has towards Sistrunk Boulevard, and as such, we have ensured that our design has the flexibility to accommodate three different solutions to this problem. It is our philosophy to always design with future issues in mind, applying that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

On the following pages 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 decreased.

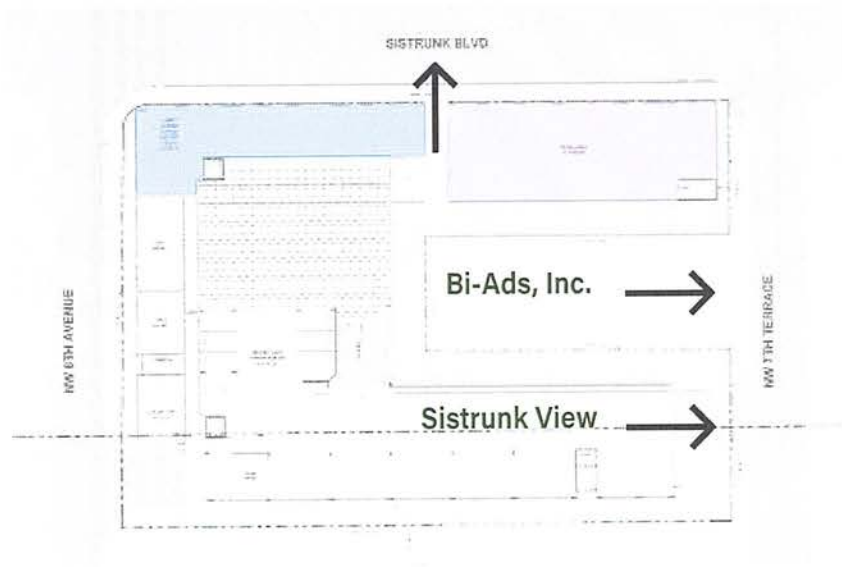
The current site plan design without modifications is the best option in terms of urban design, pedestrian safety and overall safety for both Bi-Ads and Sistrunk View tenants. The access point on NW 7th Terrace was chosen strategically to avoid another curb cut on Sistrunk Boulevard that would be less 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.

Exhibit 9

March 12, 2024

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 **$16,000,000**, 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 **$7,879,000.**
Borrower:	Sistrunk View, LLC
Developer:	A to-be-formed single-asset entity affiliated with the Developer.
Project:	Sistrunk View will consist of a 75-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount:	Approximately $16,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the One-Month Term SOFR plus 200 basis points (the "Interest Rate"). Any one-month Term SOFR less than 3.00% shall be deemed to be 3.00%. The construction

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602
Telephone: 813.483.8297; tammy.haylock-moore@chase.com

	interest reserve will be calculated with a cushion determined by Lender. The current indicative rate is **7.33%.**
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:	**$7,879,000** 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 interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year Swap Rate plus 200 bps. Current indicative bond rate is **5.77%**
	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 July 31, 2024 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

March 12, 2024

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 $1,385,216 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 is $12,742,712 or $0.92 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 $13,850,774 (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% ($1,911,407) paid prior to or simultaneous with the closing of construction financing
- 25% ($3,185,678) paid at 50% construction completion
- 20% ($2,548,542) paid at 98% construction completion
- Balance ($5,097,085) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $7,645,627.

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.

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

Date: March 19, 2024

Exhibit 10

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 leveraging the available funding to allow for a blend of residential and commercial space allowed by each of the two different zoning designations. That is how we arrived at a minimum of 75 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels and have the potential for an increased unit count of 106 units based on the availability of additional funding and market conditions. At the minimum of 75 units, accounting for operating expenses, the project can only leverage about $7.9 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NPF-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 full application for this DIP incentive request is included in the additionally provided **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION** document due to sensitive information being contained within the Credit Check Release and Personal History Statement forms within. Only a portion of the application is shown within this proposal.

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 NPF-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 $5,512,790 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	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	$ 16,000,000	7.33%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	$ 7,879,000	5.77%	$ 524,579	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			**$ 524,579**		

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	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
90,181 S.F.	**$18,263,939**	**$202.53**	**$243,519**

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	$ 18,263,939	61%
Hard Cost Contingency (5% of Hard Costs)	$ 913,197	3%
Financial Costs (Loans and Bond Fees)	$ 2,215,071	7%
General Development Costs	$ 1,543,541	5%
Permit & Impact Fees	$ 530,000	2%
Utility Connection Fees	$ 157,500	1%
Legal Fees	$ 335,144	1%
Marketing & Lease-Up	$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	$ 115,809	0.5%
Operating Deficit Reserve	$ 264,897	1%
Developer Fee	$ 4,351,356	14%
Land Acquisition	$ 1,300,000	4%
TOTAL USES	**$ 30,090,454**	

DEVELOPMENT SOURCES	AMOUNT (CONST.)	AMOUNT (PERM.)
4% Tax Credit Equity	$ 5,097,085	$ 12,742,712
Private Construction Loan (Bond-Financed)	$ 16,000,000	-
Private Permanent Loan (Bond-Financed)	-	$ 7,879,000
NPF-CRA DIP Soft Loan	$ 5,000,000	$ 5,000,000
NPF-CRA Seller's Note	$ 1,300,000	$ 1,300,000
Deferred Developer Fee	$ 2,693,369	$ 3,168,742
TOTAL SOURCES	**$ 30,090,454**	**$ 30,090,454**

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a $16M Construction and a $7.9M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent within this section 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 $12,742,712 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent within this section outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES

Income:	*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	13,771	1,032,857	1,053,514	1,074,584	1,096,076	1,117,997	1,140,357	1,163,165	1,186,428	1,210,156	1,234,359
Laundry	518	38,880	39,658	40,451	41,260	42,085	42,927	43,785	44,661	45,554	46,465
Other	230	17,280	17,626	17,978	18,338	18,704	19,079	19,460	19,849	20,246	20,651
Vacancy Reserve @ 4.0%	(551)	(41,314)	(42,141)	(42,983)	(43,843)	(44,720)	(45,614)	(46,527)	(47,457)	(48,406)	(49,374)
Total Housing	**13,969**	**1,047,703**	**1,068,657**	**1,090,030**	**1,111,830**	**1,134,067**	**1,156,748**	**1,179,883**	**1,203,481**	**1,227,550**	**1,252,102**
Commercial	***Per Sq Ft***										
Net Rental Income	17	94,050	96,872	99,778	102,771	105,854	109,030	112,301	115,670	119,140	122,714
Reserve for Vacancy @ 10.0%	(2)	(9,405)	(9,687)	(9,978)	(10,277)	(10,585)	(10,903)	(11,230)	(11,567)	(11,914)	(12,271)
Total Commercial	**15**	**84,645**	**87,184**	**89,800**	**92,494**	**95,269**	**98,127**	**101,071**	**104,103**	**107,226**	**110,443**
Total Income	**15,098**	**1,132,348**	**1,155,841**	**1,179,830**	**1,204,324**	**1,229,336**	**1,254,875**	**1,280,954**	**1,307,584**	**1,334,776**	**1,362,544**
Expenses:	***Per Unit***										
Management Fee (% of EGI)	559	41,908	42,746	43,601	44,473	45,363	46,270	47,195	48,139	49,102	50,084
Administrative	408	30,577	31,494	32,439	33,412	34,414	35,447	36,510	37,605	38,734	39,896
Contracted Services	331	24,842	25,587	26,355	27,146	27,960	28,799	29,663	30,553	31,469	32,413
Leasing and Marketing	54	4,035	4,156	4,281	4,409	4,541	4,678	4,818	4,963	5,111	5,265
Maintenance	279	20,947	21,575	22,223	22,889	23,576	24,283	25,012	25,762	26,535	27,331
Payroll	1,699	127,413	131,235	135,172	139,228	143,404	147,707	152,138	156,702	161,403	166,245
Utilities	331	24,844	25,589	26,357	27,147	27,962	28,801	29,665	30,555	31,471	32,415
Real Estate Taxes	1,400	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001
Insurance	1,659	124,392	128,124	131,968	135,927	140,005	144,205	148,531	152,987	157,576	162,304
Replacement Reserves	300	22,500	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	**7,019**	**526,458**	**541,832**	**557,660**	**573,953**	**590,727**	**607,996**	**625,773**	**644,074**	**662,915**	**682,311**
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	**7,133**	**535,008**	**550,639**	**566,730**	**583,296**	**600,350**	**617,907**	**635,982**	**654,589**	**673,746**	**693,467**
Net Operating Income	**8,079**	**605,890**	**614,009**	**622,170**	**630,371**	**638,608**	**646,879**	**655,181**	**663,510**	**671,862**	**680,233**

DEBT SERVICE & CASH FLOW

Permanent Loan 1	6,994	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579
Total Hard Debt	**6,994**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**
1st Mort Coverage + Hard Fees		*1.16x*	*1.17x*	*1.19x*	*1.20x*	*1.22x*	*1.23x*	*1.25x*	*1.26x*	*1.28x*	*1.30x*
Waterfall Cashflow	2,087,147	81,311	89,430	97,591	105,792	114,029	122,300	130,602	138,930	147,282	155,654
Soft Debt											
CRA D.I.P. Loan	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	74	5,569	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid		-	13,001	56,120	63,001	50,000	63,001	63,001	63,001	63,001	63,001
All DSCR		*1.14x*	*1.14x*	*1.06x*	*1.07x*	*1.09x*	*1.10x*	*1.12x*	*1.13x*	*1.14x*	*1.16x*
Net Cashflow	**1,084**	**81,311**	**76,428**	**41,471**	**42,790**	**64,029**	**59,299**	**67,601**	**75,929**	**84,281**	**92,653**

Exhibit 11

VILLAGE VIEW









PROJECT INFORMATION:

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
Status: Completed

DEVELOPMENT COMPLETED WITHIN THE NPF-CRA BOUNDARIES

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.


















EXIT


VILLAGE VIEW
640



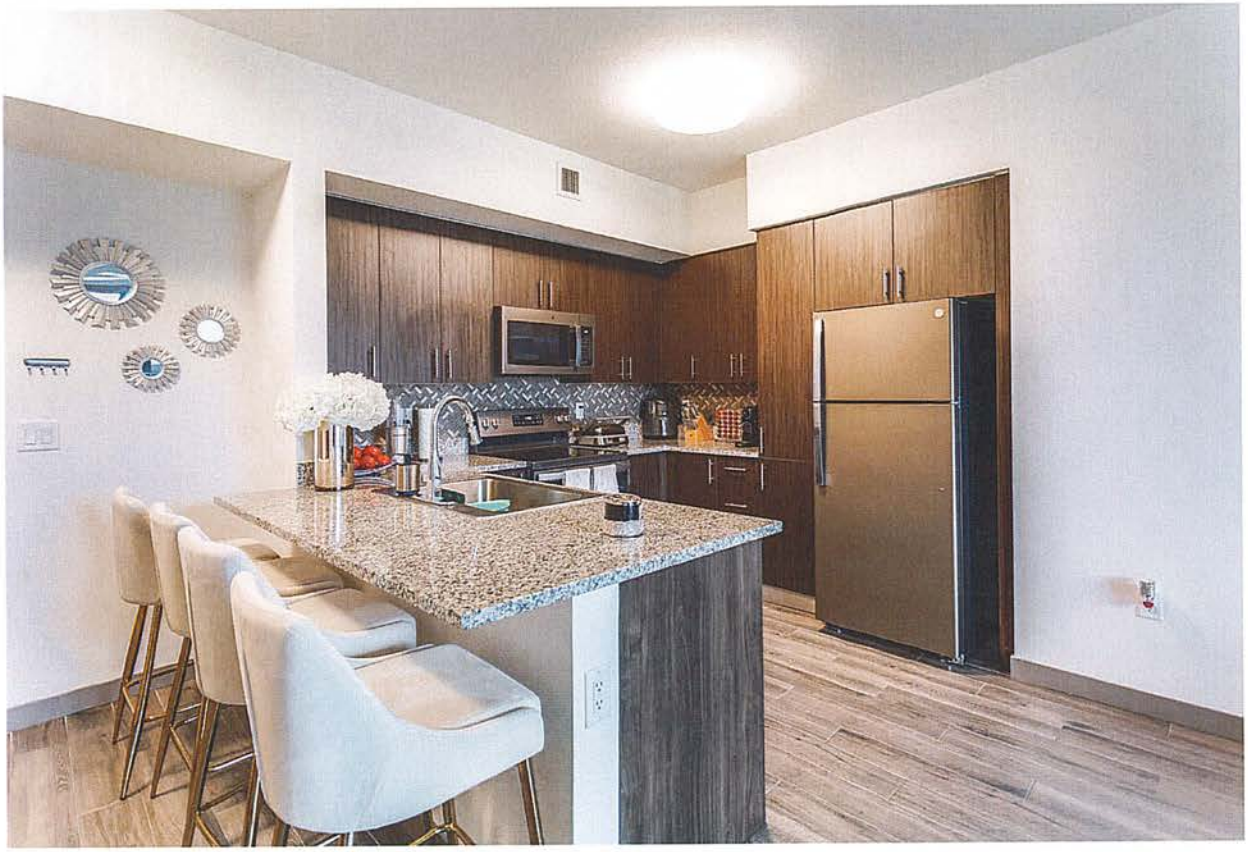


Exhibit 12

VILLAGE PLACE









PROJECT INFORMATION:

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
Status: Completed

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

























Exhibit 13

MOUNT HERMON APARTMENTS







PROJECT INFORMATION:

Address:
750 NW 4th Street
Fort Lauderdale, FL 33128

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: High-rise
Building Height: 7 stories
Number of Buildings: 1
Number of Units: 104
Funding: 9% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

DEVELOPMENT UNDER CONSTRUCTION WITHIN THE NPF-CRA BOUNDARIES

PROJECT DESCRIPTION:

Mount Hermon Apartments will be reserved for income-qualifying residents 62 and older who earn at or below 25 and 60 percent of the area median income (AMI), with rents ranging from $425 to $1,225 per month.

The 7-story development will offer a mix of one- and two-bedroom units ranging from 650 square feet to 950 square feet. Amenities include but are not limited to a rooftop pool and expansive deck with lounge seating, state-of-the-art fitness center, a multipurpose clubroom with kitchenette, and an outdoor community gathering space.



2/2 Bedroom



2/2 Bedroom



1/1 Bedroom

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

MEMORANDUM

DATE: August 13, 2020

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Eleni Ward-Jankovic, CRA Economic and Housing Development Manager

SUBJECT: Request for Funding Increase – Northeast 6th Development, LLC
1017 Sistrunk Boulevard and 606 NW 10th Terrace, Fort Lauderdale
$1,000,000 CRA Development Incentive Program

FUNDING INCREASE REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received an application from Northeast 6th Development, LLC for a funding increase of its forgivable loan for the development of the Victory Entertainment Complex.

A copy of the Location Map; Broward County Property Appraiser Information; Funding Increase Request; Updated Project Budget; Project Renderings and Architectural Plans; and Developer Information are attached as Exhibits A through F.

BACKGROUND

The NPF CRA has received a request for a funding increase from Northeast 6th Development, LLC, in the amount of $1,000,000 for the construction of the Victory Entertainment Complex. On November 16, 2021, the CRA Board of Commissioners unanimously accepted this developer's proposal for the purchase and development of CRA owned property, located at 1017 Sistrunk Boulevard and 606 NW 10th Terrace, and approved $2,450,000 from the CRA's Development Incentive Program (DIP). The CRA property has a land area of approximately 14,831 square feet. The initial project cost at that time was estimated at $4,000,000. Since then, the construction costs, including materials and labor have steeply risen, increasing the total project cost to approximately $5,900,000. To complete this project, the developer needs additional funding to bridge the gap created by the cost increases. With the funding increase from the CRA, the total CRA contribution to this project would be 58% of the total project cost. The Developer has site plan approval and plans to begin work on the project once he receives his building permit.

The project consists of a 13,500 square foot building on three contiguous parcels, facing Sistrunk Boulevard. The complex will house a micro distillery with a tasting room, locally established restaurant and cigar lounge, wine lounge and 1,500 square feet of meeting space for corporate and private events, creating an entertainment and social destination on the corridor. The anchor tenant will be Victor Geroge Spirits, which has a successful track record in the spirits industry and is a nationally certified Minority Business Enterprise. “Old Sistrunk Distillery” will be the first black-owned distillery that produces whiskey, rum, gin, and Victor George Vodka, a local award-winning brand owned by Victor G. Harvey. The entertainment complex will spotlight black-owned businesses and products in support of advancing cultural tourism along the Sistrunk Corridor, as well as create numerous jobs and training opportunities for local residents.

This project was one of three proposals submitted to the CRA in response to a Request for Proposals and Notice of Intent to Dispose of CRA Property issued on March 5, 2020. On December 4, 2020, the evaluation committee for the RFP accepted the proposal of Northeast 6th Development, LLC for the purchase and development of those parcels. It was determined that this project would be in the best interest of the CRA, that it demonstrated superior design, quality construction, materials and features, and that the developer demonstrated the financial capacity, legal ability, development experience, qualifications and ability best suited to carry out the proposal. The owners of Northeast 6th Development, LLC, are Jay Adams, an experienced real estate investor, and Victor Harvey, President of Victor George Spirits, LLC and creator of Victor George Vodka and V Georgio Vodka, distributed in seven states and five countries. Prior to starting the distillery, Victor Harvey was a hotel owner in Columbus, Ohio and Miami Beach.

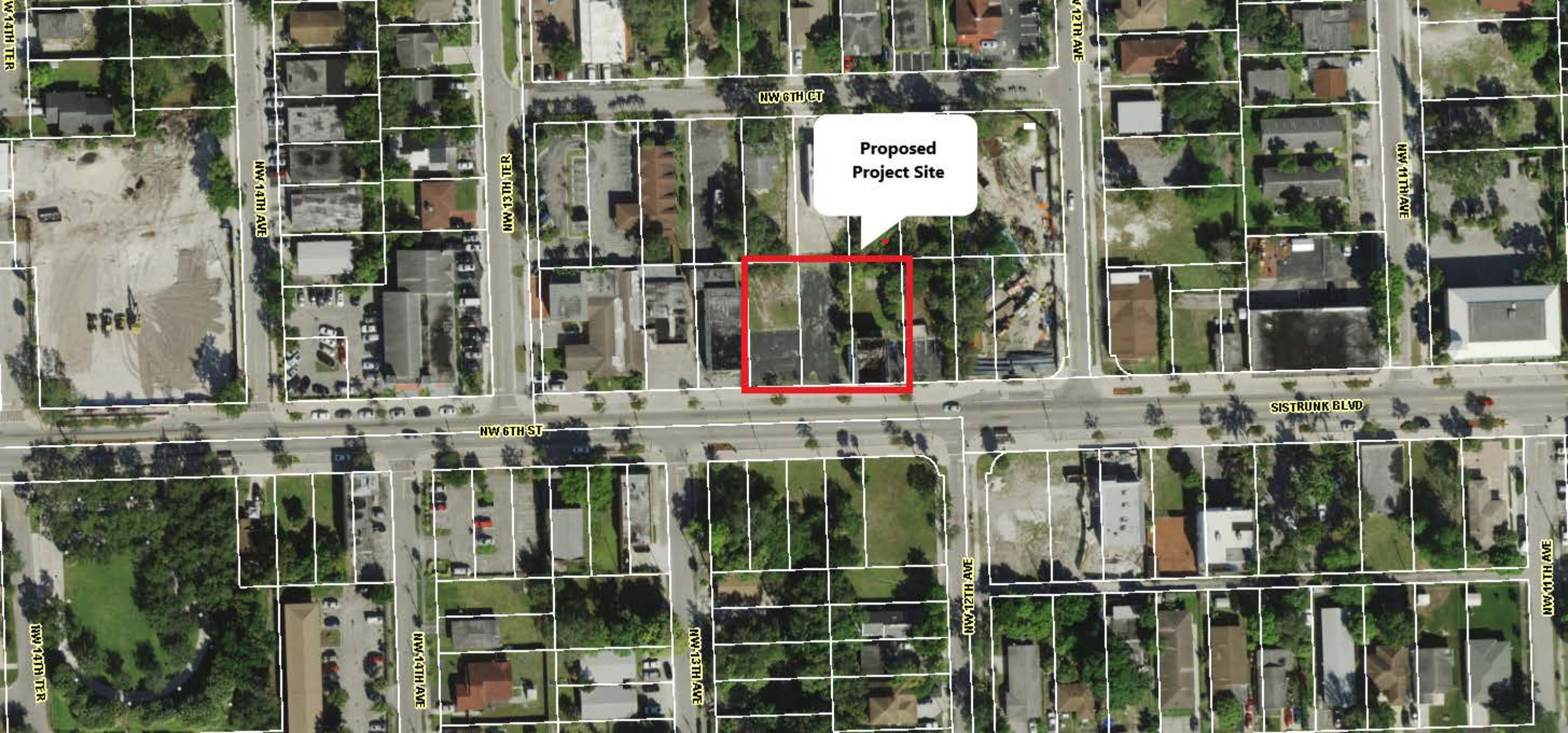
The proposed project is consistent with the Northwest-Progresso-Flagler Heights Community Redevelopment Area (“NPF CRA”) Community Redevelopment Plan, which identifies the Sistrunk corridor as a Focus Area to be revitalized and redeveloped. This area of the City has the potential to serve as a major source of investment and employment for the surrounding community. The CRA Plan identifies strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses and industries to establish a presence in the redevelopment area and create jobs for area residents. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

RECOMMENDATION

Community Redevelopment Agency (CRA) staff recommends a funding increase for this project from the CRA Development Incentive Program for the construction of a multi-faceted entertainment center, in the amount of $1,000,000.

Attachments

Exhibit A: Location Map
Exhibit B: Broward County Property Appraiser Information
Exhibit C: Funding Increase Request
Exhibit D: Updated Project Budget
Exhibit E: Project Renderings and Architectural Drawings
Exhibit F: Developer Information


Proposed
Project Site
NW 6TH CT
NW 6TH ST
SISTRUNK BLVD
NW 14TH TER
NW 14TH AVE
NW 13TH TER
NW 12TH AVE
NW 11TH AVE
NW 14TH TER
NW 14TH AVE
NW 13TH AVE
NW 12TH AVE
NW 11TH AVE

Click here to display your 2023 TRIM Notice.

Site Address	1217 NW 6 STREET, FORT LAUDERDALE FL 33311-7932	ID #	5042 04 04 0060
Property Owner	WRIGHT DYNASTY LLC	Millage	0312
Mailing Address	PO BOX 848871 PEMBROKE PINES FL 33084	Use	10-01

Abbreviated Legal Description	HOME BEAUTIFUL PARK 2-47 B LOT 8 LESS RD R/W BLK A

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Click here to see 2023 Exemptions and Taxable Values as reflected on the Nov. 1, 2023 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$180,510		$180,510	$109,200	
2023	$132,370		$132,370	$99,280	$2,432.39
2022	$90,260		$90,260	$90,260	$1,985.98

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$180,510	$180,510	$180,510	$180,510
Portability	0	0	0	0
Assessed/SOH	$109,200	$180,510	$109,200	$109,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$109,200	$180,510	$109,200	$109,200

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
12/7/2020	QCD-T	$100	116916297
10/26/2018	WD-Q	$275,000	115420174
1/15/2005	QCD	$100	38943 / 1266
3/28/1984	D	$100	11637 / 931

Land Calculations

Price	Factor	Type
$30.00	6,017	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						6016		

If you see a factual error on this page, please click here to notify us.



WRIGHT DYNASTY, LLC

MIXED USE DEVELOPMENT PROJECT

Funding Increase Request

August 2024

To: Mr. Clarence E. Woods III
CRA Manager
City of Fort Lauderdale

Mrs. Eleni Ward-Jankovic
Mgr. Housing & Economic Development
City of Fort Lauderdale

From: Mr. Dennis Wright
President, Wright Dynasty, LLC.
(954) 240-4123; dwright@simplyit-inc.com

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Wright Dynasty Development Project 3

The Resurgence of the Sistrunk Community 3

About Dennis Wright, Owner / Developer 3

Wright Dynasty Development Project Summary 4

Development Site Information 4

Project Site Details 4

Target Demographic 4

Financial Challenges 5

Summary 5

Historical Perspective

The Wright family make up four generations of business and property ownership in the Historic Sistrunk community located in Fort Lauderdale, Florida in Broward County. The Historic Sistrunk community is the heart and soul of the Black community in Fort Lauderdale. The Wright Dynasty LLC (WD) has embarked on a legacy real estate development project that will recapture the entrepreneurial spirit that once was the source of prosperity in the Historic Sistrunk community; by assembling the land owned and controlled by the Wright and Walker families for three generations. These two families agreed on the importance of preserving the ownership of land by the community's historic pioneers. Legacy and Sustainability are the principles behind the WD development project.

Wright Dynasty Development Project

Wright Dynasty LLC will develop a six (6) story mixed-use building consisting of professional office space along with twenty-seven (27) residential rental units targeting low income, affordable and market rate residents. Other amenities include fifty-eight (58) garage covered parking spaces and two community rooms in the Northwest Regional Activity Center. The $12.5M project is funded by the Fort Lauderdale CRA to the amount of $3.5M. We secured a lender at $6.5M which leaves a $2.5M construction gap funding opportunity. WD has complete site control and all preconstruction costs have been personally funded by Mr. Wright in the amount of $500,000.00. The project has received development entitlements from the City of Fort Lauderdale and is in the process of finalizing the permits for vertical construction. With additional CRA funding construction can begin construction in the fourth quarter of 2024. This development design will attract young professionals and entrepreneurs to the community, providing the community with a fresh new source of economic power.

The Resurgence of the Sistrunk Community

The Historic Sistrunk community is the perfect location for this development project. Conveniently positioned with ease of access to major roadways, and less than five miles from: downtown Fort Lauderdale, consisting of over 100 shops and restaurants, the international airport, mass transportation and Fort Lauderdale Beach. The Fort Lauderdale CRA has contributed approximately $50M dollars to a diverse array of private and public development projects within the Historic Sistrunk community. The surrounding areas have also seen a significant increase in new construction and other improvements enhancing functionality of the region which in turn is fostering economic prosperity and community well-being. The WD project aligns perfectly with the evolving needs and preferences of the Sistrunk community. Its size scale, and design are distinct and maximize the use of the existing site as well as paying homage to the legacy four generations of the Wright and Walker families that have owned the site collectively. The WD project well positioned to make a positive impact, emerging as a sought-after destination for residents and businesses alike.

About Dennis Wright, Owner / Developer

Mr. Wright's mission is to give back to the community that paved the way for him and his family. Born and raised in the Sistrunk community, Mr. Wright grew up watching entrepreneurs flourish in the Sistrunk community. Starting with his grandparents, parents, and other family members. Keeping with family tradition, Mr. Wright has dedicated countless volunteer hours over the past twenty years, mentoring and leading development efforts focused on affordable housing, and other Sistrunk community initiatives. Mr. Wright has assembled a development team that is fully committed to his community and this project. The development team has over thirty years of development, construction, and community experience both locally and internationally. Mr. Wright is applying the "Doing Well, by Doing Good" philosophy to this project and his life, as a means demonstrating love for family and community.

WRIGHT DYNASTY DEVELOPMENT PROJECT SUMMARY

Wright Dynasty, LLC is a newly formed corporation with a vision to develop and maintain ownership of the property location of 1223 N.W. Sistrunk Boulevard, Fort Lauderdale, FL 33311.

DEVELOPMENT SITE INFORMATION

Wright Dynasty development is an infill project designed to comfortably fit within the footprint of the existing community. Through community outreach, the Wright Dynasty project has captured the excitement and support of the Historic Sistrunk community.

Site address: 1223 N.W. Sistrunk Blvd, Fort Lauderdale, FL 33311
Includes the following parcels: Property ID: 5042 04 04 0060, 5042 04 04 0070, and 5042 04 04 0080

PROJECT SITE DETAILS

The project site is a vacant parcel and site for the proposed mixed-use project comprising twenty-seven (27) residential units, ground floor retail space and structured parking. It is located on NW 6th Street (Sistrunk Boulevard) between NW 12th Avenue and 13th Terrace in Fort Lauderdale, an incorporated municipality in Broward County. The site has a land area of 18,071 square feet, (0.41 acres) and is zoned NWRAC-MUw (NW Regional Activity Center - Mixed Use West District) by the City of Fort Lauderdale.

The proposed improvements consist of a six-story building with 3582 square feet of retail space, a residential lobby and building support functions on the ground floor, a two-level parking garage with two multi-purpose rooms suitable for building amenities, and a three-level residential tower containing the twenty-seven (27) apartments with a rentable area of 18,210 square feet (for a total building rentable area of 21,792 square feet. The units on the residential levels all have large balconies. The development will deploy spacious contemporary architectural designs, technologies, high-quality construction, and convenient amenities to meet the current and future needs of the community. The building will also include fifty-eight (58) covered parking spaces in the parking garage.

Specific project details:

- Five (5) commercial bays (approximately 700 square feet each)
- Two (2) floors of covered parking (approximately 58 parking spaces)
- Twenty-four (24) one bedroom / one-bathroom units (660 - 800 square fe
- Three (3) two bedroom / two-bathroom units (approx. 1230 sq. ft each)
- Oversize balconies for all rental units
- Two (2) community meeting rooms
- Energy efficient appliances
- LED external security lighting

TARGET DEMOGRAPHIC

This project aims to attract young professionals and entrepreneurs to the area, providing affordable, workforce, market rate housing and commercial space.

The Request for Additional CRA Funding

The Wright Dynasty, LLC is requesting an additional $1.5 million to complete this project. Additional funding is required due to the combination of several factors, such as increases in materials and labor cost. Coupled with those cost increases, an economy where interest rates are extremely high results into financial institutions requiring a higher than normal equity investment to offset risk.

FINANCIAL CHALLENGES

Increase in Materials and Labor Cost

The cost of raw materials and labor significantly increased because of the pandemic and although we are in a post pandemic economy, construction and labor cost remain high. These cost increases significantly impact small to medium size development projects when competing with large development projects for the same resources. Large projects as able to leverage economies of scale at a level not afforded for small to medium size projects.

Higher Borrowing Cost

Since the inception of this project, interest rates have increased significantly and remain high resulting in higher borrowing costs. This increase in borrowing cost has a direct impact on the project's financial proforma and debt service. The increase in funding will allow the project to align to the required debt service and move forward with the lending instructions.

The Lack of GAP Funding for Small to Medium Size Projects

Small to medium-sized projects are pivotal in taking full advantage of the resources available in the historic Sistrunk community. Small to medium projects are ideally suited to align with the existing fabric and character of the Historic Sistrunk community. They support local development in a manner that is sensitive to the historical and cultural context, enhancing community cohesion and preserving the area's unique identity. CRA's continued investment in small to medium size projects, it not only addresses current economic challenges but also fosters sustainable growth and revitalization in a way that resonates with the community's heritage.

SUMMARY

Collectively, the significant rise in material and labor costs, increased interest rates, higher equity requirements from banks, and the scarcity of GAP funding place small to medium-sized projects at substantial risk. These projects are essential for leveraging resources in the historic Sistrunk community and aligning with its unique characteristics. An increase in our funding is imperative to manage these financial pressures and ensure the successful execution and completion of our project. We are committed to using these additional funds transparently and efficiently, and we believe that this adjustment will support the continued progress and success of our project while benefiting the Sistrunk community.

CONSTRUCTION
GROUP

July 31, 2024

Project: Victory Building Budget Breakdown
Attn. Victor Harvey
Phone (954) 560-1411

SECT. / SPEC.	ITEM	TOTAL COST
Div. 1 - General Requirements		
	General Conditions	$ 475,000.00
	Permit & Gov't.Fees.	By Owner
Div. 2 - Sitework		
2281	Site Preperation and Mobilization	$ 125,000.00
2511	Remote Parking Lot	$ 241,000.00
	(Storm Drainage, pavement, lighting, etc.)	$
		$
2720	Storm Drainage System	$ 52,000.00
2731	Sanitary Sewer System	$ 31,000.00
2900	Landscape & Irrigation	$ 56,000.00
		$
Div. 3 - Concrete		
33053	Concrete Materials	In Div. 4 Masonry
Div. 4 - Masonry		
4810	Shell	$ 2,142,500.00
4810	Joist floors	$ 75,000.00
		$ -
Div. 5 - Metals		$ -
5150	Misc Steel Fabrications	$ 45,000.00
Div. 6 - Woods and Plastics		
6100	Exterior Prep	$ 56,000.00
Div. 7 - Thermal & Moisture Protection		
7100	Waterproofing & Caulking System	$ 42,000.00
7210	Building Insulation	$ 47,000.00
7520	Roofing & Flashing	$ 97,000.00
Div. 8 - Doors and Windows		
8110	Doors/Frames/Hardware	$ 49,000.00
	Exterior Windows	$ 375,500.00
	Garage Door	$ 19,750.00
Div. 9 - Finishes		
9220	Stucco Exterior	$ 89,000.00
9260	Gypsum Board System	$ 272,500.00
9310	Common area Bathrooms	$ 65,000.00
9900	Painting Exterior / Interior (includes North Side of Bld.)	$ 78,000.00
Div. 10 - Specialties		
10800	Toilet Accessories	$ 29,000.00
Div. 11 - Not Used		$ -
Div. 12 - Furnishings	By Owner	$ -

SECT. / SPEC.	ITEM	TOTAL COST
Div. 13 - Special Construction		
	Exterior Architectural Features	$ 80,000.00
Div. 14 - Conveying System		
142423	Passenger Elevator	$ 68,000.00
Div. 15 - Mechanical		
15400	Plumbing	$ 149,500.00
15500	HVAC	$ 24,000.00
	Fire Sprinkler	$ 115,000.00
Div. 16 - Electrical		
16100	Electrical	$ 374,500.00
	Fire Alarm Sytem	$ 53,000.00
Owner Contingency		$ 148,500.00
	Subtotals	**$ 5,474,750.00**
	FEE (Overhead & Profit)	$ 425,500.00
	FINAL BID AMOUNT	**$5,900,250.00**

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Proposal for Wright Dynasty, LLC

1217 - 1223 Sistrunk Blvd
Ft. Lauderdale, FL 33311

Contact

Vincent Prince

888-456-9219 x 202 V

954-671-1258 F

e-Mail: vprince@laholdingsgroup.com

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Addendum

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LandAmerica Holdings & Investments Group, LLC

Development Proposal for Wright Dynasty, LLC

LandAmerica Holdings & Investments Group and LandAmerica Homes is a developer of custom and affordable homes. We also specialize in building hurricane proof homes.

Our focus is to develop and to deliver quality and desirable homes in under-served and up and coming urban communities.

Our company's expertise is in project finance and project management. We offer our clients and partners a solid team of seasoned professionals in real estate finance, architecture and design, engineering, construction and real estate sales. Our team members and strategic partners also represent some of the top real estate professionals in the US and in the world.

As a developer, we provide a full turn-key project development experience from conception through construction and sales. We provide the following services either directly or through our third party partners and affiliates:

- real estate project finance
- architecture and design
- surveying and engineering
- construction
- real estate sales

COMPANY BIO

A. Brief History of the Organization

LandAmerica Holdings & Investments Group, LLC and LandAmerica Homes ("LandAmerica") were established as vehicles for developing and managing real estate projects and properties throughout the Americas. LandAmerica's project portfolio includes numerous commercial and residential projects in the US and abroad including Bal Harbour Plastic Surgery, Med-Spa & Beauty Rejuvenation Center (Bal Harbour, Florida), Emerald Gardens Townhomes (Turks & Caicos Islands), Blue Sky Recording Studios (Aventura, Florida), projects at the American Airlines Arena, Jackson Memorial Hospital (Miami, Florida), Cooper Jack Marina in Turks & Caicos Islands, affordable home projects developed for the City of Pompano Beach, Florida and projects in West Palm Beach, Florida including Casa del Sol, a townhome subdivision and Villas at Greenacres and Hidden Hammocks. The company is managed by a team of seasoned real estate professionals and have alliances with partners in real estate finance, real estate sales and property management.

B. Development Experience and Accomplishments

1. Owned and operated affordable rental units in South Florida.
2. Co-developed several residential and resort properties on Turks & Caicos Islands
3. Built Emerald Gardens, a 36-unit townhome development on Provo Island (Turks & Caicos) for the 2nd home market
4. Designed built 18 single-family units for the City of Pompano Beach, CRA
5. Completed numerous single family homes throughout South Florida
6. Developed and built Casa del Sol, a 34-unit townhouse development in West Palm Beach Florida
7. Finalizing development plans for two single-family home developments in Lake Worth, Florida and in Greenacres, Florida
8. The organization's 5-year business plan proposes to develop and build over 100 affordable housing units primarily in Florida to be sold or rented as affordable housing units.

C. Management Team

Mr. Vincent Prince, a graduate of Auburn University, a CPA, entrepreneur and a former senior financial manager with a 20-year career in the corporate arena, including senior positions with several Fortune 500 Companies. Mr. Prince has a proven track record for helping organizations expand sales and profits, reduce operating costs and make efficient use of technology and an extensive background in real estate development and real estate finance.

Ms. Hilary Reid heads our public relations and marketing efforts. Ms. Reid has an extensive career in sales and real estate including positions with AT&T, ABN Amro Bank and real estate finance positions with Morgan Stanley Capital, Inc., and Deutsche Bank.

Mr. Michael Henderson is a decorated United States Naval Submarine Service veteran with over 12 years of service. Michael spent over 27 years at Bose Corporation where his numerous contributions in the areas of human capital management, sales, business development, training and development and sales engagement, helped Bose become the most recognized and awarded audio brand in the world. Michael's last assignment at Bose was developing the Caribbean marketplace. While at Bose he was recognized as Manager of the Year, Coach of the Year and 3-time Vice President's Award winner.

Mr. Durial Taylor earned a BA in business and economics from Florida International University and is a Certified Property Manager. Durial is also a member of the Real Estate Alumni Affinity Counsel. He is also a successful real estate investor who has owned and managed real estate assets in South Florida. Durial also worked several years with Broward County Sheriff's Office including the last several years as a Business and Data analyst where he managed projects and processes to support operational strategies and efficiencies.

Property sales and rentals are managed through professional real estate sales and property management organizations.

Strategic Business Partner

BJ Burns, Inc., headquartered in Miami, Florida is a key strategic partner. BJ Burns through its affiliate Form Ready Systems provides construction and construction management services. The firm has extensive experience in construction and project management and has delivered numerous residential and commercial construction projects throughout South Florida. Services include project management, construction consulting, construction administration, underground utilities, clearing and grubbing, and electrical services to all types of construction.

D. Typical Projects

Our strategy is to secure undervalued real estate in underserved communities in the US and to build desirable, affordable homes. We focus on developing lots 10 acres or less to limit risk and exposure to market downturns. This strategy allows us to build market based projects for which there is demonstrated demand.

A typical project includes 20 to 50 units built in phases, typically 10 + units per phase, with all site work being completed in phase I.

Typical unit features:

- 2 to 4 bedrooms, 2 to 3 baths, one or two car garages. Average SF under A/C 1,000 to 2,200
- ceramic tile (entryway, kitchen and baths) and carpet in bedrooms,
- wood kitchen and bathroom cabinets and with natural stone or mica counter tops and all new appliances
- interior lighting fixture package with smoke alarms
- high-efficiency central A/C and heating
- ceiling fans in all bedrooms and living room areas
- tile roofing system
- complete wiring system for alarm, cable, internet and telephones,
- automated in-ground sprinkler system for all landscaping and lawn areas

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LandAmerica Holdings & Investments Group, LLC

Organizational Structure

LandAmerica and BJ Burns, Inc. operate under a Development Agreement. The Developer also engaged McLaughlin Engineering Company to provide engineering services to its projects and has used the services RID Environmental Design, LLC and KAP Architecture as architecture and design firms. We also work with Skywerk Development for architecture and design and for general contracting and construction management services.

Target Market. The target market includes couples, single parents, blended families, young urban professionals and retirees. The average strawperson renter has a combined income of $50,000+ per year or $962 per week or qualifies for rental assistance through the section 8 rental program. Anticipated average monthly rents are $1,400 - $1,600 per month. Per the current section 8 guidelines, in Ft. Lauderdale, a 2 bedroom, 2 bathroom apartment qualifies for $1,318 per month in rental assistance.

The development will be in the Sistrunk / Flagler Village area of Ft. Lauderdale, Florida, approximately 5 minutes northwest of downtown Ft. Lauderdale. The proposed development is in a residential community that contains numerous single-family homes and several recently constructed apartment complexes and retail venues.

The homes in the immediate area are valued at between $180,000 and $295,000 and sell for approximately $200 per SF.

Project Scope:

Based on the proposed site plan and on the architectural drawings provided by the design profssionals, our proposal consists of:

- demolition of existing buildings and structures and existing paved parking area
- demolition and / or relocation of water, sewer and electric services
- clear and grade site
- installation of underground utilities
- installation of required drainage system
- construct new 6-story building consisting of five (5) commercial units, 24 residential units and a two level parking garage, per design plans
    - parking garage consists of 60 parking spaces and wheel stops and required stripping and signage, per design plans
- completion of proposed landscape plans
- install trash and recycle containers, per design plans

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LandAmerica Holdings & Investments Group, LLC







2200 N. Commerce Parkway, Suite 200
Weston. FL 33326

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LandAmerica Holdings & Investments Group, LLC

Development Proposal

Our proposal consists of LandAmerica and associates providing turn-key development and construction of a mixed use development that includes:

- demolition of existing structures, per design plans
- construction of a 6-story building containing five (5) commercial units and 24 residential units totaling +/-52,338 SF and a 60 space parking garage totaling 31,294 SF
- underground utilities, per design plans
- paving and signage, per design plans
- hardscape and landscape material, per design plans

LandAmerica and associates will provide all the following:

- acquisition of all building permits
- all required demolition
- all required construction
- all required construction management and project management

The cost and fees for our services are as follows:

Demolition Costs	20,000
Site clearing & grading	7,000
Land Development cost (water main & services), est. +/- 230 LF*	140,000
Land Development cost (sewer main & services), est. +/- 50 LF*	50,000
Land Development cost (electrical main & services), est. +/- 50 LF*	12,500
Land Development cost (drainage), est. +/- 200 LF*	80,000
New Building construction, per design plans +/- 52,338 SF	3,937,100
Two level Parking Garage +/- 31,294 SF	1,500,000
Irrigation system with onsite well	20,000
Landscape cost	15,500
Incompatible buffer fence +/- 149 LF	2,500
Building Permit Cost	78,092
Impact Fee Cost	65,325
Other Permit Cost	25,000
Project Management & Overhead	231,000
Development Fees	345,000
Total Costs	**$6,529,017**
Cost per SF of finished buildings	**$125**

2200 N. Commerce Parkway, Suite 200
Weston. FL 33326

* Includes cost of tie-ins to municipal systems

Soft costs provided by others, see attached proposal for soft cost and pre-development fees.

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LandAmerica Holdings & Investments Group, LLC

Acceptance of Proposal

Accepted by: WRIGHT DYNASTY, LLC:

By:_____

Name: Dennis Wright

Title: Managing Member

Upon acceptance of this proposal, we will provide a detailed AIA contract between the Owner and Contractor for review and signature by all parties.

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Addendum

Project scope and related cost estimates are based on the preliminary drawings provided by the design professionals. Cost are subject to change based on changes in scope, design and / or other matters resulting in material differences between the preliminary drawings and the final approved construction drawings.

Exhibit 8

PROFESSIONAL RESUME

VICTOR G. HARVEY, SR

Professional Profile

Experienced Executive, entrepreneur, senior sales, and marketing leader. Demonstrated strengths include brand development, pricing, direct and indirect sales, consumer trade marketing, strategic marketing, contract negotiations, budgeting, program and business development; and training.

Professional Experience

V Georgio Enterprises, LLC, Miami, FL
President
2007 - 2018

Victor George Spirits, LLC, Fort Lauderdale, FL
President
2016-Present

Achievements:

- Built one of the largest African American owned distilled spirits companies in the world in both sales and distribution
- Creator of Victor George Vodka and V Georgio Vodka
- Distributed in seven states and five countries
- Achieved over 10,000 cases sold in first twelve months 09"
- Vodka of Fort Lauderdale and Miami boat show 09' 18'
- Recognized by Black Enterprise magazine as one of top fifteen luxury spirits.
- Victor George currently distributed in Florida
- Host to several high end and celebrity events
- See www.victorgeorgevodka.com

Responsibilities:

- Responsible for managing day to day operations
- Manage seven distributors which include annual planning, monthly sales meetings and program analysis
- Conduct sales and product introduction meetings
- International brand Ambassador
- Create and execute marketing campaigns which achieve targeted results
- Successfully built and maintained relationships with key accounts and customers
- Develop signature promotional events

Achievements:

- Second largest African American hotel owner 2002 - 2005
- Purchased hotels for our portfolio domestically and internationally
- Second African American to own hotel in Miami Beach and first in Columbus, OH

Responsibilities:

- Responsible for managing day to day operations
- Identifying investment opportunities
- Manage hotel management companies
- Marketing and branding of properties

Educated Records,
Columbus, OH May
1994 - 1999 C.E.O.

Achievements:

- Created highly successful independent record label
- Produced, penned, and recorded hit record "The Rise, The Fall, The Rise" under stage name Tai-Pan
- Toured in over eighteen countries

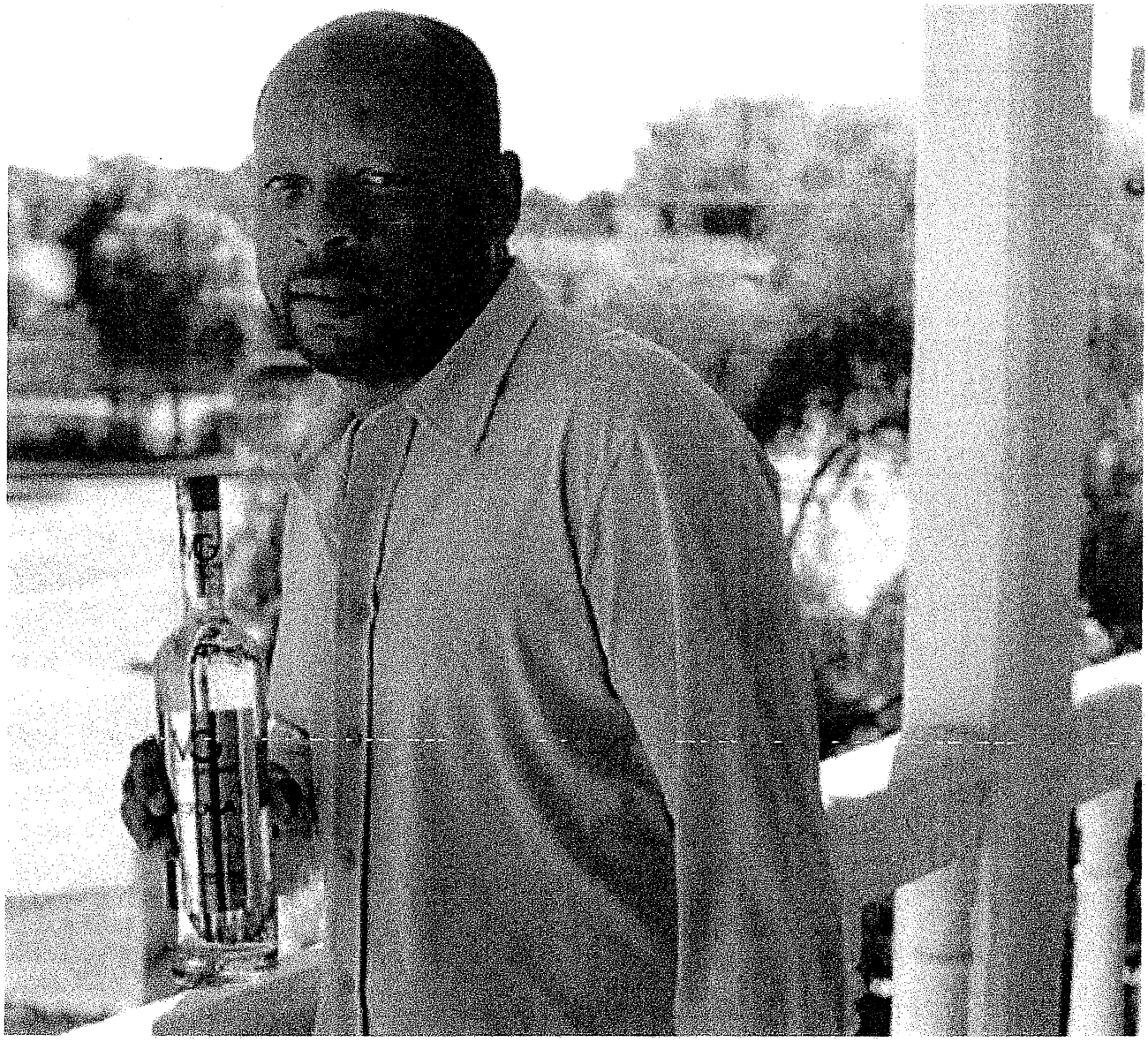
Responsibilities:

- Responsible for creation and growth of company
- Senior producer
- Managed self as recording artist
- Managed entire marketing and promotional efforts of company and all artist
- Contract negotiations

Education:
Bowling Green State University, Bowling Green, OH
Bachelor of Science in Business Administration
Division I Scholarship Basketball Player
Graduated May 1990

References Available Upon Request

Black Owned Distillery Coming to Fort Lauderdale



Victor George Spirits, CEO

Victor Harvey says he wants to be remembered as "a visionary." Currently, he has his sights set on opening South Florida's first Black owned distillery, due to open early next year in Flagler Village. The facility will not only produce the signature Victor George Vodka but will also manufacture rum, whiskey, and gin.

Harvey's entrepreneurial spirit was formed early in life with successful stints in music, sports management and real estate in the 90s. He decided to shift his focus to vodka after the 2008 housing market crash. Harvey noticed



that "despite a quote unquote recession, people were still spending ridiculous amounts of money on alcohol." He was especially taken aback by how many Black consumers would consistently overpay for European brands as a showcase of status. "I hope this encourages others to do it for themselves- it's cool to be an advertiser, but it's better to be an equity owner."

The new venture will break ground this summer and will look to provide job opportunities to minorities, including women and veterans. The CEO explained: "I want to be known for giving opportunities to people who don't traditionally get the opportunities they deserve." Victor George Vodka is available throughout Florida as well as select markets across the US. Plans are underway to introduce the brand internationally in the coming years to the Caribbean and African markets.

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CRE SOUTH FLORIDA sources
South Florida Commercial Real Estate News

Fort Lauderdale Businessman Keeps Promise To Invest In Sistrunk Corridor In Fort Lauderdale

Dec 23, 2019 No Comments by ADMIN

Victor G. Harvey, Sr., owner of locally based **Victor George Vodka (VG)**, recently completed his first of several scheduled acquisitions of property in the Sistrunk corridor by purchasing land at **1012 Sistrunk Boulevard** in Fort Lauderdale.

Harvey has plans to use the property as part of his plans to build a 13,000-square foot facility that will house the **Old Sistrunk Distillery**, along with a tasting room, restaurant, cigar bar, wine lounge, and meeting space, for distillery-based private and corporate events in the area.

The Old Sistrunk Distillery will produce premium products such as vodka, gin, whiskey, tequila, and other cordials and spirits. This will include the production of Harvey's VG Vodka which is currently headquartered and available in the South Florida market. VG Vodka is a favorite of consumers throughout South Florida. It is one of the most requested local brands, having recently been featured at high profile events including the Fort Lauderdale Film Festival, Exotics on Las Olas, Art Basel in Miami and birthday parties for both Flo Rida and Torey Lanez, according to a release.

"I grew up in a part of Columbus, Ohio that is very similar to the Sistrunk area, so I have invested in Sistrunk because I believe in its potential." said Harvey. "I have lived in South Florida for over 12 years where I have witnessed the growth of Flagler and FAT Village and know that Sistrunk can be the next hot exciting spot that will maintain an identity that is consistent with its vibrant history."

Harvey adds, "Our new facility will provide a new place where the community can eat, drink, and socialize, without having to leave the neighborhood. This is the kind of establishment that the Fort Lauderdale CRA and city officials are looking to populate the corridor to help provide significant employment opportunities to the residents who live in the Sistrunk area."

"It is good to see businesspeople such as Mr. Harvey continue to invest in the Sistrunk corridor. We are excited for his upcoming projects which will create jobs in the community," says Vice Mayor and City Commissioner for District III Robert McKinzie.

VG Vodka is a gluten-free all-natural vodka promising no headaches, hangovers or burn, and can be found throughout South Florida at some of your favorite restaurants, bars, and liquor retailers such as Total Wine, Crown Wine & Spirits, Ocean Wine & Spirits, Morton's Restaurant and many others – totaling more than 130 locations.

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TRAVEL

Hamilton Plaza hotel's new owner hears Clarion call

By Brian R. Ball
Business First
Nov 7, 2005, 12:00am EST
Updated Nov 3, 2005, 4:14pm EST

A Whitehall real estate investor plans to turn a full-service hotel near Eastland Mall into an inn flying the Clarion flag.

Victor G. Harvey Sr.'s Capital City Hotel Partners LLC bought the 205-room Hamilton Plaza hotel at 2124 S. Hamilton Road on Oct. 31 for $3.7 million.

The businessman's V.G. Harvey Investments and Global H Cos. LLC have focused on investments in single-family housing properties over the last 15 years. His decision to buy the hotel came after he attended a conference by the National Association of Black Hotel Owners, Operators and Developers.

"It's something I've always wanted to do, to get into the hotel business," Harvey said. "It makes sense from a real estate play. It has a lot of upside potential."

Harvey said Capital City Hotel Partners, which includes National Basketball Association journeyman Gary Trent, plans to invest $2 million in the Hamilton Plaza hotel in a bid to land the Clarion flag from franchiser Choice Hotels International Inc.

Planned renovations, he said, include reducing the number of rooms to 195 from 205 so that 20 suites can be created. He also wants to lure a Bennigan's franchise or

another casual-dining chain to take over the hotel's restaurant operation.

Harvey hopes to attract business travelers and customers who stayed at the nearby Holiday Inn East, which is being expanded and an enclosed water park is added to the complex.

"We're looking to those who just want to go to a nice, full-service hotel," he said.

Harvey expects to switch by February to the Clarion flag, which targets business travelers. If approved as a franchisee, Harvey may qualify for a $125,000 loan under a minority business development program the chain offers, said Naiema Thomas, Choice Hotels' manager of emerging markets and customer segmentation.

The chain has signed about 10 franchise development agreements under the program since it was started two years ago.

"Part of the challenge for African-Americans and Hispanics is they're not aware that hotels are franchises, and what it takes to play in the game," Thomas said.

Harvey, a 38-year-old former insurance agent, said he also has contacted Irving, Texas-based La Quinta Corp. about developing several of the company's limited-service hotels, including some in Columbus. A La Quinta spokeswoman declined to comment.

Harvey played basketball for Bowling Green State University in the 1980s. He hopes to attract other black athletes seeking real estate investment opportunities.

"I realized there is life after sports," he said.

The Hamilton Plaza hotel has undergone several changes in its 35-year lifetime.

It opened in 1970 as a Marriott and later became the Ramada Inn East. A California investment group bought it in 1997 for $4.1 million and converted it to a Four Points by Sheraton. OM Management LLC bought it in May 2002 for $2.7 million.

A Columbus hospitality consultant said the Hamilton Plaza hotel hasn't performed as well because travelers have shifted their business from South Hamilton Road to the handful of limited-service hotels at the Route 256 interchange off Interstate 70.

NEWMARK

Jay Adams

Senior Managing Director

Boca Raton

E: JAY.ADAMS@NGKF.COM
P: 561-893-6240

Jay Adams joined Newmark in 2016 as a senior managing director in the company's Boca Raton office, where he specializes in landlord representation. Mr. Adams focuses his practice on office agency leasing on behalf of corporate, institutional and entrepreneurial property owners. His responsibilities include new business development, negotiation, strategic planning and management of all aspects of landlord representation real estate services, including property and asset management.

Mr. Adams has more than 23 years of commercial real estate experience, predominately in single-tenant and large-block office building advisory throughout South Florida, as well as multi-tenant buildings with an emphasis on national credit users. Mr. Adams is consistently a top producer in the state and regularly places among South Florida's top five producers.

Prior to Newmark, Mr. Adams served as first vice president for CBRE's Brokerage Services Division in the Fort Lauderdale office for over 20 years. He previously worked with The Allen Morris Company on tenant representation and office leasing assignments.

TRANSACTION EXPERIENCE

- Kaplan/Purdue, 240,000 RSF
- Kaplan Online, 120,000 RSF
- Career City College, 110,000 RSF
- Convergys, 100,000 RSF
- GSA, 100,000 RSF
- Fairfield Enterprises, 93,000 RSF
- Aetna, 85,000 RSF

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- Crawford & Company, 64,000 RSF
- Kemet HQ, 62,000 RSF
- Microsoft, 60,000 RSF
- Sprint, 55,000 RSF
- Watson Title Services, 54,000 RSF
- AT&T, 50,000, RSF
- State Farm, 50,000 RSF
- Medtronic, 50,000 RSF
- iQor, 45,000 RSF
- US Gas and Electric,42,000 RSF
- Akamai,33,000 SF
- Brown & Brown Insurance, 30,000 RSF
- NECC, 27,000 RSF
- Fifth Third Bank, 25,000 SF
- Seitlin Insurance (acquired by Marsh & McLennan Agency in 2011), 25,000 RSF
- U.S. Social Security Administration, 24,000 RSF
- Crowe Chizek (now Crowe Horwath), 22,000 RSF
- Pernod Ricard, 22,000 SF
- Liberty Life, 22,000 RSF
- Stearns Weaver Miller Weissler Alhadeff & Sitterson, 21,000 RSF
- YUM! Brands, 21,000 RSF

PARTIAL CLIENT LIST

- Crawford & Company
- Deutsch Bank
- INVESCO Realty Advisors
- Koneco Building Services (KBS)
- Midgard
- NTS Development Company
- Piedmont Office Realty Trust
- Regency
- RM Realty
- RREEF Property Trust
- Space Coast Credit Union (SCCU)
- TIAA
- Wells Fargo

PROFESSIONAL AFFILIATIONS

- NAIOP

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- Historic Preservation Board, city of Fort Lauderdale
- Riverwalk Trust Board, city of Fort Lauderdale

Mr. Adams graduated from the University of Arkansas, where he earned a Bachelor of Science degree in business administration with a focus on real estate and finance.

LANDLORD REPRESENTATION

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Corporate Mission and Values

Our Brands

Our Ownership and Affiliated Companies

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LARGE BLOCK TRANSACTIONS

BROWARD COUNTY OFFICE LEASES

Jay Adams exclusively represented the landlords in these large **NEW** lease transactions in Broward County. Many of these transactions were also new to the market and none represent renewals. I am proud to have worked to secure these outstanding long-term Tenants for my clients.

Represents strong credit tenancies with 10 plus year lease terms.

CLIENT	PROPERTY ADDRESS	SIZE
Kaplan	1515/1525 W Cypress Creek Rd	196,000 SF
Aetna	1601 SW 80th Terrace, Plantation	120,000 SF
Career College	2000 W Commercial Boulevard, Fort Lauderdale	110,000 SF
Maximus	5601 Hiatus Rd, Tamarac	101,405 SF
North Broward Hospital District	1800 NW 49th Way, Fort Lauderdale	95,000 SF
Kaplan College	1601 SW 80th Terrace, Plantation	90,000 SF
Aetna	300 NW 82 Ave, Plantation	85,000 SF
Citrix	1801 NW 49th Street, Fort Lauderdale	75,000 SF
Crawford & Company	1391 NW 136th Avenue, Sunrise	65,000 SF
Kemet	1 E. Broward Blvd, Ft. Lauderdale	64,000 SF
Motorola	789 International Parkway, Sunrise	64,000 SF
Comcast	789 International Parkway, Sunrise	64,000 SF
Microsoft	6750 N Andrews Avenue, Fort Lauderdale	57,000 SF
Kemet Electronics	One East Broward, Fort Lauderdale	52,000 SF
State Farm	5601 Hiatus Road, Tamarac	50,000 SF
Bolton Medical	799 International Parkway, Sunrise	50,000 SF
Medtronics	799 International Parkway, Sunrise	50,000 SF
AT&T	2001 NW 64th Street, Fort Lauderdale	50,000 SF
US Foods Electric	3700 Lakeside Drive, Miramar	47,000 SF
Brown Mackie College	3700 Lakeside Drive, Miramar	45,000 SF
Marshall Watson	1800 NW 49th Street, Fort Lauderdale	42,000 SF
Protexic	200 E Las Olas Boulevard, Fort Lauderdale	33,000 SF
5/3rd Bank	200 E Las Olas Boulevard, Fort Lauderdale	26,000 SF
Social Security Administration	3201 W Commercial Boulevard, Fort Lauderdale	25,000 SF
Liberty Mutual Insurance	1700 NW 49th Street, Fort Lauderdale	20,000 SF
Pernod Ricard	200 E Las Olas Boulevard, Fort Lauderdale	21,000 SF
YUM Brands	200 E Las Olas Boulevard, Fort Lauderdale	21,000 SF
Stearns Weaver	200 E Las Olas Boulevard, Fort Lauderdale	21,000 SF
Phelan Law	2001 NW 64th Street, Fort Lauderdale	19,000 SF
Wells Fargo Financial Advisors	200 E Las Olas Boulevard, Fort Lauderdale	17,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:



JAY ADAMS
Senior Managing Director
T 561.893.6240
C 954.401.9974
jay.adams@ngkf.com

SAMPLE CLIENTS REPRESENTED: in Broward

TIAA CREF
LEGG MASON
Invesco
PIEDMONT OFFICE REALTY TRUST
GE Capital
Deutsche Bank
U.S. Capital Advisors
RREEF
ENCORE
SPACE COAST CREDIT UNION
THE ALTER GROUP

Newmark Knight Frank

1801 N. Military Trail, Suite 202 Boca Raton, FL 33432 T: 561.995.5150

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

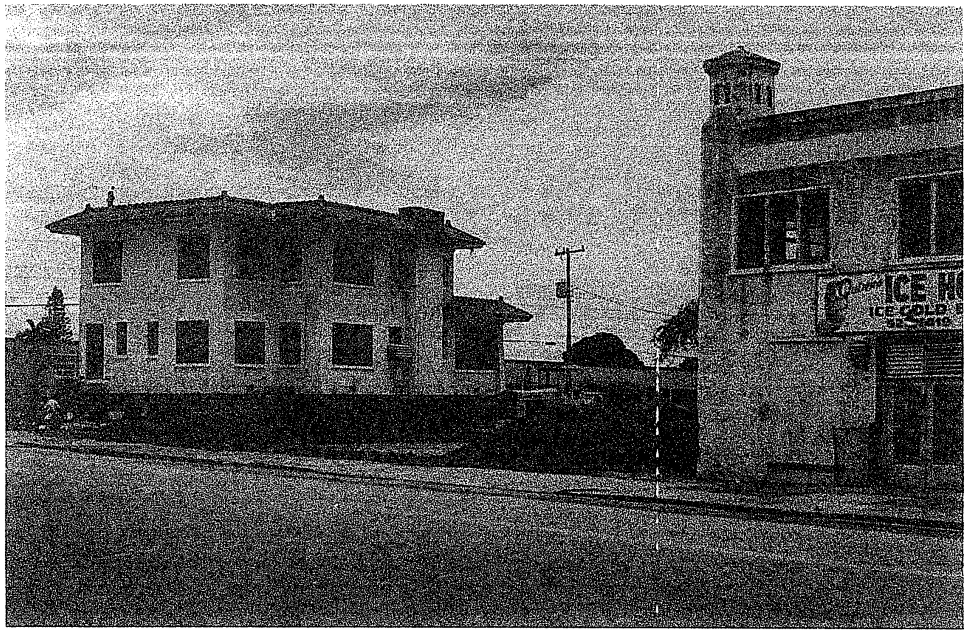
Historic Downtown Renovations by Jay Adams

Jay Adams a seasoned real estate investor has invested/renovated three downtown landmarks, to near exact original specifications. He is also a licensed agent specializing in leasing corporate real estate.

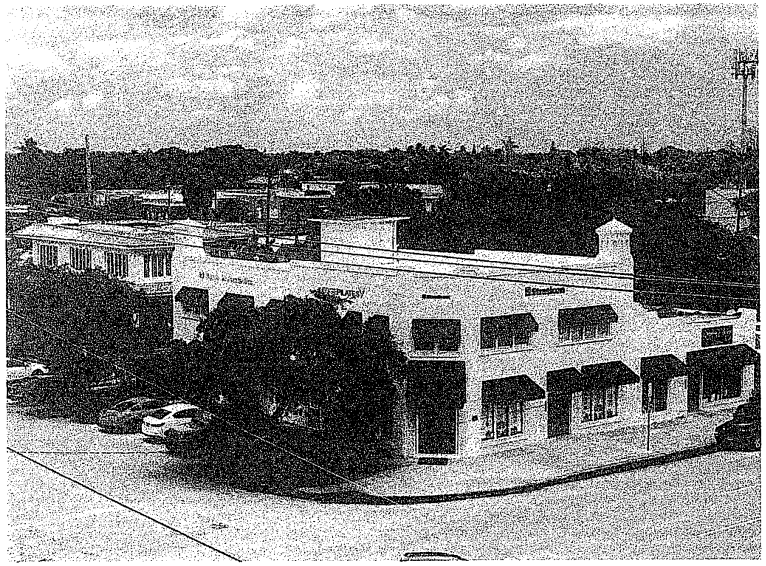
Current Historic Properties Owned

- Croissant Administration Building
- Gilliam Home
- Progresso Plaza

Croissant Administration Building and Gilliam House before renovations.

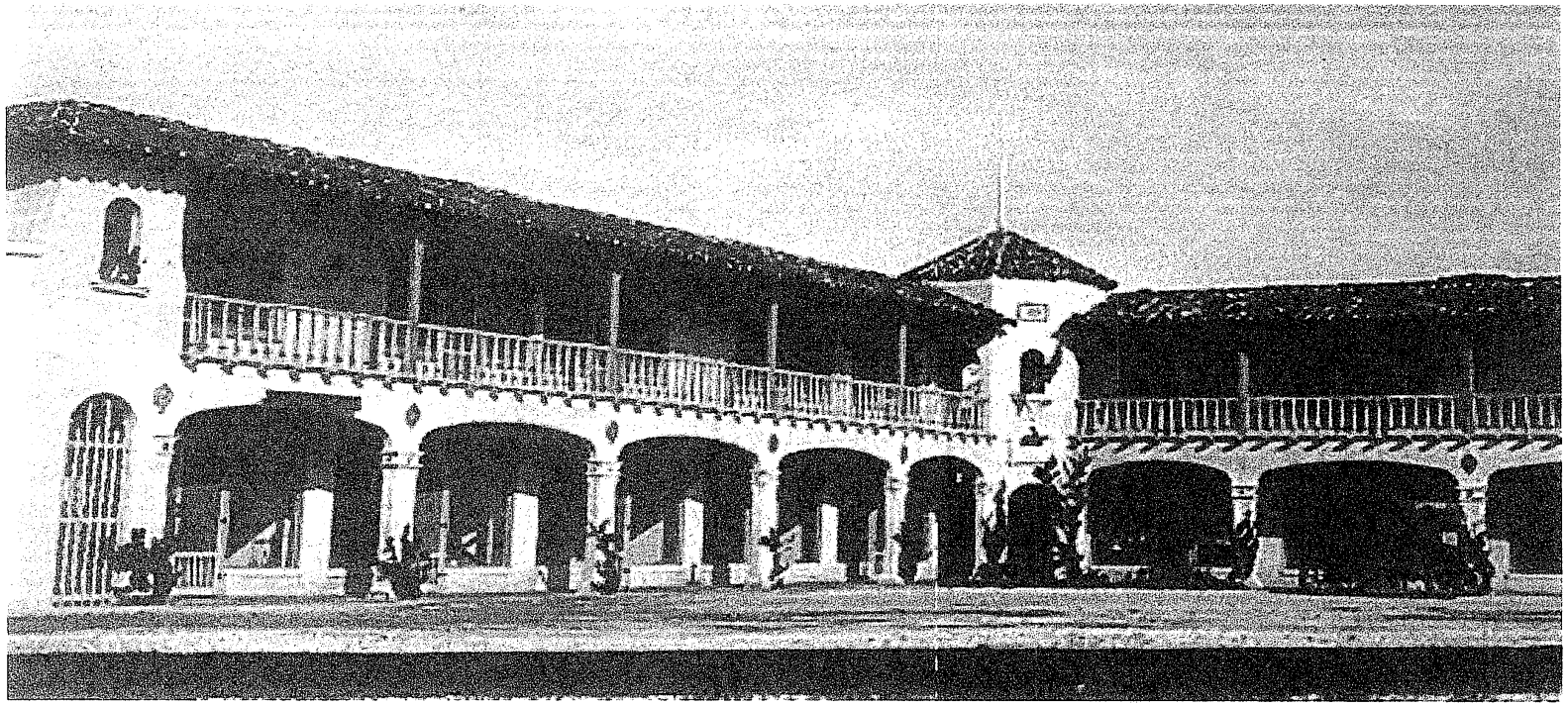


Croissant Administration Building and Gilliam House after renovations.

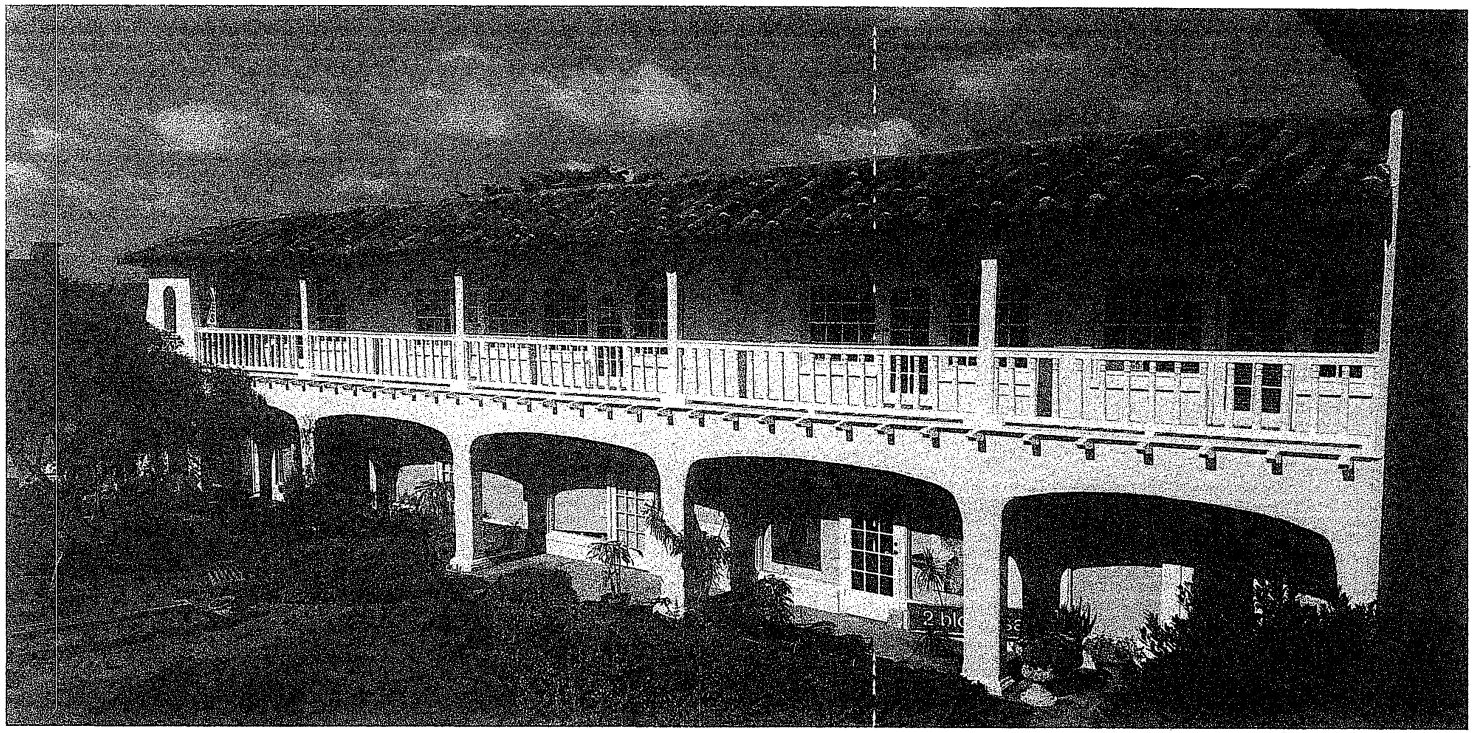




Original 1925/26 Photo with Model T.



Renovated Progresso Plaza



MEMORANDUM

DATE: August 13, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Funding Request – West Sistrunk Plaze, LLC
Ponderosa Plaza – 2201 Sistrunk Blvd
Property and Business Improvement Program - $750,000
Streetscape Enhancement Program - $50,000

FUNDING REQUEST

The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) has received an application from West Sistrunk Plaze, LLC for a Property and Business Improvement Program forgivable loan in the amount of $750,000 and a Streetscape Enhancement Program forgivable loan in the amount of $50,000 for Ponderosa Plaza located at 2201 Sistrunk Boulevard. A Location Map and Broward County Property Appraiser Information is attached as **Exhibit 1,** Project Plans and Illustrations are attached as **Exhibit 2** and the Developer's application for funding is attached as **Exhibit 3**.

BACKGROUND

The project consist of a new contemporary 4 unit, 2,080 square foot building on a 9,295 square foot site located at 2201 Sistrunk Blvd, at the northwest corner of Sistrunk Boulevard and NW 22 Avenue. The building has an attractive design with bright and welcoming spaces and a profile that gives the appearance of a two story building. Each bay will be move-in ready for most small office and/or retail tenants and will include concrete floor, drywall with receptacles, lighting, air conditioning and a restroom. Rental rates are projected at approximately $25/SF (total rent).

The project budget is $850,000 including $726,420 in hard construction cost and $123,580 in soft cost including architectural design, engineering, permitting and impact fees. A breakdown of Project Cost is attached as **Exhibit 4.**

CRA funding will take the form of a forgivable loan secured by a mortgage on the property. The developer, West Sistrunk Plaze, LLC, is solely owned by it's Manager Alvin Lewis, who is a long-time resident and stakeholder in the NW area. Mr. Lewis owns the property,

which is without debt and is appraised for $279,000, based on a fee appraisal by The Urban Group dated October 17, 2023. He has a commitment for a construction loan to cover his portion of the construction cost and also has cash reserves averaging $50,000, and has advanced some of his own funds for predevelopment cost for architectural plans and development review. With the project located in a CRA Focus Area, the CRA can cover up to 90% of the eligible cost when using a CRA Approved General Contractor. The Property and Business Improvement Program also allows the CRA to increase the maximum funding limits under the program on a case by case basis. This provision was made part of the program in 2018 to give an added incentive to long time residents and owner's in the NW community such as Mr Lewis to develop their properties and participate in the redevelopment process. A copy of the Operating Proforma for the project is attached as **Exhibit 5**. Mr. Lewis has received interest from potential tenants for the space which is affordable because of its size and proposed rental rate for new commercial space which is not available in this area of Sistrunk.

A copy of the Florida Division of Corporations SUNBIZ information for West Sistrunk Plaze, LLC. is attached as **Exhibit 6**. Information on Mr. Alvin Lewis and his development team, that includes Bertram Lewars, Architect, Lewars Design, LLC., and Segoma Construction, a CRA Approved General Contractor, is attached as **Exhibit 7**

The project is estimated to create 4-6 jobs attributed to those small businesses that lease at the new plaza. The project plans have been submitted to City of Fort Lauderdale Development Review (Case No.UDP-RS24002). It is estimated that it will take approximately 3 to 4 months to complete permitting, and that construction will start in the first quarter of 2025.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas planned for commercial development. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, and attract sound business and commercial development that provides employment and job opportunities. Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles and strategic objectives, goals and measurements that include targeting and attracting businesses, retail uses, and industries to establish a presence in the redevelopment area. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area. The Sistrunk Corridor Area Improvement Programs state that commercial nodes will help revitalize Sistrunk as a mixed-use corridor, providing business opportunities and essential neighborhood services to the surrounding neighborhood, with an emphasis on attracting entrepreneurs from the surrounding neighborhood. The Intent of the Property and Business Improvement Program is to encourage property owners and small business owners to consider new construction or undertake substantial rehabilitation of their property. This program will help property owners in the area recruit tenants to the area by enabling lease agreements that are financially feasible by providing an aggressive public investment program that will help make entrepreneurial opportunities financially feasible.

.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that CRA Board approve a Property and Business Improvement Program forgivable loan in the amount of $750,000 and a Streetscape Enhancement Program forgivable loan in the amount of $50,000 to West Sistrunk Plaze, LLC. for Ponderosa Plaza located at 2201 Sistrunk Blvd,

BW/CEW

Attachments

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Exhibit 2 – Project Plans and Illustrations
Exhibit 3 – Application for Funding
Exhibit 4 – Project Cost
Exhibit 5 – Operating Proforma
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Exhibit 1

LOCATION MAP



Project Site – 2201 Sistrunk Boulevard



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK
Mailing Address	4701 NW 16 ST LAUDERHILL FL 33313

ID #	5042 05 01 1080
Millage	0312
Use	10-01

Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$112,270		$112,270	$51,320	
2023	$112,270		$112,270	$46,660	$1,385.14
2022	$76,550		$76,550	$42,420	$1,061.76

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$112,270	$112,270	$112,270	$112,270
Portability	0	0	0	0
Assessed/SOH	$51,320	$112,270	$51,320	$51,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$51,320	$112,270	$51,320	$51,320

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2017	QC*-T	$100	114383335
5/30/1996	QC*	$100	25360 / 427
12/14/1995	WD*	$44,000	24294 / 1
6/1/1989	WD	$22,500	16519 / 585

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$22.00	5,103	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						5103		



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK
Mailing Address	4701 NW 16 ST LAUDERHILL FL 33313

ID #	5042 05 01 1090
Millage	0312
Use	10-01

Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$92,220		$92,220	$42,180	
2023	$92,220		$92,220	$38,350	$1,138.04
2022	$62,880		$62,880	$34,870	$872.47

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$92,220	$92,220	$92,220	$92,220
Portability	0	0	0	0
Assessed/SOH	$42,180	$92,220	$42,180	$42,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$42,180	$92,220	$42,180	$42,180

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2017	QC*-T	$100	114383335
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6/12/1989	WD*	$22,500	16519 / 585

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$22.00	4,192	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						4192		

Exhibit 2

NEW SHOPPING CENTER

PONDEROSA PLAZA

2201 N.W. 6th STREET
FORT LAUDERDALE,
FLORIDA 33311

PROJECT TEAM:

OWNER:

ALVIN LEWIS
4701 N.W. 16th STREET
LAUDERHIL, FL. 33313
(954) 347-2514
alalliance@yahoo.com

ARCHITECT:

LEWARS DESIGN, LLC
Bertram C.A. Lewars, Architect
18242 N.W. 20th STREET
PEMBROKE PINES, FLORIDA, 33029
(954) 701-0226 fx(954) 443-1440
bcalewars@comcast.net

LANDSCAPE ARCHITECT:

KIM MOYER, PLA.
LIC. #LA0000952
4808 N.E. 16 AVENUE
OAKLAND PARK, FLORIDA 33334
(954) 592-3695
k.moyerla@gmail.com

TRAFFIC ENGINEER:

TRAFFIC IMPACT GROUP, LLC
SCOTT ISRAELSON
LONGWOOD, FL. 32779
2180 WEST SR. 434, SUITE 6000
(407) 607-3695
scott@traffic-impact.com

CIVIL ENGINEER:

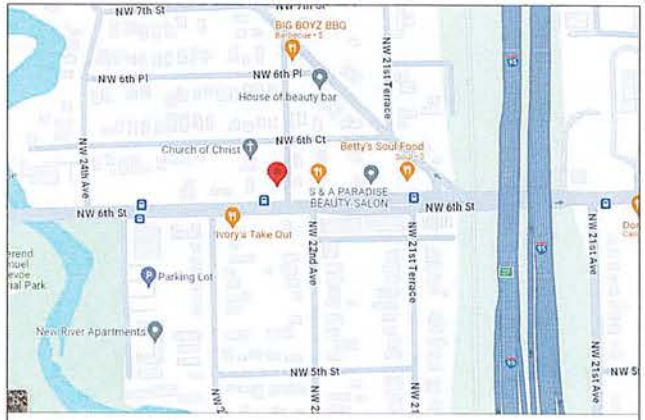
SZAUER ENGINEERING, INC.
jORGE SZAUER
7251 W. PALMETTO PARK RD., SUITE 100
BOCA RATON, FL. 33433
(561) 716-0159
jszauer@szauerieng.com

STRUCTURAL ENGINEER:

MUENGINEERS, INC.,
MARCUS UNTERWEGER
3440 N.E. 12th AVENUE
OAKLAND PARK, FL. 33334
(561) 716-0159
jszauer@szauerieng.com

MEP ENGINEERS:

BACH DESIGN ENGINEERS
BACH NGUYEN
5130 N. FEDERAL HWY., SUITE 1
FT. LAUDERDALE FL. 33308
(954) 821-7937
bach@bachengineers.com



LOCATION MAP
1" = 1'-0"

INDEX OF DRAWINGS

SHEETS NO	DESCRIPTION	DRC SUBM. 01/31/24	DRB RESUBMITTAL 05/31/24			
A0	LOCATION PLAN, INDEX	x	x			
A1	SITE PLANS, DATA TABLE	x	x			
A2	FLOOR PLAN	x	x			
A3	EXTERIOR ELEVATIONS	x	x			
A4	EXPANDED EXTERIOR ELEV.	x	x			
A5	BUILDING SECTIONS	x	x			
A6	ROOF PLAN	x	x			
C-1	GENERAL CIVIL NOTES	x	x			
C-2	EROSION CONTROL PLAN	x	x			
C-3	PAVING, GRADING, DRAINAGE	x	x			
C-4	UNDERGROUND UTILITIES	x	x			
L-1	LANDSCAPE PLAN	x	x			
E-1	PHOTOMETRIC PLAN	x	x			
R-1	S.E. VIEW RENDERING	x	x			
R-2	N.W. VIEW RENDERING	x	x			
R-3	S.E. VIEW AERIAL	x	x			
R-4	S.E. VIEW ZOOMED		x			

STATE OF FLORIDA
BERTRAM LEWARS
AR0017820
REGISTERED ARCHITECT

Digitally signed by Bertram Lewars
Date: 2024.01.31 15:07:12 -05'00'

NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET

LEWARS DESIGN I, LLC
Bertram C.A. Lewars, Architect
AR 0017820
18242 N.W. 20th Street
Pembroke Pines, Florida 33029

REVISIONS

SITE PLAN

Sheet Title

FILE NAME: LEWS
PROJECT NO. 2023078
DATE: 31 JANUARY 2024
DRAWN BY: LG
CHECKED BY: BCL

A.0

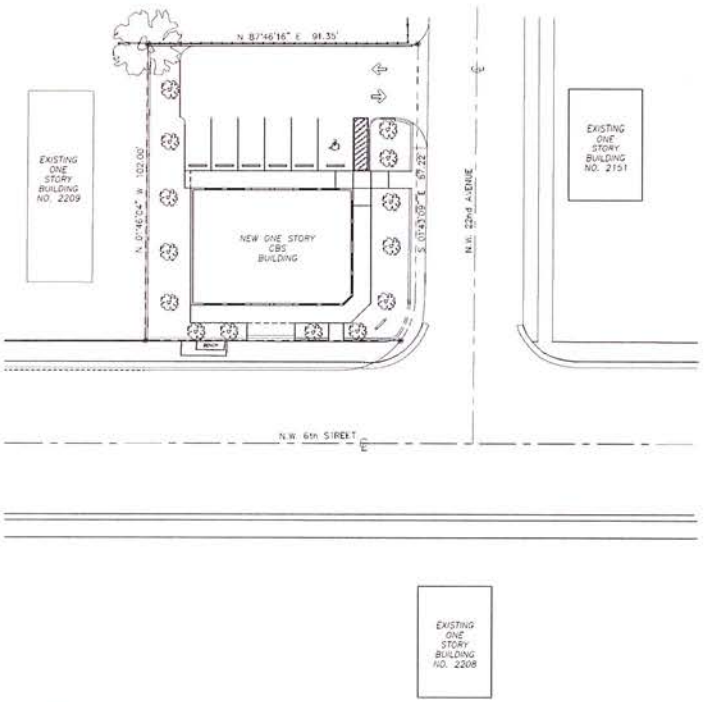

TENANT SIGN
PONDEROSA PLAZA
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TENANT SIGN
2200 Ponderosa Plaza


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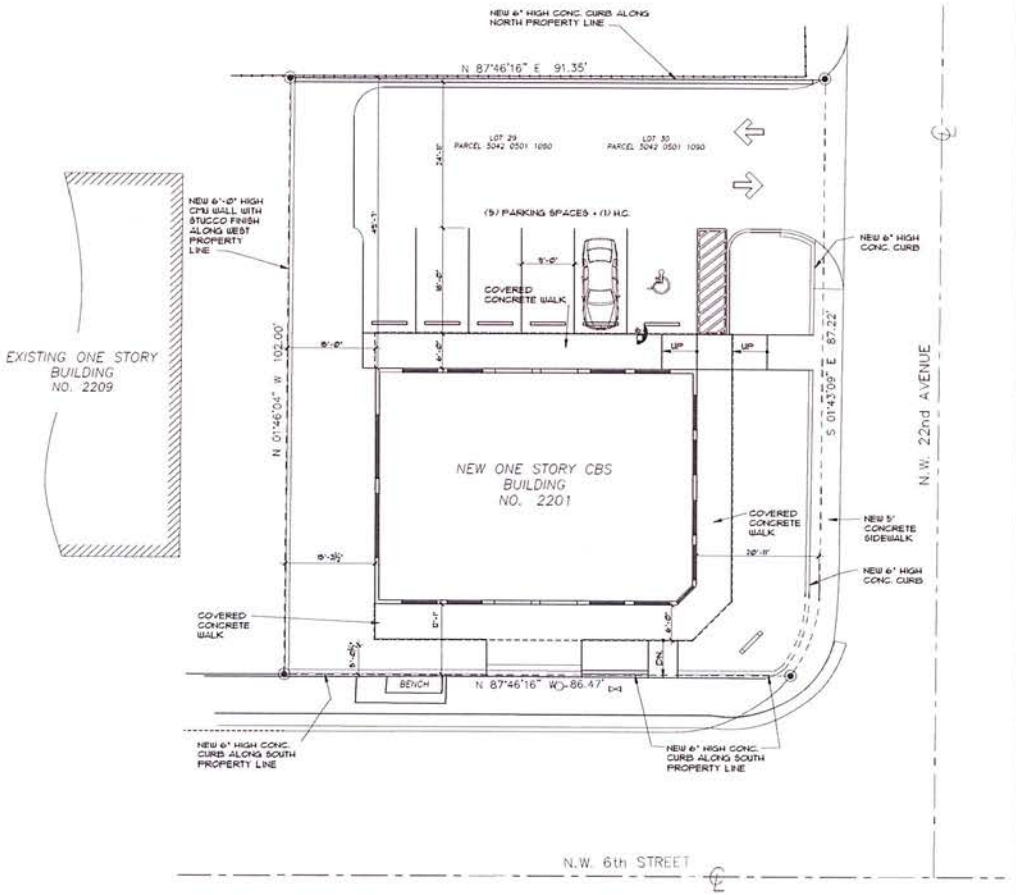


CONTEXT SITE PLAN

1"=20'-0"

SITE PLAN DATA TABLE:

SITE	=	9285 SQ. FT. (.213 ACRE)
NEW BUILDING FOOTPRINT	=	2201 SQ. FT.
PAVED AREA	=	3,052 SQ. FT.
NEW ON-SITE CONCRETE	=	1289 SQ. FT.
TOTAL IMPERVIOUS AREA	=	6,548 SQ. FT. 71%
OPEN SPACE REQUIRED LANDSCAPE AREA	= =	N/A N/A
PARKING AREA REQUIRED PARKING PROVIDED LOADING ZONE BICYCLE SPACES	= = = =	Ø (6) REGULAR SPACES (1) ADA N/A Ø
BUILDING HEIGHT	=	22 FEET
BUILDING STRUCTURAL LENGTH	=	54'-10" LONG PARALLEL TO NW 6th STREET X 40'4" WIDE
NUMBER OF STORIES	=	ONE
SETBACK TABLE: WEST REQIRED SOUTH REQUIRED EAST REQUIRED NORTH REQUIRED	= = = =	15'-Ø" / WEST PROVIDED = 15'-Ø" Ø" / SOUTH PROVIDED = 0"-1" 5'-5" / EAST PROVIDED = 20'-8" Ø" / NORTH PROVIDED = 49'-7"
CURRENT USE OF PROPERTY	=	TWO ADJOINING VACANT LOTS
LAND USE AND ZONING DESIGNATIONS	=	NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE WEST (NWRAC-MUW)
WATER/WASTEWATER SERVICE PROVIDER	=	CITY OF FT. LAUDERDALE PUBLIC WORKS
USES/GROSS FLOOR AREA	=	RETAIL, 2201 SQ. FT.
FLOOR AREA RATIO (FAR)	=	23.75\100'
VEHICULAR USE AREA	=	26%



SITE PLAN

1"=10'-0"

STATE OF FLORIDA
BERTRAM LEWARS
AR0017820
REGISTERED ARCHITECT

Digitally signed by Bertram Lewars
Date: 2024.01.31 15:07:47 -05'00'

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PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC
Bertram C.A. Lewars, Architect
AR 0017820
18242 N.W. 20th Street
Pembroke Pines, Florida 33029
(954) 701-0228 fx(954) 443-1440
bcalewars@comcast.net

REVISIONS:

SITE PLAN, CONTEXT SITE PLAN, SITE PLAN DATA TABLE

Sheet Title:

FILE NAME: LEWIS
PROJECT NO: 2022070
DATE: 31 JANUARY 2024
DRAWN BY: I.S.
CHECKED BY: B.L.

A.1

NEW SHOPPING CENTER

PONDEROSA PLAZA

2201 N.W. 6th STREET

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REVISIONS

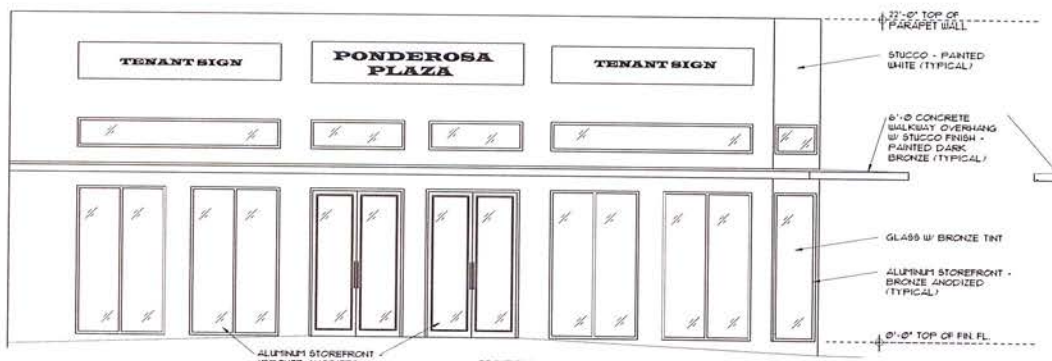
FLOOR PLAN

Sheet Title:

A.2

Digitally signed by Bertram Lewars
Date: 2024.01.31 15:08:04 -05'00'

STATE OF FLORIDA
BERTRAM LEWARS
REGISTERED ARCHITECT

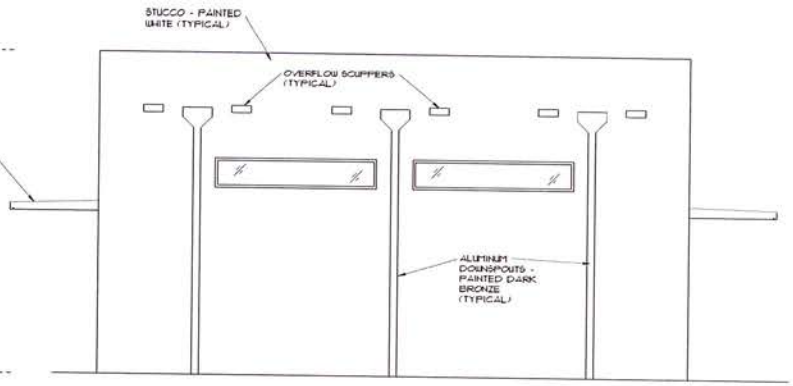


SOUTH ELEVATION

1" = 1'-0"

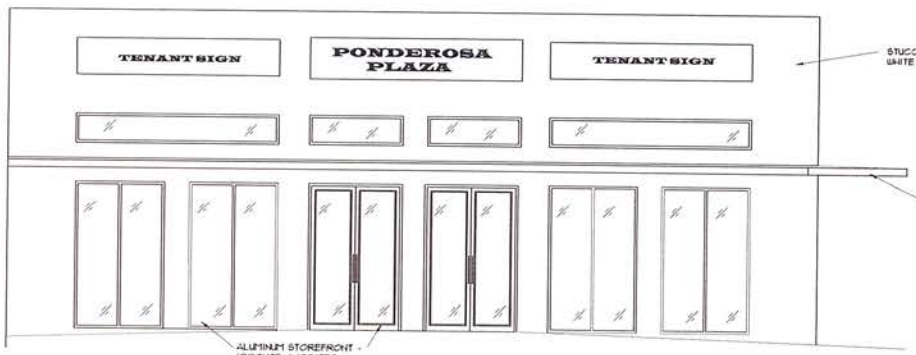
FRONT ELEVATION

AREA (INCLUDING ½ OF ANGLE)	=	1150 SQ. FT.	100%
GLASS	=	477 SQ. FT.	40%
REMAINING WALL	=	713 SQ. FT.	60%



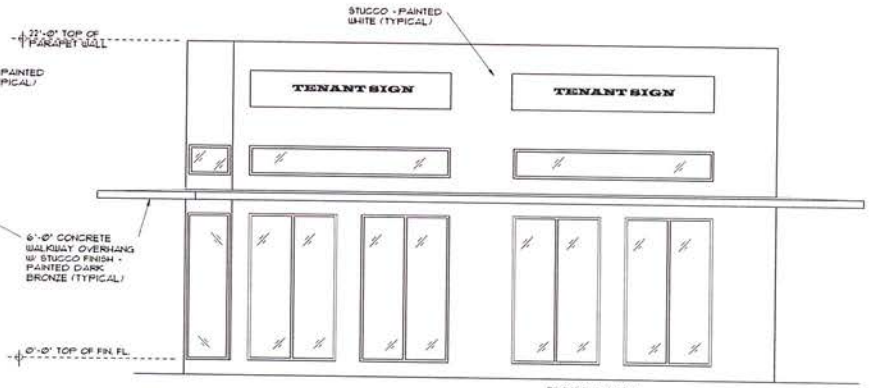
WEST ELEVATION

1" = 1'-0"



NORTH ELEVATION

1" = 1'-0"



EAST ELEVATION

1" = 1'-0"

FRONT ELEVATION

AREA (INCLUDING ½ OF ANGLE)	=	899 SQ. FT.	100%
GLASS	=	323 SQ. FT.	36%
REMAINING WALL	=	576 SQ. FT.	64%



Digitally signed by Bertram Lewars
Date: 2024.01.31 15:08:24 -05'00'

NEW SHOPPING CENTER:
PONDEROSA PLAZA
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FORT LAUDERDALE, FLORIDA 33311

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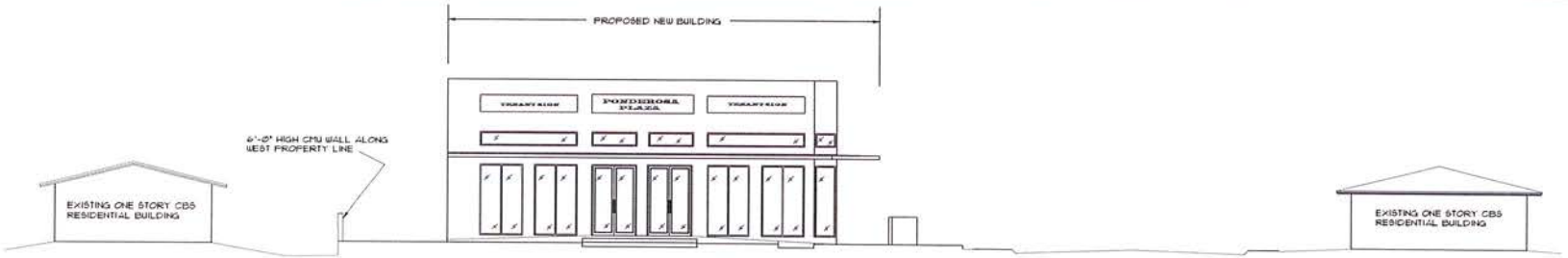
REVISIONS:

EXTERIOR ELEVATIONS

Sheet Title:

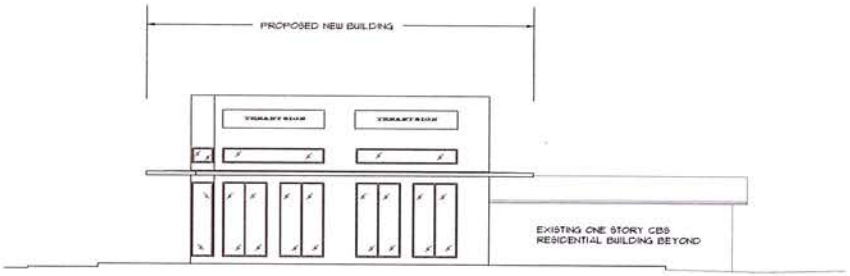
FILE NAME: LEWS
PROJECT NO: 2022070B
DATE: 31 JANUARY 2024
DRAWN BY: LG
CHECKED BY: BL

A.3



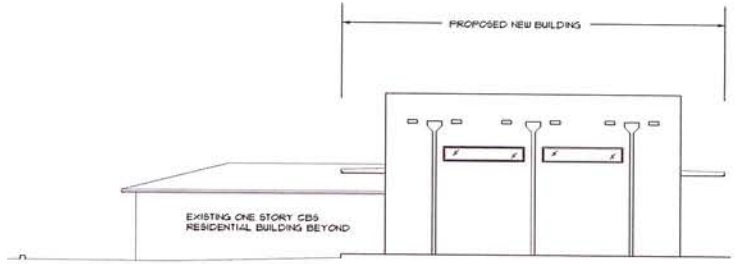
SOUTH ELEVATION
1/8" = 1'-0"

NOTE:
ALL WALLS: STUCCO FINISH PAINTED WHITE



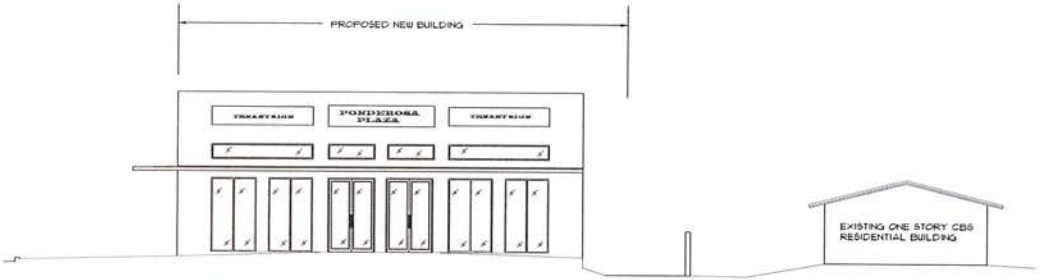
EAST ELEVATION
1/8" = 1'-0"

NOTE:
ALL WALLS: STUCCO FINISH PAINTED WHITE



WEST ELEVATION
1/8" = 1'-0"

NOTE:
ALL WALLS: STUCCO FINISH PAINTED WHITE



NORTH ELEVATION
1/8" = 1'-0"

NOTE:
ALL WALLS: STUCCO FINISH PAINTED WHITE

STATE OF FLORIDA
BERTRAM LEWARS
AR0017829
REGISTERED ARCHITECT

Digitally signed by Bertram Lewars
Date: 2024.01.31 15:08:44 -05'00'

NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

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REVISIONS:

EXTERIOR ELEVATIONS WITH ADJACENT BLDGS.

Sheet Title:

FILE NAME: LEWS
PROJECT NO: 20220708
DATE: 31 JANUARY 2024
DRAWN BY: L.G.
CHECKED BY: B.L.

A.4

NEW SHOPPING CENTER

PONDEROSA PLAZA

2201 N.W. 6th STREET

FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC

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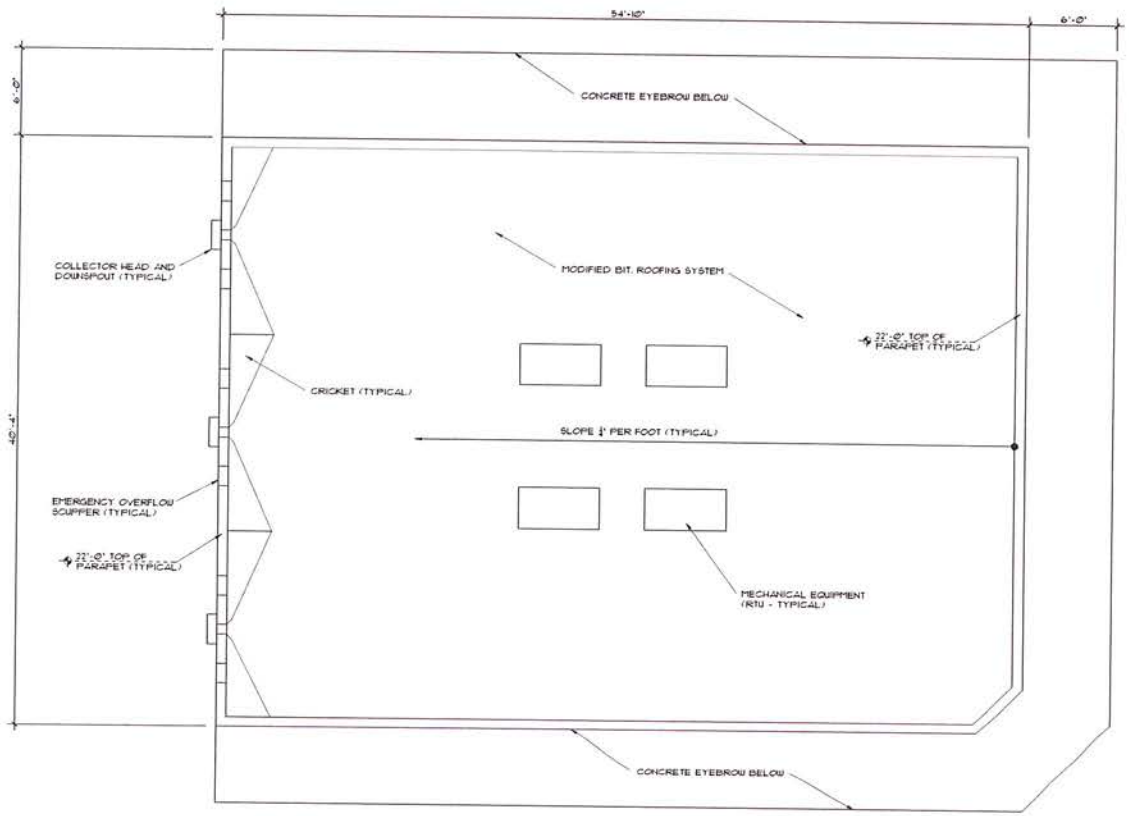
REVISIONS

BUILDING SECTIONS

Sheet Title:

A.5

Digitally signed by Bertram Lewars
Date: 2024.01.31 15:09:02 -05'00'



ROOF PLAN

¼" = 1'-0"

NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET

LEWARS DESIGN I, LLC
Bertram C.A. Lewars, Architect
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18242 N.W. 20th Street
Pembroke Pines, Florida 33029

REVISIONS

ROOF PLAN

Sheet Title

FILE NAME: LEWS
PROJECT NO: 2022070B

DATE: 31 JANUARY 2024
DRAWN BY: L.D.
CHECKED BY: B.L.

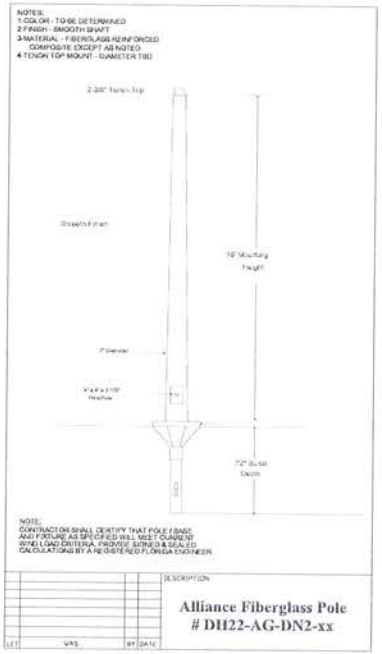
A.6

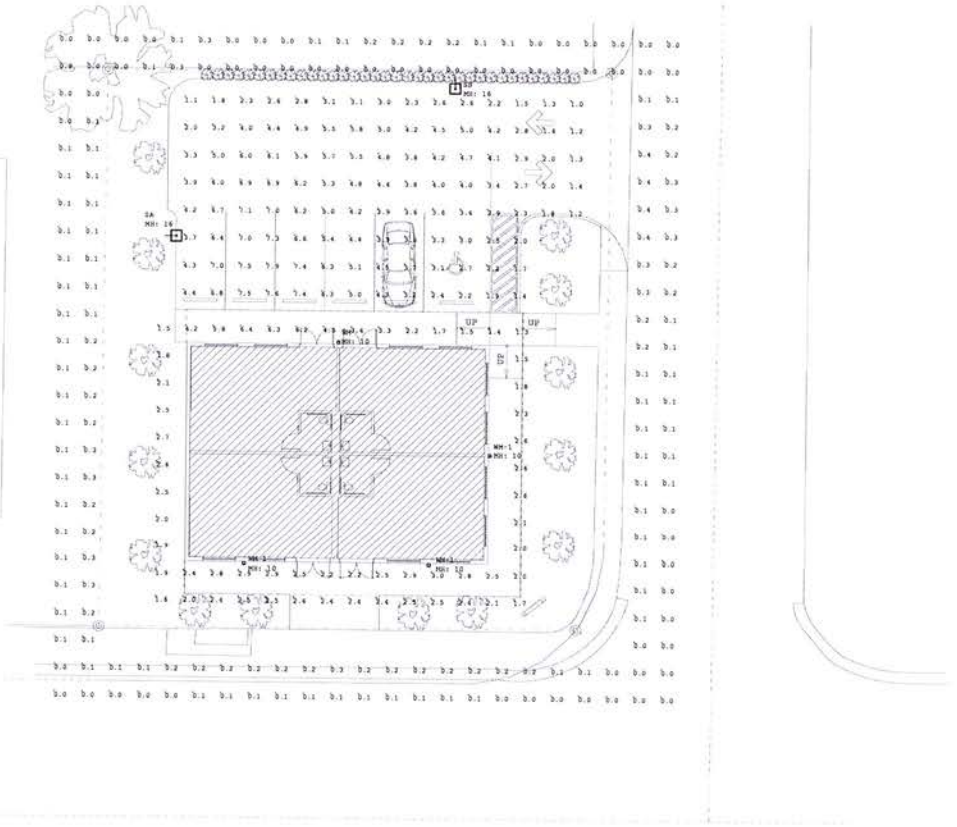
STATE OF FLORIDA
BERTRAM LEWARS
AR0017820
REGISTERED ARCHITECT

Digitally signed by Bertram Lewars
Date: 2024.01.31 15:09:24 -05'00'

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag
	1	SA	SINGLE	6077	86	0.900	LSI Industries MRS-LED-12L-SIL-FT-UNV-DIM-40-70CRI-XX-IL	16' MH / 22' OAL Fiberglass DB
	1	SB	SINGLE	7856	86	0.900	LSI Industries MRS-LED-12L-SIL-4-UNV-DIM-40-70CRI-XX-IL	16' MH / 22' OAL Fiberglass DB
	1	WM	SINGLE	3077	19	0.900	LSI # XWS-LED-03L-SIL-3-40-70CRI	10' Wall Mounted
	3	WM-1	SINGLE	1974	13	0.900	XWS-LED-02L-SIL-2-40-70CRI	10' Wall Mounted

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	2.60	6.0	1.3	2.00	4.62
Parking Lot	Illuminance	Fc	4.00	7.5	1.1	3.64	6.82
Residential Spill	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.





ELECTRICAL PHOTOMETRIC PLAN

scale: 3/32" = 1'-0"

N

Viet Bach Nguyen

Digitally signed by Viet Bach Nguyen
Date: 2024.01.10 16:30:54 -05'00'

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P: (954) 447-4314
bach@bachengineers.com
CA#26626
Viet Bach Nguyen, P.E.
Florida License #49753
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 86753

PONDEROSA PLAZA
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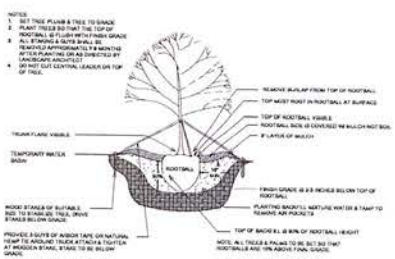
Project:

No.	ISSUE

Date: 11/08/2023
Drawn By: BN
Checked By: BN

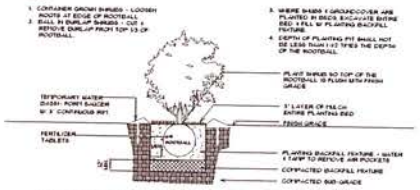
Title: ELECTRICAL PHOTOMETRIC PL

Sheet Number: E-1



TREE STAKING DETAIL

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL

General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
4. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
5. Contractor shall notify Sunshine 811 (dial 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
6. Grade 8+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3' - 4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 1'-2" wider than plants measured from outside edge of foliage.
7. Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
8. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
9. All sodded areas to have a minimum of 2" of planting soil as described in note #8.
10. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
11. All shrubs, groundcovers, vines and sod shall be fully warrantied for 90 days under same condition as above.
12. All synthetic burlap, synthetic string or ronda or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
13. All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
14. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
15. All planting shall be installed with fertilizer at time of planting.
16. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
17. All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray valve public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
18. All landscape and irrigation shall be installed in compliance with all local codes
19. The plan shall take precedence over the plant list, should there be any discrepancy between the two

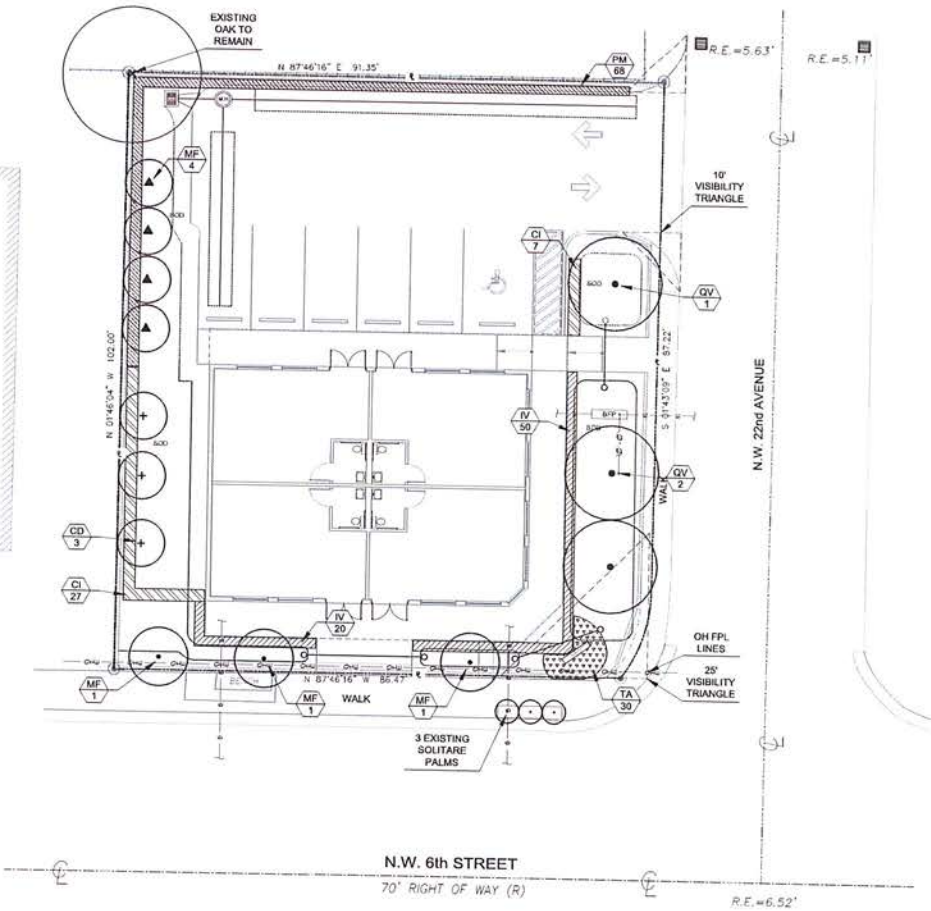
Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
CD	3	Coccoloba diversifolia	Pigeon Plum	10' Ht. x 4' Spr., 2" cal.	Yes	High
MF	7	Myrcianthes fragrans	Simpson's Stopper	10' Ht. x 5' Spr., 2" cal. Single trunk	Yes	High
QV	3	Quercus virginiana	Live Oak	16' Ht. x 5' Spr., 3" cal., 7' CT	Yes	High
Shrubs/Groundcovers						
CI	15	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
IV	70	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	10" x 10", 18" O.C.	Yes	High
TA	30	Trachelospermum asiaticum	Asiatic Jasmine	6" x 12", 18" O.C.	No	Medium
PM	63	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Medium
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

Landscape Code Requirements

Site Area = 9282 sf (21 AC)
Landscape Area = 3474 sf
VUA = 2688 sf

Description	Applicable	Calculation	Required	Provided
Site Trees	1 tree/ 1000 sf	9282 sf/ 1000	10	8
Site Canopy Trees	20%	10 (20)	2	3
Site Shrubs	10/ 1000 sf	3474 sf/1000 x 12	42	161
VUA Trees	1 tree/ 1000 sf	2688 sf/ 1000	3	0
VUA Shrubs	6 shrubs/100Sq sf	2688 sf/1000 x 6	17	17
Native Trees	40%	11 (40)	6	8
Native Shrubs	40%	59 (40)	24	85
Street Trees	1/30'	NW 22nd Ave 87 22') 30 NW 6th Street 86 47') 30	3 3	3 3



LANDSCAPE PLAN

SCALE: 1" = 10'

Kimberly Moyer — Digitally signed by Kimberly Moyer, Date: 2024.01.30 13:33:57 -05'00'

Kimberly Moyer, PLA
Landscape Architecture
(954) 592-3695
k.moyerla@gmail.com
Lic. No. #LA0000952

NEW SHOPPING CENTER FOR:
PONDEROSA PLAZA

LEWARS DESIGN I, LLC
Bertram C.A. Lewars, Architect
AR 0017020

REVISIONS

LANDSCAPE

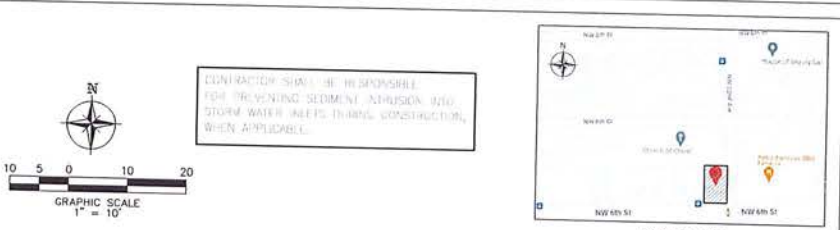
Sheet 1

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS IN GROUND AREAS IN SUBSTRUCTURES PROPERTIES OR TRAILS, OR IN AGRICULTURAL PROPERTIES OR TRAILS, OR IN AGRICULTURAL PROPERTIES OR TRAILS, OR IN AGRICULTURAL





CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

LOCATION MAP
N.T.S.

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE RETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

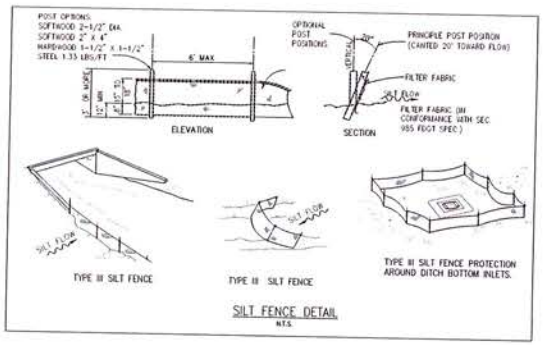
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

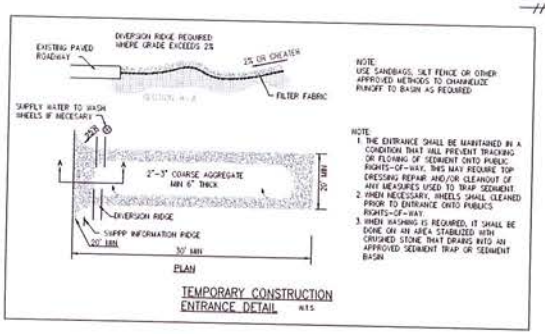
SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE



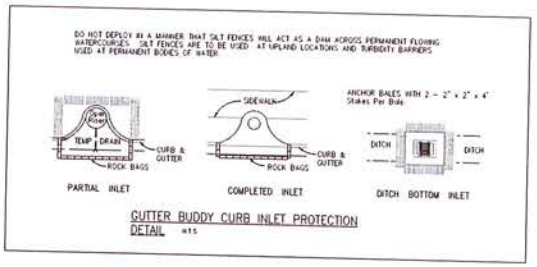
SILT FENCE DETAIL
N.T.S.



NOTE:
USE SANDBAGS, SILT FENCE OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL CLEANED PRIOR TO ENTRANCE ONTO PUBLICS RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.



GUTTER BUDDY CURB INLET PROTECTION DETAIL
N.T.S.

This item has been digitally signed and sealed by Jorge Szauer, PE. On January 11, 2024.

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Civil Engineers
7251 W Palmetta Park Road Suite 100

Reviews

Client

Project: PONDEROSA PLAZA

Plan Description: EROSION CONTROL PLAN

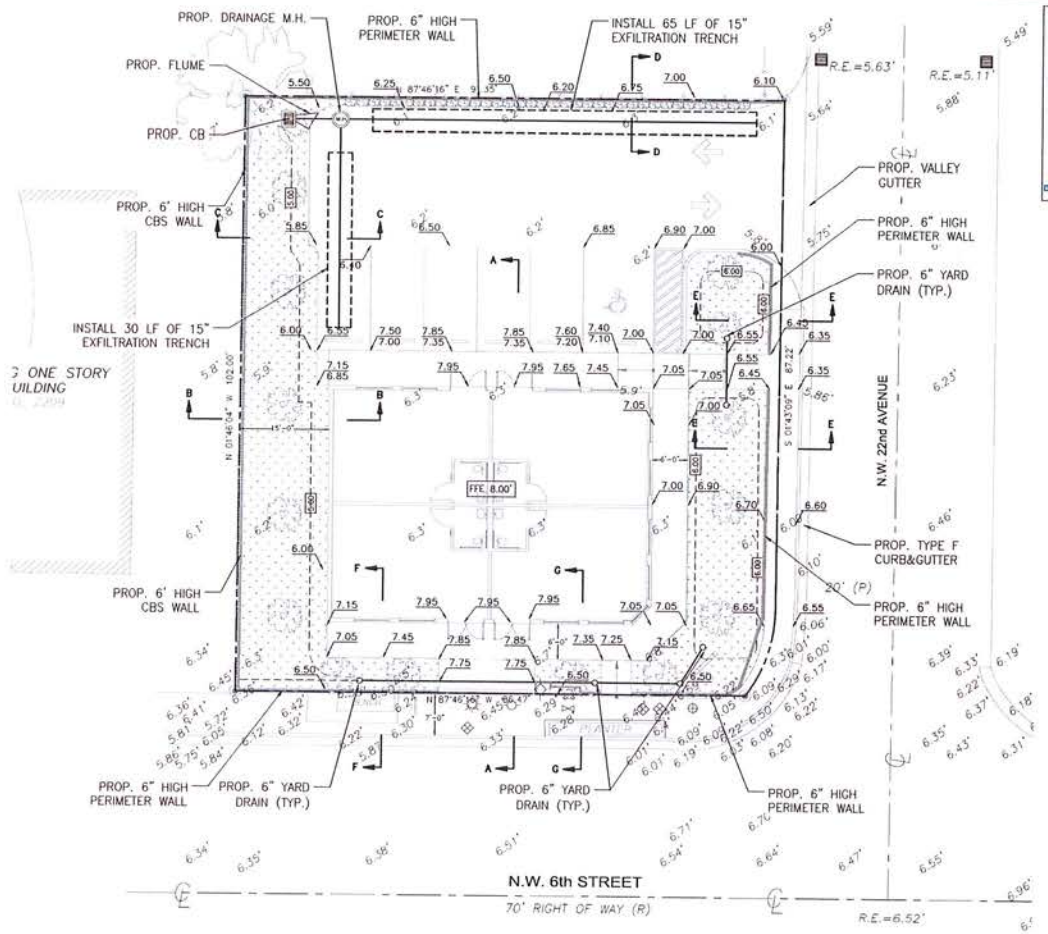
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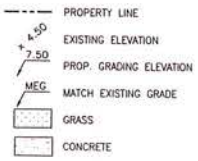
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Drawn by:
Approved by: JORGE M. SZ
Date: SEPT.
Scale: AS SH
Job #

Sheet: C-C









Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown

Description	Existing Site (Ac)	Existing Site (SF)
Total Site Area	0.213	9,284
Roof Area	0.051	2,223
Impervious Area	0.099	4,340
Green Area	0.063	2,721

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious

2.5 inches times the percent impervious controls over the first inch of runoff over the entire site

2.5 inches times the percent impervious = 0.03 acre-ft (see water quality calculations attached)

SOIL STORAGE

Soil Storage (S) was calculated to be 1.78 inches over the entire site (see soil storage calculations attached)

RUNOFF CALCULATIONS

Q=(P-0.2S)^2/(P+0.8S)

Design Frequency	Precipitation P (in)	Proposed Site		
		Soil Storage S (in)	Runoff Q (in)	Runoff Volume (Ac-ft)
10y-1d	8	1.78	4.22	0.11
25y-3d	14	1.78	10.09	0.21
100y-3d	17	1.78	13.06	0.28

EXFILTRATION TRENCH CALCULATIONS

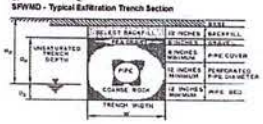
Water Table Elevation: 2.0 FT NAVD

Average Finished Grade for Trench Purposes 5.5 FT NAVD

Exfiltration Trench Length= Volume / (K(2*H2*Du - Du^2 + 2 *H2*Ds) + (1.39E-4*W*Du))

L=	93 Ft - Length of trench required
V=	0.7 Acre-inch - Volume treated
W=	4 Ft - Trench Width
K=	2E-04 CFS/FT^2-Ft. Head - Hydraulic Conductivity (See attached Soil Percolation Tests Report)
H2=	3.5 Ft - Depth to Water Table
Du=	2.5 Ft - Non-Saturated Trench Depth
Ds=	2.5 Ft - Saturated Trench Depth
SF=	0

SFWMD - Typical Exfiltration Trench Section



Length of Trench Required = 93 Ft (0.058 ac-ft) - 1.64" over the entire site

Length of Trench Provided = 95 Ft (0.058 ac-ft) - 1.64" over the entire site

STAGE STORAGE

Stage (ft NAVD)	Proposed			
	Impervious (ac-ft)	Pervious (Ac-ft)	Exf Trench (Ac-ft)	Total (Ac-ft)
5.50	0.00	0.00	0.00	0.00
5.50	0.00	0.01	0.00	0.01
6.00	0.00	0.04	0.00	0.04
6.50	0.02	0.06	0.00	0.08
7.00	0.05	0.12	0.00	0.20
7.50	0.09	0.13	0.00	0.25
8.00	0.12	0.17	0.00	0.32

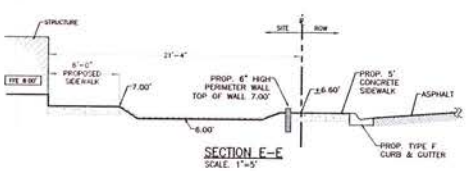
Peak Stage (NAVD) 10y - 1d	6.130
Peak Stage (NAVD) 25y - 3d	7.013
Peak Stage (NAVD) 100y - 3d	7.378

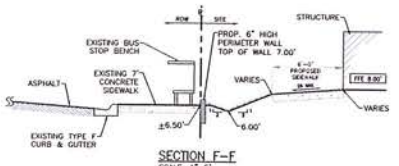
Proposed Perimeter Berm is at 7.0' NAVD, at the 25y-3d peak elevation - OK

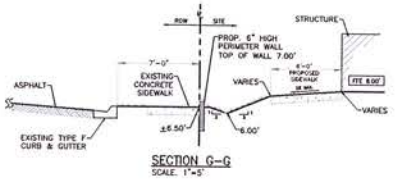
Proposed FFE is 8.0' NAVD, above 100y-3d peak elevation - OK

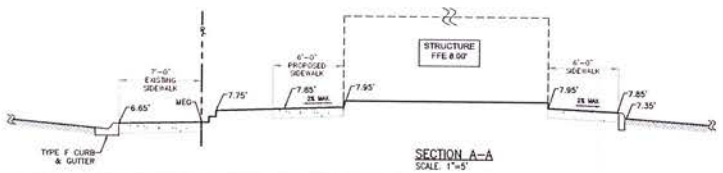
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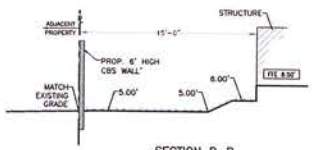
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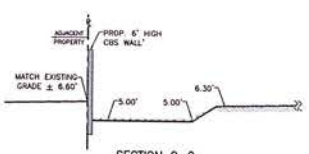


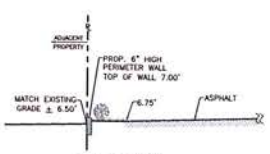












Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100

Revisions

Client

Project: PONDEROSA PLAZA

File Description: PAVING, GRADING & DRAINAGE

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Designed by: JORGE M.

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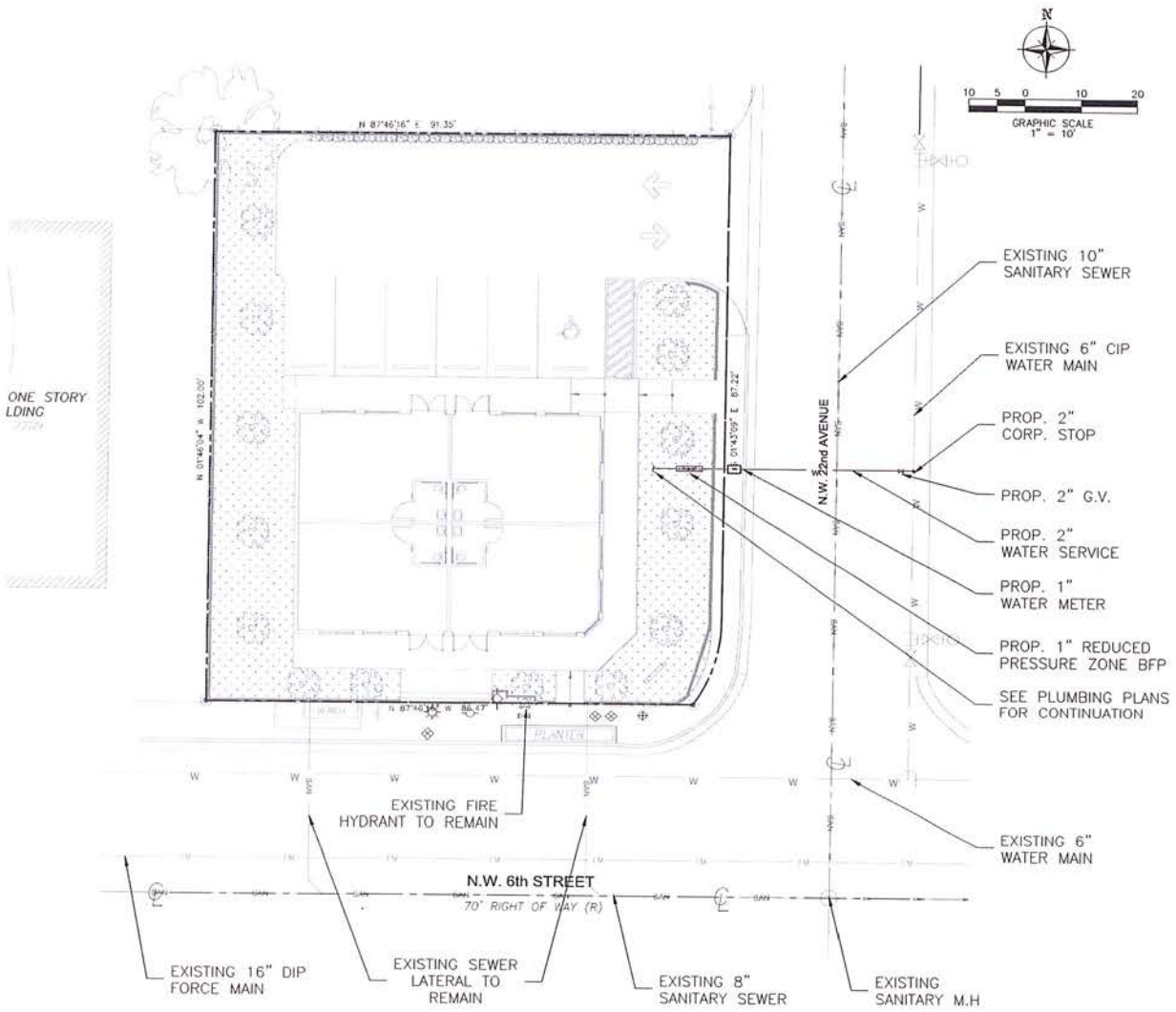
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Date: SEP

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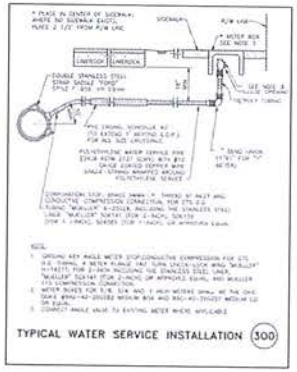
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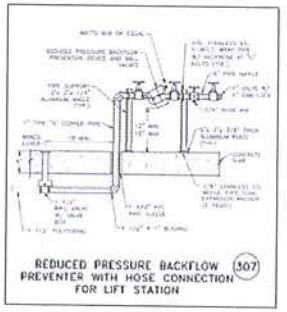




LOCATION MAP
N.T.S.



TYPICAL WATER SERVICE INSTALLATION (300)



REDUCED PRESSURE BACKFLOW PREVENTER WITH HOSE CONNECTION FOR LIFT STATION (307)

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LEGEND

PROPERTY LINE

GRASS

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100

Review

Client

Project PONDEROSA PLAZA

File Description UTILITIES

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Drawn by

Reviewed & Sealed JORGE

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January 12, 2023

LEWARS DESIGN I LLC
18242 NW 20th Street
Pembroke Pines, FL 33029
(954) 701-0228
e: bcalewars@comcast.net

Development Narrative

Date: January 12, 2024 **Client:** Alvin Lewis **Tel:** (954) 347-2514

Project: 4-Unit Commercial Service Plaza **P.O.C.:** Bertram Lewars **Tel:** (954) 701-0228

Project Name and Address: 2200 Ponderosa Plaza, 2201-05 NW 6th Street, Ft. Lauderdale

Architect: Bertram Lewars **Tel:** (954) 701-0228

Subject: Due Diligence and Discovery Development Report

Our goal in this report is to coordinate the necessary information for the application, per DRC/ P&Z code and ULDR requirements, for compliance with property development standards. Our team has reviewed the P&Z code, CRA Criteria and Land Development Regulations in order to be compliant and meet the desired expectations of the City.

Our submittal includes a Site Survey of the two (2) adjacent lots with a unity of title combining them. We have included a Boundary and Topographic Survey, an Erosion Control Plan, a Paving, Grading and Drainage Plan, and a Utilities Plan. There is an Architectural Site Plan, two Exterior Elevations and a Building Section, a Landscape Plan, a Roof Plan, a Photometrics Plan, and a 3-D Rendering.

Building – The building design has responded to the project program in accordance with the Owner's desire to build a 4-Unit Service Plaza in his community for the community. The building will also respond to the City's principles of building design, including the use of large windows and storefronts, as well as, a cantilevered concrete eyebrow for shading.

The units will each be 510 SF and will each include a unisex ADA accessible restroom. Including the restroom, the total square footage of each unit will be 550 SF. Construction will be painted stucco on CMU with steel joists. Two (2) entrances will face the Primary Street, NW 6th Avenue (Sistrunk Boulevard), and the other two (2) will face the parking area on the north side of the site. The north elevation will mirror the south elevation minus the chamfered corner and the west elevations will only have the upper windows. An area at the back of the parking area will be designated for solid waste collection and pickup and the parking lot has been designed to accommodate up to 6 vehicles, including one (1) ADA accessible parking space.

Site Data: Property Owner is **West Sistrunk Plaze, LLC**

Lot 1: Folio: 5042 0501 1080 Size: 5,103 SF (.117 acre)
Legal Desription: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5

Lot 2: Folio: 5042 0501 1090 Size: 4,192 SF (.096 acre)
Legal Desription: WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

Lots Total Combined: 9,285 SF (.213 acre) **Unity of Title:** (Lots Combined) – 102' X 91.35'

Zone: NWRAC-MUw **Land Use:** 100% Commercial **CRA:** Progresso Ft. Laud.
Flood Zone: AH

Commercial Overlay: North West Regional Activity Center

Permitted Use: Services/Office Facilities (ULDC, Article II, Section 47-13.10) Allows for Hair Salons, Nail Salons, etc.

Maximum Height Allowed: 45' Proposed: 22'

Dimensional Standards for NWRAC-MUw District.

FAR: 23.75:100 **Density:** N/A

Impervious:

Building	2,207 SF
Walkway/Pavers	1,289 SF
Asphalt/Driveway	3,052 SF
Total	6,548 SF

Pervious

Landscape, Swale, etc.	2,737 SF

6TH Street is designated as Primary Street (ULDC, Article II, Section 47-13.52.A.1.a.ii)

Setback:	0'	Primary Street
	5'-5"	Secondary Street
	15'	From Residential

Landscaping:

Lot Minimum	Required: 10%	Provided: 29%
Lot Coverage	Max 80%	Provided 29%

Street Section Adopted:

Frontage	Required: P/Line	Provided: TBD
Min. Green Space	Required: 10%	Provided: 29%

Landscaping – The Landscaping shall be provided as required by code. Street trees, Shade trees, Shrubs and Grass shall be incorporated into the Landscape Design as required.

Landscape: Requirement: trees/acre 9,285 SF Lot, .213 acre = 4.65 trees required. Provided 13.
Max Lawn: TBD

ULDC, Article II, Section 47-13.2.

C. Northwest Regional Activity Center (NWRAC) This land use designation applies to the geographical area containing a mixture of small to medium scale businesses, cultural, and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established hisitoric and eclectic atmosphere, and cultural diversity of the area through long-term sustainable redevelopment and adaptive reuse.

1. NWRAC-MU Northwest Regianal Activity Center Mixed Use is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment shopping services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors, transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulaitons.

Task Breakdown:

Civil Design and Landcape Design will be coordinated with the intended scope.

Structural System will be CMU with concrete tie columns and beams.

Roof will be supported by sloped steel joists and will have a 5 foot parapet wall.

Mechanical System will be four (4) individually controlled roof-mounted A/C units.
They will be mounted in the center of the roof above the restroom core. See Roof Plan.

Electrical System will have a main panel and 4 sub panels for each tenant space.

Plumbing has fixtures for four (4) ADA accessible unisex restrooms.

Glazing will be impact rated windows and exterior doors.

Space along the parapet wall has been allocated for Signage for both the property name and for individual businesses. A monument sign is also proposed for the SE corner of the site.

Water and Sewer will tie in to existing City Water and Sewer systems along NW 6th Street.

Access to a six (6) car parking lot (including 1 ADA) will be from NW 22nd Avenue.

6' wide covered pedestrian walkways provided on three (3) sides of the building and connect to the street sidewalks and parking lot via steps and ramps.

Discussions have started with Broward County Transit comcerning the possibility of relocating the existing Bus Stop/Bench 10-12 feet to the west, and away from the front of the building. No decision has officially been made as of now.

There is an existing Fire Hydrant along the south property line approximately 30 feet from the corner. Neither Fire Sprinkler nor Fire Alarm are proposed for this site at this time.

Thank you for your time,

Bertram Lewars, R.A.
AR 0017820

(DRT Narrative Rpt112023)

Exhibit 3

PONDEROSA PLAZA



Northwest – Progresso
Flagler Height Community Redevelopment Area (NPF-CRA)
Incentives Modification

Submitted : February 5th, 2024

Presented
To

City of Fort Lauderdale
Community
Redevelopment Agency

TABLE OF CONTENTS

❖ **SUMMARY**

❖ **CRA APPLICATION**

❖ **SUPPLEMENTAL INFORMATION**

- BUSINESS PLAN
- RESUME
- TAX RETURNS – 3 YEARS
- JOBS TO BE CREATED
- BANK VERIFICATION
- COMPANY DOCUMENTS
- PROPERTY DEED
- STATEMENT OF PERSONAL HISTORY & CREDIT CHECK RELEASE
- COST ESTIMATES
- MAP
- SCHEDULE

❖ **CRA INCENTIVE PROGRAMS**

- CRA QUESTIONS RESPONSES
- PROPERTY APPRAISAL

SUMMARY

SUMMARY

I am an African American who is focused, dedicated and ready to work hard to realize my dream of developing the vacant property I own on Sistrunk Boulevard that would be mutually beneficial to me and to my community. I own two (2) vacant adjacent land lots on the Sistrunk corridor but lack the resources to construct a new commercial building offering affordable rental spaces to neighborhood small minority businesses and entrepreneurs.

To realize my dream, I turn to you, the City of Fort Lauderdale Community Redevelopment Agency (CRA) to help me obtain the funds needed to improve our community.

This CRA loan to our business will assist other local individuals by providing affordable lease spaces for their small businesses.
We are looking to meet the economic development needs of this community by offering lower rent retail and office space that will help to revitalize the area and serve the residents of this emerging and expanding neighborhood.

Our building project will consists of service and office business units for local business owners and entrepreneurs. Successful financing and build-out will lead to direct and long-term benefits, sustaining the economic vitality of and further stabilizing and revitalizing this neighborhood.

Our goal is to enhance our vacant lots with a professionally run building with successful businesses as tenants, eliminating slum and blight, removing deterioration and underutilized land and increase the tax base.

The property is located in a CRA Focus Area, and funding is being sought under the CRA Property and Business Improvement Program and the CRA Streetscape Improvement Program.




TENANT SIGN
TENANT SIGN



CRA

APPLICATION

City of Fort Lauderdale

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

APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge	Tel. No.	E-Mail Address
Mr. Alvin Lewis	954-347-2514	alalliance@yahoo.com
Primary Contact for this CRA Request	Tel. No.	E-Mail Address
Mr. Alvin Lewis	954-347-2514	alalliance@yahoo.com
Name of Business	Tax I.D. No.	Company Website
West Sistrunk Plaze, LLC	87-41772279	
Business Address	Tel. No.	Fax No.
4701 NW 16th Street	954-347-2514	954-314-7004
City	State	Zip Code
Lauderhill	Florida	33313

Commencement Date to Begin Project: Dec 2024

Completion Date for Project: Jul 2025

Check Appropriate Description	Project Type	Facility Description
↑Existing Business ☐	↑Expansion ☐	Existing Space _____ sq. ft.
↑New Business ☒	↑Relocation ☐	New Space 2207 sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
531312 Commercial Real Estate	3/3/2022	Florida

Proposed Project Location/City	Proposed Address
Fort Lauderdale	2201 NW 6th Street

Property Control Number(s)	Property Owner
5042 05 01 1080 5042 05 01 1090	West Sistrunk Plaze, LLC

Owner Tel. No. (include Area Code)	Is there a lien on the property?
954-347-2514	↑ Yes ↑ No No

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created	4
Existing Jobs	
Total FTE Jobs	4

TYPE OF BUSINESS

Sole Proprietor	
Partnership	
Joint Venture	
Corporation	
Cooperative	
Limited Liability Company	X
Non-Profit Org.	
Other:	

Bank(s) Where Business Accounts for Projects Are Held

1.

2. Bank Of America

Name of Participating Bank/Lender: Bank Of America

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 25,000	Frank Noel	954-513-2068	

Name of Other Financial Source: We Florida Financial

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 42,000	Michaela Popaiacu	954-745-2400	

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

This project serves to provide health, wellness and communication services as desired by residents of the community. The proximity of this project allows for the convenience of a short walkable commute for local residents and visitors to a centrally located plaza situated on Sistrunk Blvd. This project supports Business development by providing jobs, enhances neighborhood safety, contributes to a vibrant environment of activity and growth and creates community. Successful local businesses help reduce blight and crime, help reinforce investments made in housing and other redevelopment efforts and create community

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
Mr. Alvin Lewis	4701 NW 16th Street	100	2022	Present
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: $850,000
2. Please state the overall project costs related to the CRA's assisted activity? $800,000
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)			
City funds			
CRA funds PBIP (750k) + SEP (50k)	800,000	0	60
Company's current cash assets	50,000		
Owner equity (specify) LAND VALUE	(279,000)		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	850,000		
Select the Use(s) of Funds and the Amount Need for Each	**Sources of Funds (Yes or No)**	**Amount**	
Land Acquisition	Yes	(279,000)	
Real Property Acquisition	No		
Utility and road infrastructure improvements SITEWORK	Yes	51,420	
New construction of commercial and industrial buildings	Yes	625,000	
Rehabilitation of commercial and industrial buildings	No		
Purchase and installation of equipment and fixtures	No		
Other (specify) SOFT COSTS / DESIGN / PERMITS	Yes	123,580	
Other (specify) STREETSCAPE IMPROVEMENTS	Yes	50,000	
Other (specify)			
Total Uses		850,000	

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. Development Team
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~~. N/A
6. ~~If business is a franchise, include a copy of the franchise agreement~~; N/A
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*).~~ N/A
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*).~~ N/A
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*).~~ N/A
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 See Attached
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: West Sistrunk Plaze, LLC.

By: _____ 12/15/2023
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

SUPPLEMENTAL INFORMATION

BUSINESS PLAN

COMPANY MISSION

To provide affordable lower cost rent for quality commercial spaces for minority businesses and/or entrepreneurs who are needed in the community. To assist these tenants, by providing new attractive, well managed commercial space so that they can thrive and grow their business. To invest in the community by enhancing and beautifying the neighborhood.

MARKET ANALYSIS

There is no new affordable move-in ready affordable commercial space along the Sistrunk Corridor west of NW 9th Avenue. There are some older commercial buildings, often poorly managed and maintained, but very few of these become available to rent and/or are in need of substantial improvements and are not attractive to most small businesses or lack the basic amenities and conditions for occupancy for the business. Consequently, many of the types of businesses recommended in the Community Redevelopment Plan that the plan states are in demand and should be targeted, are not moving into the corridor. This includes coffee shops, ice cream parlors, destination retail, art studios, creative art businesses, professional services and other small businesses.

- Rental rates for new or newer commercial space within the northwest portion of the CRA, average $25 - $35 /SF/YR NNN. When you factor in the added charges under a triple net (NNN) lease for a pro-rata portion of the maintenance, property taxes and insurance cost passed on to the tenant, actual rents can surge to $40 to $50 per square foot.

- Rental spaces are generally 1000 square feet or more. Many small businesses do not require that much space and makes it unaffordable.

Conclusion

Rental rates of $25 /SF total rent is a competitive and attractive rent for most small businesses when combined with offering smaller spaces in the 500 square foot range for new commercial space.

APPLICANT CAPACITY

Alvin Lewis has over 15 years of experience successfully managing businesses. He has a Bachelor of Science degree in Business Management. He also started and ran a Security Management business with over 62 employees. He supervised and managed all aspects of the business from hiring to business operations.

ECONOMIC ANALYSIS

Average unit rent= $25.22/SF X 520 SF space = $13,115.00 per year or $1,092.00 per month. Estimated annual effective rental income of $49,837 less expenses ($27,500/year) = $22,337 Net Operating Income.
If, at some point, we need to raise the rent, any increase will be capped at no more than 2% per year. As tenant businesses grow and become successful, we may be able to pass on a portion of the electricity, security, and water expenses.

PROJECT FEASIBILITY

We own the land on which the project will be built. With the approval of the loan, we will proceed to obtain the necessary building permits and start the construction. By using a CRA Approved Contractor, the construction project will be managed directly by the CRA. The project is already being processed through Development Review. We will dedicate our time and energy to make sure that the project runs smoothly and is completed on time and within budget. We are 100% confident that this project will be successful.

BRIEF HISTORY

AND DESCRIPTION OF THE COMPANY including the founding of the company

This company was founded on the premise that as African Americans we must be determined to build up our families and become leaders in our community. We need to establish a foundation that others will build on to create opportunities and support local minority businesses. Our goal is to grow and excel in building our lives, the lives of our families and those in our community.

We aim to nurture these businesses in our community and to create lasting generational wealth that will have a positive impact in the community today and for generations to come. We are totally committed to seeing this project completed and become a success.

I, Alvin Lewis, am inspired to build for the future. Starting as a Navy Veteran, I have built a career in teaching, insurance, and security. My love of public speaking, communicating, and helping others will be invaluable in dealing with the tenants and the various stakeholders. My business experience will be instrumental in managing the day-to-day operations of the businesses and the property.

OVERVIEW OF OPERATIONS

As founder, I will be active in the day-to-day management and operations of the businesses and will be responsible for making all key decisions involving them. I will hire competent and licensed personnel to work on all systems in and on the property. We will be responsible for following all rules and regulations and be code compliant in all areas.

Overall Management

To uplift the neighborhood and vicinity we will strictly enforce the rule of law but will do so in a respectful manner. Cleanliness and security are 2 areas that are very important to us. Some practical things that will be done include:

1. Parking lots and sidewalks will be routinely pressure washed.
2. Windows will always be kept clean.
3. Daily parking lot and hallway pickup of trash.
4. Encourage tenants to take out space trash daily
5. No loitering or soliciting will be permitted.
6. No loud music, no drugs tolerated on premises.
7. Security cameras will be installed and monitored.
8. Lighted parking lot and hallways
9. No unauthorized parking allowed. A contract with Westway Towing will be in place.

Property Management

Kesha Bynes of the Bynes Group LLC will be our property manager. She will lease the units, handle tenant concerns, and procure licensed contractors to work on the premises when needed. We will handle rent directly and will have an app that tenants can use to pay rent, and for us to communicate with them directly. This app will also enable us to screen tenants: check credit and do background checks.

Building Maintenance

Fire and safety systems will be regularly checked and will follow all applicable codes and regulations. These systems will always be maintained in working order. Plumbing, electrical, or mechanical issues will be addressed, as soon as possible, with licensed professionals. Roofing will be addressed in the same way if there are any issues. The building and parking lot will be kept in good working order with repairs dealt with immediately. Landscaping will be contracted out to professionals. We already have Imperial Lawn service on our landscaping and grounds maintenance team. We will keep grass mowed, shrubbery pruned, trees trimmed, etc.

Utilities

Tenants will pay for their cable and internet use. Electricity and garbage disposal will be provided by us. Water will be provided, however there will be an adjustment if a tenant uses an above average amount of water on a regular basis.

CUSTOMER BASE

Local and emerging entrepreneurs and small business owners who reside in the neighborhood.

West Sistrunk Plaze LLC

DEVELOPER

WEST SISTRUNK PLAZE, LLC
Alvin Lewis - Manager



A lifelong Ft. Lauderdale, FL resident, Alvin Lewis is a graduate of Dillard High School, Class of 1967. He served in the **U.S. Navy** after graduating from Charleston Southern University with a BS degree in **Business Management** & a minor in **Economics.** Over the years, he has assisted the Lewis family in the operational aspects of several small businesses, ***("The Ponderosa Drive Inn")*** as well as a business of his own. Then he joined the **Broward Sheriff's Office** as a **Deputy Sheriff** and served there for 18 years. His father, now deceased, was recognized in the City of Ft. Lauderdale with a park named in his honor, ***"Lewis Chisom Park",*** located on NW 27th Avenue in Ft. Lauderdale, Florida.

Mr. Lewis is focused, dedicated and ready to put in the work necessary to realize his dream of building and managing a business in his own community. He owns two (2) adjacent vacant lots in the Sistrunk neighborhood and with assistance from the Ft. Lauderdale CRA, he will obtain the resources necessary to construct a non-residential building. This building will offer affordable spaces to the residents to allow them to become small, minority business owners & entrepreneurs.

The CRA development funds will help other local individuals in the neighborhood be able to afford rental spaces for their small businesses. It will also provide employment opportunities for the residents and revitalize the entire neighborhood. The project consists of four equally sized units, (approx. 520 sq ft) each, on 9,295 square feet of land with a surface parking lot.

The objective is to revitalize and assist in the stabilization of the existing neighborhood and to enhance the community with successful businesses. 2200 Ponderosa Plaza will serve as a catalyst for economic growth in the Sistrunk Corridor for years to come.

ARCHITECT

LEWARS DESIGN LLC
Bertram Lewars, R.A. - President



Bertram Lewars is the President, and Sole Proprietor, of Lewars Design LLC. He is a native New Yorker and holds a Bachelor of Arts Degree from Brown University and a Master of Architecture Degree from Columbia University's Graduate School of Architecture, Planning & Preservation. For the past 35 years he has been involved in the design and construction fields.

The focus of the company is Architectural Design and includes residential, commercial, educational, medical office and religious projects. Lewars Design has completed new construction projects, renovations, and additions, as well as, provided Design Consulting Services upon request.

In 2001, Mr. Lewars became licensed to practice architecture in the State of Georgia and in 2002, he became licensed in the State of Florida. For the past 20 years, Mr. Lewars has been involved in a wide variety of projects. The company, Lewars Design LLC, was started in 2009 in Pembroke Pines, Florida.

Over the past fourteen (14) years, Lewars Design has completed over one hundred and seventy-five (175) projects in the South Florida area.

CONSTRUCTION MANAGER

SAGOMA CONSTRUCTION SERVICES, INC.
Brian Powell - President



Brian Powell brings over 25 years of construction industry experience covering pre-construction, project engineering, onsite supervision, and project management aspects of various projects in the residential, commercial, industrial communications and marina sectors.

Brian is the President of Sagoma Construction Services, Inc and has successfully led the firm for 14 years. He manages the overall operations of the business starting the preconstruction phase through project closeout. Brian regularly collaborates with his project staff and manages all financial aspect to ensure that each project is completed on time and within budget.

His primary responsibilities are focused on Business Development, Consulting and Contracts, however, he remains involved in the Scheduling, Site Logistics, Cost and Quality Control and Project Safety for all of Sagoma's operations.

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

October 5, 2023

Sagoma Construction Services, Inc.
10032 NW 46 Street
Sunrise, FL 33351
Attn: Brian Powell

RE: Fort Lauderdale Community Redevelopment Agency Incentive Programs
Contractor Application for CRA Qualified Contractors List
Approval of Sagoma Construction Services, Inc as CRA Qualified Contractor

Dear Mr. Powell:

We are in receipt of the attached letter dated Nov 2, 2021 from the City of Fort Lauderdale Housing and Community Development Division regarding approval of your application for Qualified Contractor List. Therefore, you have been added to our list of Qualified Contractors for Community Redevelopment Agency (CRA) Incentive Programs.

You may be contacted by our CRA Project Manager Corey Ritchie to secure price proposals for various CRA funded projects or by applicants for CRA incentive program funds seeking the services of a General Contractor from the CRA's approved contractor list.

Sincerely,

Clarence Woods, CRA Manager
Fort Lauderdale Community Redevelopment Agency

BW
Attachment

LEGAL ADVISOR



CARUSI LAW
Daniel S. Carusi, P.A.

Daniel S. Carusi, Esq. has been practicing real estate law in Fort Lauderdale since 1988. Mr. Carusi has represented numerous small developers in the acquisition, construction and development and redevelopment of residential and commercial projects. He has experience collaborating with contractors, design professionals and other integral players in the development and approval process.

A boutique law firm that handles residential and commercial real estate law, which is the practice of law dealing with matters relating to ownership and rights in real property including, but not limited to, real estate conveyances and other transfers, the examination of real estate titles, and the determination of property rights. They handle purchase and sale transactions, financing and refinancing transactions, short sales, and many types of residential and commercial real estate matters. They understand the importance of working closely with buyers, sellers, real estate brokers, mortgage brokers, lenders and all other parties that may be involved in a real estate transaction.

Jadoo
Taxes | Accounting

FINANCIAL ADVISOR



JADOO TAXES / ACCOUNTING
Gaji Jadoo - Owner

Mr. Jadoo has worked in accounting and finance for almost 30 years. After earning his B.A. in Economics from the University of Minnesota, he moved to New York City to pursue a career in finance. He quickly landed a position expediting bond trades for a global investment bank.

With a desire to develop his career further, he earned his MBA in Finance from the William E. Simon Graduate School of Business, University of Rochester.

Mr. Jadoo has earned the IRS designation of an Enrolled Agent.

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03/14/2024

Mr. Alvin Lewis
4701 NW 16th St
Lauderhill, FL 33313

Re: 2201-2205 Sistrunk Blvd

Dear Mr. Lewis

We're pleased to tell you that you've been conditionally pre-approved for the construction loan on above commercial property with the following condition:

Name of Project: 2200 Ponderosa Plaza
Borrower: Alvin Lewis/ West Sistrunk Plaze, LLC
Loan amount: $300,000.
Projected property value: $800,000
Lien Position: 1st mortgage
Second Liens: Allowed. (CRA)
Property Type: Commercial Retail Plaza
Term of Loan: 12 to 18 months Balloon. Inters only Payment at 10.5% with 4 months of guaranteed interest.

Conditions to be met prior to closing:

1. Marketable property title
2. Acceptable appraisal and property condition.
3. Subject to final underwriting conditions*.

Now that your application has been pre-approved with us, all you need to do is simply deliver the rest of the conditions required for closing and we will make sure your loan closes on time- *guaranteed.*

As part of the Secured Horizon Financial Group. Family, you now have many unique advantages.

Thank you,

Abe Hakawati

Sr. Loan Officer
e mail: abe@securedhorizon.com

*Contact your loan offcer for further quification.

Equal Housing Opportunity

Bank of America
PO BOX 25118
TAMPA, FL 33622-5118

C3_15854_051717

WEST SISTRUNK PLAZE LLC
4701 NW 16TH ST
LAUDERHILL FL 33313-5523

Case Number
231213NS009815
Date
December 14, 2023
Account information
bankofamerica.com

To: WEST SISTRUNK PLAZE LLC

As requested, the below information is a verification of the status of your deposit account(s) with us:

Type of account	Account ending	12 month deposits	Current balance	Average balance	Date opened
Checking		0.00	$24,779.83	$50,458.67	10/11/22

What you need to know

The average balance information for accounts, if available, is based on the previous 12 months. For time deposit accounts, such as CDs the average balance information is not available.

Thank you for allowing us to meet your financial needs

The information provided is strictly confidential and intended for use solely by the requesting party and in reliance on your statement of intended purpose or use. The information is furnished as a matter of courtesy without a duty to do so and without responsibility, liability or warranty, express or implied, on the part of Bank of America to you or any third party. Information is obtained from electronic data sources, which may not represent all information in Bank of America's possession. Information is not guaranteed to be accurate and may be a matter of opinion. We do not accept any responsibility for errors, omissions or alterations after delivery. The information is constantly changing and therefore subject to change without notice. Bank of America will not update this response unless another written inquiry is received. This information applies to the name of the subject of the inquiry as styled in your request and does not include any indirect or related accounts or obligations, unless expressly specified in our response. Bank of America encourages you to contact more than one credit reference prior to making any credit decision. If you received this response by Fax, and you are not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution or copying of the information contained in this message is strictly prohibited. If you have received this communication in error, please notify us immediately and return the message to us by mail.

We FLORIDA FINANCIAL

1982 North State Road 7
Margate, Florida 33063-5710

Phone: 954-745-2400
WeFloridaFinancial.com

February 5, 2024

ALVIN L LEWIS
4701 NW 16TH ST
LAUDERHILL, FL 33313

RE: Verification of Account

To Whom It May Concern:

This letter confirms the following accounts, for the above listed member(s), are currently open, active and in good standing with We Florida Financial:

Account Number	Type of Account	Date Account Opened	Current Balance
	Savings	4/6/2023	$7,865.25
	Certificate Of Deposit	8/7/2023	$28,505.16
	Checking	04/06/2023	$6,207.83

Please contact us at 954-745-2400 if you need additional assistance.

Sincerely,
Mihaela Popaiacu
Support Services
We Florida Financial

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
WEST SISTRUNK PLAZE LLC

Filing Information

Document Number	L22000010167
FEI/EIN Number	N/A
Date Filed	01/04/2022
Effective Date	03/03/2022
State	FL
Status	ACTIVE

Principal Address

4701 NW 16TH STREET
LAUDERHILL, FL 33313

Mailing Address

4701 NW 16TH STREET
LAUDERHILL, FL 33313

Changed: 02/17/2023

Registered Agent Name & Address

LEWIS, ALVIN
4701 NW 16TH STREET
LAUDERHILL, FL 33313

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, ALVIN
4701 NW 16TH STREET,
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2023	02/17/2023

Document Images

02/17/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- Florida Limited Liability	View image in PDF format

Electronic Articles of Organization For Florida Limited Liability Company

L22000010167
FILED 8:00 AM
January 04, 2022
Sec. Of State
bcoates

Article I

The name of the Limited Liability Company is:

WEST SISTRUNK PLAZE LLC

Article II

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

4701 NW 16TH STREET
LAUDERHILL, FL. 33313

The mailing address of the Limited Liability Company is:

4701 NW 16TH STREET
APT 207
LAUDERHILL, FL. 33313

Article III

Other provisions, if any:

RENTAL & LEASING- RENTAL PROPERTY.

Article IV

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

ALVIN LEWIS
4701 NW 16TH STREET
LAUDERHILL, FL. 33313

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: ALVIN LEWIS

L22000010167
FILED 8:00 AM
January 04, 2022
Sec. Of State
bcoates

Article V

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

Title: MGR
ALVIN LEWIS
4701 NW 16TH STREET,
LAUDERHILL, FL. 33313 US

Article VI

The effective date for this Limited Liability Company shall be:

03/03/2022

Signature of member or an authorized representative

Electronic Signature: ALVIN LEWIS

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.

This Instrument Prepared By and
Return to:
Name: Mary McPherson Lewis, Esq.
Address: 4699 N, State Road 7 - #C5
Tamarac, FL 33319

Parcel Identification /
(Folio) Number: 5042 05 01 1090

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of, April, 2017, by **ALVIN LEWIS, a single man,** whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, **DOROTHY LEWIS BROWN,** a married woman, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and **SHANDELYN LEWIS CARABALLO, a single woman,** whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to **ALVIN LEWIS, a single man,** whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, and **LEVITTRICK LEWIS, a single man,** whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313; second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **Ten Dollars ($10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GRANTOR:

Witness Signature

ALVIN LEWIS

Cecil Frank Jones

Print Name

Witness Signature

Jimmie L. Hardberry

Print Name

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALVIN LEWIS, who is ✓ personally known to me or who has produced DL/L200-000-48-425-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that he took an oath before me and acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.

FREDDIE WILLIAMS
Notary Public - State of Florida
Commission # GG 002685
My Comm. Expires Jun 15, 2020
Bonded through National Notary Assn.

(SEAL)

NOTARY PUBLIC – STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Signature

Louis Joedan

Print Name

Witness Signature

Franklin D. Rawls

Print Name

GRANTOR:

DOROTHY LEWIS BROWN

STATE OF FLORIDA)

COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOROTHY LEWIS BROWN, who is ✓ personally known to me or who has produced _____ as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of APRIL, 2017, A.D.

FREDDIE WILLIAMS
Notary Public - State of Florida
Commission # GG 002685
My Comm. Expires Jun 15, 2020
Bonded through National Notary Assn.

(SEAL)

NOTARY PUBLIC – STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Signature

Louis Jordan

Print Name

Witness Signature

Frederick D. Brown

Print Name

GRANTOR:

SHANDELYN LEWIS CARABALLO

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHANDELYN LEWIS CARABALLO, who is ✓ personally known to me or who has produced C614-792-60-801-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of April, 2017, A.D.

FREDDIE WILLIAMS
Notary Public - State of Florida
Commission # GG 002685
My Comm. Expires Jun 15, 2020
Bonded through National Notary Assn.

NOTARY PUBLIC – STATE OF FLORIDA

(SEAL)

4

Prepared under the Supervision of:
Franz C. Jobson, Esquire
1339 N.E. 4th Avenue.
Fort Lauderdale, Florida 33304
Phone: (954) 763-5336

INSTR # 107434429
OR BK 44697 Pages 629 - 629
RECORDED 10/09/07 15:11:52
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1016
#4, 1 Pages

INSTR # 106893001
OR BK 43707 Pages 1905 - 1905
RECORDED 03/07/07 13:42:55
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2005
#1, 1 Pages

SATISFACTION OF MORTGAGE

Witnesseth: That JERRY CARTER and ELLA M. CARTER, Husband and Wife, the owner and holder of a certain mortgage deed executed by ALVIN LEWIS, a single man, and recorded in Official Records Book 24294, Page 0002, of the Public Records of Broward County, Florida, securing note in the total principal sum of $20,000.00, and certain promises and obligations set forth in the mortgage deed, upon the following described land, to-wit:

Lots 29 and 30, less the South 10 feet, Block 5, WASHINGTON PARK according to the plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida

hereby acknowledge full payment and satisfaction of said note and mortgage deed, and surrender the same as cancelled, and hereby direct the Clerk of the said Circuit Court to cancel the same of record.

Witness our hands and seals on February 15, 2007.

Signed sealed and delivered in the presence of:
Witnesses:

Erica Frederick
Signature

Erica Frederick
Print Name

Matt S. Walters
Signature

Matt S. Walters
Print Name

Mortgagee:

By: Jerry Carter
Jerry Carter

By: Ella Carter
Ella Carter

Satisfaction of mortgage being recorded because notary seal not present

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JERRY CARTER and ELLA CARTER, Husband and Wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was taken. (check one) ✓ They are personally known to me. ____ They provided the following type of identification: _____.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of February, 2007.

Erica Frederick
NOTARY PUBLIC – STATE OF FLORIDA

ERICA FREDERICK
MY COMMISSION # DD593049
EXPIRES: September 30, 2010
1-800-3-NOTARY FL Notary Discount Assoc. Co.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	NW 6 STREET, FORT LAUDERDALE FL 33311
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK
Mailing Address	4701 NW 16 ST LAUDERHILL FL 33313

ID #	5042 05 01 1080
Millage	0312
Use	10-01

Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$112,270		$112,270	$51,320	
2023	$112,270		$112,270	$46,660	$1,385.14
2022	$76,550		$76,550	$42,420	$1,061.76

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$112,270	$112,270	$112,270	$112,270
Portability	0	0	0	0
Assessed/SOH	$51,320	$112,270	$51,320	$51,320
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$51,320	$112,270	$51,320	$51,320

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2017	QC*-T	$100	114383335
5/30/1996	QC*	$100	25360 / 427
12/14/1995	WD*	$44,000	24294 / 1
6/1/1989	WD	$22,500	16519 / 585

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$22.00	5,103	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						5103		



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311
Property Owner	LEWIS, ALVIN LEWIS, LEVITTRICK
Mailing Address	4701 NW 16 ST LAUDERHILL FL 33313

ID #	5042 05 01 1090
Millage	0312
Use	10-01

Abbr Legal Description	WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$92,220		$92,220	$42,180	
2023	$92,220		$92,220	$38,350	$1,138.04
2022	$62,880		$62,880	$34,870	$872.47

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$92,220	$92,220	$92,220	$92,220
Portability	0	0	0	0
Assessed/SOH	$42,180	$92,220	$42,180	$42,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$42,180	$92,220	$42,180	$42,180

Sales History

Date	Type	Price	Book/Page or CIN
4/29/2017	QC*-T	$100	114383335
5/30/1996	QC*	$100	25360 / 427
12/14/1995	WD*	$44,000	24294 / 1
6/12/1989	WD*	$22,500	16519 / 585

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$22.00	4,192	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F3		
L								
1						4192		

10 Year Operating Proforma
2200 Ponderosa Plaza

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Bay 1	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 2	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 3	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 4	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Potential Rental Income	**52,460.00**	**52,460.00**	**53,509.20**	**53,509.20**	**54,579.38**	**54,579.38**	**55,670.97**	**55,670.97**	**56,784.39**	**56,784.39**
General Vacancy	(2,623.00)	(2,623.00)	(2,675.46)	(2,675.46)	(2,728.97)	(2,728.97)	(2,783.55)	(2,783.55)	(2,839.22)	(2,839.22)
Turnover Vacancy	0	0	0	0	(6,822.42)	0	0	0	0	(7,098.05)
Effective Rental Income	**49,837.00**	**49,837.00**	**50,833.74**	**50,833.74**	**45,027.99**	**51,850.41**	**52,887.42**	**52,887.42**	**53,945.17**	**46,847.12**
Property Taxes	(10,000.00)	(10,000.00)	(10,200.00)	(10,200.00)	(10,404.00)	(10,404.00)	(10,612.08)	(10,612.08)	(10,824.32)	(10,824.32)
Insurance	(5,500.00)	(5,500.00)	(5,610.00)	(5,610.00)	(5,722.20)	(5,722.20)	(5,836.64)	(5,836.64)	(5,953.38)	(5,953.38)
Maintenance/Water/ Groundskeeping	(7,200.00)	(7,200.00)	(7,344.00)	(7,344.00)	(7,490.88)	(7,490.88)	(7,640.70)	(7,640.70)	(7,793.51)	(7,793.51)
Electricity	(4,800.00)	(4,800.00)	(4,896.00)	(4,896.00)	(4,993.92)	(4,993.92)	(5,093.80)	(5,093.80)	(5,195.67)	(5,195.67)
Total Expenses	(27,500.00)	(27,500.00)	(28,050.00)	(28,050.00)	(28,611.00)	(28,611.00)	(29,183.22)	(29,183.22)	(29,766.88)	(29,766.88)
Net Operating Income	**22,337.00**	**22,337.00**	**22,783.74**	**22,783.74**	**16,416.99**	**23,239.41**	**23,704.20**	**23,704.20**	**24,178.29**	**17,080.24**
Bank Loan	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)
Leasing Commissions	(6,557.50)	0	0	-	(3,411.21)	0	0	0	0	(3,549.02)
Reversion	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Tax	**11,274.50**	**17,832.00**	**18,278.74**	**18,278.74**	**8,500.78**	**18,734.41**	**19,199.20**	**19,199.20**	**19,673.29**	**9,026.21**

(27,500.00) Total Expenses charged back through rent for year
13.22 Additional for tripple net
12.00 Base Rent
$ 25.22 Total Rent per sq ft

520 sq ft per unit
4 units
2080 Total sq ft

52,460.00 check

6,875.00 Additional for tripple net
6,240.00 Base Rent per unit
13,115.00 Total rent per unit/year
52,460.00 Total revenue for 4 units

85,000.00 Loan amount
0.06 APR
5,100.00
90,100.00
4,505.00

SAGOMA CONSTRUCTION SERVICES INC

PRINT DATE: 6/14/2024

ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
	SOFT COSTS							$ 123,580.00
1	Land	LS	0	$ -	$ -	1.00	$ -	
2	Pre-Construction Appraisal Fee	LS	1	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	By OWNER
3	Tree Removal	EA	0	$ 5,000.00	$ -	1.00	$ -	ALLOWANCE
4	Utility Fees	ALLOW	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
5	Design & Engineering	LS	1	$ 58,500.00	$ 58,500.00	1.00	$ 58,500.00	
6	CM Fees	LS	1	$ 11,080.00	$ 11,080.00	1.00	$ 11,080.00	
7	Impact Fees	ALLOW	1	$ 20,000.00	$ 20,000.00	1.00	$ 20,000.00	ALLOWANCE
8	Permit Fees	ALLOW	1	$ 20,000.00	$ 20,000.00	1.00	$ 20,000.00	ALLOWANCE
9	Finance Costs	LS	0	$ 2,500.00	$ -	1.00	$ -	By OWNER
10	Realtor Commission	LS	0	$ 5,000.00	$ -	1.00	$ -	By OWNER
11	Special Inspection	ALLOW	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	By OWNER
12	Material Testing	ALLOW	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	By OWNER
	HARD COSTS							$ 660,043.00
	GENERAL REQUIREMENTS							$ 142,345.00
13	Permitting (by CM)	LS	1	$ 30,450.00	$ 30,450.00	1.00	$ 30,450.00	
14	Overhead (Project Executive & Accounting)	LS	1	$ 58,995.00	$ 58,995.00	1.00	$ 58,995.00	
15	Preconstruction	LS	0	$ -	$ -	1.00	$ -	IN ABOVE
16	Project Management	LS	0	$ -	$ -	1.00	$ -	IN ABOVE
17	Project Supervision	MONTHS	6	$ 3,200.00	$ 19,200.00	1.00	$ 19,200.00	Onsite Supervisor
18	Jobsite Cleaning	MONTHS	6	$ 225.00	$ 1,350.00	1.00	$ 1,350.00	
19	Final Cleaning	SF	2400	$ 2.00	$ 4,800.00	1.00	$ 4,800.00	
20	Temporary Toilets	MONTHS	6	$ 250.00	$ 1,500.00	1.00	$ 1,500.00	
21	Temporary Fencing w/ Windscreen	LF	500	$ 6.50	$ 3,250.00	1.00	$ 3,250.00	
22	Safety & Protection	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	
23	Construction Equipment	LS	1	$ 7,500.00	$ 7,500.00	1.00	$ 7,500.00	
24	Crane	LS	0	$ 25,000.00	$ -	1.00	$ -	N/A
25	Termite Treatment	SF	2400	$ 0.75	$ 1,800.00	1.00	$ 1,800.00	
26	Miscellaneous Engineering	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
27	Dumpsters	EA	8	$ 750.00	$ 6,000.00	1.00	$ 6,000.00	
28	MOT	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
	SITEWORK							$ 78,475.00
29	Earthwork/Site Grading	SF	9500	$ 2.25	$ 21,375.00	1.00	$ 21,375.00	INCLUDING BUILDING PAD
30	Site Civil (Utilities)	LS	1	$ 18,000.00	$ 18,000.00	1.00	$ 18,000.00	ONSITE & OFF SITE; STORMWATER PROVISIONS
31	Paving & Striping and Signage	LS	1	$ 10,000.00	$ 10,000.00	1.00	$ 10,000.00	
32	Landscape	SF	3000	$ 5.00	$ 15,000.00	1.00	$ 15,000.00	ALLOWANCE
33	Irrigation	SF	3000	$ 1.50	$ 4,500.00	1.00	$ 4,500.00	ALLOWANCE
34	Hardscape (Concrete Walkways)	SF	800	$ 12.00	$ 9,600.00	1.00	$ 9,600.00	ALLOWANCE
	CONCRETE (SHELL)							$ 89,745.00
35	Concrete/Masonry Shell	SF	2207	$ 35.00	$ 77,245.00	1.00	$ 77,245.00	CBS Structure with Columns & Beams
36	5' Site Wall	SF	500	$ 25.00	$ 12,500.00	1.00	$ 12,500.00	ALLOWANCE
37	Dumpster Enclosure	SF	0	$ 15.00	$ -	1.00	$ -	ALLOWANCE
	METALS							$ 61,218.00
38	Structural Steel Joists and Metal Deck	SF	2207	$ 24.00	$ 52,968.00	1.00	$ 52,968.00	
39	6' Tall Chain Link Fence (Site)	LF	50	$ 30.00	$ 1,500.00	1.00	$ 1,500.00	
40	Stair Handrails	LF	50	$ 35.00	$ 1,750.00	1.00	$ 1,750.00	
41	Miscellaneous Roof Accessories	LS	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	ALLOWANCE
	CARPENTRY & MILLWORK							$ -
42	Storage - Millwork	ALLOW	0	$ 500.00	$ -	1.00	$ -	ALLOWANCE
43								
	THERMAL & MOISTURE PROTECTION							$ 27,070.00
44	TPO Single Ply Roofing	SF	2207	$ 10.00	$ 22,070.00	1.00	$ 22,070.00	
45	Roof Walkway Pads	LS	1	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	
46	Waterproofing	ALLOW	1	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	ALLOWANCE
	DOORS & WINDOWS							$ 49,700.00
47	Storefront System	LS	1	$ 35,000.00	$ 35,000.00	1.00	$ 35,000.00	Impact Glazing
48	Storefront Double Doors	EA	0	$ 2,000.00	$ -	1.00	$ -	Impact Glazing
49	Storefront Single Door	EA	4	$ 1,500.00	$ 6,000.00	1.00	$ 6,000.00	Impact Glazing
50	Interior HM Doors (Single)	EA	4	$ 650.00	$ 2,600.00	1.00	$ 2,600.00	Impact
51	Exterior HM Doors (Single)	EA	2	$ 2,000.00	$ 4,000.00	1.00	$ 4,000.00	Impact
52	Exterior Door Hardware	EA	6	$ 350.00	$ 2,100.00	1.00	$ 2,100.00	
	FINISHES							$ 80,437.00
53	Interior Walls - 2hr rated Demising & Restrooms w/ Tile, Paint	SF	2207	$ 16.00	$ 35,312.00	1.00	$ 35,312.00	
54	Exterior Stucco - Regular	SF	4750	$ 6.50	$ 30,875.00	1.00	$ 30,875.00	
55	Exterior Paint	SF	4750	$ 3.00	$ 14,250.00	1.00	$ 14,250.00	
	SPECIALTIES	**LS**	**1**		$ -			$ 9,825.00
56	Misc. (Bldg Signage)	LS	1	$ 7,500.00	$ 7,500.00	1.00	$ 7,500.00	ALLOWANCE
57	Bike Racks (Site)	EA	1	$ 325.00	$ 325.00	1.00	$ 325.00	ALLOWANCE
58	Fire Extinguishers & Cabinets	LS	4	$ 500.00	$ 2,000.00	1.00	$ 2,000.00	ALLOWANCE
59	Toilet Accessories	LS	4	$ 600.00	$ 2,400.00	1.00	$ 2,400.00	ALLOWANCE
	EQUIPMENT	**LS**	**1**		$ -			$ -
60	Trash Equipment	LS	0	$ 15,000.00	$ -	1.00	$ -	By OWNER

SAGOMA CONSTRUCTION SERVICES, INC

PRINT DATE: 6/14/2024

ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
	FURNISHINGS	LS	1		$ -			$ -
61	Interior FF&E (By Owner)							By OWNER
	CONVEYING SYSTEMS	LS	1					$ -
62	NIC	0	0	$ -	$ -	1.00	$ -	NIC
	MECHANICAL - HVAC	LS	1					$ 28,300.00
63	RTU's per bay	EA	1	$ 4,500.00	$ 4,500.00	4.00	$ 18,000.00	
64	Ductwork per bay	SF	520	$ 15.00	$ 7,800.00	1.00	$ 7,800.00	
65	Mechanical Controls	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
	MECHANICAL - Fire Protection	LS	1		$ -			$ 8,828.00
66	Fire Sprinkler System	SF	2207	$ 4.00	$ 8,828.00	1.00	$ 8,828.00	ALLOWANCE
	MECHANICAL - Plumbing	LS	1					$ 8,700.00
67	Unisex Restrooms per bay	SF	150	$ 7.00	$ 1,050.00	4.00	$ 4,200.00	
68	Rain Water Leaders/Storm Systems	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
69	Bldg Exterior Plumbing	LS	1	$ 2,000.00	$ 2,000.00	1.00	$ 2,000.00	ALLOWANCE
	ELECTRICAL - Fire Alarm System	LS	1		$ -			$ 5,000.00
70	Fire Alarm System	ALLOW	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	ALLOWANCE
	ELECTRICAL	LS	1					$ 70,400.00
71	Elec Panel, Circuits, Outlets and Switches per bay	SF	500	$ 15.00	$ 7,500.00	4.00	$ 30,000.00	
72	Low Voltage	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	Conduit & Pull Strings
73	Electrical Service	LS	1	$ 18,000.00	$ 18,000.00	1.00	$ 18,000.00	ALLOWANCE
74	Electrical (Site)	SF	9950	$ 2.00	$ 19,900.00	1.00	$ 19,900.00	ALLOWANCE
75	Temporary Power	LS	0	$ 5,000.00	$ -	1.00	$ -	ALLOWANCE
	TOTAL COSTS (Hard & Soft) - *NO MARK-UP*				$			783,623.00

BUILDING Area (SF)	2,400
SITE Area (SF)	10,000

COST SUMMARY

1	GENERAL REQUIREMENTS	$ 11.48	22%	$ 142,345.00
2	SITEWORK	$ 6.33	12%	$ 78,475.00
3	CONCRETE	$ 7.24	14%	$ 89,745.00
5	METALS	$ 4.94	9%	$ 61,218.00
6	CARPENTRY & MILLWORK	$ -	0%	$ -
7	THERMAL & MOISTURE PROTECTION	$ 2.18	4%	$ 27,070.00
8	DOORS & WINDOWS	$ 4.01	8%	$ 49,700.00
9	FINISHES	$ 6.49	12%	$ 80,437.00
10	SPECIALTIES	$ 0.79	1%	$ 9,825.00
11	EQUIPMENT	$ -	0%	$ -
12	FURNISHINGS (N.I.C)	$ -	0%	$ -
14	CONVEYING SYSTEMS (ELEVATOR)	$ -	0%	$ -
15	MECHANICAL (HVAC)	$ 2.28	4%	$ 28,300.00
15	MECHANICAL (FIRE PROTECTION)	$ 0.71	1%	$ 8,828.00
15	MECHANICAL (PLUMBING)	$ 0.70	1%	$ 8,700.00
16	ELECTRICAL (FIRE ALARM SYSTEM)	$ 0.40	1%	$ 5,000.00
16	ELECTRICAL	$ 5.68	11%	$ 70,400.00
	TOTAL DIRECT COST	$ 53.23	100%	$ 660,043.00
	OH & P	$ 5.35	10%	$ 66,377.00
	TOTAL HARD COST (BLDG + SITE)	$ 58.58	85%	$ 726,420.00
	TOTAL SOFT COST (BLDG + SITE)	$ 12.36	15%	$ 123,580.00
	TOTAL PROJECT COST (BLDG + SITE)	**$70.94**	100%	**$ 850,000.00**

January 18, 2024

LEWARS DESIGN LLC
18242 NW 20th Street
Pembroke Pines, FL 33029
(954) 701-0228
e:bcalewars@comcast.net

PONDEROSA PLAZE DESIGN COSTS



Digitally signed by Bertram Lewars
Date: 2024.01.18 16:42:22 -05'00'

Bob Wojcik, Manager
CRA Housing and Economic Development
City of Ft. Lauderdale, Community Development Agency
914 Sistrunk Boulevard, Suite 200
Ft. Lauderdale, FL 33311

Re: ***New Four-Unit Shopping Center on NW 6th Street (Sistrunk Boulevard), Ft. Lauderdale, FL.***

This document provides the design costs for a proposed 4-Unit shell structure at 2201 NW 6th Street, Ft. Lauderdale, FL, on two (2) adjacent vacant lots to house four separate businesses. Tenant buildout is not included. The base design fee for the Scope of Work as outlined is based on the following disciplines:

Architectural Design:	$26,000	(Excludes Construction Administration @ $150 p/h)
Civil Engineering:	$11,000	(Excludes Construction Administration @ $195 p/h)
Structural Engineering:	$11,750	(Excludes Construction Administration @ $175 p/h)
Landscaping and Irrigation:	$5,000	(Excludes Construction Administration @ $135 p/h)
MEP (Shell, Incl. Site Light'g):	$4,750	(Excludes Construction Administration @ $150 p/h)
TOTAL	$58,500	

This base fee does not include any additional services, such as Construction Administration, Meetings, RFIs, Reimbursables, etc. Submittals will be based on the following phases:

Retainer	$11,000
DRC Submittal	$ 7,500
50% Construction Documents (CDs)	$13,000
90% Construction Documents (CDs)	$12,500
100% Construction Documents (CDs)	$11,500
Responses to Bldg. Dept. Comments	$ 3,000
Total	$58,500

The retainer will include team kick-off meeting, confirmation of Scope of Work, preliminary meeting with Municipal Authorities, a presentation of the Schematic Design including a 3-D rendering.

Sincerely,

Bertram Lewars, R.A.
AR 0017820

DEVELOPMENT SERVICES DEPARTMENT

ADDRESS VERIFICATION FORM

Revision Date: XX/XX/2023 | **Print Date** XX/XX/2023

FOR CITY'S COMPLETION – STAFF USE ONLY

Complete this form by indicating "X" in all the applicable boxes below, answer questions, and sign the form.

PURPOSE OF REQUEST: *Mark with an "X" in the boxes below.*

Yes	No	
☑	☐	To verify an existing address/addresses.
☑	☐	To verify any formerly assigned addresses or known-as addresses.
☒	☐	To assign a new address for development or redevelopment of the property.

PROPERTY INFORMATION: *Provide property information as outlined below. If property has more than one address and more than one folio number, please list each separately.*

FOLIO NUMBER(S) *(e.g. 494210440010)*	ADDRESSES *(e.g. 1245 NW 15 Ter, 101 N. Andrews Ave)*	BRIEF LEGAL DESCRIPTION *(e.g. Pearls Plat, Section 4, Lot 5)*
504205011090	W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5
504205011080	2201-05 NW 6th STREET FORT LAUDERDALE, FL	WASHINGTON PARK 19-22B LOT 29 Less S10 FOR RD R/W BLK 5
504205011090	2201-05 NW 6th STREET FORT LAUDERDALE, FL	WASHINGTON PARK 19-22B LOT 30 Less S 10 FOR RD R/W BLK 5

REQUESTOR NAME (PRINT): Bertram Lewars **DATE:** 11-17-2023

REQUESTOR EMAIL (PRINT): bcalewars@comcast.net **PHONE:** (954) 701-0228

VERIFIED/ASSIGNED ADDRESS: W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311

FORMER OR KNOWN AS ADDRESS: W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311

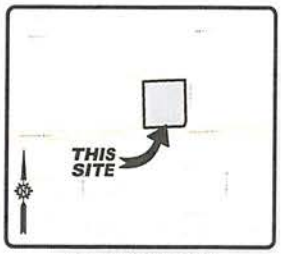
AUTHORIZED CITY SIGNATURE: Jazmine Eveillard **DATE:** 11-17-2023

NOTES: FOR DRC SUBMITTAL PROPOSED DEVELOPMENT **FEE REQUIRED** ☐ $xx ☐ No Fee

WE BUILD COMMUNITY

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

2201-2205 N.W. 6TH ST., FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 20'

GRAPHIC SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
(R)	DENOTES DISTANCE BASED ON RECORD INFORMATION
C1	CURVE NO. 1 (SEE CURVE TABLE)
℄	CENTERLINE
-OHW-	OVERHEAD WIRES
	BREAK IN SCALE
	VIEW 1
R.E.	RIM ELEVATION
EL.	ELEVATION
TR 388	TREE NUMBER 388

LEGEND:

	CONCRETE LIGHT POLE
	GUY ANCHOR
	CONCRETE POWER POLE
	WOOD POWER POLE
	METAL LIGHT POLE
	CATCH BASIN
	UTILITY MANHOLE
	SANITARY SEWER MANHOLE
	SIGN
	CONCRETE POLE
	WATER VALVE
	FIRE HYDRANT
	WIRE PULL BOX
	CROSSWALK SIGNAL POLE
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT.	TRAVERSE POINT
6.52	SURFACE ELEVATION

CURVE TABLE (C)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	15.87'	25.00'	36°21'37"



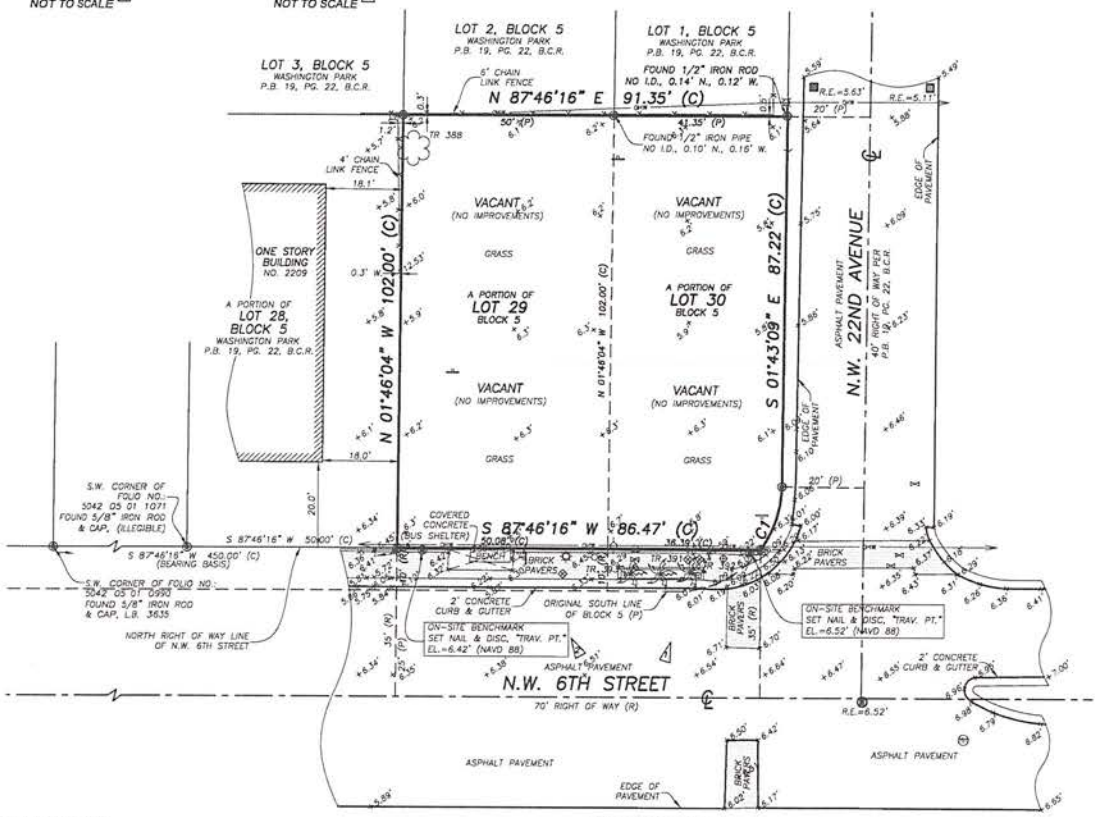
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
388	OAK	48"	50'	60'	
391	PALM	10"		15'	10'
392	PALM	8"		20'	12'
393	PALM	6"		18'	12'



LEGAL DESCRIPTION:

LOTS 29 AND 30, LESS THE SOUTH 10 FEET OF BLOCK 5 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19 PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

5. HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.

6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. THE PROPERTY SHOWN HEREON CONTAINS 0.21 ACRES (9,290 SQUARE FEET), MORE OR LESS.

8. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.

9. THE ELEVATIONS SHOWN HEREON WERE ARE BASE ON CITY OF FORT LAUDERDALE BENCHMARK "NW 545" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 545 SET ON TOP OF CURB AT THE NORTHWEST CORNER OF N.W. 6TH STREET AND N.W. 22ND AVENUE. ELEVATION=6.434'. THE BENCHMARK ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.56' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

10. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.87°46'16"W., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 6TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

SURVEY NOTES (CONT.):

11. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

13. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by Javier De La Rocha
Date: 2023.05.18 13:50:04 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

ECS LAND SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 29 & 30, LESS THE SOUTH 10 FEET, BLOCK 5
WASHINGTON PARK
PLAT BOOK 19, PAGE 22, B.C.R.
2201-2205 N.W. 6TH ST, FORT LAUDERDALE, FL 33311

CLIENT: CITY OF FORT LAUDERDALE, CRA
DATE: 03/27/23
DRAWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 05/09/23

REVISIONS

01	BOUNDARY SURVEY	03/27/23
02	ADD TREES AND TOPOGRAPHIC ELEVATIONS	05/15/23

JOB NO.
ECS3349
TASK 2

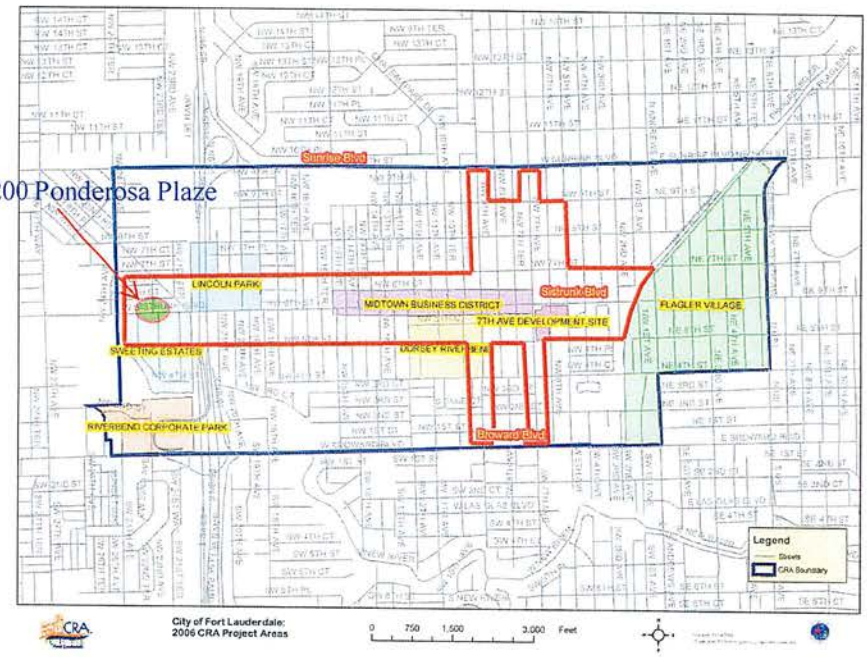
SHEET NO.
01
OF
01

CRA

INCENTIVE

PROGRAMS

2200 Ponderosa Plaze



CRA Focus Areas - 2019

CRA Focus Areas Consist of:

1. Sistrunk Blvd from NW 24th Ave to the FEC Railway including one block north and south of Sistunk Blvd;
2. NW 7th Ave from Browrd Blvd to Sunrise Blvd; and
3. NW 9th Ave from Broward Blvd to Sunrise Blvd.
4. Industrial Zoned Area between Sistrunk and Sunrise, and NW 9th Ave and NW 5th Ave.

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	$ 750,000
■	STREETSCAPE ENHANCEMENT PROGRAM	$ 50,000
☐	DEVELOPMENT INCENTIVE PROGRAM	$ _____
☐	PROPERTY TAX REIMBURSEMENT PROGRAM	$ _____

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

1. Please describe your project. Retail Plaza - 4 bays @ 520 SF each. See attached.
2. What is the address, folio number and legal description of the property. 2201 NW 22nd Ave. See attached.
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. Existing: Two (2) Vacant lots; Proposed: New non-residential Bldg. See attached.
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. NO. New Construction for Owner use.
5. What is the zoning of the property? **NWRAC-MUw**
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. YES. See attached.
7. Is your project new construction or is it renovation? 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 CRA expense, it may be included in your total capital investment) Total Investment: $850,000. Hard Cost - $726,420; Soft Cost - $123,080
9. What is the current Broward County Assessed Value of the property? Assessed Value - $93,500; Appraisal - $279,000
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

NO Mortgage. See attached.

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. NO Liens.
12. Are there any code violations on the property? Identify. NO Code Violations.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding. Not For Sale.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries. Four (4) FTE positions provided by Tenants. See schedule.
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. December 2024
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. Seven (7) months: July 2025
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. TBD; See attached.
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. TBD
19. Have your previously received funding from the CRA? Explain. NO.

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. YES. See attached.
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. YES. See attached.
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. YES. DRC submission 11/27/2023 (UDP-S23066/ DRT-23016); In Review
23. Do you have detailed, written contractor cost estimates? If so, please provide. YES. See attached.
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. YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.
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 <u>two</u> 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. YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of $300,000 as required by Florida Statute 255.20. YES. SEP funding request is $50,000.

I Alvin Lewis 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.

Alvin Lewis
_____
Signature of Property Owner or Business Owner

Alvin Lewis dba West Sistrunk Plaze, LLC.
_____
Print Name

CRA QUESTIONS

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

1. Please describe your project.

The name of the project is 2200 Ponderosa Plaza. A new construction commercial building offering spaces for rent. We will offer below-market lower rents to enable minority businesses to get started and open. We would like to attract small new or ongoing businesses owned by local individuals to service people living in the neighborhood. Examples of such businesses are a Barber Shop, Beauty Salon, Nail Salon, Internet Coffee shops, tax and business offices. We will not rent to a business that is not approved for CRA funding or is restricted by CRA Covenants.

The project consists of constructing an office building on 2 vacant commercial lots located at 2201 & 2205 SW 6th St in the Sistrunk neighborhood of Fort Lauderdale. The building will have 4 spaces or bays. Each bay will be approximately 520 square feet.

Each office will have its own restroom and water facilities. We will accommodate a tenant who desires more or less space than 520 square feet. This will be accomplished by installing non-permanent ceiling to wall partitions.

2. What is the address, folio number and legal description of the property.

2 adjacent properties:

Address: 2205 NW 6TH STREET, FORT LAUDERDALE FL 33311
Folio Number: 504205 011090
LOT 1, Block 1 of WASHINGTON PARK, 19-22 Blot 30 Less S 10 for RD R/W BLK 5 according to the Plat thereof, as recorded in Plat Book 197, Page 22, of the Public Records of Broward County, Florida

Address: 2201 NW 6TH STREET, FORT LAUDERDALE FL33311
Folio Number: 504205 011080
LOT 1, Block 1 of WASHINGTON PARK, 19-22 Blot 29 Less S 10 for RD R/W BLK 5 according to the Plat thereof, as recorded in Plat Book 197, Page 22, of the Public Records of Broward County, Florida

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.

Existing use: Vacant, cleared land: Commercial or non-residential use.

Proposed use: Construct and manage a non-residential building with spaces to rent.

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.

NO. New Construction for Owner use.

5. What is the zoning of the property?

NWRAC-MUw District.

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.

YES. See attached.

7. Is your project new construction or is it renovation?

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 CRA expense, it may be included in your total capital investment)

Total Investment: $850,000. Hard Cost - $726,420; Soft Cost - $123,580

9. What is the current Broward County Assessed Value of the property?

Assessed Value - $93,500; However, see attached Appraisal - $279,000

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.

NO Mortgage.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

NO Liens.

12. Are there any code violations on the property? Identify.

NO Code Violations.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

Not For Sale.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

Four (4) FTE positions to be provided by Tenants

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.

December 2024

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.

Seven (7) months: July 2025

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.

TBD; See attached Bank Verification of Deposit and Credit Union Verification of Account.

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.

TBD; We are currently pursuing Insurance proposals for Property, Liability and Builders Risk.

19. Have your previously received funding from the CRA? Explain.

NO

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.

YES. See attached.

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.

YES. See attached.

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.

YES. DRC submission 11/27/2023 (UDP-S23066/ DRT-23016); Currently in Review

23. Do you have detailed, written contractor cost estimates? If so, please provide.

YES. See attached.

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.

YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.

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.

YES. Sagoma Const. Svs, Inc as CM/GC. Approved CRA Contractor.

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

YES. SEP funding request is $50,000.

I Alvin Lewis 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.

A. Lewis (MANAGER)

Signature of Property Owner or Business Owner

Alvin Lewis

Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Tenant A	1	Staff	TBD		
Tenant B	2	Staff	TBD		
Tenant C	3	Staff	TBD		
Tenant D	4	Staff	TBD		

*USE ADDITIONAL SHEETS IF NECESSARY

APPRAISAL REPORT



VACANT LAND PARCEL

LOCATED AT
NWC OF W. SISTRUNK BLVD. & NW 22nd AVE.
FT. LAUDERDALE, FLORIDA 33311

AS OF

OCTOBER 17, 2023

PREPARED FOR

MR. ALVIN LEWIS
4701 NW 16th STREET
FORT LAUDERDALE, FLORIDA 33313

The URBAN Group
REAL ESTATE CONSULTANTS

The URBAN Group
REAL ESTATE CONSULTANTS

REAL ESTATE ADVISORS | PROGRAM MANAGERS | REAL ESTATE APPRAISALS

October 18, 2023

Mr. Alvin Lewis
4701 NW 16th Street
Fort Lauderdale, Florida 33313

Re: Vacant Parcel of Land
Owner: Alvin Lewis and Levittrick Lewis
NWC of W. Sistrunk Boulevard & NW 22nd Avenue
Ft. Lauderdale, Florida 33311
Folio Number: 5042-05-01-1080 & 5042-05-01-1090

Dear Mr. Lewis:

Per your request, we have reviewed the above referenced property for the purpose of providing you with an opinion of market value of the vacant parcel containing 9,295 square feet of land located at the NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue, Ft. Lauderdale. The property uses the street address of 2201 NW 6th as the common address for this report. **We were not provided with a survey and the land size was estimated by the appraiser and we assume the size is accurate.** The property is currently zoned , NWRAC-MUw – NW Regional Activity Center, Mixed Use West. Based on our review of the property and location as well as our review of the surrounding land uses and zoning, it is our opinion that the highest and best use of the site is for future commercial or mixed-use development. The property is vacant land and is proposed for office development.

The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the subject property as of the effective date, October 17, 2023. The function of this report is for the use by the client in the development process with the Ft. Lauderdale Community Redevelopment Agency.

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of October 17, 2023. If any additional data is required, please advise.

The client for this project is the property owner and the intended users are the client, the City of Ft. Lauderdale Community Redevelopment Agency, and their respective legal and accounting representatives.

150 SE 12th Street • Suite 100 • Fort Lauderdale • Florida 33316
Telephone : 954-522-6226 • Fax: 954-522-6422 • www: theurbangroup.com

Based upon our inspection of the property and market data analysis, it our opinion that the market value of the property as of October 17, 2023, is as follows:

TWO HUNDRED SEVENTY-NINE HOUSAND DOLLARS
($279,000)

ASSUMPTION:
The appraiser has estimated the land size and we have assumed that this size is accurate.

Sincerely,

Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

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ADDENDUM
Photographs of the Subject Property
Subject Property Deed
Qualifications of the Appraiser

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION:	NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue. 2201 NW 6th Street Ft. Lauderdale, Florida 33311
OWNER'S NAME/ADDRESS:	Alvin Lewis and Levittrick Lewis 4701 NW 16th Street Ft. Lauderdale, FL 33313
INSPECTION DATES:	October 5 and October 17, 2023
SITE SIZE:	9,295 Square Feet
DIMENSIONS:	Rectangular shaped vacant parcel-See sketch
ZONING:	NWRAC-MUw – NW Regional Activity Center, Mixed Use West City of Ft. Lauderdale
PRESENT USE:	Vacant land
HIGHEST AND BEST USE:	The highest and best use is for future commercial or mixed-use development.
IMPROVEMENTS:	None-vacant parcel
SALES HISTORY:	The subject property was last transferred in April of 2017 via a Quit Claim Deed as recorded in Instrument Number 114383335. No listing information was noted in our review.
INCOME APPROACH:	N/A
COST APPROACH:	N/A
SALES COMPARISON APPROACH TO VALUE:	$279,000
DATE OF VALUE:	October 17, 2023

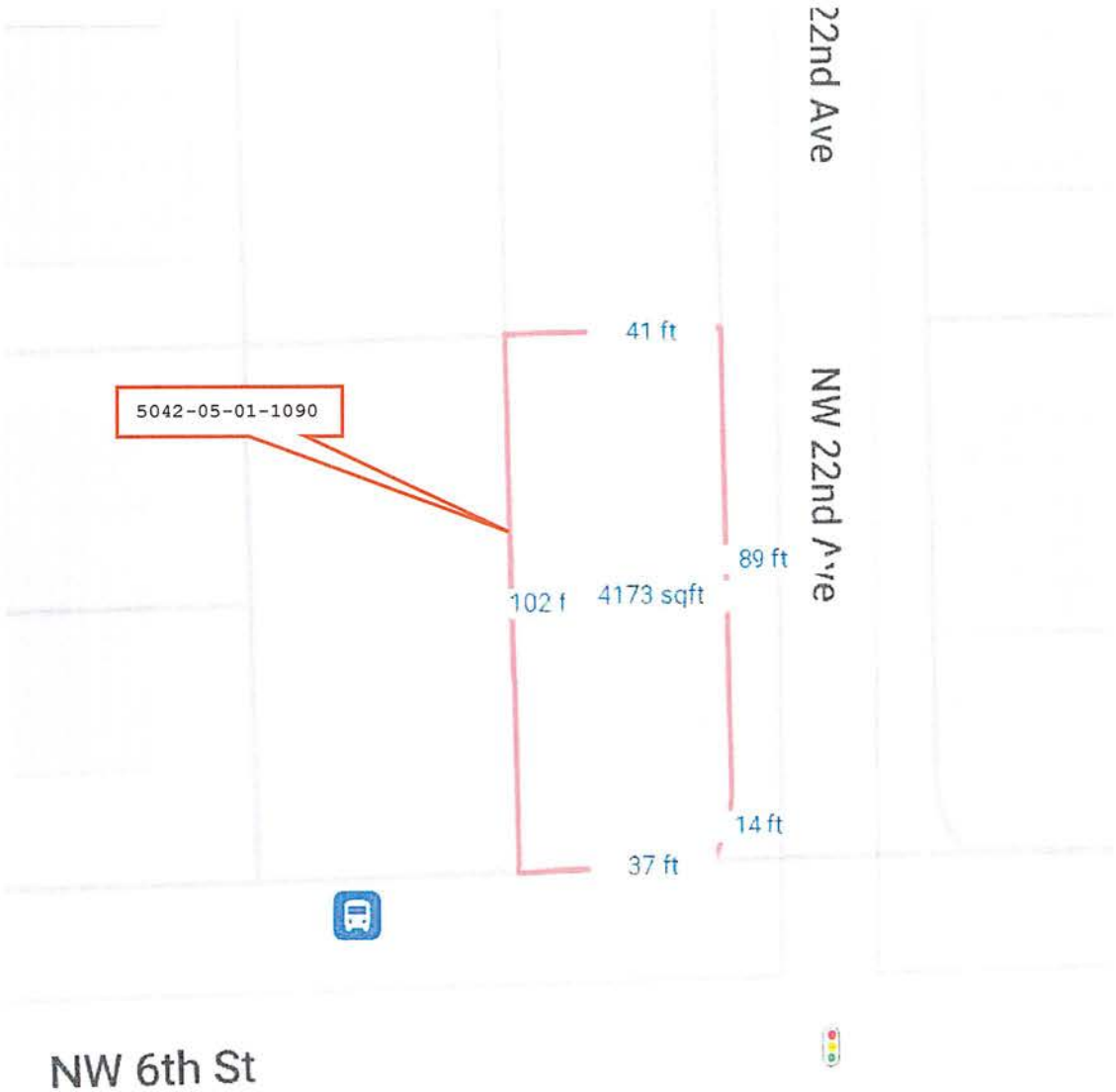
AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY



SKETCH OF SUBJECT PROPERTY



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DEFINITION OF MARKET VALUE

Market value is defined in the 2021-2022 Edition of the Uniform Standards of Professional Practice from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990 as follows:

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

.....1. Buyer and seller are typically motivated.
.....2. Both parties are well informed or well advised, and acting in what they consider their own best interests.
.....3. A reasonable time is allowed for exposure in the open market.
.....4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and;
.....5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

COMPETENCY PROVISION

The appraiser has completed similar type appraisals of vacant land throughout the Broward County area during his 41 years as a real estate appraiser in South Florida. As a result of these experiences, the appraiser meets the competency provision of USPAP.

PURPOSE AND FUNCTION OF APPRAISAL

The purpose of the appraisal is to form an opinion of the market value of the fee simple interest of the subject property with a land size of 9,295 square feet as of the effective date, October 17, 2023. The function of this report is for the client's use in the development process in accordance with the Ft. Lauderdale Community Redevelopment Agency development plans for NW 6th Street (Sistrunk Boulevard).

LEGAL DESCRIPTION

The legal description is as follows as noted on the attached deed and property appraiser records.

Lots 29 and 30, less the south 10 feet of Block 5, of Washington Park, according to the plat thereof recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida, and land lying and being in Broward County. A copy of the most recent deed is included in the addendum.

SCOPE OF SERVICES

The appraisal problem with this assignment is to estimate the market value for use in the potential purchase of the property. We have compiled all the necessary data in order to formulate an opinion of value. We have presented the applicable data in this Appraisal Report format. Any additional supporting data can be found in our working file. In preparing our report, we have reviewed and relied upon the following data.

1. Sales and listings of vacant land properties throughout the subject neighborhood and Broward County over the past three years.

2. Review of public records for all pertinent sales data. Data was obtained from LoopNet, CoStar Comps, MLS, and the Property Appraiser's Office.

3. Review and consider the sales history of the subject property and surrounding properties in the neighborhood.

4. Review of Ft. Lauderdale, Broward County, and neighborhood trends.

5. Inspection of neighborhood and analysis of land use patterns and trends.

6. Inspection of subject property and comparable sales and verification of sales information.

MARKETING PERIOD

Based upon review of the neighborhood and competing properties it is our opinion that the marketing period for the subject property would be three to six months.

INTENDED USE, INTENDED USERS AND CLIENT

The intended use is for submission to the Ft. Lauderdale Community Redevelopment Agency for development assistance and the intended users are the client, the Ft. Lauderdale CRA and their respective legal and financial representatives. The client on this assignment is Mr. Alvin Lewis.

REAL ESTATE TAX INFORMATION

Owner- Alvin Lewis and Levittrick Lewis

Property I.D. 5042-05-01-1080

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2024	$112,270	0	$112,270	$51,320	
2023	$112,270	0	$112,270	$48,660	
2022	$76,550	0	$76,550	$42,420	$1,061.76

Total Just Market Value (2022) $76,550

Total Land Assessment (2022) $76,550

Total Real Estate Taxes (2022) $ 1,061.76

Real Estate Taxed Paid (12/23/2022) $ 1,019.20

5042-05-01-1090

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value	Tax
2024	$92,220	0	$92,220	$42,180	
2023	$92,220	0	$92,220	$38,350	
2022	$62,880	0	$62,880	$34,870	$872.47

Total Just Market Value (2022) $ 62,880

Total Land Assessment (2022) $ 62,880

Total Real Estate Taxes (2022) $ 872.47

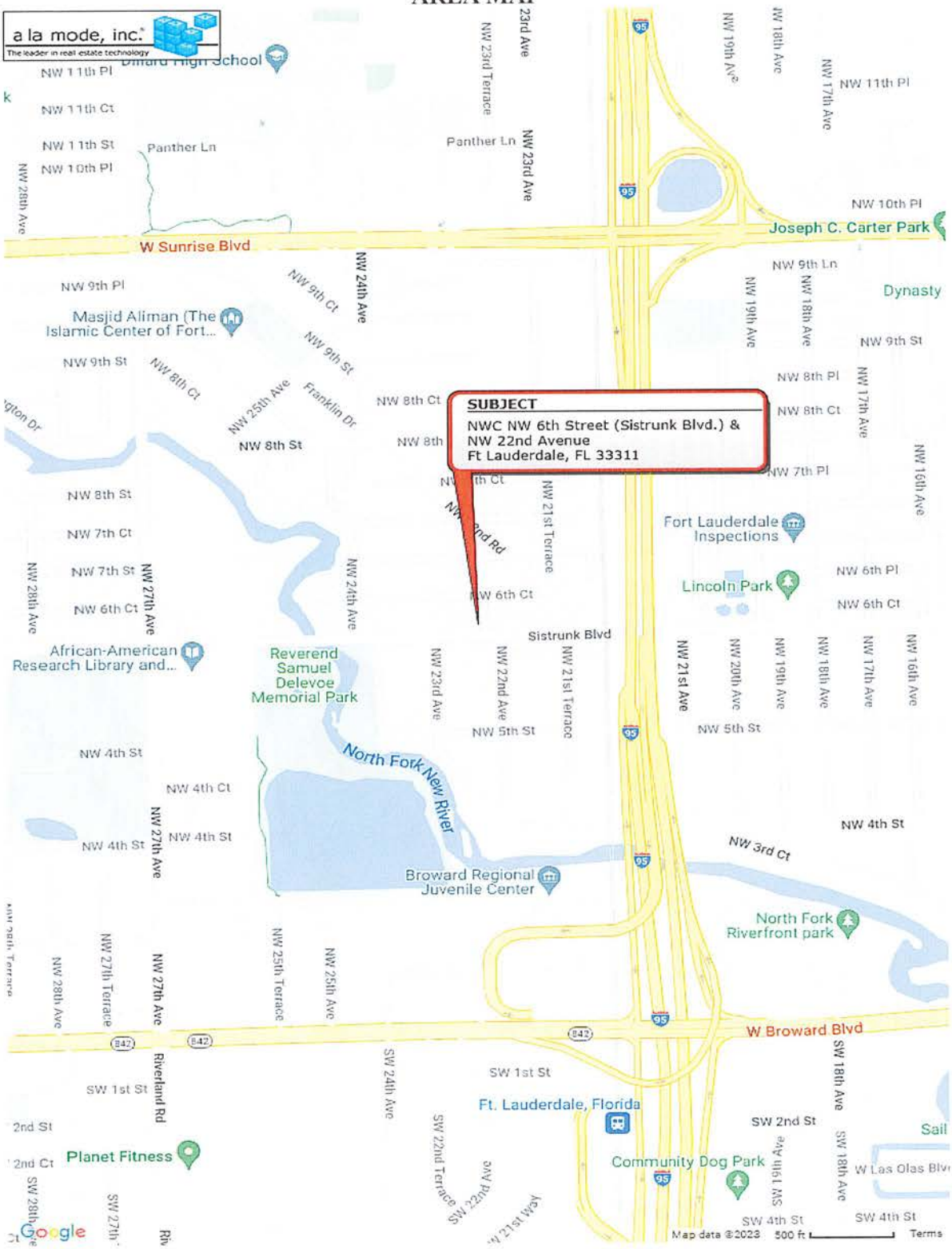
Real Estate Taxes Paid (12/23/2022) $ 846.30

Total Taxes Paid (2022) **$ 1,865.50**

PROPERTY DESCRIPTION

LOCATION:	NWC of NW 6th Street (Sistrunk Boulevard) and NW 22nd Avenue 2201 NW 6th Street Ft. Lauderdale, Florida 33311
OWNER'S NAME/ADDRESS:	Alvin Lewis and Levittrick Lewis 4701 NW 16th Street Ft. Lauderdale, FL 33313
INSPECTION DATES:	October 5 and October 17, 2023
SITE SIZE:	9,295 Square Feet
DIMENSIONS:	Rectangular shaped vacant parcel- Roughly 92 feet by 102 feet.
ZONING:	NWRAC-MUw – NW Regional Activity Center, Mixed Use West City of Ft. Lauderdale
ACCESS:	The property has access along the west side of NW 22nd Avenue and on the north side of NW 6th Street (Sistrunk Boulevard)
PRESENT USE:	Vacant land
HIGHEST AND BEST USE:	The highest and best use is for future commercial or mixed-use development.
SALES HISTORY:	The subject property was last transferred in April of 2017 via a Quit Claim Deed as recorded in Instrument Number 114383335.
IMPROVEMENTS:	Vacant land-no building or site improvements

AREA MAP



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NEIGHBORHOOD DESCRIPTION

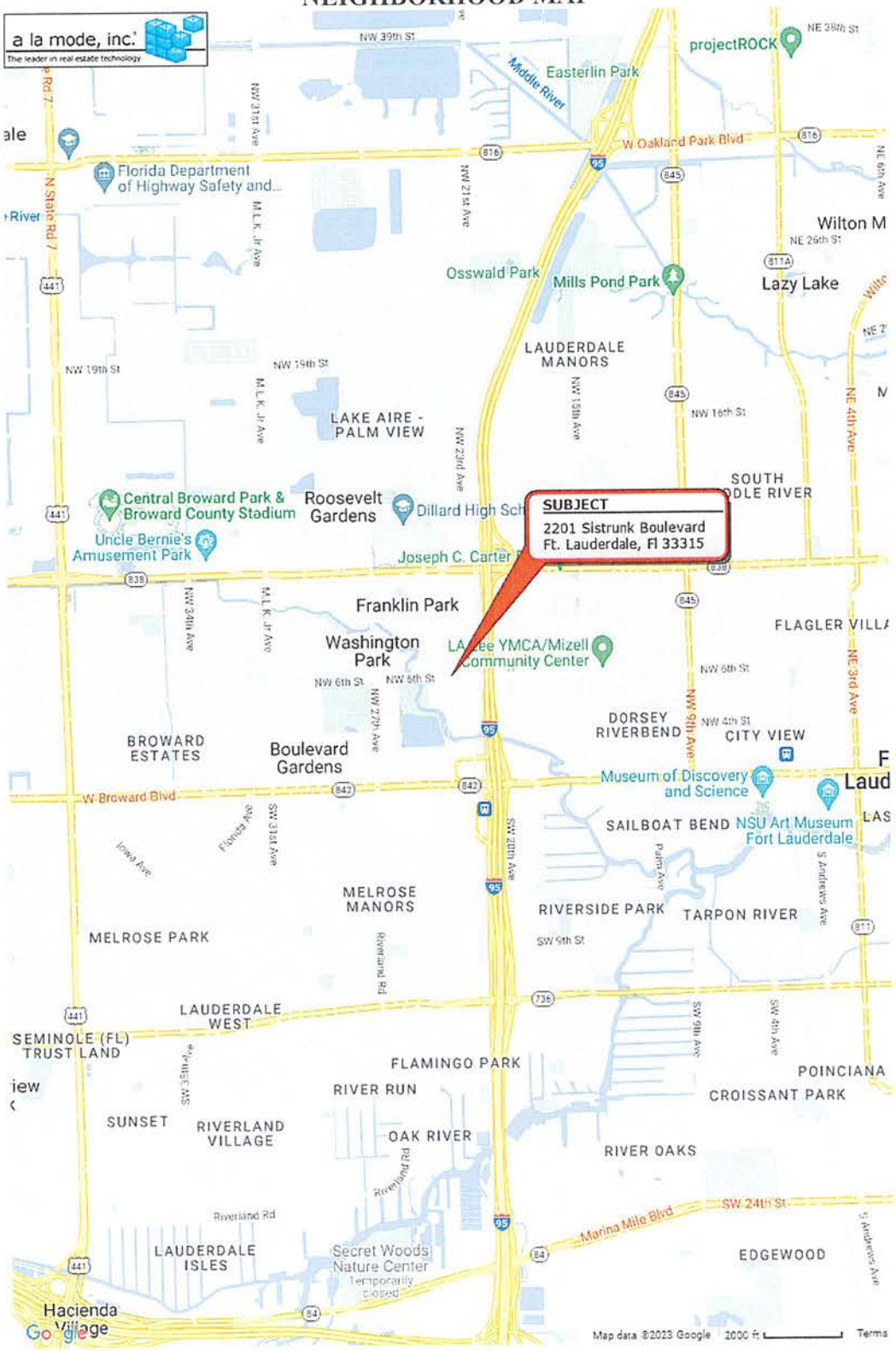
The neighborhood is located in the northwest section of Ft. Lauderdale along the Sistrunk Boulevard corridor from NW 31st Avenue to Andrews Avenue. The area is generally described as being bound on the East by I-95, on the south by Broward Boulevard, on the West by NW 31st Avenue and on the north by Sunrise Boulevard. This is an area of single family, multi-family residential and commercial development. Most commercial development is on the major roadways, Sistrunk Boulevard, NW 27th Avenue, NW 31st Avenue, Broward, and Sunrise Boulevards. The subject is located in an area with good access to downtown Ft. Lauderdale, the Ft. Lauderdale International Airport, Port Everglades, the Broward Convention Center, and Ft. Lauderdale Beach.

Access to the Ft. Lauderdale International Airport is via Federal Highway or by I-95 with entrances at Sunrise and Broward Boulevards, and access to the Ft. Lauderdale Convention Center, Port Everglades and Ft. Lauderdale Beach is also within close proximity to the subject neighborhood. Public and private transportation options make this a good location for the employment centers of South Florida. New development of commercial properties along the Sistrunk corridor, east of I-95 have been proposed or constructed over the past few years.

In general, the neighborhood is a well-established older residential neighborhood with a mixture of single family residential and multifamily residential development. The area consists of a high percentage of small older ranch style homes which are being renovated and replaced with new residential or mixed-use properties. Values in the subject neighborhood have increased considerably in the past 10 years and the vertical developments in the downtown area are overflowing into the subject neighborhood. The long-term outlook for the neighborhood is for the market to continue to strengthen and values to increase in the subject area. This trend is evident in many of the neighborhoods in the Ft. Lauderdale market area.

The Fort Lauderdale Community Redevelopment Agency has been acquiring properties in this neighborhood for almost 20 years and the agency is now assisting many developers with new residential, commercial, and mixed-use projects. Sistrunk Boulevard infrastructure was one of the first improvements to the neighborhood with new lighting, paving, curbing, and parking.

NEIGHBORHOOD MAP



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ZONING

The subject property is zoned NWRAC-MUw – NW Regional Activity Center, Mixed Use West in the City of Ft. Lauderdale. This zoning classification allows for a variety of development options including residential, commercial, and mixed-use development.

The following is the purpose of this zoning district as taken from the code of ordinances of the City of Ft. Lauderdale:

This district is intended to promote and enhance the existing commercial and residential ***character of the main corridors of the NWRAC by providing a wide range of employment, shopping, services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.***

ZONING MAP

W SISTRUNK BLVD, Fort Lauderdale, FL 33311 ×

Zoning Property Details Layers

BASIC ZONING AND LAND USE

Zoning District: NWRAC-MUw North West Regional Activity Center Mixed Use west

Municipal Future Land Use: NW REGIONAL ACTIVITY CENTER

This parcel has specific requirements that require further attention and can be viewed by clicking on the Zoning District above. **Please review the additional requirements prior to submitting a development application.**

ADDITIONAL ZONES

FEMA Flood Zone: X 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Broward County



6 NW WAY, Fort Lauderdale, FL 33309 ×

Zoning Property Details Layers

BASIC ZONING AND LAND USE

Zoning District: NWRAC-MUw - North West Regional Activity Center-Mixed Use west

Municipal Future Land Use: NW REGIONAL ACTIVITY CENTER

This parcel has specific requirements that require further attention and can be viewed by clicking on the Zoning District above. **Please review the additional requirements prior to submitting a development application.**

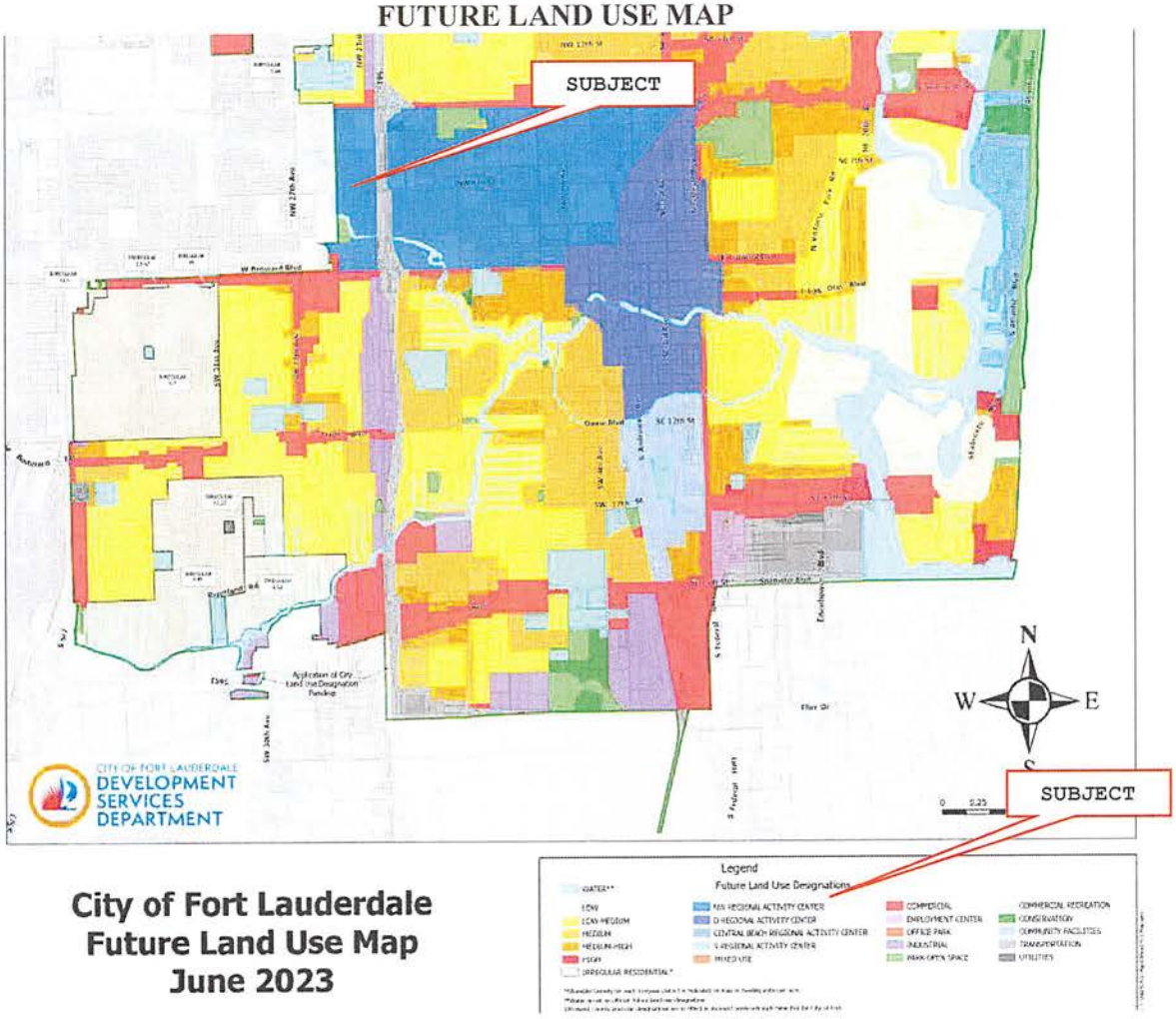
ADDITIONAL ZONES

FEMA Flood Zone: X 0.2 PCT ANNUAL CHANCE FLOOD HAZARD Broward County



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FUTURE LAND USE MAP



City of Fort Lauderdale
Future Land Use Map
June 2023

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DEFINITION OF HIGHEST AND BEST USE

That reasonable and probable use that will support the highest and present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonable, probable, and legal alternative uses, found to be physically possible, appropriately supported, financially feasible and which results in the highest land value.

Implied within this definition is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual owners.

Also implied is that the determination of the highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from the analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of probable selling price (Market Value), another appropriate term to reflect highest and best use would be "most probable use". In the context of investment value, an alternative term would be "most profitable use".

HIGHEST AND BEST USE

The subject consists of a 9,295-square foot parcel located at the NWC of NW 22nd Avenue and Sistrunk Boulevard (NW 6th Street) in the City of Ft. Lauderdale, Florida 33311. The site is physically able to be constructed for residential, commercial, or industrial uses. The property has a zoning of NWRAC-MUw – NW Regional Activity Center, Mixed Use West in the City of Ft. Lauderdale. This zoning allows for more intense use than many other zoning districts and allows for both residential and mixed-use development. The CRA has been highly active along the Sistrunk corridor with the majority of the new construction on the east side of I-95, however the proximity to the downtown business core makes this area attractive to developers and end users. Based on the four criteria for the estimation of the highest and best use, it is our opinion that the subject 9,295 square foot property would have the highest and best use for future commercial and or mixed-use development.

APPRAISAL PROCESS

In order to arrive at the market value for the property, special attention must be given to the typical purchaser who might have an interest in a particular property. Market Value is the most probable sales price which a property will bring, and this price depends upon the typical purchaser's reaction to the various supply and demand factors that affect the market value.

The Appraisal Process is basically an economic analysis consisting of a review of the factors that affect market value. There are three approaches to value to be considered in any appraisal, The Cost, Income and Market Approaches. In this instance, the Cost and Income Approaches to Value will not be considered, as the subject property is a vacant parcel of land. The Income Approach to Value will not be considered due to the lack of available market data in support of a rental rate for the property. The Cost Approach to Value would not be applicable as the subject is vacant land.

The subject property consists of a 9,295 square foot parcel of vacant land with a zoning of NWRAC-MUw – NW Regional Activity Center, Mixed Use West in the City of Ft. Lauderdale In this instance, we will provide comparable land sales located in the subject neighborhood to arrive at a market value conclusion. Properties similar to the subject property are generally valued using a sale price per square foot of land area as the unit of comparison.

COMPARABLE VACANT LAND SALE NUMBER 1 - DATA SHEET



RECORDING DATA:

County: Broward County
Instrument Number:118672485
Folio number's: 5042-04-05-0270

LOCATION OF SALE:

1102 NW 6th Street
Ft. Lauderdale, Florida, 33311

GRANTOR:

Vacant Land Men, LLC

GRANTEE:

ILFC Corporation

LEGAL DESCRIPTION:

Lot 2, Block 3,of Tuskegee Park, according to , the Plat thereof, recorded in the Plat Book 3, Page 9, of the Public Records of Broward County, Florida.

Less the following: That portion of Lot2, Block 3, of Tuskegee Park, according to , the Plat thereof, recorded in the Plat Book 3, Page 9, of the Public Records of Broward County, Florida.

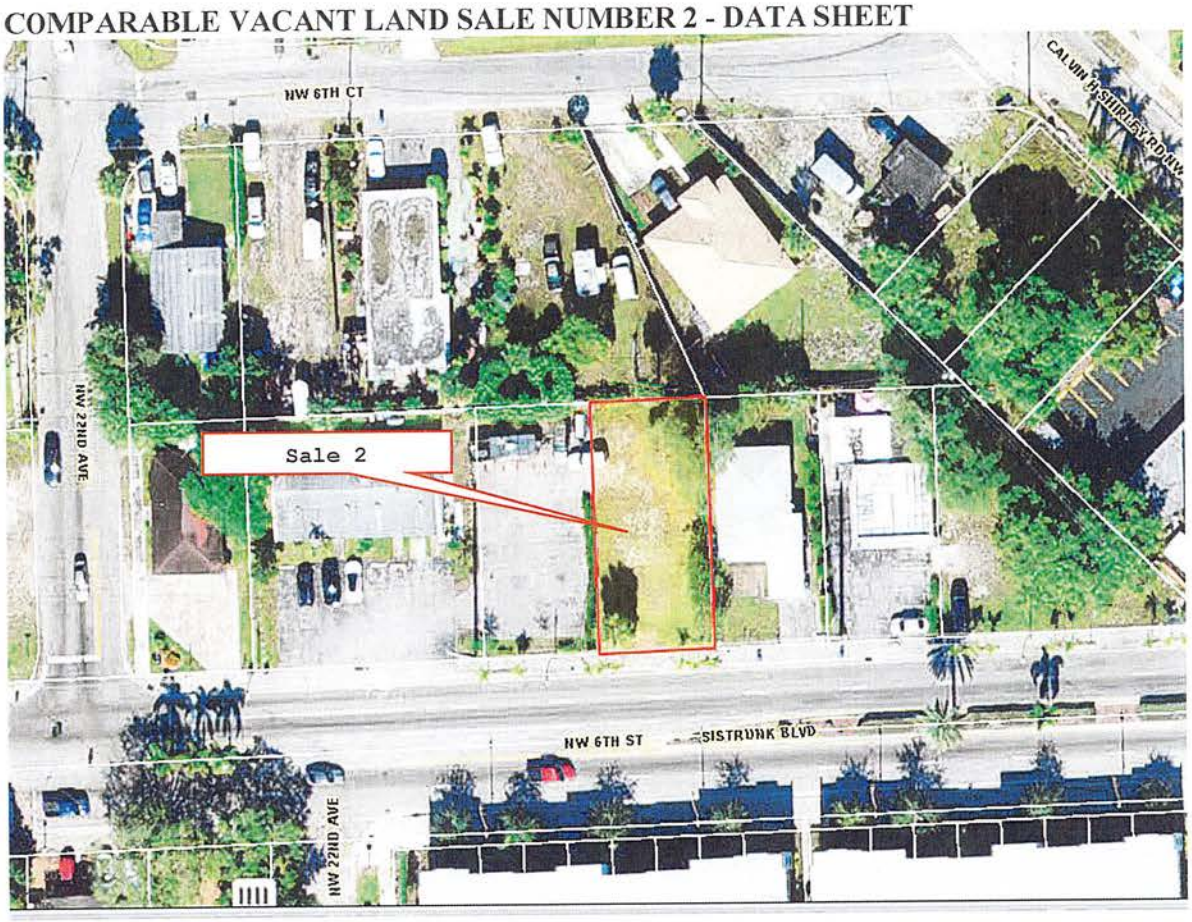
COMPARABLE VACANT LAND SALE NUMBER 1 (CONTINUED)

DATE OF SALE:	2/9/2023
SIZE:	6,342 Square Feet
CONSIDERATION:	$295,000
FINANCING:	Cash to seller
SALE PRICE PER SQ. FT:	$46.52 per square foot of land area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	NWRAC-MUw NW Regional Activity Center Mixed Use West, Ft. Lauderdale, Florida.
PRESENT USE:	Vacant
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Parcel is an interior lot with direct access to NW 6th Street to the north.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 1



COMPARABLE VACANT LAND SALE NUMBER 2 - DATA SHEET



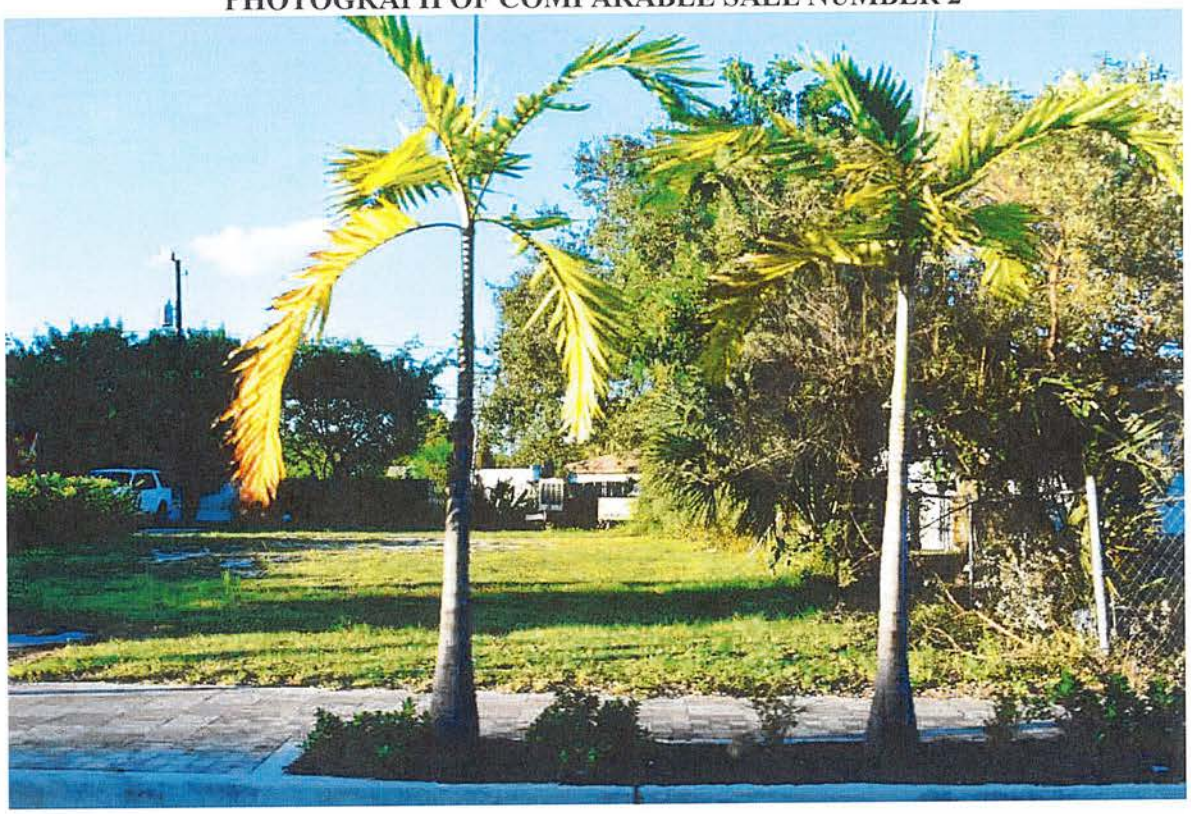
RECORDING DATA:	County: Broward County Instrument Number: 117509340 Folio number's: 5042-05-01-0770
LOCATION OF SALE:	2133 NW 6th Street Ft. Lauderdale, Florida 33311
GRANTOR:	The Devine Touch Investments, Inc.
GRANTEE:	2133 NW 6th Ave., Inc.
LEGAL DESCRIPTION:	Lot 17, Block 4, of Washington Park, according to the map or plat thereof recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida.

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COMPARABLE VACANT LAND SALE NUMBER 2 (CONTINUED)

DATE OF SALE:	August 16, 2021
SIZE:	4,797 Square Feet
CONSIDERATION:	$130,000
FINANCING:	Cash to seller
SALE PRICE PER SQ. FT:	$27.10 per square foot of land area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	NWRAC-MUw NW Regional Activity Center Mixed Use West, Ft. Lauderdale, Florida.
PRESENT USE:	Vacant
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Parcel is an interior lot with direct access to NW 6th Street.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 2



COMPARABLE VACANT LAND SALE NUMBER 3 - DATA SHEET



RECORDING DATA:	County: Broward County Instrument Number: 118808115 and 118774517 Folio number's: 5042-05-01-0960, -0970, -0980
LOCATION OF SALE	2360 NW 6th Street Ft. Lauderdale, Florida 33311
GRANTOR:	Albert R. McWhite and L.T. B. Electrical Service, Inc.
GRANTEE:	Vacant Land Men, LLC

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COMPARABLE VACANT LAND SALE NUMBER 3 (CONTINUED)

LEGAL DESCRIPTION:	Lot 16, Lot 17 and Lot 18, Block 5, of Washington Park, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida less lands deeded for road.
DATE OF SALE:	April 21, 2023, and March 31, 2023
SIZE:	15,061 Square Feet
CONSIDERATION:	$340,000 ($200,000 + $140,000)
FINANCING:	Cash to seller
SALE PRICE PER SQ FT:	$22.57 per square foot of land area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	RS-6 One Family Detached Broward County
PRESENT USE:	Vacant
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	Assemblage of two adjoining parcels outside of the CRA in unincorporated Broward County.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 3



COMPARABLE VACANT LAND SALE NUMBER 4 - DATA SHEET

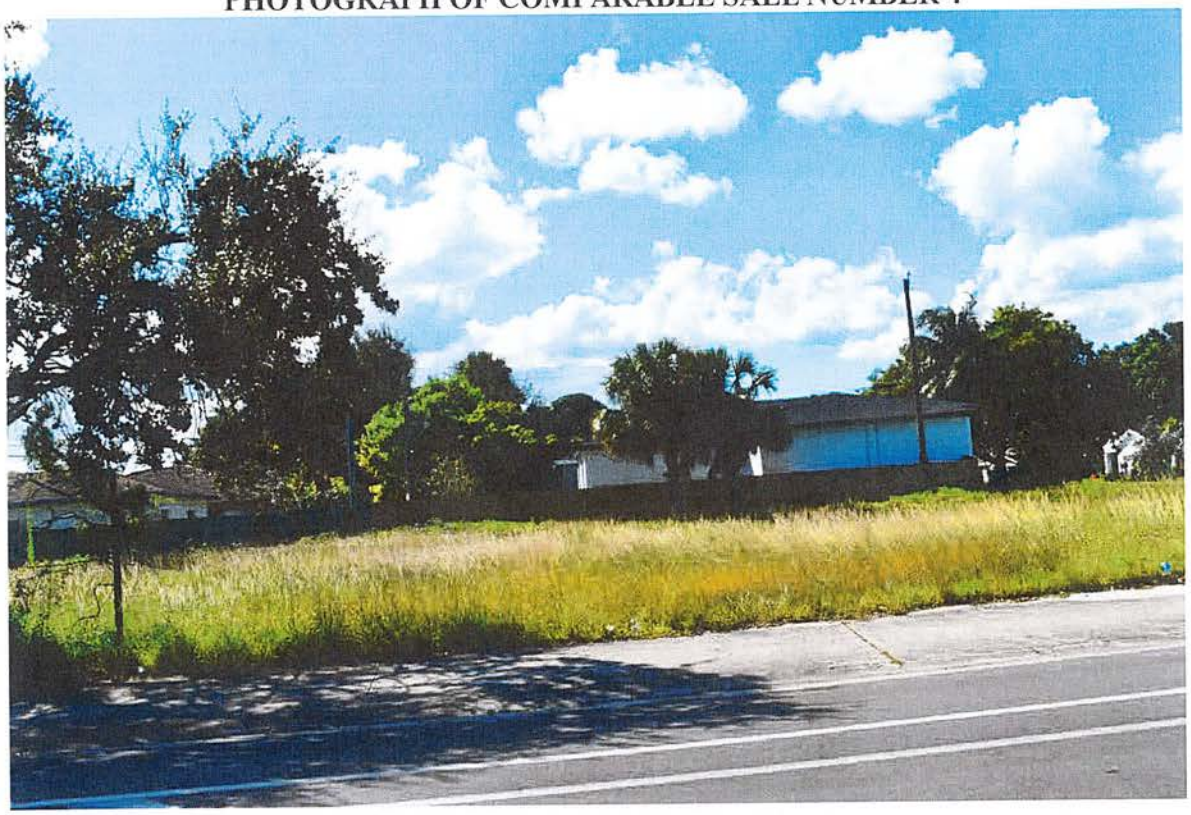


RECORDING DATA:	County: Broward Instrument Number: 118176968 Folio number: 5042-05-06-0345 5042-05-06-0340 5042-05-06-0320 Instrument Number: 118176942 Folio number: 5042-05-06-0350
LOCATION OF SALE:	707 NW 27th Avenue Ft. Lauderdale, Fl. 33311
GRANTOR:	Yakut Properties, LLC Eli Nissim and Ayala Nissim
GRANTEE:	Samer Diab Agha

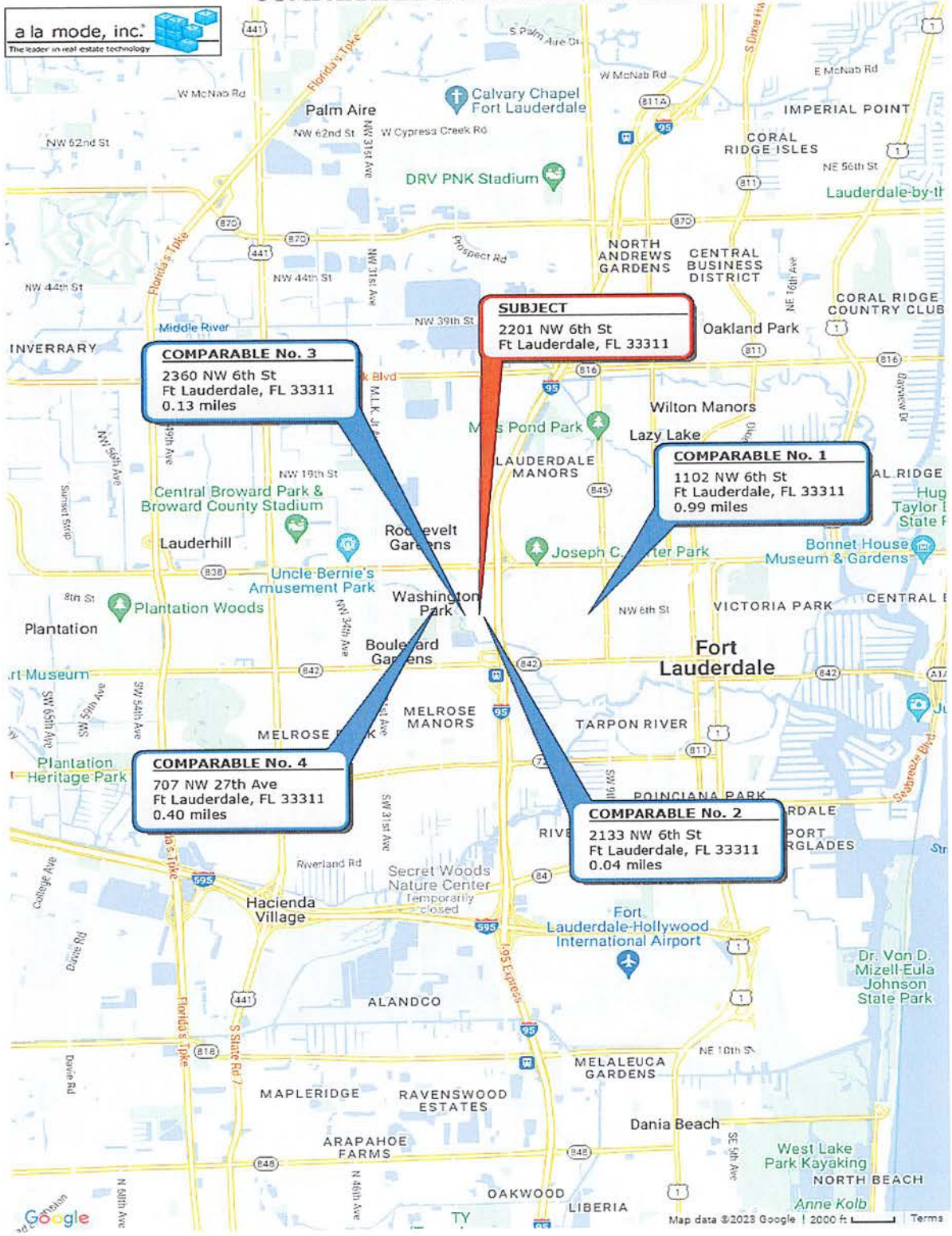
COMPARABLE VACANT LAND SALE NUMBER 4 (CONTINUED)

LEGAL DESCRIPTION:	The West 50.00 feet of lot 4 and all of Lot 5, Less the East 11.00 Feet, Block 17, Washingtom Park Third Addition, a Subdivision, according to the Plat thereof as recorded in Plat Bool 21, Page 43, of The Public Records of Broward County, Florida, Containing 7,080 Square Feet, More of Less.
DATE OF SALE:	May 25, 2022
SIZE:	24,872 Square Feet
CONSIDERATION:	$550,000
FINANCING:	Cash to seller
SALE PRICE PER SQ FT:	$22.11 per square foot of land area
TYPE OF INSTRUMENT:	Warranty Deed
ZONING:	B-3 – General Business, Broward County
PRESENT USE:	Vacant Land
CONDITIONS OF SALE:	Arm's-length
ENCUMBRANCES:	Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.
VARIOUS ON-SITE UTILITIES:	All utilities available to the site
COMMENTS:	This sale is a corner lot with access to NW 7th Street to the south, NW 27th Avenue to the east and NW 7th Court to the north.

PHOTOGRAPH OF COMPARABLE SALE NUMBER 4



COMPARABLE SALES LOCATION MAP



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COMPARABLE SALES TABLE-

SALE NO.	SALE DATE	SALE PRICE	Address	SITE SIZE	UNIT PRICE PER SF	ZONING
1	2/9/2023	$295,000	1102 NW 6th Street, Ft. Lauderdale, FL 33311	6,342	$46.52	NWRAC-MUw
2	8/16/2021	$130,000	2133 NW 6th Street, Ft. Lauderdale, FL 33311	4,797	$27.10	NWRAC-MUw
3	3/21/2023	$340,000	2360 NW 6th Street, Ft. Lauderdale, FL 33311	15,061	$22.57	RS-6
4	5/27/2022	$550,000	707 NW 27th Avenue, Ft. Lauderdale, FL 33311	24,872	$ 22.11	B-3
	Subject		2201 NW 6th Street, Ft. Lauderdale, FL 33311	9,295		NWRAC-Muw

VALUATION - SALES COMPARISON APPROACH TO VALUE

Discussion of Comparable Sales

In order to form an opinion of the market value of the land, we have reviewed numerous comparable vacant land sales located within the Ft. Lauderdale and Broward County market. The comparable properties are all located within one mile of the subject property in the Northwest area of the City of Ft. Lauderdale and adjoining unincorporated areas of Broward County. Careful consideration was given to locations, size, zoning, access, site conditions as well as elements such as conditions of sale, market conditions, cash equivalency and other factors. Based upon our review of all pertinent factors we have selected the four sales summarized herein as being the most comparable of the sales reviewed. The review of all of these sales was helpful in our overall analysis and we relied more specifically on the sales included in this report. The market has seen a resurgence in activity and has strengthened after the downturn of the real estate market. The subject property has a very good location on Sistrunk Boulevard and the area is undergoing a major transformation with numerous new developments planned and under construction. The CRA has been highly active along the Sistrunk corridor for the last 20 years and much of their planning and financial assistance has created a demand in this area. After reviewing all of the data, we felt the sales summarized in this report were reflective of the market for the subject land at this time. The variances on each sale were considered in our overall review.

In evaluating the sales, various factors are evaluated in a logical sequence. Overall, the sale properties range in size from 4,797 to 24,872 square feet of land area. The price per square foot range was from a low of $22.11 per square foot of land area to $46.52 per square foot of land area. The following discussion illustrates the steps undertaken in our analysis.

Property Rights Conveyed:

The property rights being appraised are the Fee Simple Interest subject to existing easements. Each of the comparable sales consisted of the conveyance of the fee simple ownership of the parcels. Thus, no adjustment for property rights is indicated.

Financing:

Vacant land of this type is generally acquired for cash or construction loans with institutional financing. Often times, the financing is obtained in the form of an acquisition and development loan. The financing for each of the sales has been analyzed and all of the sales consisted of cash to seller financing and/or conventional mortgage financing therefore, no adjustment for favorable financing was necessary.

SALES COMPARISON APPROACH TO VALUE

Market Conditions:

We have analyzed numerous sales in the subject area, in the time period of the last few years. The took place from August of 2021 to March of 2023August of 2019, all within 26 months of the date of value. The market conditions for vacant land in this area have been increasing as noted in the sales data included in this report as well as additional sales reviewed to the east of the subject property. No definitive pattern was indicated by the sales that would suggest a market-based adjustment for market conditions. All of the sales have generally sold under similar market conditions. Therefore, no adjustments are considered applicable, but we did consider the sale date of the older sales in our overall final analysis.

Conditions of Sale:

Each of the sales utilized for direct comparison were considered arm's-length transactions for this type of land.

Location:

Locational characteristics deemed significant for vacant land sales include access, surrounding demographics, surrounding properties and uses, supply of competitive land, etc. Three of the sales are located along Sistrunk Boulevard with two of the sales in the City of Ft. Lauderdale. One sale is located on NW 27th Avenue and this was considered an inferior location with a unit sale price of $22.11 per square foot of land area. Sale 1 is located to the east of I-95, and this was considered to be superior for this locational difference as the demand on the east side is currently stronger than the subject location to the west of I-95. No adjustment for location was considered applicable, but the varying locations were considered in our final analyses.

Zoning/Land Use:

Sales 1 and 2 had similar zoning classifications in the City of Ft. Lauderdale and Sale 3 had a residential zoning and Sale 4 had a commercial zoning. The subject zoning was considered superior to both Sales 3 and 4 and some upward adjustment for zoning was considered to be applicable.

Size/Physical Features:

We have reviewed the sizes and various physical features of each of the sales relative to the subject property. The subject site is 9,295 square feet of land area. The sales had varying sizes from 4,797 square feet to 24,872 square feet of land area with the two largest sales having the lowest unit sale prices. The varying sizes of each sale will be considered in conjunction with the other variances noted and discussed above.

SALES COMPARISON APPROACH TO VALUE

Conclusion

The sales had a unit sale price range from a low of $22.11 per square foot for the largest site located in unincorporated Broward County to a high of $46.52 per square foot of land area for a similar size site located to the east of I-95 with the same zoning and located on Sistrunk Boulevard. The sales sold from August of 2021 to the most recent sale in March of 2023 and our review of additional sales to the east of the subject indicate some upward adjustment for time is applicable. No definitive dollar-based adjustments were indicated by this array of sales although we have considered the variances noted in our review. In summary, a market value below Sale 1, being located east of I-95 and above Sale 2, the oldest sale at $27.10, was considered applicable.

Therefore, we have estimated the value of the subject 9,295 square foot site based upon the overall review of the sales presented, the sale history for the subject and surrounding properties and additional sales and listings considered in our review. Based on our review of the data, it is our opinion that a land value of $30.00 per square foot of land area would be applicable for the subject property. Therefore, the market value of the whole property would be.

9,295 square feet x $30.00 per Square Foot = $278,850 say $279,000

RECONCILIATION

The Sales Comparison Approach was used to analyze sales of similar properties for the 9,295 square feet subject parcel. The review of the sales data led us to a conclusion of market value for the subject site at $30.00 per square foot of land area, which indicated a market value of $279,000. The use of the Cost and Income Approaches to Value was not considered relevant in this assignment and thus we have relied solely on the Sales Comparison Approach to Value.

Based upon our review of the subject's location, zoning, and available utilities, it is our opinion that the market value of the subject property as of October 17, 2023, is as follows:

MARKET VALUE OF SUBJECT PROPERTY

TWO HUNDRED SEVENTY-NINE THOUSAND DOLLARS
($279,000)

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct.

All existing liens and encumbrances have been considered, however, the property is appraised as though free and clear, under responsible ownership and competent management.

The information identified in this report as being furnished to the appraiser by others is believed to be reliable; however, the appraiser assumes no responsibility for its accuracy.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the utilization of the land any improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

The distribution, if any, of the total valuation in this report between land and any improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualifications and only in its entirety.

It is assumed that the land size is accurate.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

Disclosure of the contents of this appraisal is governed by the bylaws and regulations of the American Society of Appraisers.

The appraiser herein by reason of the appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

Neither all, nor part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected, shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

CERTIFICATION

I certify that, to the best of our knowledge and belief:

___ The statements of fact contained in this report are true and correct.

___ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

___ I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

___ My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimated, the attainment of a stipulated result, or the occurrence of a subsequent event.

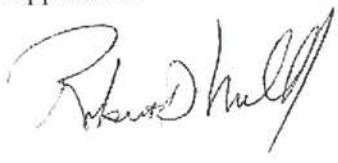
___ My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of The American Society of Appraisers and The Appraisal Foundation.

___ I have made a personal inspection of the property that is the subject of this report. I have not performed any services regarding the property as an appraiser or in any other capacity during the past three years.

___ John Zink provided significant professional assistance in the preparation of this report including research and sales data collection.

___ My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

___ I have met or exceeded the minimum prescribed educational requirements for Recertification as an Accredited Senior Appraiser (ASA) of the American Society of Appraisers.



Robert D. Miller, ASA
State Certified General R.E. Appraiser No. RZ1270

ADDENDUM

PHOTOGRAPHS OF THE SUBJECT PROPERTY



Street view looking westerly along NW 6th Street



View looking westerly on Sunrise Boulevard



View looking westerly along NW 6th Street frontage



View looking northerly along NW 22nd Avenue.



Street view looking easterly along NW 6th Street



View looking northwesterly at corner



View looking northwesterly of NW 6th Street frontage



View looking northerly from NW 6th Street.

MOST RECENT DEED

Instr# 114383335, Page 1 of 4, Recorded 05/15/2017 at 09:59 AM
Broward County Commission
Deed Doc Stamps: $0.70

This Instrument Prepared By and
Return to:
Name: Mary McPherson Lewis, Esq.
Address: 4699 N, State Road 7 - #C5
Tamarac, FL 33319

Parcel Identification /
(Folio) Number: 5042 05 01 1090

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 29 day of, [illegible], 2017, by **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, **DOROTHY LEWIS BROWN**, a married woman, whose post office address is 10840 S.W. 128th Street, Miami, Florida 33176, and **SHANDELYN LEWIS CARABALLO, a single woman**, whose post office address is 11719 N.W. 37th Street, Sunrise, Florida 33323, first party, to **ALVIN LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, and **LEVITTRICK LEWIS, a single man**, whose post office address is 4701 N.W. 16th Street, Lauderhill, Florida 33313, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **Ten Dollars ($10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

> LOTS 29 and 30, less the South 10 feet of BLOCK 5 of WASHINGTON PARK, according to the Plat thereof, as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida, said land lying and being in Broward County.

Subject to Easements, Restrictions Reservations, Conditions and Limitations of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Signature

Cecil Flint-Jones

Print Name

Witness Signature

Tinnie L Hardberry

Print Name

GRANTOR:

ALVIN LEWIS

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALVIN LEWIS, who is ✓ personally known to me or who has produced D/L #L200-000-48-423-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that he took an oath before me and acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of APRIL, 2017, A.D.

FREDDIE WILLIAMS
Notary Public - State of Florida
Commission # GG 062883
My Comm. Expires Jun 15, 2020
Bonded through National Notary Assn.

(SEAL)

NOTARY PUBLIC – STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Signature

Lewis Jordan

Print Name

Witness Signature

Frances D. Reed

Print Name

GRANTOR:

DOROTHY LEWIS BROWN

STATE OF FLORIDA)

COUNTY OF _____)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DOROTHY LEWIS BROWN, who is ✓ personally known to me or who has produced _____ as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of April, 2017, A.D.

FREDDIE WILLIAMS
Notary Public - State of Florida
Commission # GG 082583
My Comm. Expires Jun 15, 2020
Bonded through National Notary Assn.

(SEAL)

NOTARY PUBLIC – STATE OF FLORIDA

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness Signature

Print Name

Witness Signature

Print Name

GRANTOR:

SHANDELYN LEWIS CARABALLO

STATE OF FLORIDA)

COUNTY OF BROWARD)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHANDELYN LEWIS CARABALLO, who is ✓ personally known to me or who has produced C614-782-60-801-0 as identification and is to me known to be the person described in and who executed the foregoing Quit-Claim Deed and that she took an oath before me and acknowledged before me that she executed the same of her own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of April, 2017, A.D.

FREDDIE WILLIAMS
Notary Public - State of Florida
Commission # GG 002685
My Comm. Expires Jun 15, 2020
Bonded through National Notary Assn.

NOTARY PUBLIC – STATE OF FLORIDA

(SEAL)

QUALIFICATIONS

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses

SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
2-1 Case Studies in Real Estate Valuation
2-2 Report Writing
Business Valuation Seminar
Litigation Valuation

Other Appraisal Courses

Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Models

Over 600 Hours of CE

PROFESSIONAL AFFILIATION:

Senior Member of American Society of Appraisers-
South Florida Chapter No. 82 – Accredited Senior Appraiser (ASA) Real Property Urban

LICENSED:

Certified General Real Estate Appraiser RZ#1270- State of Florida

EXPERIENCE:

1993-1995	Vice President-The Urban Group, Inc.
1995-2018	Real Estate Appraiser and Subconsultant
1978-1993	Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President
1987	Involved in United States Senate Study Right-of-Way Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceeding in Broward, Dade, Monroe, Palm Beach and Duval Counties, Florida and Lake, Kankakee, Cook and DuPage Counties, Illinois. Testified in Bankruptcy Court in Florida and Texas and Federal Court in Miami, Florida

HAS COMPLETED:

Appraisal Assignments

Commercial, vacant, and improved
Condemnation projects
Industrial, vacant, and improved
Multi-family residential,
Mobile Home Parks
Office, vacant and improved
Special purpose properties

Counseling

Acquisition projects
Income tax analysis
Investment analysis
Tax assessments
ROW Cost Analysis
Special assessments
Review Services

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

ALACHUA COUNTY
BROWARD COUNTY
BROWARD COUNTY AVIATION DEPARTMENT
BROWARD COUNTY SCHOOL BOARD
CHARLOTTE COUNTY
CITY OF CORAL SPRINGS
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE LAKES
CITY OF KEY WEST
CITY OF MIAMI
CITY OF MIRAMAR
CITY OF MOUNT DORA
CITY OF NEW SMYRNA
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
FEDERAL AVIATION ADMINISTRATION
FLORIDA DEPARTMENT OF TRANSPORTATION
MIAMI DADE COUNTY
PALM BEACH COUNTY
PALM BEACH COUNTY SCHOOL BOARD
SMALL BUSINESS ADMINISTRATION
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
TOWN OF PALM BEACH
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

ALTMAN DEVELOPMENT CORPORATION
CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
THE TAUBMAN COMPANY
SBA TOWERS INC.
WAL-MART CORPORATION

ATTORNEY

ACKERMAN SENTERFITT
BECKER & POLIAKOPF
BRIGHAM-MOORE
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
DALE BRUSCHI PA
TEW CARDENAS
GOREN CHEROF DOODY & EZROL PA
WEISS-SEROTA-HELFMAN

Exhibit 4

SAGOMA CONSTRUCTION SERVICES, INC

PRINT DATE: 6/14/2024

ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
	SOFT COSTS							$ 123,580.00
1	Land	LS	0	$ -	$ -	1.00	$ -	
2	Pre-Construction Appraisal Fee	LS	1	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	By OWNER
3	Tree Removal	EA	0	$ 5,000.00	$ -	1.00	$ -	ALLOWANCE
4	Utility Fees	ALLOW	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
5	Design & Engineering	LS	1	$ 58,500.00	$ 58,500.00	1.00	$ 58,500.00	
6	CM Fees	LS	1	$ 11,080.00	$ 11,080.00	1.00	$ 11,080.00	
7	Impact Fees	ALLOW	1	$ 20,000.00	$ 20,000.00	1.00	$ 20,000.00	ALLOWANCE
8	Permit Fees	ALLOW	1	$ 20,000.00	$ 20,000.00	1.00	$ 20,000.00	ALLOWANCE
9	Finance Costs	LS	0	$ 2,500.00	$ -	1.00	$ -	By OWNER
10	Realtor Commission	LS	0	$ 5,000.00	$ -	1.00	$ -	By OWNER
11	Special Inspection	ALLOW	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	By OWNER
12	Material Testing	ALLOW	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	By OWNER
	HARD COSTS							$ 660,043.00
	GENERAL REQUIREMENTS							$ 142,345.00
13	Permitting (by CM)	LS	1	$ 30,450.00	$ 30,450.00	1.00	$ 30,450.00	
14	Overhead (Project Executive & Accounting)	LS	1	$ 58,995.00	$ 58,995.00	1.00	$ 58,995.00	
15	Preconstruction	LS	0	$ -	$ -	1.00	$ -	IN ABOVE
16	Project Management	LS	0	$ -	$ -	1.00	$ -	IN ABOVE
17	Project Supervision	MONTHS	6	$ 3,200.00	$ 19,200.00	1.00	$ 19,200.00	Onsite Supervisor
18	Jobsite Cleaning	MONTHS	6	$ 225.00	$ 1,350.00	1.00	$ 1,350.00	
19	Final Cleaning	SF	2400	$ 2.00	$ 4,800.00	1.00	$ 4,800.00	
20	Temporary Toilets	MONTHS	6	$ 250.00	$ 1,500.00	1.00	$ 1,500.00	
21	Temporary Fencing w/ Windscreen	LF	500	$ 6.50	$ 3,250.00	1.00	$ 3,250.00	
22	Safety & Protection	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	
23	Construction Equipment	LS	1	$ 7,500.00	$ 7,500.00	1.00	$ 7,500.00	
24	Crane	LS	0	$ 25,000.00	$ -	1.00	$ -	N/A
25	Termite Treatment	SF	2400	$ 0.75	$ 1,800.00	1.00	$ 1,800.00	
26	Miscellaneous Engineering	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
27	Dumpsters	EA	8	$ 750.00	$ 6,000.00	1.00	$ 6,000.00	
28	MOT	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
	SITEWORK							$ 78,475.00
29	Earthwork/Site Grading	SF	9500	$ 2.25	$ 21,375.00	1.00	$ 21,375.00	INCLUDING BUILDING PAD
30	Site Civil (Utilities)	LS	1	$ 18,000.00	$ 18,000.00	1.00	$ 18,000.00	ONSITE & OFF SITE; STORMWATER PROVISIONS
31	Paving & Striping and Signage	LS	1	$ 10,000.00	$ 10,000.00	1.00	$ 10,000.00	
32	Landscape	SF	3000	$ 5.00	$ 15,000.00	1.00	$ 15,000.00	ALLOWANCE
33	Irrigation	SF	3000	$ 1.50	$ 4,500.00	1.00	$ 4,500.00	ALLOWANCE
34	Hardscape (Concrete Walkways)	SF	800	$ 12.00	$ 9,600.00	1.00	$ 9,600.00	ALLOWANCE
	CONCRETE (SHELL)							$ 89,745.00
35	Concrete/Masonry Shell	SF	2207	$ 35.00	$ 77,245.00	1.00	$ 77,245.00	CBS Structure with Columns & Beams
36	5' Site Wall	SF	500	$ 25.00	$ 12,500.00	1.00	$ 12,500.00	ALLOWANCE
37	Dumpster Enclosure	SF	0	$ 15.00	$ -	1.00	$ -	ALLOWANCE
	METALS							$ 61,218.00
38	Structural Steel Joists and Metal Deck	SF	2207	$ 24.00	$ 52,968.00	1.00	$ 52,968.00	
39	6' Tall Chain Link Fence (Site)	LF	50	$ 30.00	$ 1,500.00	1.00	$ 1,500.00	
40	Stair Handrails	LF	50	$ 35.00	$ 1,750.00	1.00	$ 1,750.00	
41	Miscellaneous Roof Accessories	LS	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	ALLOWANCE
	CARPENTRY & MILLWORK							$ -
42	Storage - Millwork	ALLOW	0	$ 500.00	$ -	1.00	$ -	ALLOWANCE
43								
	THERMAL & MOISTURE PROTECTION							$ 27,070.00
44	TPO Single Ply Roofing	SF	2207	$ 10.00	$ 22,070.00	1.00	$ 22,070.00	
45	Roof Walkway Pads	LS	1	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	
46	Waterproofing	ALLOW	1	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	ALLOWANCE
	DOORS & WINDOWS							$ 49,700.00
47	Storefront System	LS	1	$ 35,000.00	$ 35,000.00	1.00	$ 35,000.00	Impact Glazing.
48	Storefront Double Doors	EA	0	$ 2,000.00	$ -	1.00	$ -	Impact Glazing.
49	Storefront Single Door	EA	4	$ 1,500.00	$ 6,000.00	1.00	$ 6,000.00	Impact Glazing.
50	Interior HM Doors (Single)	EA	4	$ 650.00	$ 2,600.00	1.00	$ 2,600.00	Impact
51	Exterior HM Doors (Single)	EA	2	$ 2,000.00	$ 4,000.00	1.00	$ 4,000.00	Impact
52	Exterior Door Hardware	EA	6	$ 350.00	$ 2,100.00	1.00	$ 2,100.00	
	FINISHES							$ 80,437.00
53	Interior Walls - 2hr rated Demising & Restrooms w/ Tile, Paint	SF	2207	$ 16.00	$ 35,312.00	1.00	$ 35,312.00	
54	Exterior Stucco - Regular	SF	4750	$ 6.50	$ 30,875.00	1.00	$ 30,875.00	
55	Exterior Paint	SF	4750	$ 3.00	$ 14,250.00	1.00	$ 14,250.00	
	SPECIALTIES	LS	1		$ -			$ 9,825.00
56	Misc. (Bldg Signage)	LS	1	$ 7,500.00	$ 7,500.00	1.00	$ 7,500.00	ALLOWANCE
57	Bike Racks (Site)	EA	1	$ 325.00	$ 325.00	1.00	$ 325.00	ALLOWANCE
58	Fire Extinguishers & Cabinets	LS	4	$ 500.00	$ 2,000.00	1.00	$ 2,000.00	ALLOWANCE
59	Toilet Accessories	LS	4	$ 600.00	$ 2,400.00	1.00	$ 2,400.00	ALLOWANCE
	EQUIPMENT	LS	1		$ -			$ -
60	Trash Equipment	LS	0	$ 15,000.00	$ -	1.00	$ -	By OWNER

SAGOMA CONSTRUCTION SERVICES, INC

PRINT DATE: 6/14/2024

ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE

2200 PONDEROSA PLAZA

ITEM #	DESCRIPTION	UNIT	QTY	RATE	COST	X	EXT. COST	TOTAL
	FURNISHINGS	LS	1		$ -			$ -
61	Interior FF&E (By Owner)							By OWNER
	CONVEYING SYSTEMS	LS	1					$ -
62	NIC	0	0	$ -	$ -	1.00	$ -	NIC
	MECHANICAL - HVAC	LS	1					$ 28,300.00
63	RTU's per bay	EA	1	$ 4,500.00	$ 4,500.00	4.00	$ 18,000.00	
64	Ductwork per bay	SF	520	$ 15.00	$ 7,800.00	1.00	$ 7,800.00	
65	Mechanical Controls	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
	MECHANICAL - Fire Protection	LS	1		$ -			$ 8,828.00
66	Fire Sprinkler System	SF	2207	$ 4.00	$ 8,828.00	1.00	$ 8,828.00	ALLOWANCE
	MECHANICAL - Plumbing	LS	1					$ 8,700.00
67	Unisex Restrooms per bay	SF	150	$ 7.00	$ 1,050.00	4.00	$ 4,200.00	
68	Rain Water Leaders/Storm Systems	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	ALLOWANCE
69	Bldg Exterior Plumbing	LS	1	$ 2,000.00	$ 2,000.00	1.00	$ 2,000.00	ALLOWANCE
	ELECTRICAL - Fire Alarm System	LS	1		$ -			$ 5,000.00
70	Fire Alarm System	ALLOW	1	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	ALLOWANCE
	ELECTRICAL	LS	1					$ 70,400.00
71	Elec Panel, Circuits, Outlets and Switches per bay	SF	500	$ 15.00	$ 7,500.00	4.00	$ 30,000.00	
72	Low Voltage	LS	1	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	Conduit & Pull Strings
73	Electrical Service	LS	1	$ 18,000.00	$ 18,000.00	1.00	$ 18,000.00	ALLOWANCE
74	Electrical (Site)	SF	9950	$ 2.00	$ 19,900.00	1.00	$ 19,900.00	ALLOWANCE
75	Temporary Power	LS	0	$ 5,000.00	$ -	1.00	$ -	ALLOWANCE
	TOTAL COSTS (Hard & Soft) - *NO MARK-UP*				$			783,623.00

BUILDING Area (SF)	2,400
SITE Area (SF)	10,000

COST SUMMARY

1 GENERAL REQUIREMENTS	$ 11.48	22%	$	142,345.00
2 SITEWORK	$ 6.33	12%	$	78,475.00
3 CONCRETE	$ 7.24	14%	$	89,745.00
5 METALS	$ 4.94	9%	$	61,218.00
6 CARPENTRY & MILLWORK	$ -	0%	$	-
7 THERMAL & MOISTURE PROTECTION	$ 2.18	4%	$	27,070.00
8 DOORS & WINDOWS	$ 4.01	8%	$	49,700.00
9 FINISHES	$ 6.49	12%	$	80,437.00
10 SPECIALTIES	$ 0.79	1%	$	9,825.00
11 EQUIPMENT	$ -	0%	$	-
12 FURNISHINGS (N.I.C)	$ -	0%	$	-
14 CONVEYING SYSTEMS (ELEVATOR)	$ -	0%	$	-
15 MECHANICAL (HVAC)	$ 2.28	4%	$	28,300.00
15 MECHANICAL (FIRE PROTECTION)	$ 0.71	1%	$	8,828.00
15 MECHANICAL (PLUMBING)	$ 0.70	1%	$	8,700.00
16 ELECTRICAL (FIRE ALARM SYSTEM)	$ 0.40	1%	$	5,000.00
16 ELECTRICAL	$ 5.68	11%	$	70,400.00
TOTAL DIRECT COST	$ **53.23**	100%	$	**660,043.00**
OH & P	$ 5.35	10%	$	**66,377.00**
TOTAL HARD COST (BLDG + SITE)	$ 58.58	85%	$	726,420.00
TOTAL SOFT COST (BLDG + SITE)	$ 12.36	15%	$	123,580.00
TOTAL PROJECT COST (BLDG + SITE)	**$70.94**	100%	$	**850,000.00**

Exhibit 5

10 Year Operating Proforma
2200 Ponderosa Plaza

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Bay 1	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 2	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 3	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Bay 4	13,115.00	13,115.00	13,377.30	13,377.30	13,644.85	13,644.85	13,917.74	13,917.74	14,196.10	14,196.10
Potential Rental Income	**52,460.00**	**52,460.00**	**53,509.20**	**53,509.20**	**54,579.38**	**54,579.38**	**55,670.97**	**55,670.97**	**56,784.39**	**56,784.39**
General Vacancy	(2,623.00)	(2,623.00)	(2,675.46)	(2,675.46)	(2,728.97)	(2,728.97)	(2,783.55)	(2,783.55)	(2,839.22)	(2,839.22)
Turnover Vacancy	0	0	0	0	(6,822.42)	0	0	0	0	(7,098.05)
Effective Rental Income	**49,837.00**	**49,837.00**	**50,833.74**	**50,833.74**	**45,027.99**	**51,850.41**	**52,887.42**	**52,887.42**	**53,945.17**	**46,847.12**
Property Taxes	(10,000.00)	(10,000.00)	(10,200.00)	(10,200.00)	(10,404.00)	(10,404.00)	(10,612.08)	(10,612.08)	(10,824.32)	(10,824.32)
Insurance	(5,500.00)	(5,500.00)	(5,610.00)	(5,610.00)	(5,722.20)	(5,722.20)	(5,836.64)	(5,836.64)	(5,953.38)	(5,953.38)
Maintenance/Water/ Groundskeeping	(7,200.00)	(7,200.00)	(7,344.00)	(7,344.00)	(7,490.88)	(7,490.88)	(7,640.70)	(7,640.70)	(7,793.51)	(7,793.51)
Electricity	(4,800.00)	(4,800.00)	(4,896.00)	(4,896.00)	(4,993.92)	(4,993.92)	(5,093.80)	(5,093.80)	(5,195.67)	(5,195.67)
Total Expenses	(27,500.00)	(27,500.00)	(28,050.00)	(28,050.00)	(28,611.00)	(28,611.00)	(29,183.22)	(29,183.22)	(29,766.88)	(29,766.88)
Net Operating Income	**22,337.00**	**22,337.00**	**22,783.74**	**22,783.74**	**16,416.99**	**23,239.41**	**23,704.20**	**23,704.20**	**24,178.29**	**17,080.24**
Bank Loan	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)	(4,505.00)
Leasing Commissions	(6,557.50)	0	0	-	(3,411.21)	0	0	0	0	(3,549.02)
Reversion	0	0	0	0	0	0	0	0	0	0
Cash Flow Before Tax	**11,274.50**	**17,832.00**	**18,278.74**	**18,278.74**	**8,500.78**	**18,734.41**	**19,199.20**	**19,199.20**	**19,673.29**	**9,026.21**

(27,500.00) Total Expenses charged back through rent for year
13.22 Additional for tripple net
12.00 Base Rent
$ 25.22 Total Rent per sq ft

520 sq ft per unit
4 units
2080 Total sq ft

52,460.00 check

6,875.00 Additional for tripple net
6,240.00 Base Rent per unit
13,115.00 Total rent per unit/year
52,460.00 Total revenue for 4 units

85,000.00 Loan amount
0.06 APR
5,100.00
90,100.00
4,505.00

Exhibit 6

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
WEST SISTRUNK PLAZE LLC

Filing Information

Document Number	L22000010167
FEI/EIN Number	N/A
Date Filed	01/04/2022
Effective Date	03/03/2022
State	FL
Status	ACTIVE

Principal Address

4701 NW 16TH STREET
LAUDERHILL, FL 33313

Mailing Address

4701 NW 16TH STREET
LAUDERHILL, FL 33313

Changed: 02/17/2023

Registered Agent Name & Address

LEWIS, ALVIN
4701 NW 16TH STREET
LAUDERHILL, FL 33313

Authorized Person(s) Detail

Name & Address

Title MGR

LEWIS, ALVIN
4701 NW 16TH STREET,
LAUDERHILL, FL 33313

Annual Reports

Report Year	Filed Date
2023	02/17/2023

Document Images

02/17/2023 -- ANNUAL REPORT	View image in PDF format
01/04/2022 -- Florida Limited Liability	View image in PDF format

Electronic Articles of Organization For Florida Limited Liability Company

L22000010167
FILED 8:00 AM
January 04, 2022
Sec. Of State
bcoates

Article I

The name of the Limited Liability Company is:

WEST SISTRUNK PLAZE LLC

Article II

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

4701 NW 16TH STREET
LAUDERHILL, FL. 33313

The mailing address of the Limited Liability Company is:

4701 NW 16TH STREET
APT 207
LAUDERHILL, FL. 33313

Article III

Other provisions, if any:

RENTAL & LEASING- RENTAL PROPERTY.

Article IV

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

ALVIN LEWIS
4701 NW 16TH STREET
LAUDERHILL, FL. 33313

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: ALVIN LEWIS

L22000010167
FILED 8:00 AM
January 04, 2022
Sec. Of State
bcoates

Article V

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

Title: MGR
ALVIN LEWIS
4701 NW 16TH STREET,
LAUDERHILL, FL. 33313 US

Article VI

The effective date for this Limited Liability Company shall be:

03/03/2022

Signature of member or an authorized representative

Electronic Signature: ALVIN LEWIS

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.

Exhibit 7

West Sistrunk Plaze L L C

DEVELOPER

WEST SISTRUNK PLAZE, LLC
Alvin Lewis - Manager



A lifelong Ft. Lauderdale, FL resident, Alvin Lewis is a graduate of Dillard High School, Class of 1967. He served in the **U.S. Navy** after graduating from Charleston Southern University with a BS degree in **Business Management** & a minor in **Economics.** Over the years, he has assisted the Lewis family in the operational aspects of several small businesses, ***("The Ponderosa Drive Inn")*** as well as a business of his own. Then he joined the **Broward Sheriff's Office** as a **Deputy Sheriff** and served there for 18 years. His father, now deceased, was recognized in the City of Ft. Lauderdale with a park named in his honor, ***"Lewis Chisom Park",*** located on NW 27th Avenue in Ft. Lauderdale, Florida.

Mr. Lewis is focused, dedicated and ready to put in the work necessary to realize his dream of building and managing a business in his own community. He owns two (2) adjacent vacant lots in the Sistrunk neighborhood and with assistance from the Ft. Lauderdale CRA, he will obtain the resources necessary to construct a non-residential building. This building will offer affordable spaces to the residents to allow them to become small, minority business owners & entrepreneurs.

The CRA development funds will help other local individuals in the neighborhood be able to afford rental spaces for their small businesses. It will also provide employment opportunities for the residents and revitalize the entire neighborhood. The project consists of four equally sized units, (approx. 520 sq ft) each, on 9,295 square feet of land with a surface parking lot.

The objective is to revitalize and assist in the stabilization of the existing neighborhood and to enhance the community with successful businesses. 2200 Ponderosa Plaza will serve as a catalyst for economic growth in the Sistrunk Corridor for years to come.

ARCHITECT

LEWARS DESIGN LLC
Bertram Lewars, R.A. - President



Bertram Lewars is the President, and Sole Proprietor, of Lewars Design LLC. He is a native New Yorker and holds a Bachelor of Arts Degree from Brown University and a Master of Architecture Degree from Columbia University's Graduate School of Architecture, Planning & Preservation. For the past 35 years he has been involved in the design and construction fields.

The focus of the company is Architectural Design and includes residential, commercial, educational, medical office and religious projects. Lewars Design has completed new construction projects, renovations, and additions, as well as, provided Design Consulting Services upon request.

In 2001, Mr. Lewars became licensed to practice architecture in the State of Georgia and in 2002, he became licensed in the State of Florida. For the past 20 years, Mr. Lewars has been involved in a wide variety of projects. The company, Lewars Design LLC, was started in 2009 in Pembroke Pines, Florida.

Over the past fourteen (14) years, Lewars Design has completed over one hundred and seventy-five (175) projects in the South Florida area.

CONSTRUCTION MANAGER

SAGOMA CONSTRUCTION SERVICES, INC.
Brian Powell - President



Brian Powell brings over 25 years of construction industry experience covering pre-construction, project engineering, onsite supervision, and project management aspects of various projects in the residential, commercial, industrial communications and marina sectors.

Brian is the President of Sagoma Construction Services, Inc and has successfully led the firm for 14 years. He manages the overall operations of the business starting the preconstruction phase through project closeout. Brian regularly collaborates with his project staff and manages all financial aspect to ensure that each project is completed on time and within budget.

His primary responsibilities are focused on Business Development, Consulting and Contracts, however, he remains involved in the Scheduling, Site Logistics, Cost and Quality Control and Project Safety for all of Sagoma's operations.

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

October 5, 2023

Sagoma Construction Services, Inc.
10032 NW 46 Street
Sunrise, FL 33351
Attn: Brian Powell

RE: Fort Lauderdale Community Redevelopment Agency Incentive Programs
Contractor Application for CRA Qualified Contractors List
Approval of Sagoma Construction Services, Inc as CRA Qualified Contractor

Dear Mr. Powell:

We are in receipt of the attached letter dated Nov 2, 2021 from the City of Fort Lauderdale Housing and Community Development Division regarding approval of your application for Qualified Contractor List. Therefore, you have been added to our list of Qualified Contractors for Community Redevelopment Agency (CRA) Incentive Programs.

You may be contacted by our CRA Project Manager Corey Ritchie to secure price proposals for various CRA funded projects or by applicants for CRA incentive program funds seeking the services of a General Contractor from the CRA's approved contractor list.

Sincerely,

Clarence Woods, CRA Manager
Fort Lauderdale Community Redevelopment Agency

BW
Attachment

LEGAL ADVISOR



CARUSI LAW
Daniel S. Carusi, P.A.

Daniel S. Carusi, Esq. has been practicing real estate law in Fort Lauderdale since 1988. Mr. Carusi has represented numerous small developers in the acquisition, construction and development and redevelopment of residential and commercial projects. He has experience collaborating with contractors, design professionals and other integral players in the development and approval process.

A boutique law firm that handles residential and commercial real estate law, which is the practice of law dealing with matters relating to ownership and rights in real property including, but not limited to, real estate conveyances and other transfers, the examination of real estate titles, and the determination of property rights. They handle purchase and sale transactions, financing and refinancing transactions, short sales, and many types of residential and commercial real estate matters. They understand the importance of working closely with buyers, sellers, real estate brokers, mortgage brokers, lenders and all other parties that may be involved in a real estate transaction.

FINANCIAL ADVISOR

Jadoo Taxes | Accounting

JADOO TAXES / ACCOUNTING
Gaji Jadoo - Owner



Mr. Jadoo has worked in accounting and finance for almost 30 years. After earning his B.A. in Economics from the University of Minnesota, he moved to New York City to pursue a career in finance. He quickly landed a position expediting bond trades for a global investment bank.

With a desire to develop his career further, he earned his MBA in Finance from the William E. Simon Graduate School of Business, University of Rochester.

Mr. Jadoo has earned the IRS designation of an Enrolled Agent.

MEMORANDUM

DATE: August 13, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Purchase and Development of CRA Property on Sistrunk Boulevard, NW 7th Terrace and NW 8th Avenue - Acceptance of the Ranking of the RFP Evaluation Committee and Recommendation to Negotiate a Development Agreement with the Top Ranker Proposer Sistrunk View, LLC for Approval by the CRA Board

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Summary

On March 17, 2022 the City of Fort Lauderdale, on behalf of the Fort Lauderdale Community Redevelopment Agency issued RFP 12642-925 – "Purchase and Development of CRA Property" and published a Notice to accept proposals for the purchase and development of CRA property located along Sistrunk Boulevard between NW 7th Terrace and NW 8th Avenue and along NW 7th Terrace and NW 8th Avenue south of Sistrunk Boulevard at 790 Sistrunk Boulevard, 538 NW 8 Avenue, 547 NW 7th Terrace, 547 NW 7th Terrace and 537 NW 7th Terrace under this Request for Proposals (RFP) solicitation. On September 22, 2022 the CRA Board rejected all proposals received for RFP 12642-925 and on April 18, 2023 approved a motion to issue a new solicitation for the purchase and development of the property. On February 7, 2024 staff re-issued a Notice to Intent to accept proposals for the purchase and development of the property and on March 25, 2024, four proposals were received from:

- Land America Development Corporation
- Sistrunk View, LLC
- Smith and Henzy Affordable Group
- The Allen at Sistrunk c/o Urban Pointe Developers, LLC

A copy of the location map of the RFP properties is attached as **Exhibit 1.** The property consists of vacant land with a total land area of approximately 42,828 square feet (.973 acres). The property has a land use designation of Northwest Regional Activity Center and is zoned a combination of NW RAC MUw (Northwest Reginal Activity Center Mixed-Use West) and Residential Multi-Family Midrise-Medium Hight Density (RMM-25). A copy of Notice and RFP documents is attached as **Exhibit 2.** The purpose of the RFP is to seek proposals from qualified and experienced proposers or other persons, entities or real estate developers to redevelop the property that furthers the purposes of the Community Redevelopment Plan to remove conditions of slum and blight, increase the

tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety and morals and welfare of the resident of the CRA and the City. The property has a fair market value of $1,245,000. Detailed submittal requirements were outlined in the RFP. Along with their proposal, the RFP required the RFP proposers to submit a Purchase Offer for the purchase and development of the entire CRA site and an application for CRA funding, if requesting CRA incentives for the project.

An Evaluation Committee met on May 17, 2024 to review and initially score the proposals. The Evaluation Committee consisted of:

- Rhoda Glasco Foderingham, NPF CRA Advisory Board Chair
- Avis Wilkinson, City of Fort Lauderdale Assistant Housing and Community Development Manager, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager

The Evaluation Committee shortlisted the four proposals to three proposals. The three shortlisted proposals are:

- Sistrunk View, LLC
- Smith and Henzy Affordable Group
- The Allen at Sistrunk c/o Urban Pointe Developers, LLC

Copies of the shortlisted proposals are attached as **Exhibits 3 through 5**. All three shortlisted proposers will make presentations and be available to answer questions at todays meeting.

The Evaluation Committee then met on June 10, 2024 to hear presentations and ask questions of the three shortlisted proposers. Afterwards, they submitted their final ranking for the shortlisted proposals based on the Evaluation Criteria stated in the RFP. A mathematical formula was used to determine the scoring for each proposal based on the weighted criteria in the RFP.

RFP WEIGHED EVALUATION CRITERIA

The proposed project is in the best interest and furtherance of the CRA Redevelopment Plan and Vision Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.	25%
The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal.	25%
The conceptual project plans demonstrate sustainability, superior design, construction and features.	25%

The proposed project does not require significant CRA financial resources, as reflected in the developer's purchase offer made for the property and CRA incentives requested by the developer:	25%
TOTAL PERCENT AVAILABLE:	100%

Each Evaluation Committee member ranked each proposal by each criteria, giving their first ranked proposal a number 1, the second ranked proposal a number 2, and third ranked proposal a number 3. The lowest point score determines the highest ranking with the top ranked proposer receiving the lowest score, the second top ranked proposer receiving the second lowest score, and so on. This ranking is provided to this Advisory Board. A complete breakdown of the scoring by the Evaluation Committee and final ranking is attached as **Exhibit 6**.

Based on the RFP Evaluation Committee scoring, the ranking of proposers are as follows:

RFP EVALUATION COMMITTEE RANKING		
RANKING	**PROPOSER**	**TOTAL POINTS**
1	Sistrunk View, LLC	3.5
2	The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC	5.5
3	Smith and Henzy Affordable Group	9

Sistrunk View, LLC

The top ranked proposer recommended by the Evaluation Committee, Sistrunk View LLC. is a partnership of Housing Trust Group, LLC along with Elite Equity Development Inc and Greg Brewton and Associates, with Housing Trust Group taking the project lead role in the development team. Two of the three affiliates of Sistrunk View, LLC are minority owned. They propose an attractive, modern design, six-story mixed-use affordable housing development called "Sistrunk View" consisting of a minimum of 75 to a maximum of 106 apartments, over 10,000 square feet of amenity space, 5,700 square feet of commercial space and structured parking screened from public view. Project Plans and Illustrations are attached as **Exhibit 7.**

Community and Economic Benefits

100% of the housing units will be affordable for persons with incomes between 30% and 80% AMI (area median Income) with 75% of the apartments one bedroom, one bath units and 25% of the apartments two bedroom, two bath units. These units will be affordable to office employees, medical workers, hospitality and other service industry workers, young families and elderly. The affordability period for all units will be fifty (50) years.

The mixed income development providing housing to families with incomes from $20,160 to $76,800 will consist of 12 units restricted to those with incomes at 30% AMI with rents from $595 to $713 per month, 27 units restricted to those with incomes at 60% AMI with rents from $1,188 to $1,426 per month and 37 units restricted to those with incomes between 70% to 80% AMI with rents from $1,386 to $1,728 per month. Housing Trust Group Management at Sistrunk View will provide supportive services to it's residents by providing a variety of educational and extracurricular activities such as credit counselling, tax preparation education, computer classes, employment assistance and other activities.

CRA staff will work closely with the Developer in their marketing plan for lease up and incorporate these provisions within our development agreement. Sistrunk View's marketing plan includes timely press releases, in-person events ceremonies, community meetings, social media advertising, digital marketing, providing for a temporary leasing office on-site during construction, and referral programs.

In addition to providing affordable housing, the Developer will provide 5,700 square feet of commercial space fronting Sistrunk Boulevard, offering improvement allowances in their leasing agreements. All the commercial space can also be master leased to the CRA at a heavily discounted rate of $15 per square foot. The CRA or its successor organization can then sublease the space to prospective targeted tenants at a reduced rent and/or provide a steady income stream to the CRA or its successor organization such as it's Economic Development Corporation, providing up to $85,500 in additional profits via subleasing.

To create meaningful opportunities for minority owned and women-owned contractors and suppliers, Sistrunk View's goal will be for 30% of the dollar value of contracts be awarded to minority and women-owned business enterprises. In addition, Sistrunk View's local employment goal will be that 10% to 30% of all new hires be local workers and 10% of the contracts awarded for construction be local businesses. Hiring preferences will first go to residents of the CRA and the Developer will provide monthly reports to the CRA to identify local hires and track hiring results.

In addition to the community benefits of affordable housing, affordable commercial rents, contracting and hiring goals, the project will provide significant economic benefits to the CRA. Economic Benefits over the course of the loans is estimated to include $5,736,000 in property taxes and over $687,500 in permit, water, sewer connections and impact fees, and more than $30,000,000 in direct economic impacts from construction activities.

Housing Unit Amenities and Features

High end outdoor and in-unit amenities are designed with the intention of improving wellness, access and social interaction. In unit amenities include a modern open floor plan, contemporary kitchens, quartz/granite counter tops, energy efficient stainless steel appliances, high efficiency HVAC and eco-friendly shower heads and faucets, vinyl plank luxury flooring, balconies/private terraces, full size washer/dryer hook-ups and other amenities. Common area amenities include a rooftop community room with catering kitchen for entertaining, state of the art fitness center with cardio equipment and free weights, resort style pool and lounge seating areas, outdoor dining and BBQ area, fully

loaded clubhouse with media and game room, computer access, and co-working space, large rooftop greenspace/garden with play area, full coverage security camera system, motion sensor lighting, controlled access, and professional on-site management. Sistrunk View will be an environmentally friendly community and the Developer will obtain a National Green Building Standard Certification for the project.

Accommodations for Neighboring Property

The RFP property includes property that is north, west and south of an adjacent property owned by Bi-Ads Inc, home of the Westside Gazette Newspaper, and Sistrunk View, LLC has provided various design options in their proposal to accommodate access by it's neighbor to the rear of their property (**Exhibit 8**). Sistrunk View, LLC was the only proposer to offer design solutions to accommodate the neighboring property.

Project Financing

Financing for the $30,090,454 project will include $12,742,712 in equity through the syndication of non-competitive 4% tax credits from the Florida Housing Finance Corporation, a $16,000,000 construction loan and $7,879,000 permanent loan from Chase Bank backed by Freddie Mac, $5,000,000 CRA DIP "Non-Forgivable" loan, a CRA $1,300,000 Seller's Note for the property purchase, allowing the Developer to pay the CRA back for the property, and $2,693,369 in Deferred Developer's Fee. Letters of Intent by JP Morgan Chase and Raymond James are attached as **Exhibit 9.**

CRA Funding To Be Fully Repaid With Interest

Both the DIP loan and Seller Note will accrue interest at the rate of 1% in years 3-32, and will be fully repaid to the CRA or its successor organization over 30 years with the CRA receiving $63,000 annually in interest payments. The principal amount loaned from the CRA will be due at maturity, which means a full return on investment capital by the CRA plus $1,500,000 in interest earned on the DIP Loan and $390,0000 in interest earned to the CRA from the CRA Sellers Note. This will be the first CRA funded project where all CRA funds will be fully repaid with interest. A copy of the Project's Sources and Uses and 10 year Operating Statement are attached as **Exhibit 10**.

Developer's Experience and Track Record

For over 25 years, Housing Trust Group has partnered with local municipalities, public housing authorities and nonprofit organizations to provide quality affordable housing and resident services, creating vibrant and attractive communities with transactions exceeding $2 billion in development. With a team of over 175 employees, Housing Trust Group is a highly experienced, award winning developer and a full service development group that includes, development, finance, accounting, legal compliance, construction management and asset management. They have over $378 million in real estate assets under management in Florida and ownership interest in real estate assets worth more than $354 million. Having completed over 50 developments in Florida alone they have the extensive experience and financial capacity having developed more than 8,000 units of multi-family housing and workforce housing in the tri-county area and through-out Florida. Just in the past 5 years, they have developed 23 developments consisting of

2,217 units. They are highly experienced Low Income Housing Tax Credit (LIHTC) developers, utilizing both 4% noncompetitive and 9% competitive tax credits, and have successfully developed numerous LIHTC housing developments in the NPF Community Redevelopment Area along with the surrounding communities. In the NPF CRA area, the projects they have developed includes:

- "Village View", a contemporary 7 story, 100 unit, 9% tax credit, affordable housing development at 640 N. Andrews Avenue, built to National Green Building Standards and completed in July 2021. This one and two bedroom development for seniors earning 30%, 60% and 70% AMI has rents ranging from $480 to $1,274 per month, terraces, structured parking, a large rooftop pool, clubhouse with lounging and entertainment areas, along with a fully equipped fitness center, state of the art security system and on-site management. Units have open floor plans, washer and dryers and full Energy Star appliances.
- "Village Place", completed in 2014, is located at 740 NE 4th Avenue. Village Place is a 112 unit, 6 story affordable elderly mid-rise consisting of apartments and rental townhomes for people aged 55 and older who earn between 25% to 60% AMI. The project received the National Association of Home Builders Silver Award in 2017 for Best 55+ Affordable Rental Community. The $32.6 million, 9% tax credit project includes a clubhouse, fitness center, courtyard, roof pool and private parking garage.
- "Mt Hermon Housing" is a seven story affordable senior housing development in partnership with Mount Hermon AME Church. Located at 750 NW 4th Street, this 104 unit, seven story affordable housing development is also restricted to seniors that earn between 25% to 60% of the area median income and has a roof top pool and numerous other upscale features, amenities and services like the other Housing Trust Group projects. Of the above three 9% tax credit projects, only Mt Hermon Housing is receiving CRA funding assistance in the amount $640,000 approved in 2020, required as part of a Local Government Area of Opportunity Fundng under the highly competitive 9% tax credit program. This project broke ground about 10 months ago and is over 90% complete.

Photos of the three projects is attached as **Exhibit 11, 12 and 13.**

Project Timeline

The Developer's timeline for the Sistrunk View Project is to commence with development approvals immediately upon award and to complete the project within 24 months of award by the CRA Board.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and

CRA Plan, redevelopment and housing opportunities for low, very low, and moderate income household within the Northwest CRA should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee, accept the proposal of Sistrunk View, LLC and negotiate a development agreement with Sistrunk View, LLC. for the "Sistrunk View" project.

BW/CEW

Attachments

Exhibit 1 – Property Location Map
Exhibit 2 – Notice and RFP Documents for Purchase and Development of CRA Property
Exhibit 3 – Proposal - Sistrunk View, LLC
Exhibit 4 – Proposal - Smith and Henzy Affordable Group
Exhibit 5 – The Allen at Sistrunk c/o Urban Pointe Developers, LLC
Exhibit 6 – RFP Evaluation Committee Scoring and Final Ranking
Exhibit 7 – Sistrunk View Project Plans and Illustrations
Exhibit 8 – Accommodations for Westside Gazette Property
Exhibit 9 – Letters of Intent from JP Morgan Chase and Raymond James
Exhibit 10 – Sistrunk View Sources and Uses and 10 year Proforma
Exhibit 11 – NPF CRA Housing Trust Group Project – Village View -640 N Andrews Ave
Exhibit 12 – NPF CRA Housing Trust Group Project – Village Place – 740 NE 4 Ave
Exhibit 13 – NPF CRA Housing Trust Group Project – Mt Hermon Housing -750 NW 4 St

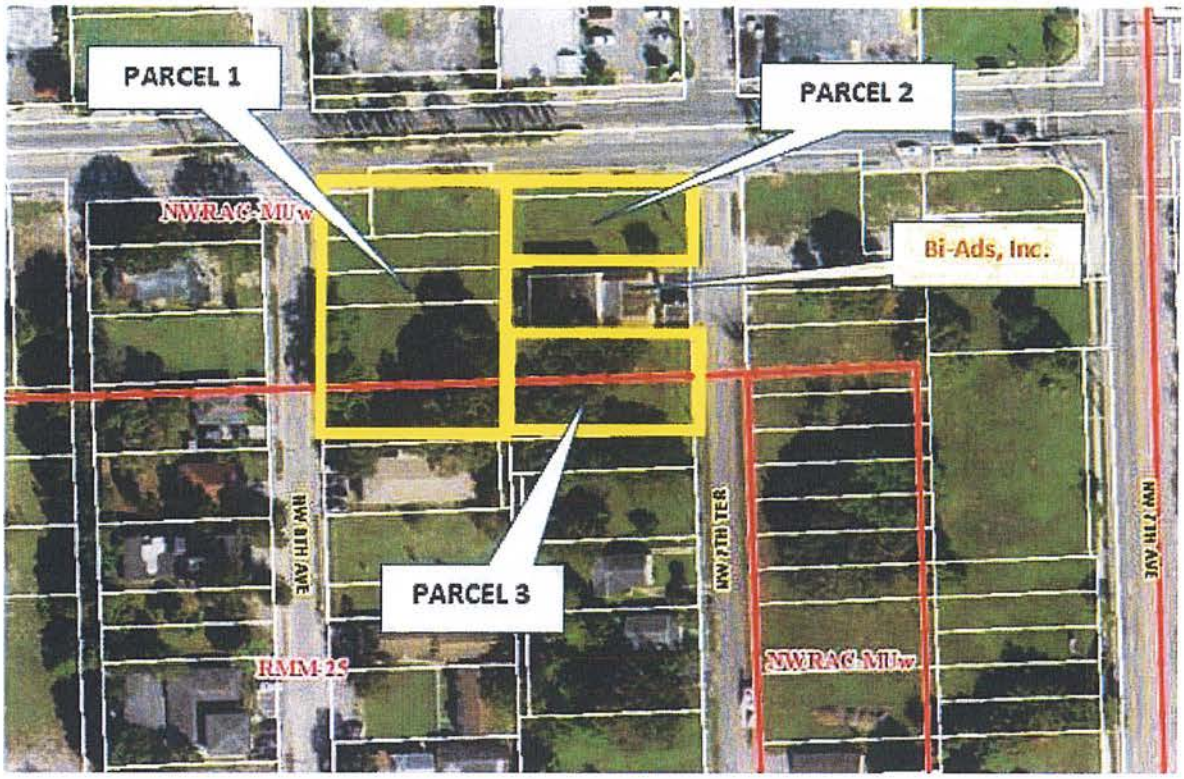
Exhibit 1

LOCATION MAP



The Property

PROJECT SITE



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.

Developer shall make its own determination as to the impact of this right of access on the design and operation of the Project. This is the sole responsibility of the Developer

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

Exhibit 2

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

THE REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY AND SUPPORTING FILES CAN BE FOUND BELOW.

RELATED DOCUMENTS

RFP Notice
RFP – Sistrunk – NW 8 Ave – NW 7 Terr
RFP Attachment 1 – Community Redevelopment Plan
RFP Attachment 2 – Appraisal
RFP Attachment 3 – Surveys
RFP Attachment 4 – Parcel 1 Deeds
RFP Attachment 5 – Parcel 2 Deeds
RFP Attachment 6 – Parcel 3 Deeds
RFP Attachment 7 – Phase 1 Environmental Assessments
RFP Attachment 8 – Phase 2 Environmental Assessment
RFP Attachment 9- Authorization of CRA Exec. Director to Sign DRC Applications
RFP Attachment 10 – Approval of Modifications to CRA Incentive Programs

Posted February 7, 2024

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

THE REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY AND SUPPORTING FILES CAN BE FOUND ON THE CRA WEBSITE, www.fortlauderdalecra.com.

The Fort Lauderdale Community Redevelopment Agency (the "FL CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes of its intent to accept proposals for development and to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA").The real property referred to herein is identified and is legally described as:

Parcel 1 (790 Sistrunk Boulevard and 538 NW 8th Avenue)

Lots 45, 46, 47, 48, 49, 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 the 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 (W 1/2) of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17,

(Parcel ID 5042-03-01-1850, 5042-03-01-1860, 5042-03-01-1870, 5042-03-01-1880 and 5042-03-01-1890)

Parcel 2 (547 NW 7th Terrace and 551 NW 7th Terrace) and Parcel 3 (537 NW 7th Terrace)

Lot 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 (E ½) of an alley lying West of and adjacent thereto said Lots 1, 2, 3, 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

(Parcel ID 5042-03-01-1660, 5042-03-01-1610 and 5042-03-01-1630)

(Collectively the "Property")

The real property is vacant land with the land use designation of Northwest Regional Activity Center. It is zoned a combination of Northwest Regional Activity Center Mixed Use west (NWRAC MUw) and Residential Mid Rise Multifamily/Medium High Density district (RMM-25),

The FL CRA is seeking proposals from qualified and experienced Proposers (sometimes referred to as "Developers" or "Proposers") interested in acquiring the property from the Fort Lauderdale Community Redevelopment Agency (FL CRA) and undertaking the development of the site within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) pursuant to the community redevelopment plan (NPF CRA Plan) and in accordance with the terms, conditions, and specifications contained in the Request For Proposal issued by the FL CRA.

The purpose of this solicitation is to further the implementation of the Community Redevelopment Plan for NPF CRA by providing for the conveyance of certain lots owned by the FL CRA to the selected Developer for redevelopment to remove conditions of slum and blight, increase the tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety, morals and welfare of the residents of the NPF CRA and the City of Fort Lauderdale.

The fundamental goal is to position Sistrunk Boulevard as a mixed-use destination that not only serves the needs of the community, but also is attractive to visitors to the area. Redevelopment sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting its historical and cultural heritage, promoting cultural tourism, arts and entertainment, adding new compatible uses such as dine in restaurants and active retail uses that help create an identifiable sense of place as it fosters housing and/or employment opportunities, improving quality of life, tourism, improving access, increasing availability of goods and services and creating an environment the will attract other private investment capital. The FL CRA is seeking proposals that

demonstrate creativity addressing neighborhood compatibility, community benefit, sustainability, street frontage, pedestrian activity, superior design, construction materials and features. The project shall be consistent with the Vision Statement found in Section 5,D of the NPF CRA Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area entitled "Sistrunk Corridor Area Improvements Programs" and Section 5.K "Other Property Acquisition and Disposition".

It is recommended that Proposers request a preliminary review from the City's Department of Sustainable Development ("DSD") prior to submitting a response to this solicitation to determine the projects compliance with the City's code requirements and/or what approvals are needed and the timeline for such approvals.

The Property was originally purchased by the FLCRA between 2000 and 2007. The Property will be conveyed in "As Is" condition, subject only to the terms and conditions for conveyance contained in the development agreement. The Market Value of the property is $1,245,000. The RFP requires that the Proposer submit a Purchase Offer for the entire Property as part of their proposal.

Files containing information regarding the RFP for the Property are available on the CRA web site at www.fortlauderdalecra.com under::

NOTICES:

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA, and

FILES:

REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7 TERRACE AND NW 8 AVENUE, consisting of RFP Section I (Introduction and Information), RFP Section II (Special Terms and Conditions), RFP Section III (Scope of Services), RFP Section IV (Submittal Requirements), RFP Section V (Evaluation and Award), RFP Section VI (Property Purchase Offer Page), RFP Attachment 1 (Community Redevelopment Plan), RFP Attachment 2 (Appraisal), RFP Attachment 3 (Surveys), RFP Attachment 4 (Title Policies - Parcel 1), RFP Attachment 5 (Title Policies -Parcel 2), RFP Attachment 6 (Title Policies- Parcel 3), RFP Attachment 7 (Original Phase 1 Environmental Assessments), RFP Attachment 8 (Original Phase 2 Environmental Assessments), RFP Attachment 9 (CAM 17- 0686), and RFP Attachment 10 (CAM 18-0192)

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before 4:00 P.M. on Monday, March 25, 2024, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

City of Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include one (1) signed original cover letter and ten (10) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

"REQUEST FOR PROPOSALS FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7TH TERRACE AND NW 8TH AVENUE"

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package, or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

Developers seeking CRA funding assistance must include a complete "Application for CRA Funding Assistance" as part of their Development Proposal. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at www.fortlauderdalecra.com under **Services – CRA Incentive Programs**.

It is the intent of the CRA, as determined by the CRA Board of Commissioners in its sole discretion, to select the proposer who submits a development proposal where:

1) The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan, provides Community Benefit,

Economic Impact and is most responsive to the requirements of the RFP; and

2) The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal; and
3) The Conceptual Project Plans demonstrate sustainability, superior design, construction and features; and
4) The proposed Project does not require significant CRA financial resources, as reflected in the Purchase Offer made for the Property and CRA development incentives requested by the Developer .

All four evaluation criteria will have equal weight. Proposals must address the evaluation criteria of the RFP. The CRA Board of Commissioners reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within 24 months of execution of the development agreement. Negotiation of the Development Agreement must be completed within four (4) months of award by the CRA Board Of Commissioners. The Development Agreement may include, but not be limited to restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

Point of Contact

For information concerning procedures for responding to this solicitation, contact CRA Housing and Economic Development Manager Bob Wojcik at (954) 828-4521 or email at bwojcik@fortlauderdale.gov. Such contact shall be for clarification purposes only.

Material changes, if any, to the scope of services, bidding procedures or proposal submittal deadline will only be transmitted by written Addendum and posted on the CRA web site at www.fortlauderdalecra.com under NOTICES. Proposals shall be submitted as stated in the Submittal Requirements of the RFP. No part

of your proposal can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a proposal will be considered evidence that Proposer is familiar with the RFP requirements. The entire proposal must be submitted in accordance with all requirements contained in the RFP.

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept a proposal and convey the Property to the successful proposer within thirty days after the Board of Commissioner selects the Developer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan. The CRA shall enter into a Development Agreement, Purchase and Sale Agreement, Restrictive Covenant and such other appropriate agreements with the selected Developer and to transfer fee simple title to the Property to the Developer selected by the CRA.

Dated: February 8, 2024

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THE FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)

Request For Proposals For Purchase & Development of CRA Property On Sistrunk Boulevard, NW 7 Terrace and NW 8 Avenue

RFP SECTION I – INTRODUCTION AND INFORMATION

1.1 Purpose

The Fort Lauderdale Community Redevelopment Agency (CRA),) is seeking qualified, experienced and licensed firm(s) or real estate developers (sometimes referred to as *"Developers" or "Proposer"*) interested in securing title to property from the Fort Lauderdale Community Redevelopment Agency (FL CRA) and undertaking the development of the property located within the Northwest- Progresso- Flagler Heights Community Redevelopment Area (NPF CRA), pursuant to the community redevelopment plan and in accordance with the terms and conditions contained in this Request for Proposal (RFP) issued by the Fort Lauderdale Community Redevelopment Agency.

1.2 Point of Contact

For information concerning procedures for responding to this solicitation, contact CRA Housing and Economic Development Manager Bob Wojcik at (954) 828-4521 or email at bwojcik@fortlauderdale.gov. Such contact shall be for clarification purposes only.

1.3 Proposal Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted **on or before 4:00 P.M. on Monday, March 25, 2024**, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include one (1) signed original cover letter and ten (10) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

"REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE"

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

Proposals shall be submitted as stated in the Submittal Requirements of the RFP. No part of your proposal can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a proposal will be considered evidence that Proposer is familiar with the RFP requirements. The entire proposal must be submitted in accordance with all requirements contained in the RFP.

END OF SECTION

SECTION II - SPECIAL TERMS AND CONDITIONS

2.1 Addenda

Material changes, if any, to the RFP, procedures or proposal submittal deadline will only be transmitted by written addendum and posted on the CRA web site at www.fortlauderdalecra.com under NOTICES. Under no circumstances shall an oral explanation given by any CRA or City official, officer, staff, or agent be binding upon the City or City and should be disregarded. All addenda are a part of the competitive solicitation documents, and each firm will be bound by such addenda. It is the responsibility of each to read and comprehend all addenda issued.

2.2 Changes and Alterations

Proposer may change or withdraw a Proposal at any time prior to Proposal submission deadline; however, no oral modifications will be allowed. Modifications shall not be allowed following the Proposal deadline.

2.3 Proposer's Costs

Neither the CRA nor the City of Fort Lauderdale (City) shall be liable for any costs incurred by Proposers in responding to this RFP.

2.4 Mistakes

The Proposer shall examine this RFP carefully. The submission of a Proposal shall be prima facie evidence that the Proposer has full knowledge of the scope, nature, and quality of the work to be performed; the detailed requirements of the specifications; and the conditions under which the work is to be performed. Ignorance of the requirements will not relieve the consultant from liability and obligations under the Contract.

2.5 Acceptance of Proposals / Minor Irregularities

2.5.1 The CRA reserves the right to accept or reject any or all proposals, part of proposals, and to waive minor irregularities or variances to specifications contained in proposals which do not make the proposal conditional in nature and minor irregularities in the solicitation process. A minor irregularity shall be a variation from the solicitation that does not affect the price of the contract or does not give a respondent an advantage or benefit not enjoyed by other respondents, does not adversely impact the interests of other firms, or does not affect the fundamental fairness of the solicitation process. The CRA also reserves the right to reissue a Request for Proposal.

2.5.2 The CRA reserves the right to disqualify Proposer during any phase of the competitive solicitation process and terminate for cause any resulting contract upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposer.

2.6 Development Agreement

After a Developer(s) is selected, the CRA will negotiate a Development Agreement and Purchase and Sale Agreement and such other documents as shall be required by the CRA. The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within 24 months of execution of the development agreement. Negotiation of the Development Agreement must be completed within four (4) months of award by the governing body. The Development Agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

2.7 Responsiveness

In order to be considered responsive to the solicitation, the firm's proposal shall fully conform in all material respects to the solicitation and all its requirements, including all form and substance.

2.8 Responsibility

In order to be considered as a responsible firm, firm shall be fully capable to meet all of the requirements of the solicitation and subsequent contract, must possess the full capability, including financial and technical, to perform as contractually required, and must be able to fully document the ability to provide good faith performance.

2.9 Minimum Qualifications

Proposers shall be in the business of Real Estate Development or a Licensed Contractor and must possess sufficient financial support, equipment, and organization to ensure that it can satisfactorily provide the required services. Proposers must demonstrate that they, or the key staff assigned to the project, have successfully provided services with similar magnitude to those specified in the scope of services to at least one entity similar in size and complexity to the City of Fort Lauderdale or the Fort Lauderdale Community Redevelopment Agency or can demonstrate they have the experience with large scale private sector clients and the managerial and financial ability to successfully provide the required work in the required timeframe.

Proposers shall satisfy each of the following requirements cited below. Failure to do so may result in the proposal being deemed non-responsive.

2.9.1 Proposer or principals and/or their team shall have relevant experience in arranging, managing, overseeing, coordinating, marketing and administering a project involving new construction of the type of development proposed for the property in the State of Florida. The project manager assigned to the work must have the same relevant experience in new construction and managing development projects in the State of Florida and have served as project manager on similar projects.

Before awarding a contract, the CRA reserves the right to require that a Proposer submit such evidence of qualifications as the CRA may deem necessary. Further, the CRA may consider any evidence of the financial, technical, and other qualifications and abilities of a firm/developer or principals, including previous experiences similar in nature and performance evaluation for services, in making the award in the best interest of the CRA.

2.9.2 Firm/developer or principals shall have no record of judgments, pending lawsuits against the CRA or City or criminal activities involving moral turpitude and not have any conflicts of interest that have not been waived by the CRA Board of Commissioners or City Commission.

2.9.3 Neither firm/developer nor any principal, officer, or stockholder shall be in arrears or in default of any debt or contract involving the CRA or City, (as a party to a contract, or otherwise); nor have failed to perform faithfully on any previous contract with the CRA or City.

2.10 Lobbying Activities

ALL CONTRACTORS PLEASE NOTE: Any contractor submitting a response to this solicitation must comply, if applicable, with City of Fort Lauderdale Ordinance No. C-11-42 & Resolution No. 07-101, Lobbying Activities. Copies of Ordinance No. C-11-42 and Resolution No. 07-101 may be obtained from the City Clerk's Office on the 7th Floor of City Hall, 100 N. Andrews Avenue, Fort Lauderdale, Florida. The ordinance may also be viewed on the City's website at: http://www.fortlauderdale.gov/home/showdocument?id=6036.

2.11 Public Entity Crimes

Proposer, by submitting a proposal, certifies that neither the Proposer nor any of the Proposer's principals has been placed on the convicted vendor list as defined in Section 287.133, Florida Statutes (2018), as may be amended or revised. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

2.12 Proposal Security – N/A

2.13 Insurance Requirements shall be incorporated into the Development Agreement and other supplemental and ancillary agreements.

2.14 Award of Contract

A Contract (the "Agreement") may be awarded by the Board of Commissioners of the Fort Lauderdale Community Redevelopment Agency (CRA). The CRA intends to enter into a Development Agreement with the top ranked firm/developer or proposer and to carry those negotiations to a successful conclusion in a timely manner. Benchmarks will be negotiated with the top ranked firm/developer or proposer. If, however, during the negotiation process:

1) A top ranked Developer withdraws from negotiations.
2) A determination is made by the CRA Executive Director or designee, of the CRA that the top ranked Developer is unable to carry out negotiation in a timely manner; or
3) A determination is made by the CRA that negotiations with the top ranked Developer are at an impasse, then the CRA Executive Director, or designee of the CRA may turn to the next ranked Developer(s) to negotiate a Development Agreement.

The CRA reserves the right to shorten the time period for negotiations with the Developer, and at the sole discretion of the CRA to execute or not execute, as applicable, a contract with the Developer that is determined to be in the CRA's best interest. The CRA reserves the right to award a contract to more than one Proposer, at the sole and absolute discretion of the CRA.

2.15 Unauthorized Work

The Successful firm/Developer or proposer(s) shall not begin work until a Development Agreement, Purchase and Sale Contract and other appropriate documents have been executed by the CRA and the contract awardee.

2.16 Damage to Public or Private Property/Safety

Extreme care shall be taken to safeguard all existing facilities, site amenities, irrigation systems, vehicles, etc. on or around the job site. Damage to public and/or private property shall be the responsibility of the Contractor and shall be repaired and/or replaced at no additional cost to the CRA.

The Developer shall adhere to the Florida Department of Transportation's Uniform manual on Traffic Control for construction and maintenance work zones when working on or near a roadway. It will be the sole responsibility of the Contractor to make themselves and their employees fully aware of these provisions, especially those applicable to safety.

Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

2.17 Uncontrollable Circumstances ("Force Majeure")

The CRA and Contractor will be excused from the performance of their respective obligations under this agreement when and to the extent that their performance is delayed or prevented by any circumstances beyond their control including, fire, flood, explosion, strikes or other labor disputes, act of God or public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance, provided that:

2.17.1 The non- performing party gives the other party prompt written notice describing the particulars of the Force Majeure including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the Force Majeure;

2.17.2 The excuse of performance is of no greater scope and of no longer duration than is required by the Force Majeure;

2.17.3 No obligations of either party that arose before the Force Majeure causing the excuse of performance are excused as a result of the Force Majeure; and

2.17.4 The non-performing party uses its best efforts to remedy its inability to perform. Notwithstanding the above, performance shall not be excused under this Section for a period in excess of two (2) months, provided that in extenuating circumstances, the CRA may excuse performance for a longer term. Economic hardship of the Contractor will not constitute Force Majeure. The term of the agreement shall be extended by a period equal to that during which either party's performance is suspended under this Section.

2.18 Canadian Companies

In the event Contractor is a corporation organized under the laws of any province of Canada or is a Canadian federal corporation, the City and CRA may enforce in the United States of America or in Canada or in both countries a judgment entered against the Contractor. The Contractor waives any and all defenses to the City's and CRA's enforcement in Canada, of a judgment entered by a court in the United States of America. All monetary amounts set forth in this Contract are in United States dollars.

2.19 News Releases/Publicity

News releases, publicity releases, or advertisements relating to this contract, or the tasks or projects associated with the project shall not be made without prior CRA approval.

2.20 Contract Period

The contract term shall commence upon date of award by the CRA or upon full execution of the Development Agreement, whichever is later, and shall expire as provided in the Development Agreement. The CRA reserves the right to extend the contract providing all terms conditions and specifications remain the same, both parties agree to the extension, and such extension is approved by the CRA.

2.21 Contract Coordinator

The CRA may designate a Contract Coordinator whose principal duties shall be:

- Liaison with Developer.

2.22 Ownership of Work

The CRA shall have full ownership and the right to copyright, otherwise limit, reproduce, modify, sell, or use all the work or product produced under this contract without payment of any royalties or fees to the Developer.

END OF SECTION

SECTION III - SCOPE OF SERVICES

3.1 Purpose:

The purpose of this solicitation is to further the implementation of the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) by providing for the conveyance of certain lots owned by the Fort Lauderdale Community Redevelopment Agency (CRA) to the selected Developer for redevelopment; to remove conditions of slum and blight; increase the tax base; enhance the quality of life; improve the aesthetics and useful enjoyment of the redevelopment area; and promote the health, safety, morals and welfare of the residents of the NPF CRA and the City. The project shall be consistent with the Vision Statement found in Section 5.D. of the NPF CRA Community Redevelopment Plan entitled "Sistrunk Corridor Area Improvement Programs" and Section 5.K. "Other Property Acquisition and Disposition".

The CRA is a distinct legal entity created for the purpose of eliminating slum and blighted conditions within prescribed geographic boundaries and the NPF CRA is a distinct area created pursuant to Chapter 163, Part III Florida Statutes. The Board of Commissioners of the CRA is the City Commission of the City of Fort Lauderdale. The NPF CRA was created in 1995 pursuant to Chapter 163, Part III, Florida Statutes. The CRA is empowered through the Community Redevelopment Act to undertake a broad range of activities designed to eliminate slum and blighted conditions including the purchase and disposition of property and receive incremental ad valorem tax revenues from designated taxing authorities in order to fund its activities. The activities are conducted in accordance with the Community Redevelopment Plan for the NPF CRA approved by the City Commission on November 7, 1995, and was amended in 2001 by Resolution 01-86, in 2002 by Resolution 02-183, in 2013 by Resolution 12-137, in 2016 by Resolution 16-52 and in 2018 by Resolution 18-226. (**Attachment 1**).

3.2 Objective

The Fort Lauderdale Community Redevelopment Agency (CRA) is seeking proposals from qualified and experienced Proposers or other persons, entities or real estate developers for the purchase and redevelopment of vacant land owned by the CRA in the Northwest Progresso Flagler Heights Community Redevelopment Area (NPF CRA) that complies with and furthers the purposes of the NPF CRA Community Redevelopment Plan. The Developer is responsible for implementation of the entire project from planning, designing, development approvals and permitting, application and impact fees, arranging, managing, overseeing, coordinating, marketing, and administering the project, securing financing for the project and constructing and completing the entire project within 24 months in accordance with the terms, conditions, and specifications contained in this Request of Proposal (RFP) issued by the Fort Lauderdale CRA and the Development Agreement.

The intent of the CRA is to collaborate with private sector business, property owners, developers and others to expand the investment opportunities that implements the NPF CRA Community Redevelopment Plan and promotes the welfare of the residents, employees, property and business owners and other stakeholders within the CRA by encouraging development opportunities that removes blight, expands the tax base, creates jobs, enhances the urban environment and expands economic opportunities in the area. The fundamental goal is to position Sistrunk Boulevard as a mixed-use and commercial destination that not only serves the needs of the community, but also is attractive to visitors to the area. Redeveloped sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting it's historical and cultural heritage, promoting cultural tourism, arts and entertainment, adding new compatible uses such as dine in restaurants and active retail uses that help create an identifiable sense of place as it fosters housing and/or employment opportunities, improving quality of life, tourism, improving access, increasing availability to goods and services, and helps creating an environment that will attract other private investment capital.

The CRA is seeking proposals that demonstrate creativity addressing neighborhood compatibility, community benefit, economic impact, sustainability, street frontage, pedestrian activity, superior design, construction materials and features.

The CRA will require restrictive covenants in order to protect and preserve the integrity, environmental quality, community benefit and amenities of the development. The CRA owned lots will be conveyed in "As Is" condition, subject only to the terms and conditions for conveyance contained in the development agreement.

The information contained herein is intended to be a general guide for the Developer. The Developer is to use his/her expertise in generating a proposal that is most suitable to this development project. Upon selection, the Developer and the CRA will enter into an agreement with specified development terms and conditions.

3.3 Project Site

The Project Site is located between NW 7th Terrace and NW 8th Avenue fronting Sistrunk Boulevard and South of Sistrunk Boulevard fronting NW 7th Terrace and NW 8th Avenue. The CRA owns all lots within the Project Site. The real property is vacant land with the land use designation of Northwest Regional Activity Center. It is zoned a combination of Northwest Regional Activity Cener Mixed Uses West (NWRAC MUw) and Residential Mid Rise Muti-family/Medium High Density district (RMM-25). The site will be conveyed to the selected Developer(s) as vacant lots in "As Is" condition. The Project Site is legally described as follows:

Parcel 1 (790 Sistrunk Boulevard and 538 NW 8th Avenue)

Lots 45, 46, 47, 48, 49, 50, 51 and Lot 52 less the North 16.30 feet of Lot 52, 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 the 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 on-half (W 1/2) of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17,

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

(Parcel ID 5042-03-01-1850, 5042-03-01-1860, 5042-03-01-1870, 5042-03-01-1880 and 5042-03-01-1890)

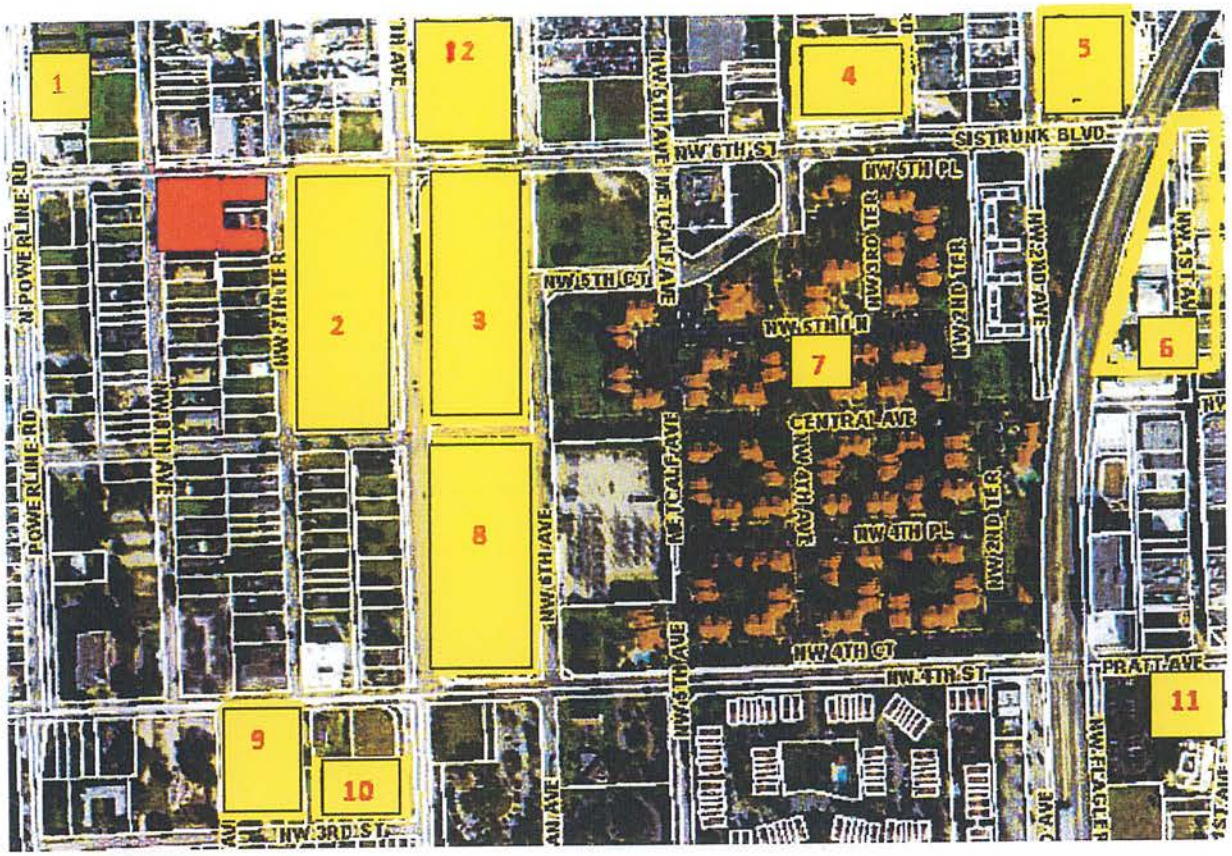
Parcel 2 (547 NW 7th Terrace and 551 NW 7th Terrace) and Parcel 3 (537 NW 7th Terrace)

Lot 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 (E ½) of an alley lying West of and adjacent thereto said Lots 1, 2, 3, 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.

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

(Parcel ID 5042-03-01-1600, 5042-03-01-1610 and 5042-03-01-1630)

(Collectively the "**Property**")



Project Site

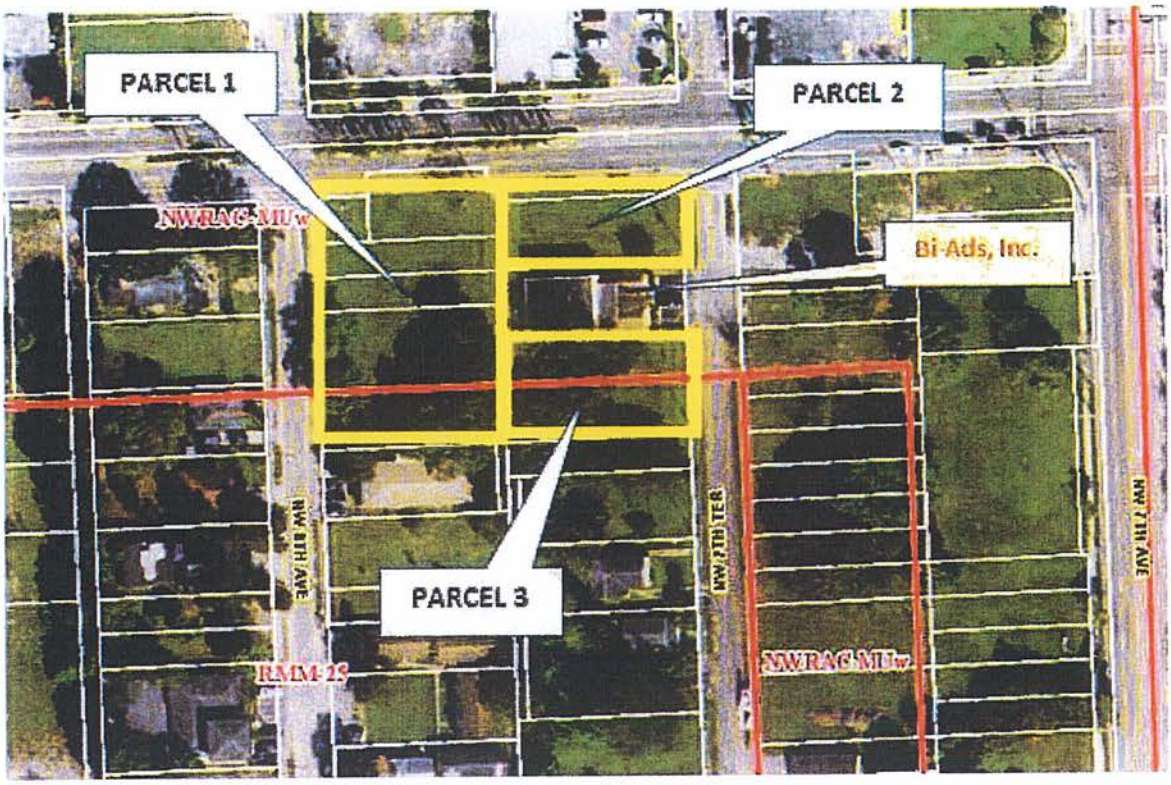
1. The Provident (new Class A retail space)
2. The Adderley Project. (3.7 acre 6 story $103 million mixed use development under construction)
3. Shoppes on Arts Avenue Shopping Center
4. Six13 (new 6 story $42 million apartment/mixed use development)
5. Sistrunk Market and Sistrunk Station (New 43,000 SF food hall, retail, event space, communal work-space, distillery, and brewery)
6. FAT Village (new 5.6 acre mixed use development under construction)
7. Regal Trace Apartments
8. US Post Office
9. Mt Olive Apartments (new 6 story apartment development under construction)
10. Approved Comfort Suites Hotel (new $17 million six story hotel)
11. New $36 Million 18 Story Hilton "Tru" and "Homes 2 Suites" Hotel
12. The Arcadian Project (3.4 acre 8 story, $153 million mixed use development under construction)

LOCATION MAP



The Property

PROJECT SITE



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.

Developer shall make its own determination as to the impact of this right of access on the design and operation of the Project. This is the sole responsibility of the Developer

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



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.**

The Property was purchased by the CRA between 2003 and 2007 as an assemblage of five parcels at a total cost of $190,131 including the purchase price, closing cost, environmental and demolition related charges. **The Market Value of the Property is $1,245,000. The RFP requires that the Proposer submit a Purchase Offer for the entire Property as part of their proposal. See Property Purchase Offer Page (Section VI)**

When purchased by the CRA, Parcel 1 was vacant land except for a billboard sign on the property that was removed, Parcel 2 and Parcel 3 were also originally purchased by the CRA as vacant Land. All sites have since been cleared of vertical structures. Some foundation structures may still exist. All properties were purchased with Warranty Deeds, except for 547 NW 7 Terrace. There were Title Policies on all parcels secured at time of purchase.

Deeds and existing Title Policies for the sites are attached as **Attachment 4** for Parcel 1, **Attachment 5** for Parcel 2 and **Attachment 6** for Parcel 3. The original Environmental Assessments for the property when originally purchased by the CRA performed by MP Brown and Associates, Evans Environmental and Geosciences and Sphere Environmental Associates are attached as **Attachment 7** (Phase 1 dated April 2020, May 2003 and October 2006) and **Attachment 8** (Phase 2 dated June 2003). No current Environmental Assessments were secured by the CRA, and the property will be conveyed in "AS IS" condition. The Developer is responsible for their own due diligence and investigations. CRA makes no other representations or warranties as to the condition or status of the property and the Developer is not relying on any other representations or warranties of the CRA or any agent of the CRA. Developer acknowledges that neither the CRA nor any agent of the CRA has provided any other representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of as to, concerning or with respect to:

a. The nature, quality or condition of the Property, including without limitation, the water, soil and geology.
b. The income to be derived from the Property.
c. The suitability of the Property for any and all activities and uses which the Developer may conduct thereon.
d. The compliance of or by the Property or its operation with the laws, rules, ordinances or regulations of any applicable governmental authority or body.
e. The habitability, merchantability or fitness for a particular purpose for the Property; or
f. Any other matter with respect to the Property.

Without limiting the foregoing, CRA does not and has not made and specifically disclaims any other representation or warranty regarding the presence of any hazardous substances, as hereinafter defined at, on, or about the Property or the compliance or non-compliance of the Property with the laws, rules, regulations or orders regarding Hazardous Substances (collectively the "Hazardous Substance Laws"). The term "Hazardous Substances" shall mean and include those elements or compounds which are contained in the list of Hazardous Substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any hazardous Substance laws. Hazardous Substances shall also include Radon Gas. Developer further acknowledges that neither CRA nor any agent of the CRA has provided any representation or warranty with respect to the existence of asbestos or other Hazardous Substances on the Property.

3.5 Land Use and Zoning:

The Land Use designation of the Project Site is Northwest Regional Activity Center (NWRAC) and the Project Site is zoned a combination of Northwest Regional Activity Center Mixed Use west (NWRAC MUw) and Residential Multi-Family Midrise-Medium High Density (RMM-25).

ZONING SUMMARY			
	Parcel 1	Parcel 2	Parcel 3
Land Area - S.F.	24,778	7,925	10,125
Area-Acres	0.5688	0.1733	0.2324
Zoning	NWRAC-MUw	NWRAC-MUw	NWRAC-MUw
Size - S.F.	18,543	7,925	5,000
Zoning	RMM-25		RMM-25
Size - S.F.	6,325		5,125

3.5.1 The new NWRAC-MUw zoning district was created in 2014 by Ordinance No C-14-51 to help meet the vision and goals of the Community Redevelopment Plan for the CRA area to create a vibrant community with a successful mix of businesses and residential uses defined by walkable streets, quality buildings and an exceptional public realm experience. The new form-based code provides standardized dimensional requirements to achieve a consistent form of pedestrian oriented development in the area. It also provides for design standards. The Developer should fully familiarize themselves with the City's Unified Land Development Regulations (ULDR) when submitting their proposal for the site.

3.5.2 **The** Developer is responsible for insuring compliance with the City and other applicable codes prior to construction. It is recommended that prior to submittal of the proposed project, the applicant visit the site and the City Planning and Design office and either meet with Planning staff for a preliminary review or file an application for a Pre- DRC review to determine the projects compliance with City's code requirements and/or what approvals are needed and the process timeline for such approvals. The Developer is responsible for all costs of the application and all related cost. On June 20, 2017, The CRA Board of Commissioners by Motion authorized the CRA Executive Director or his designee to sign City of Fort Lauderdale Development Review Committee Applications for Community Redevelopment Agency property to allow for review of projects proposed by Developers on CRA owed property (**Attachment 9**). Signing a DRC application, as applicable, to allow for such review. It is not an endorsement of the proposed project, does not confer any rights to the Developer to the property and does not commit the CRA to the sale of the property.

3.6 Desired Timetable for Development:

It is the CRA's desire to negotiate and enter into a sale and development agreement with the top ranked Proposer within four (4) months of award of this RFP. It is assumed that all predevelopment approvals including site and development plan approvals and permitting, and commencement of the development will occur within six months from contract award. While the actual time may vary depending on the specific requirements unique to the project, it is assumed that the development will be fully completed within two years or less after execution of a development agreement.

3.7 CRA Incentive Programs:

The CRA has approved various incentive programs to assist in redevelopment in the CRA area. The last modification of the incentive programs was approved by Resolution by the CRA Board at their meeting of April 17, 2018 (Item CRA-1) (**Attachment 10**). Developers seeking CRA incentives as part of their project must submit a complete signed CRA incentive application when submitting your proposal for this RFP. The CRA is not recommending that the proposer rely on any of the CRA incentive programs for their project proposal, but rather the CRA is making Developers aware of the programs. A description of the CRA Incentive programs and their funding applications can be found on the CRA website at www.fortlaudedalecra.com.

END OF SECTION

SECTION IV – SUBMITTAL REQUIREMENTS

4.1 Instructions

4.1.1 Careful attention must be given to all requested items contained in this RFP. Proposers are invited to submit proposals in accordance with the requirements of this RFP. Please read the entire solicitation before submitting a proposal. Proposers must provide a response to each requirement of the RFP. Proposals should be prepared in a concise manner with an emphasis on completeness and clarity. Notes, exceptions, and comments may be rendered on an attachment, provided the same format of this RFP text is followed.

4.1.2 All information submitted by Proposer shall be typewritten or provided as otherwise instructed to in the RFP. Proposers shall use and submit any applicable or required forms provided by the City and attach such to their proposal. Failure to use the forms may cause the proposal to be rejected and deemed non-responsive.

4.1.3 Proposals shall be submitted by an authorized representative of the firm. Proposals must be submitted in the business entities name by the President, Partner, Officer or Representative authorized to contractually bind the business entity. Proposals shall include an attachment evidencing that the individual submitting the proposal, does in fact have the required authority stated herein.

4.1.4 All proposals will become the property of the CRA and the City. The Proposer's response to the RFP is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City and CRA shall permit public access to all documents, papers, letters, or other material submitted in connection with this RFP and the Contract to be executed for this RFP, subject to the provisions of Chapter 119.07 of the Florida Statutes. Any language contained in the Proposer's response to the RFP purporting to require confidentiality of any portion of the Proposer's response to the RFP, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City or City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes
119.07. The City and CRA shall be the final arbiter of whether any information contained in the Proposer's response to the RFP constitutes a Trade Secret. The CRA/City's determination of whether an exemption applies shall be final, and the Proposer agrees to defend, indemnify, and hold harmless the City and CRA and the City's and CRA's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records. In the event of Contract award, all documentation produced as part of the Contract shall become the exclusive property of the City and CRA.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY CLERK'S OFFICE, 100 N. ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33301.

Contractor shall:

1. Keep and maintain public records required by the City in order to perform the service.

2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2018), as may be amended or revised, or as otherwise provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this contract if the Contractor does not transfer the records to the City.

4. Upon completion of the Contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

   Reference to the City in this Section shall also be deemed to refer to and apply to the CRA.

4.1.5 By submitting a response Proposer is confirming that the firm has not been placed on the convicted vendors list as described in Section §287.133 (2) (a) Florida Statutes; that the only person(s), company or parties interested in the proposal as principals are named therein; that the proposal is made without collusion with any other person(s), company or parties submitting a proposal; that it is in all respects fair and in good faith, without collusion or fraud; and that the signer of the proposal has full authority to bind the firm.

4.2 Contents of the Proposal

The CRA deems certain documentation and information important in the determination of responsiveness and for the purpose of evaluating proposals. Proposals should seek to avoid information in excess of that requested, must be concise, and must specifically address the issues of this RFP. Proposers are asked to make an effort to limit proposals be no more than 100 pages in one complete pdf document. The proposals should be organized, divided, and indexed into the sections indicated herein.

These are not inclusive of all the information that may be necessary to properly evaluate the proposal and meet the requirements of the scope of work and/or specifications. Additional documents and information should be provided as deemed appropriate by the respondent in proposal to specific requirements stated herein or through the RFP.

4.2.1 Table of Contents

The table of contents should outline in sequential order the major areas of the submittal, including enclosures. All pages should be consecutively numbered and correspond to the Table of Contents.

4.2.2 Executive Summary

Developer must submit a written, site-specific development proposal with an executive summary that summarizes the key elements of the proposal and how the project is responsive to the NPF CRA Community Redevelopment Plan and RFP.

4.2.3 Company Information

Provide a PDF of the **Active Status Page from Division of Corporations – Sunbiz.org** and detailed company information including at a minimum the following:

a) Company address, phone number, fax number, E-Mail address, web site, contact person(s), federal tax Identification number (If applicable), etc. Description of the principal; business and activities of the firm. Include the number of years the firm has been in operation and any other names under which it operated. Whether the company qualifies as a local, minority or woman owned business (if applicable) person(s), etc.

b) Minority/Women (M/WBE) Participation and opportunities for employment of residents.

c) Background, experience and qualifications of key staff and principals.

d) Names and addresses of general contractors, consultants and subcontractors that you plan to use for the Project, and background, experience and qualifications of all members of the development team.

e) Proposed partnership/ownership and management structure of the Proposer. Indicate the business structure: corporation, partnership, limited liability company or other entity. Firm should be registered as a legal entity in the State of Florida. Provide a copy of the firm's certificate of corporation (if applicable); Proof that the Proposer is licensed in the State of Florida and Broward County.

f) Relative size of the Proposer, including management, technical and support staff, and any other pertinent information shall be submitted.

g) Proposed initiatives to provide employment opportunities to local residents (if applicable).

h) References from vendors and /or companies doing business with your firm. Provide at least three references for projects with similar scope as listed in this RFP.

i) Information should include:
   - Client Name, address, contact person telephone and E-mail addresses.
   - Description of work.
   - Year the project was completed.
   - Total cost of the project estimated and actual.

j) Detailed company experience including a list of and description of projects of the same scale successfully completed. Indicate the firm's number of years of experience in development of projects of similar size and scope and your ability

to meet timeline and other project requirements.

k) State whether your project will quality for and whether you will seek LEED or other industry recognized sustainability and energy efficiency building certifications for the project.

4.2.4 Community and Economic Benefits

Community Benefits is equitable development that includes development promises, actions and offerings that result in a direct benefit to the local community with the outcomes measured by their impact on the community. This may include affordable housing and workforce housing, permanent job opportunities in the form of local hiring from within the CRA boundaries and job training, educational opportunities for CRA residents, sustainability and environmental benefits, quality of life considerations such as improved lighting, safety, transportation and parking, greenspace, access and opportunities for healthy food options, improved cultural awareness, opportunities for art and local artist, facilities available for community use, sensitivities to surrounding uses, business that will best serve residents and resident needs with local businesses prioritized, rental rates for commercial tenants that are realistic and affordable for local, small businesses and startups and opportunities for CRA residents and local businesses to participate in the redevelopment process, build-out of commercial space by developers for small business and start-ups and other actions and opportunities the are responsive to community needs. Developers may propose to include additional properties including their own property and other properties available for redevelopment to expand the project footprint to increase the community and economic benefits of the project. Community Benefits that are measurable and documentable will be required in the Development Agreements with the selected Developer

4.2.5 Financial Information

A. Demonstrated Proof of Financial Capacity: Demonstrated proof of Financial Capacity indicating the financial position of the Developer for the past three years including annual income statements prepared by an independent, licensed CPA, or for a newly formed entity, current income statements prepared by an independent CPA for all principals covering the past three years. Additional information shall include financial references, including the name of the bank, financial institution or individual used as a reference and their names and phone number.

B. Proposed Financing Plan. The Proposed Financing Plan should describe all proposed sources of financing, probable conditions, equity injections, credit enhancement, debt coverage ratios and return on investment. It should be supported by a financial pro-forma which includes detailed development cost and source and use statement identifying all hard and soft cost, land cost, cost of construction, projected income, debt service, square foot cost and proposer's profit, a cash flow statement over a period of ten years including all assumptions, showing income, expenses, net operating income, debt service and cash flow, funding commitments letters, type of security for completion of the development, guarantees and bonding capacity, public subsidies and incentives requested; major tenant commitments provided on their letter head and signed by a representative who is authorized to contractually bind the tenant.

C. A description of the financial involvement of the CRA, if any. **If you are requesting CRA financial assistance for the project from its incentive programs, a <u>complete</u> CRA Incentive program application is required when you submit your RFP Proposal. Failure to submit a CRA Incentive program application by the Submission Date of this RFP will be interpreted that <u>NO</u> CRA incentive are being**

requested for the Project. A description of the CRA Incentive programs and their funding applications can be found on the CRA website at: www.fortlauderdalecra.com under **Services – CRA Incentive Programs.**

D. THE PROPOSED PURCHASE OFFER FOR THE PROPERTY (See Section VI)

E. A summary of the economic impacts of the project including but not limited to project tax increment revenues.

4.2.6 Project Plans and Information

A. A site specific, Conceptual Site Plan and a determination of what regulatory approvals may be required to construct the project, and whether rezoning is required.
B. Conceptual Landscape plan and a summary of how the landscape plan exceeds minimum requirements.
C. Floor plans, with square footage and dimensions.
D. Front, side and rear elevations with dimensions.
E. Parking and Calculations
F. Anticipated off-site public improvements required for your project.
G. Detailed list of all sustainable and energy efficiency features and whether the project will qualify for Leadership in Energy and Environmental Design (LEED) Certification by USGBC.
H. Type of construction and cost of improvements.
I. Proposed initiatives to provide employment opportunities for CRA residents, number of Full Time Equivalent (FTE) Jobs, job positions and projected salaries.
J. Narrative Marketing Plan providing a detailed description on how the Developer intends to market the Project and proposed strategy to achieve economic viability (as applicable).
K. A projected Timetable for Development indicating the major milestones and activities that will take place through project completion. It is the desire of the CRA to have the project completed without delays and in a timely manner.
L. **High quality graphic perspective/views** that realistically depict the project at street level.
M. A detailed narrative and list of all measurable **Community and Economic Benefits and Impacts** that will be achieved as a result of the Project.

4.2.7 For Projects that include a Residential Element

Whether the units are for sale or rental, purchase price, rental rates, size of units bedroom mix, standard features, affordability, density, target population and parking per unit. For affordable and workforce housing projects, include affordability period, services and amenities.

4.2.8 For Projects that include a Commercial – Retail or Office Element

Provide Letters of intent from prospective tenants (if applicable) and state the proposed leasing rates. Commercial leasing rates must demonstrate that they are affordable to small businesses and start-ups to minimize vacant, unrented retail space at the Property once constructed and offer maximum opportunities for small businesses to participate in the redevelopment process. Also, provide information on whether you will assist retail tenants with the buildout of their proposed space.

4.2.9 Minority/Women (M/WBE) Participation

If your Proposer is a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985, provide copies of your certification(s). If your Proposer is not a certified M/WBE, describe your company's previous efforts, as well as planned efforts in meeting MBE/WBE procurement goals under Florida Statutes 287.09451.

4.2.10 All proposal submissions and material become the property of the City and CRA public record and shall not be returned

END OF SECTION

SECTION V – EVALUATION AND AWARD

5.1 Intent

It is the intent of the CRA to select a Developer who submits a development proposal where:

5.1.1 The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan; provides Community Benefits, Economic Impact and is most responsive to the requirements of the RFP; and

5.1.2 The Developer demonstrates the financial capacity. development experience, qualifications and ability best suited to carry out the proposal; and

5.1.3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features; and

5.1.4 The proposed Project does not require significant CRA financial resources, as reflected in the Developer's Purchase Offer made for the Property and CRA development incentives requested by the Developer.

All four evaluation criteria will have equal weight. Proposal must address the evaluation criteria of the RFP.

Developers whose uses may be considered by the Broward County Property Appraiser to be tax exempt from ad valorem (property) taxes, may be required to enter into an agreement with the City of Fort Lauderdale for payment in lieu of taxes of tax revenues that would have been generated by the Project.

The proposals will be reviewed by CRA staff for completeness. City and CRA staff have the right to reject any and all proposals and has the right to determine if material/information submitted is acceptable or if information not submitted allows the proposal to be deemed sufficient. Proposals that do not include all the information and materials requested may be deemed non–responsive. CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, and to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners

5.2 Evaluation Procedure

5.2.1 Evaluation of Proposals

Evaluation of proposals will be conducted by an Evaluation Committee, consisting of a minimum of three members that may include one member of Northwest Progresso Flagler Heights (NPF) CRA Advisory Board, and other persons selected by the Executive Director or his designee. All Evaluation Committee members must be present at scheduled evaluation meetings.

5.2.2 The Committee may short list Proposals, that it deems best satisfy the weighted

criteria set forth herein. The Committee may also conduct interviews and/or require oral presentations from the Proposers as it deems necessary in their evaluation of Proposals. Proposals shall be evaluated based upon the information and references contained in the responses as submitted.

5.2.3 The CRA may require visits to the Proposer's facilities to inspect record keeping procedures, staff, facilities, and equipment as part of the evaluation process.

The CRA Executive Director will bring the recommendation of the Evaluation Committee to the CRA Board of Commissioners (CRA Board) for consideration of contract award. Additional presentations may be required before the Northwest Progresso Flagler Heights CRA Advisory Board for their review and recommendation to the CRA Board. The Developer of the top ranked proposal so selected by the CRA Board will have the right to negotiate directly with the Executive Director of the CRA or his designee for the purpose of entering into a Development Agreement with the CRA. The CRA reserves the right to terminate negotiations and then negotiate with the next ranked Developer if satisfactory progress toward an agreement is not being achieved. The selected Developer will be required to enter into a development agreement with the CRA that may include, but not be limited to restrictions on use and structures, conditions for conveyance of property by the CRA, insurance, indemnification, guarantees for completion of project and other conditions that are in the best interest of the public and the CRA. The CRA Board also reserves the right to reject all proposals.

5.2.4 Evaluation Criteria

The CRA uses a mathematical formula to determine the scoring for each individual responsive and responsible firm based on the weighted criteria stated herein. Each evaluation committee member will rank each firm by criteria, giving their first ranked firm a number 1, the second ranked firm a number 2, and so on. The City shall multiply that average ranking by the weighted criterion identified herein to determine the total points for each proposer. The lowest average final ranking score will determine the recommendation by the Evaluation Committee to the CRA Executive Director.

5.3. Weighted Criteria

The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan; provides Community Benefits, Economic Impact and is most responsive to the requirements of the RFP; and	25%
The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal.	25%
The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.	25%

The Proposed Project does not require significant CRA financial resources, as reflected in the Developer's Purchase Offer made for the Property and CRA development incentives requested by the Developer	25%
TOTAL PERCENT AVAILABLE:	100%

5.4 Contract Award

The CRA reserves the right to award a contract to that Developer who will best serve the interest of the CRA. The CRA reserves the right, based upon its deliberations and in its opinion, to accept or reject any or all proposals. The CRA also reserves the right to waive minor irregularities or variations of the submittal requirements and RFP process.

END OF SECTION

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name:

_____

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $_____

CRA Financial Resources (If Required) $_____

Submitted by:

_____ _____

Name (printed) Signature

_____ _____

Date Title

ATTACHMENT 1

Community Redevelopment Plan

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN: NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED

MARCH 15, 2016

CAM #16-0332
Exhibit 1

MODIFIED AND RESTATED MARCH 15, 2016

CITY OF FORT LAUDERDALE, FLORIDA

FORT LAUDERDALE CITY COMMISSION

and the

FORT LAUDERDALE CRA BOARD OF COMMISSIONERS

John P. "Jack" Seiler
CRA Chairman

Robert L. McKinzie, Vice-Mayor
CRA Vice-Chairperson

Bruce G. Roberts, Commissioner
CRA Commissioner

Dean Trantalis, Commissioner
CRA Commissioner

Romney Rogers, Commissioner

Lee R. Feldman, City Manager
CRA Executive Director

Cynthia A. Everett, City Attorney

Stanley D. Hawthorne, Assistant City Manager

ATTACHMENT 2

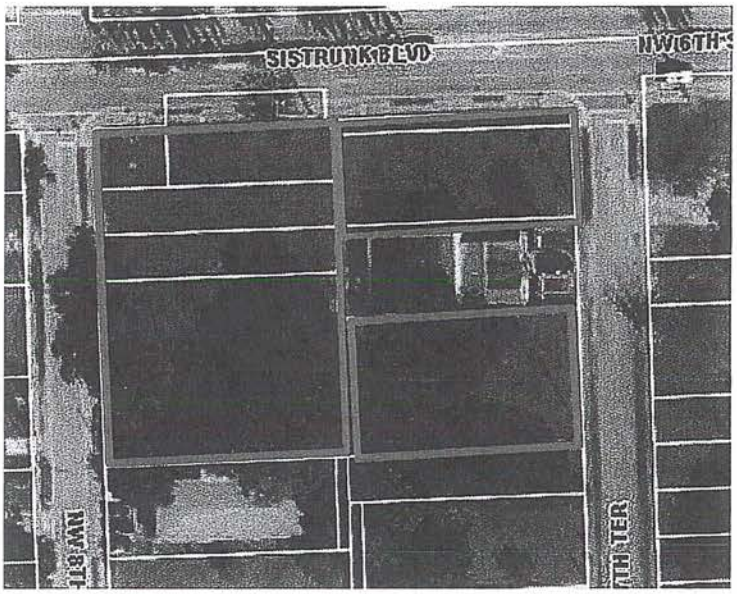
Appraisal

AMERICAN REALTY
CONSULTANTS

REAL ESTATE APPRAISAL REPORT

Of

Three Land Properties CRA
ARC File No. 222107



Located along N.W. 8th Avenue and N.W. 7th Terrace
Fort Lauderdale, Broward County, Florida

Report Date

October 5, 2021

Date of Value

August 26, 2021

Prepared For

Mr. Bob Cass Wojcik, AICP
CRA Housing and Economic Development Manager
Ft. Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Prepared by

Gary A. Benivegna, FL – RZ2619
Robert B. Love, MAI, SRA, AI-GRS, FL - RZ111

AMERICAN REALTY
CONSULTANTS

Real Estate Valuation
Market Feasibility & Consulting Services
Appraisal Review and Review Services
Appraisal Expert Witness Services
Real Estate Assessment Appeals
Licensed Real Estate Broker

Robert B. Love, MAI, SRA, AI-GRS
Cert Gen RZ111

Linda Chabot Love, MAI
Cert Gen RZ1400

October 5, 2021

Mr. Bob Cass Wojcik, AICP
Ft. Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Re: Three Land Properties CRA
Located along Sistrunk Boulevard, N.W. 8th Avenue and N.W. 7th Terrace
Fort Lauderdale, Broward County, Florida

Mr. Wojcik:

At your request, we have prepared an appraisal of the above referenced properties. The subject properties are located in the Historic Sistrunk neighborhood within the Northwest Regional Activity Center (NWRAC), in the city of Fort Lauderdale. The sites have various street frontages, including along N.W. 6th Street (Sistrunk Blvd.), N.W. 8th Avenue and N.W. 7th Terrace. The subject properties are summarized below.

Site Info	Site One	Site Two	Site Three
Location	SE < Sistrunk & NW 8 Ave	SW < Sistrunk & NW 7 Terr	W side of Nw 7 Terr, @ 100' S of Sistrunk
Zoning	NWRAC-MUw RMM-25	NWRAC-MUw	NWRAC-MUw RMM-25
Size (SF)	24,778	7,550	10,125

BOB.LOVE@ARC-REALESTATE.COM
14201 W. SUNRISE BOULEVARD, SUITE 201 | SUNRISE, FLORIDA 33323
9200 N.W. 39TH AVENUE, SUITE 130-53 | GAINESVILLE, FLORIDA 32606
954-472-5700 x 1

The purpose of the appraisal is to estimate the Market Value of the fee simple estate. The intended use is to assist in internal evaluation. The value conclusions are subject to the General and Extraordinary Assumptions and Limiting Conditions contained within the report. In our opinion, our analysis and conclusions conform to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice as established by the Appraisal Standards Board of the Appraisal Foundation.

Our report is subject to the following extraordinary assumptions:

- We were not provided environmental assessments. Our market value opinions assume that the properties do not have any adverse environmental conditions.
- Our opinions of value are for the individual sites. The total value for the three sites if assembled as one could be different.

We have considered the locational and physical attributes of the subject sites and made a thorough investigation of the subject market area. Based on our analysis, our opinion of the Market Values of the subject sites' fee simple interest as of August 26, 2021 are as follows:

Site One	**$750,000** **SEVEN HUNDRED FIFTY THOUSAND DOLLARS**
Site Two	**$225,000** **TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS**
Site Three	**$270,000** **TWO HUNDRED SEVENTY THOUSAND DOLLARS**

This is a revised report from our original report dated September 1, 2021 to correct an exhibit.

Sincerely,
AMERICAN REALTY CONSULTANTS, INC.

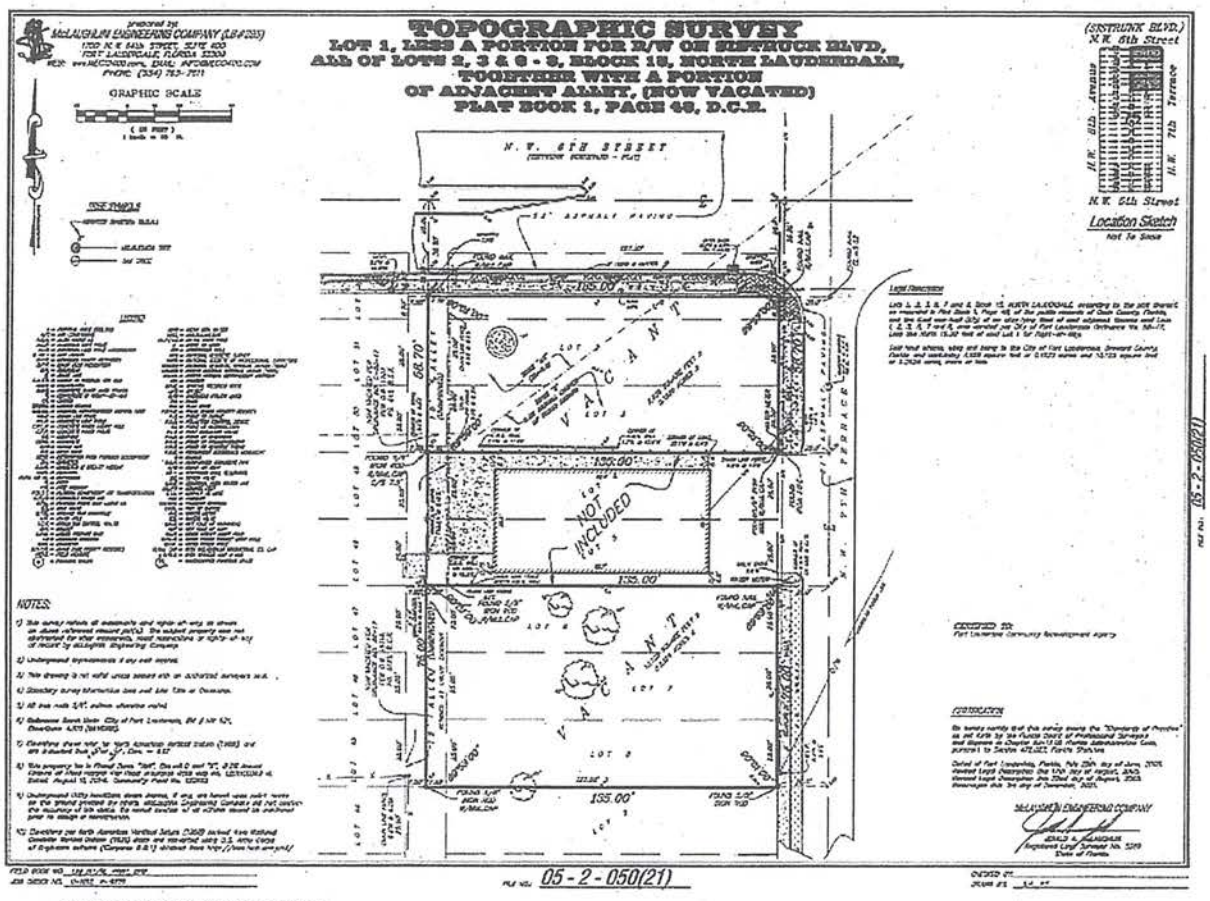
Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111
Certified to 11/30/2022

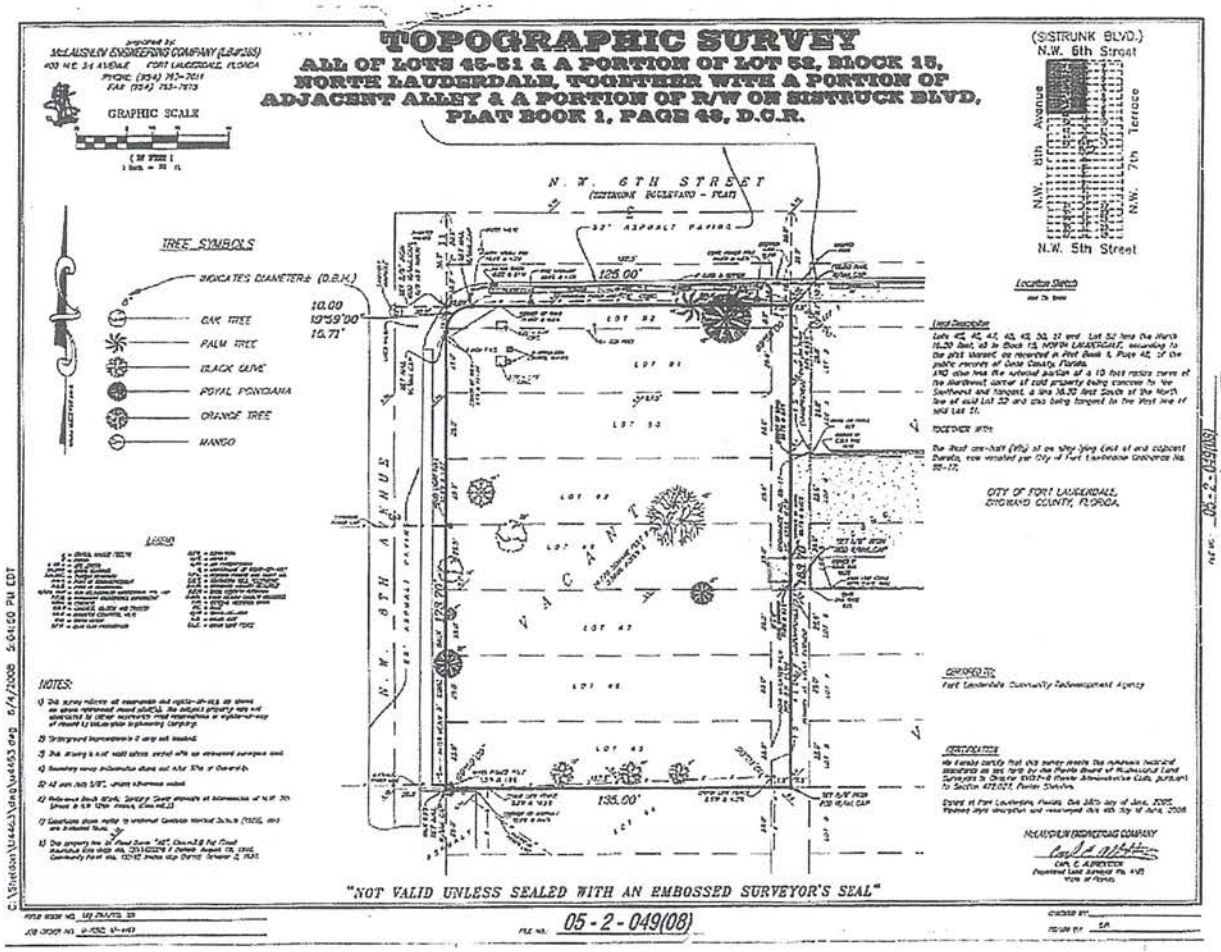
Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111

Gary A. Benivegna
State-certified general real
estate appraiser RZ2619

ATTACHMENT 3

Survey


TOPOGRAPHIC SURVEY
LOT 1, LESS A PORTION FOR R/W ON SISTRUNK BLVD.
ALL OF LOTS 2, 3 & 6 - 8, BLOCK 16, NORTH LAUDERDALE,
TOGETHER WITH A PORTION
OF ADJACENT ALLEY, (NOW VACATED)
PLAT BOOK 1, PAGE 48, D.C.R.
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB # 2285)
1700 N.E. 64th STREET, SUITE 600
FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7711
GRAPHIC SCALE
N.W. 6TH STREET
(CENTRAL BOULEVARD - PLAT)
54' ASPHALT PAVING
135.00'
66.70'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
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LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
N.W. 5TH PLACE
N.W. 5TH TERRACE
NOT INCLUDED
FOUND 1/2" IRON ROD W/CAP
FOUND NAIL & DISC
SET 5/8" IRON ROD W/CAP
(SISTRUNK BLVD.)
N.W. 6th Street
N.W. 6TH AVENUE
N.W. 7TH TERRACE
Location Sketch
Not To Scale
Legal Description
NOTES:
1) This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an authorized surveyor's seal.
4) Boundary survey information does not infer Title or Ownership.
5) All lines mark 3/4" yellow plastic capped.
6) Bottom of Bank Elev. City of Fort Lauderdale, BM # NR 421, Elev=Elev. 4.573 (NAVD88).
7) Elevations shown refer to North American Vertical Datum (1988) and are based upon a found 5/8" iron rod & capped "Sub. Surv. Corp." Elev. = 6.62'
8) This property lies in Flood Zone "AH", Elev.=8.0 and "X", (0.2% Annual Chance of Flood Hazard) Map Panel Number 0708 and 0716, Effective Date: August 18, 2014, Community Panel No. 125113
9) Underground Utility locations shown hereon, if any, are based upon plans and are not to be relied upon for field location purposes. Surveyor does not certify the accuracy of the data. It is recommended that all utilities be verified prior to design or construction.
10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) shown are published using 2.5 Arc Circle of Significant software (Corpscon 6.0.1) obtained from http://www.ngs.noaa.gov/
CERTIFIED TO:
Fort Lauderdale Community Redevelopment Agency
CERTIFICATION
McLAUGHLIN ENGINEERING COMPANY
GERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida
FILE NO. 05-2-050(21)
FILE NO. 05-2-050(21)


TOPOGRAPHIC SURVEY
ALL OF LOTS 45-51 & A PORTION OF LOT 52, BLOCK 15,
NORTH LAUDERDALE, TOGETHER WITH A PORTION OF
ADJACENT ALLEY & A PORTION OF R/W ON SISTRUNK BLVD,
PLAT BOOK 1, PAGE 49, D.C.R.
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#3180)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE (954) 763-7011
FAX (954) 763-7013
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
(SISTRUNK BLVD.)
N.W. 6th Street
N.W. 8th Avenue
N.W. 7th Terrace
N.W. 5th Street
Location Sketch
not to scale
N. W. 6TH STREET
(SISTRUNK BOULEVARD - PLAT)
32' ASPHALT PAVING
125.00'
135.00'
N.W. 8TH AVENUE
32' ASPHALT PAVING
TREE SYMBOLS
INDICATES DIAMETER (D.B.H.)
OAK TREE
PALM TREE
BLACK OLIVE
ROYAL POINCIANA
ORANGE TREE
MANGO
10.00
19'59'00"
10.71'
LEGEND
NOTES:
1) This survey reflects all easements and rights-of-way as shown on above referenced deed(s). The subject property may be encumbered by other restrictions and reservations of record not shown hereon, consult abstract or opinion of record by title or other competent person.
2) Underground improvements not surveyed.
3) This drawing is not valid unless sealed with an embossed surveyor seal.
4) Boundary survey information shown not to the 1/10th of One foot.
5) All ties are to C/L, unless otherwise noted.
6) Reference Book 49/49, Survey Data generally at intersection of N.W. 7th Terrace & S.R. 7 (Dixie Highway, U.S. No. 441).
7) Elevations shown refer to National Geodetic Vertical Datum of 1929 (NGVD, 1929) and are indicated thus: 7.0
8) The property lies in Flood Zone "AE", Elev.=8.0 Per Flood Insurance Rate Map, No. 12011C0556 H (Panel), August 18, 1992, Community Panel No. 120152 Index Map Dated: January 6, 1993.
Legal Description
Lots 45, 46, 47, 48, 49, 50, 51 and Lot 52 less the North 16.00 feet, all in Block 15, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 49, of the public records of Dade County, Florida.
AND also less the following portion of a 10 foot radius curve of the Northwest corner of said property being concave to the Southeast and tangent, a line 16.32 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 (W½) of an alley lying East of and adjacent thereto, was vacated per City of Fort Lauderdale Ordinance No. 88-17.
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA.
OWNER OF:
Fort Lauderdale Community Redevelopment Agency
CERTIFICATION
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Dated at Fort Lauderdale, Florida, this 28th day of June, 2006.
Revised date, description and recertified this 4th day of July, 2006
McLAUGHLIN ENGINEERING COMPANY
CARL C. MCLAUGHLIN
Registered Land Surveyor No. 4453
State of Florida
"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"
FIELD BOOK NO. VAI 2M/TO, 28
JOB ORDER NO. 0-552, 01-043
FILE NO. 05-2-049(08)
CHECKED BY:
DRAWN BY: SR
C:\Sketch\Lt4453\dwg\Lt4453.dwg 6/4/2006 5:04:50 PM EDT

ATTACHMENT 4

Parcel 1 Deeds

ATTACHMENT 5

Parcel 2 Deeds

ATTACHMENT 6

Parcel 3 Deeds

ATTACHMENT 7

Phase 1 Environmental Assessments

PHASE I ENVIRONMENTAL INVESTIGATION FOR PROPERTY LOCATED AT 7 XX W. SISTRUNK BOULEVARD FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED FOR:

CITY OF FORT LAUDERDALE

APRIL 2000

M.P. BROWN & ASSOCIATES, INC.

Environmental Consulting & Services
Geologists, Engineers, Drillers & Contractors
PCC 506672 CC2807
(305) 770-1105

3.0 CONCLUSIONS

M.P. Brown & Associates, Inc., on April 25, 2000 initiated a Phase I Environmental Investigation at the property located at 7XX W. Sistrunk Boulevard, Fort Lauderdale, Broward County, Florida.

The general area is serviced for water and sewer from the City of Fort Lauderdale. There are sites still using septic tanks.

Currently, the property is vacant and was vacant as far back as 1963 with no apparent environmental concerns. Attempts have been made to contact the property owner to ask specific questions with no success to date.

The environmental file review indicated the property had no files or violations recorded at the Broward County DPEP or the USEPA. According to the County files there are six (6) facilities with hazardous materials licences in the vicinity of the property with the Broward County BDEP no violations were noted. According to the USEPA files there are three (3) sites listed as hazardous waste handlers. One site, Buds Bumper apparently has a file with the EPA under "Active or Archived Superfund Reports". The site would be located at least 212 yards northeast of the subject property. No other additional information was available. Based on the observations and documents reviewed during the Phase I Environmental Investigation, M.P. Brown & Associates, Inc., concluded that there are no indications of major environmental concerns at the subject property. Although, the use of the concrete slab found on the property may be needed to confirm that no underground structures, i.e.,septic tanks, or drainfields or UST's are located on the property.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

FOR

13 LOT PROPERTY
NW 7TH TERRACE & NW 6TH STREET
FORT LAUDERDALE, FLORIDA

Prepared For:

The Urban Group Inc.
1424 South Andrews Avenue, Suite 200
Fort Lauderdale, FL 33316

Prepared by:

Evans Environmental & Geosciences
14505 Commerce Way, Suite 400
Miami Lakes, Florida 33016
(305) 374-8300

May 2003
Project No.: 2003-0569





Audrey R. Courchesne
Staff Professional

Steven A. Harrison, P.G.
Senior Technical Advisor

SECTION 7.0
FINDINGS & OPINIONS

Upon the completion of this Phase I Environmental Site Assessment, EE&G identified the following conditions in connection with the *Property*.

- The Property was first developed with residences prior to 1928.
- According to the City of Ft. Lauderdale website (www.ci.fort-lauderdale.fl.us), the building at 545 NW 7th Terrace of the *Property* was connected to the sanitary sewer in approximately 1994.
- A printing facility occupied the Property at 545 NW 7th Terrace from approximately 1983 until 2001. This facility was connected to a septic tank until approximately 1994. Hazardous wastes generated during printing may have been discharged to the onsite septic system. Due to the fact this printing facility operated at the *Property* while connected to a septic tank, this facility is a REC.
- Surrounding properties have historically been utilized as residential and commercial facilities, including but not limited to: restaurants, a medical center, an auto repair facility, a food store, a furniture store, and an appliance store.
- Pro Parts / JD International, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*), served as a used automotive parts dealer. This facility opened at the property in May 1999. Wastes generated at the facility included waste oil, gasoline, and oily rags. No violations were reportedly observed for this facility. This facility does not appear to pose a significant environmental concern to the *Property*.
- Daly's Towing, located at 645 NW 7th Terrace (approximately 180 feet north of the *Property*), operated at this facility from at least March 1988 until May 1999. One 550-gallon AST within secondary containment was located outside for the storage of diesel fuel and one 550-gallon AST was located inside the building for the storage of waste oil. No discharges were reported at the facility. This facility does not appear to pose a significant environmental concern to the *Property*.
- Broward County Board of County Commissioners Site, located at NW 7th Avenue & NW 6th Street (approximately 190 feet northeast of the *Property*), had a 550-gallon UST removed from the in September 1990. Petroleum impacted soil and groundwater was observed in the excavation. In August 1992, a discharge reporting form was completed for a discharge of kerosene during road improvements. No records of remedial activities were reported for this property. This facility does not appear to pose a significant environmental concern to the *Property*.

- Moses Car Care, located at 605 NW 7th Avenue (approximately 200 feet northeast of the *Property*), had three 10,000-gallon USTs removed in May 1987, during which a fuel spill occurred. In January 1988, this facility was placed into the Early Detection Incentive (EDI) program. No remedial activities were reported for this facility. This facility is a REC.

- Texaco, located at 825 NW 6th Street (approximately 225 feet northwest of the *Property*),, operated as a service station for approximately 27 years from 1957-1983. In November 1988, this facility was determined by the FDER to be eligible for State cleanup portion of the Early Detection Incentive Program (EDI). Two 3,000-gallon USTs utilized for the storage of unleaded gasoline, one 3,000-gallon UST utilized for the storage of leaded gasoline, one 2,000-gallon UST utilized for the storage of diesel fuel, and one 550-gallon UST for the storage of waste oil were removed from the property in December 1989. This facility was connected to a septic tank. No groundwater or soil analytical data was observed during the file review to document subsurface conditions. This facility is a REC.

- Gemini Auto Service, located at 617 NW 7th Avenue (approximately 300 feet northeast of the *Property*), operated as an automotive repair facility. According to an August 1999 inspection, waste generated at this facility included oil and parts cleaner. This facility was connected to a septic tank. This facility does not appear to pose a significant environmental concern to the *Property*.

- The following facilities of concern were identified in the city directories for the surrounding properties.

  - Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the Property), was identified in the 1952-53, 1956-57, and 1961 city directories.

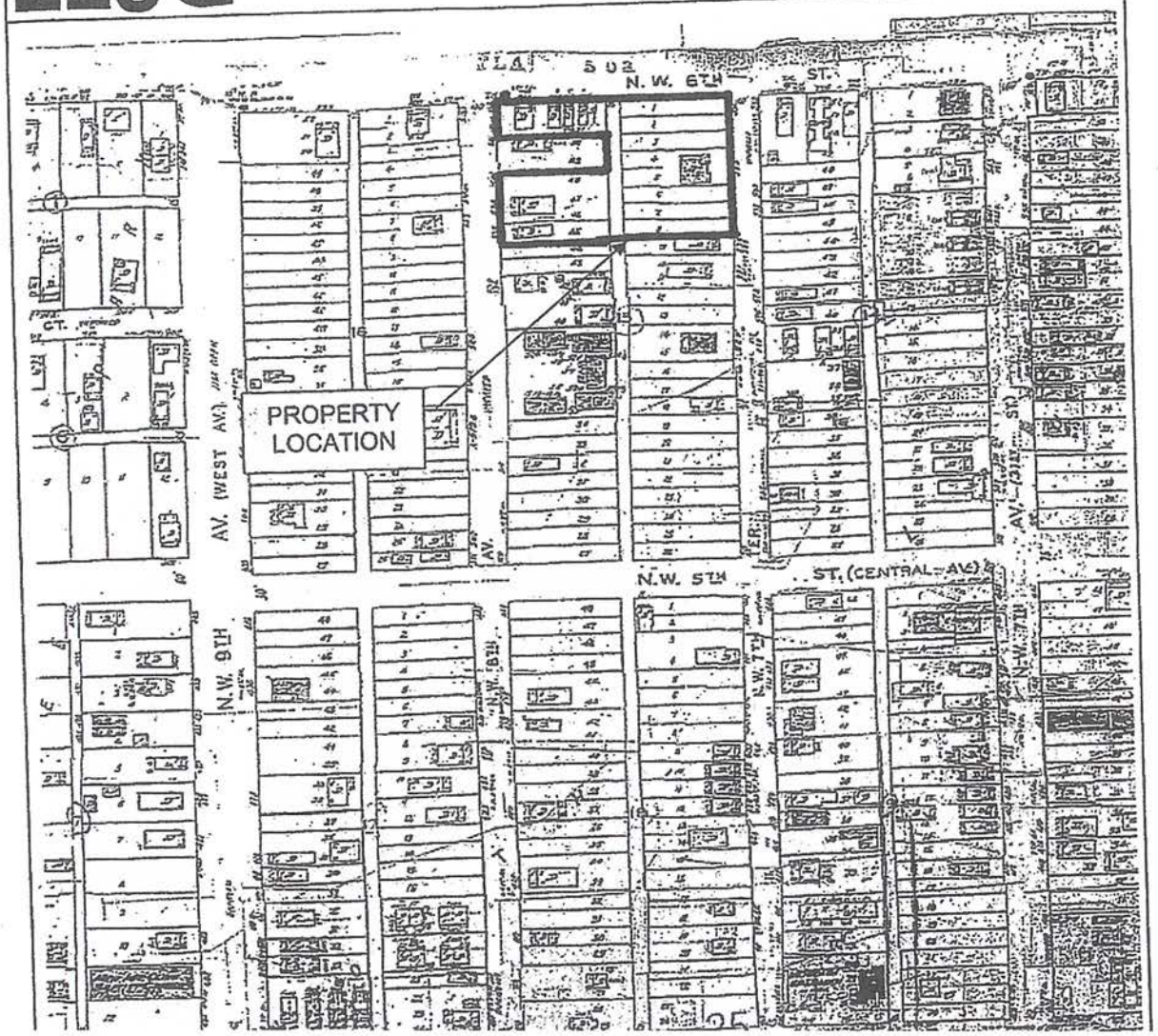
No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities could pose a potential environmental concern to this parcel, and are considered RECs.

SECTION 8.0
CONCLUSIONS

EE&G has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice Designation E 1527-00 for the property located in the vicinity of NW 7th Terrace and NW 6th Street, extending from NW 7th Terrace to NW 8th Avenue along the south side of NW 6th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort at NW 7 Terrace to NW 8th Avenue along the south side of NW 6th Street to Lot 8, Block 15 and Lot 48, Block 15 in Fort Lauderdale, Florida (Refer to **Appendix A** for legal descriptions of location.)Exceptions to, or deletions from, this assessment are described in Sections 1.3, 1.4, and 1.5 of this report. This Phase I ESA has identified no RECs in connection with the *Property*, except for the following.

- A printing facility formerly occupied the Property at 545 NW 7th Terrace and was connected to a septic system.
- Moses Car Care, located at 605 NW 7th Avenue, maintained three 10,000-gallon USTs and no analytical data was observed for the facility.
- Texaco, located at 825 NW 6th Street, operated as a service station for approximately 27 years from 1957-1983 and no analytical data was observed for the facility.
- The following facilities of concern were identified in the city directories for the surrounding properties.
  - Filling Station, historically located at 703 NW 6th Street (approximately 200 feet east of the Property), was identified in the 1952-53, 1956-57, and 1961 city directories.

  No files were available for review at the DPEP regarding the operation of these facilities. Facilities of this type most likely maintained USTs and/or produced regulated waste streams. Due to the lack of analytical data, these facilities could pose a potential environmental concern to this parcel, and are considered RECs.



SECTION 9.0
RECOMMENDATIONS

EE&G recommends that further assessment be conducted at 545 NW 7th Terrace of the *Property* to assess for impacts to the subsurface from potential discharges to the onsite septic system and at the north side of the *Property* to assess for potential impacts from off-site facilities.

Sphere Environmental Services, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

VACANT PROPERTY
SE CORNER of NW 8th AVENUE & SISTRUCK BLVD.
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

OCTOBER 16, 2006

Submitted to:
City of Fort Lauderdale
Community Redevelopment Agency
101 NE Third Avenue, Suite 300
Fort Lauderdale. Florida 33301

EXECUTIVE SUMMARY

Sphere Environmental Services, LLC. (Sphere) has completed the Phase I Environmental Site Assessment (ESA) on behalf of The City of Fort Lauderdale, Community Redevelopment Agency (User), for the property located at the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Florida (Subject Property). The Phase I ESA was completed in conformance with the scope and limitations of *ASTM Standard Practice E1527-05* and the All Appropriate Inquiry (AAI) Final Rule (40 Code of Federal Register (CFR) Part 312. AAI provided the requirements for conducting the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice " as defined in CERCLA (Comprehensive Environmental Response, Compensation and Liability Act of 1980) , 42 USC § 9601 (35) (B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the Landowner Liability Protections (LLPs) to CERCLA liability (42 USC §9601(35)(A) & (B), § 9607 (b)(3), §SS9607(q); and § 9607(r)), assuming compliance with other elements of the defense". Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

The Phase I ESA was completed in accordance with the agreed upon scope of services as detailed in the Professional Services Agreement between the City of Fort Lauderdale and Sphere dated September 21, 2006.

PURPOSE

The Phase I ESA was performed to assess for the potential presence of recognized environmental conditions (RECs) that may have resulted from the usage of regulated substances at the subject property or surrounding properties. ASTM E1527-05 incorporated the requirements of AAI to enable the User to fulfill one (1) of the requirements of the Superfund Law, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), to qualify for the "innocent landowner" defense set forth at 42 U.S.C. § 9601(35)(B). The standard fulfills the practice of "appropriate inquiry into the previous ownership and uses of property consistent with good commercial or customary practice", as required by the Superfund law. While AAI is limited to hazardous substances, ASTM 1527-05 incorporates petroleum products into the scope of services as commercial transactions are often faced with potential liabilities resulting from the use, storage, disposal, or release of petroleum products. Current practice does not require an exhaustive search for existing or potential sources of contamination; rather, the standard requires a search of readily accessible information within a reasonable time at a reasonable cost to identify recognized environmental conditions. This assessment fulfills these requirements.

CONCLUSIONS

Sphere has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-05 of the vacant parcel located the southeast corner of NW 8th Avenue & Sistrunk Blvd., Fort Lauderdale, Broward County, Florida, the subject property. Any exceptions to, or deletions from, this practice are described in Sections 1.5 and 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

On-Site Sources of Potential Concern:

Hazardous substances:	Not Observed or Reported
Petroleum products:	Not Observed or Reported
PCBs:	Not Observed or Reported

Off-Site Sources of Potential Concern:

Hazardous substances:	Not Observed or Reported
Petroleum products:	Reported [1]

There were no additional services provided as part of this Phase I ESA in accordance with ASTM E1527-05.

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1 Several facilities to the northeast and northwest reported petroleum impacts to the soil and groundwater in association with underground storage tank systems. These facilities are enrolled in the Early Detection Incentive Program or the Abandoned Tank Restoration Program with the State of Florida and no information regarding assessment or remediation was available in the accessible regulatory files for review. .

ATTACHMENT 8

Phase 2 Environmental Assessment

EE&G

Evans Environmental & Geosciences

PHASE II
ENVIRONMENTAL SITE ASSESSMENT

FOR

13 LOTS
NW 7TH TERRACE AND NW 6TH STREET
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Prepared For:

The Urban Group
1424 South Andrews Avenue
Suite 200
Fort Lauderdale, FL 33316

Prepared by:

Evans Environmental & Geosciences
14505 Commerce Way, Suite 400
Miami Lakes, Florida 33016
(305) 374-8300

June 2003
Project No.: 2003-1359

SECTION 4.0
CONCLUSIONS AND RECOMMENDATIONS

Based on the findings presented in this report, the following conclusions were developed.

- Collection and analyses of three soil samples from the *Property* did not reveal the presence of tested parameters at concentrations above applicable regulatory criteria. Based on these data, the vadose zone (unsaturated) soils in the vicinity of the sampling locations do not appear to have been significantly effected by the RECs identified in the Phase I ESA.

- Collection and analyses of four shallow and two deep groundwater samples did not reveal the presence of tested parameters (VOA, VOH, TPH, RCRA metals, and PAH) at concentrations above applicable regulatory criteria. Based on these data, the groundwater quality in the vicinity of these sampling locations does not appear to have been significantly effected by the RECs identified in the Phase I ESA.

The Phase II ESA subsurface investigation conducted for this Property did not reveal the presence of the tested parameters above regulatory standards. Based on these findings, no further investigation is warranted.

ATTACHMENT 9

Authorization for the
CRA Executive Director to
Sign CRA Applications

CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#17-0686**
CRA BOARD MEETING

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: June 20, 2017

TITLE: Motion Authorizing the CRA Executive Director or His Designee to Sign City of Fort Lauderdale Development Review Committee Applications for Community Redevelopment Agency Property to Allow for Review of Projects Proposed by Developers on CRA Owned Property

Recommendation

It is recommended that the Community Redevelopment Agency (CRA) Board of Commissioners approve a motion authorizing the CRA Executive Director or his designee to sign City of Fort Lauderdale Development Review Committee applications for Community Redevelopment Agency property to allow for review of projects proposed by developers on CRA owned property with the understanding that execution of the application shall be deemed a ministerial act for purposes of processing the application but shall not be considered approval of the application or the proposed development or construed as a waiver of the City's police or regulatory authority.

Background

The CRA receives inquiries from developers and individuals interested in developing CRA owned property; some are as a result of solicitations issued by the CRA while others are unsolicited proposals. In both instances, it is often advantageous to have proposed projects undergo various levels of development review to determine whether a project meets the City of Fort Lauderdale Unified Land Development Regulations (ULDR) and to gauge the estimated project cost before going to the CRA Advisory Board or CRA Board for a funding recommendation, approval and before conveyance of CRA property. Since a Development Review Committee (DRC) application or Pre-DRC application must be signed by the property owner, proposed developers of CRA property cannot get their projects reviewed unless the CRA consents.

Article 4.1 of the CRA By-Laws (Exhibit 1) requires that legal instruments of the CRA be executed by the Chair and Executive Director, attested to by the Secretary and that the form of any instrument be previously approved by the General Counsel or the General Counsel's Designee, unless the execution of instruments by Motion or Resolution of the Board of Commissioners is delegated to another person, in which case the instrument may be executed in the manner provided by such resolution.

Community.

Attachment
Exhibit 1 – CRA By-Laws Article 4.1

Prepared by: NPF CRA Manager: Jonathan Brown, Fort Lauderdale Community Redevelopment Agency

Executive Director: Lee R. Feldman, ICMA-CM, City Manager

ATTACHMENT 10

Approval of Modifications to CRA Incentive Programs

CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#18-0192**
CRA BOARD MEETING

TO: CRA Chairman & Board of Commissioners
Fort Lauderdale Community Redevelopment Agency

FROM: Lee R. Feldman, ICMA-CM, Executive Director

DATE: April 17, 2018

TITLE: Resolution to Approve Proposed Modification to Northwest-Progresso-Flagler Heights Community Redevelopment Area Incentive Programs

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Recommendation

It is recommended that the Fort Lauderdale Community Redevelopment Agency (CRA) Board of Commissioners adopt a Resolution to approve proposed modifications to the Northwest – Progresso –Flagler Heights Community Redevelopment Area ("NFP-CRA") Incentive Programs.

Background

On June 7, 2016, the Fort Lauderdale Community Redevelopment Agency ("CRA") approved revisions and additions to its incentive programs (see Exhibit 1). Among the CRA staff recommendations was a proposal providing the CRA Executive Director authorization to administratively approve awards from the Commercial Façade Improvement, Housing Rehabilitation and Purchase Assistance Incentive Programs to stimulate uses of these funds (see Exhibit 2). The CRA Board approved recommendations, but capped the administrative approval to a threshold of less than $50,000 based on the recommendation of the advisory board and expressed an interest in revisiting the issue at a later date.

The modifications were well received by the small business owners and property owners within the CRA. The CRA experienced a marked increase in the number of individuals seeking assistance through our incentive programs who previously were intimidated by the process or thought that their relatively minor proposed improvements were too insignificant for consideration. Small business owners and property owners have also expressed similar interest in smaller projects that would assist in interior renovations that would tackle the issue of vacancies that contribute to slum and blighted conditions. Recommended changes are as follows:

- **Recommendation 1:** Require CRA board approval for all awards greater than one hundred thousand dollars ($100,000) consistent with the authorization granted to the City Manager under the City of Fort Lauderdale Procurement Ordinance.

- **Recommendation 2:** Extend administrative approval authorization to all non-residential incentive programs, subject to the review of the NPF-CRA advisory board.
- **Recommendation 3:** Clarify that the commercial programs are intended for use on non-residential projects.
- **Recommendation 4:** Revise identified focus areas to acknowledge the Progresso Commercial Revitalization Project area as a focus area and define the residential focus areas consistent with the redevelopment plan.
- **Recommendation 5:** Modify the Property and Business Improvement Program to permit the funding of any renovations that address obstacles to occupancy rather than just substantial renovations.
- **Recommendation 6:** Adopt federal guidelines when considering awards to faith-based organizations. See Exhibit 6.
- **Recommendation 7:** Provide flexibility for applicants to propose project performance indicators.

The NPF-CRA Redevelopment Advisory Board at its meeting of March 13, 2018 approved the recommendations in a vote of 12-0.

Consistency with the Community Redevelopment Plan: NPF-CRA

Section 8.C. titled "Other City and CRA Government Functions – CRA Incentives and Programming" provides that the CRA will establish incentive programs as deemed appropriate to address redevelopment obstacles and these incentive programs may be modified, expanded, eliminated, or added as a new program at any time. Details of each incentive program will be drafted as a policy and individually approved by the CRA Board.

Resource Impact

There will be no fiscal impact with this CAM.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale* 2035 Vision Plan: *We Are Community.*

Attachments

Exhibit 1 - Approved Minutes of the June 7, 2016 CRA Board Meeting
Exhibit 2 - CRA CAM 16-0556
Exhibit 3 - NPF-CRA Incentives
Exhibit 4 - Proposed Modified NPF-CRA Incentives
Exhibit 5 - Comparison Chart
Exhibit 6 - Housing and Urban Development Notice CPD-04-10

Exhibit 7- Draft Minutes of the March 13, 2018 NPF-CRA Redevelopment Advisory Board Meeting
Exhibit 8 - Resolution

Prepared by: D'Wayne Spence, NPF CRA Manager

Department Director: Lee R. Feldman, ICMA-CM, City Manager

Exhibit 3



SUBMITTED BY:
SISTRUNK VIEW, LLC

Matthew Rieger
Roosevelt Bradley
Greg Brewton

3225 Aviation Ave,
6th Floor
Miami, FL 33133

P: (305) 860-8188
F: (305) 639-8427

HTG
ELITE + GBA

SISTRUNK VIEW

REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE



HTG
ELITE + GBA

SISTRUNK VIEW

Subject:
Response to Request For Proposal For Purchase and Development of CRA Property On Sistrunk Boulevard, NW 7th Terrace and NW 8th Avenue

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

March 25, 2022

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EXECUTIVE SUMMARY

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RFP REQUIRED FORMS

Sample Insurance Certificate
Entity Status & Articles of Incorporation



Executive Summary

1

"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

March 25, 2024

Mr. Bob Wojcik
CRA Housing and Economic Development Manager
Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

RE: REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8th AVENUE RESPONSE

Dear Mr. Wojcik:

Housing Trust Group, LLC ("HTG") in partnership with Elite Equity Development, Inc. ("EED") and Greg Brewton and Associates, Inc. ("GBA") (collectively known as the "Sistrunk View, LLC" or 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 named 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 30,000 housing units. HTG and its 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, led by Greg Brewton, will serve as a co-developer, primarily overseeing the entitlement and permitting process. GBA 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 regard 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 a **minimum of 75 apartment homes and a maximum of 106 apartment homes** subject to additional State and or County funding availability, over 10,000 sf of active amenity uses, and 5,700 sf of commercial spaces for potential retail, office, and food and beverage concepts. 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;
- Up to 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 and 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
Manager of Sistrunk View, LLC
3225 Aviation Avenue, 6th Fl
Miami, FL 33133
305-860-8188
mattr@htgf.com

cc: Greg Brewton, Principal of Greg Brewton & Associates, Inc.
Roosevelt Bradley, President of Elite Equity Development, Inc.



Company 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

2

1. DEVELOPER INFORMATION

Principal address for Proposer:

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

Project Contact Information:



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



Roosevelt Bradley
Elite Equity Development, Inc., Director
EIN: 82-4906507
(305) 335-1469
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 on April 13, 2022.

The document number of this limited liability company is L22000178514.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on March 11, 2024, 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 Twelfth day of March, 2024



Secretary of State

Tracking Number: 4432254820CU

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

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

2. PROJECT ORG. STRUCTURE

SISTRUNK VIEW, LLC
a Florida limited liability company
Single Purpose Entity
Project Developer / Owner

ELITE EQUITY DEVELOPMENT, INC ("EED")
a Florida Profit Corporation
Equity Partner / Co-Developer

AN AFFILIATE OF HOUSING TRUST GROUP, LLC
a Florida limited liability company
Equity Partner / Co-Developer

GREG BREWTON & ASSOC. INC. ("GBA")
a Florida Profit Corporation
JV Partner

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
Spencer Sorfleet - AVP of Development	Day-to-day project management
Mario Robaina - CFO	Communication with lenders and managing financial closings
Jordan Tolman - COO	Managing operations for development
Bert Del Valle - EVP of Construction	Construction Management
Al Hernandez - SVP of Accounting	Oversees development accounting
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**
David Chadwick - 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 SUMMARY AND EXPERIENCE

ROLE: LEAD DEVELOPER OVERSEEING 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.

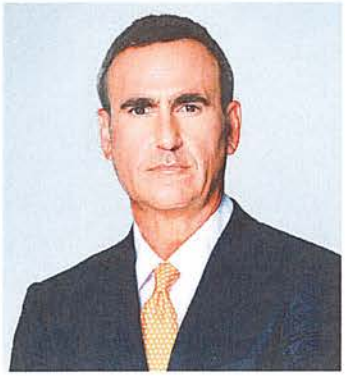
Since our inception in 1997, HTG has developed more than 8,000 units of multi-family housing, often working closely with local governments throughout the State of Florida. Our team is comprised of principals and staff with extensive experience developing and operating communities of equivalent scale and structure to the proposed development. HTG's real estate professionals have successfully closed more than $5 billion in commercial, land and residential developments. Combined, these professionals have delivered over 30,000 multifamily units, 18,000 Low Income Housing Tax Credit (LIHTC) units, 12,000 Market Rate units, and over 2,000,000 square feet of commercial and retail space.

HTG has over 25 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.

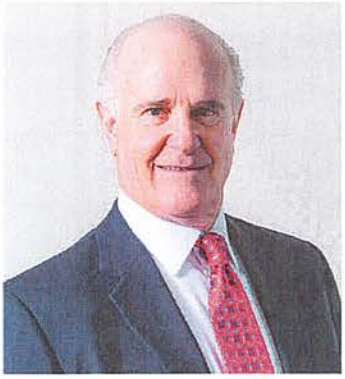
60 YEARS OF COMBINED DEVELOPMENT EXPERIENCE

HOUSING TRUST GROUP KEY STAFF AND PERSONNEL



MATTHEW RIEGER, PRESIDENT & CEO

Matthew Rieger has led HTG to become the award-winning, full-service development group whose transactions have exceeded $2 billion in commercial, land and residential developments across Florida, Illinois, Texas, the Southeastern U.S. and Arizona. Prior to joining HTG, Matthew served as an attorney at a large law firm where he was involved in over $1 billion worth of transactions including acquisitions, development, refinancings, and joint ventures in the United States and abroad. As President and CEO of HTG since 2011, Matthew has expanded 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 policies that benefit working-class communities and families. Matthew is a third generation Floridian. He is a member of the Florida Bar Association and American Bar Association and earned his Juris Doctorate from Nova Southeastern University. Matthew also holds a Bachelor of Arts degree in Geography from the University of Florida.



RANDY RIEGER, CHAIRMAN AND FOUNDER

Randy Rieger is the Chairman and Founder of HTG, a multifaceted real estate development company that develops, owns, and manages properties throughout the United States. Housing Trust Group and its related entities specialize in the development of multi-family rental communities, affordable multi-family rentals, multi-family student housing communities, commercial developments and multi-family housing sales. The company has developed, acquired, owned and managed several thousand units nationwide and is headquartered in Coconut Grove, Florida.



ELON METOYER, SVP OF DEVELOPMENT

Elon Metoyer brings more than 25 years of knowledge and experience to HTG in the real estate development industry, including finance, management, and community redevelopment. Over his career he has developed over 3,800 units of housing. He served as Senior Vice President of New Urban Development the development arm of the Urban League of Greater Miami. In addition, he served as a Senior Vice President of Bank of America Community Development Corporation and served as a consultant for various housing authorities. Elon will function as the lead developer for this initiative.



JORDAN TOLMAN, COO

Jordan Tolman is the Chief Operating Officer of Housing Trust Group ("HTG") an award-winning vertically integrated developer of affordable housing across the country. Jordan is responsible for overseeing the overall business operations and strategy for the growth and success of HTG. Jordan oversees Construction, Management, Operations and Development at HTG. He is results driven and cultivates teamwork in all aspects of the business. Prior to joining HTG, Jordan acted as a principal of a real estate development company headquartered in New York City. Before that, Jordan was a partner of two law firms where he represented numerous clients in diverse legal areas such as: drafting and negotiation of construction contracts and consulting agreements, commercial and residential leasing, and building management. Jordan represented developers, owners, and management companies in all facets of the development cycle. Jordan is a graduate of the University of Pennsylvania, where he earned a bachelor's degree, and The Benjamin N. Cardozo School of Law where he earned a Juris Doctor degree (J.D.).



MARIO ROBAINA, CFO

Mario Robaina has over 25 years of experience in Finance in Real Estate, Investment Banking and Private Equity focused primarily on structured and project-based finance. At HTG Mr. Robaina is responsible for accounting, budgeting, and forecasting, strategic planning, cash management and asset management for the entire HTG enterprise. Joining HTG in 2015 as EVP of Development Finance, he was primarily responsible for structuring, modeling, underwriting, negotiating, and closing of a variety of multi-family 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, he closed over $1 billion in all manner of new construction, redevelopment and refinancing real estate transactions including condominium, market-rate rental, LIHTC rental, commercial, office and industrial developments. Mr. Robaina received his Bachelor of Science in Industrial Engineering from Stanford University and holds an MBA from the University of Miami focusing on Finance and Management.



BERT DEL VALLE, EVP OF CONSTRUCTION

General Contractor with over twenty-five years of experience in both residential and commercial/industrial construction. Responsible for over $1.1 billion 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 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.



AL HERNANDEZ, SVP OF ACCOUNTING

Al has 30 years of experience in the finance and accounting sectors for private and public companies. Prior to joining Housing Trust Group, he was the Chief Financial Officer of The Easton Group, a commercial real estate broker, property owner, and manager. Previously he was the Chief Accounting Officer for The Related Group, the largest multifamily condominium and apartment builder in the country. He started his accounting career with General Development Corporation as a senior accountant. Al is a Certified Public Accountant and holds a Bachelor of Business Administration Degree in Accounting from FIU.



SPENCER SORFLEET, AVP OF DEVELOPMENT

Spencer Sorfleet offers invaluable development support, marked by coordination of essential documentation and critical meetings. With a focus on multi-family housing projects, he leverages an intricate understanding of Federal, State, and Local funding sources to drive developments across Florida. Over a span of three years, Spencer has played a pivotal role in facilitating the development of more than 770 affordable housing units, demonstrating a strong commitment to addressing housing needs. Holding a Bachelor's degree in Real Estate and a Master's degree in Real Estate Development and Urbanism from the University of Miami, Spencer has a solid foundation in both theoretical and practical aspects of real estate development.

ELITE EQUITY DEVELOPMENT ("ELITE")

ROLE: EQUITY PARTNER & CO-DEVELOPER

ELITE EQUITY DEVELOPMENT, INC.



Elite will be involved in every facet of the development process, leading communications with the NPF-CRA 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")



ROLE: EQUITY PARTNER & CO-DEVELOPER

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 learned 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")

ROLE: PROPERTY MANAGEMENT COMPANY

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 37 properties, consisting of 3,847 multifamily apartment units and with the expectation of growing further with multiple properties under construction and planned to be delivered within 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.

HTG Management

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, Sistrunk View, 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.



David Chadwick, Executive Vice President of Property Management

David Chadwick boasts an extensive background in multifamily management, accumulating over 15 years of valuable experience in the field. His career is marked by a strong commitment to excellence and a diverse set of certifications that showcase his expertise.

With a wealth of experience, a proven track record, and a commitment to excellence, Chadwick continues to be a driving force in the success of HTG Management, embodying the qualities of a seasoned and accomplished executive in the multifamily management industry.

CORWIL ARCHITECTS

CORWILARCHITECTS

ROLE: ARCHITECTURAL FIRM

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)
96 units completed in October 2021





3 University Station (Hollywood/Affordable)
216 units to be completed in Q4 2024



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 completed in May 2023



8 Tucker Tower (Miami/Affordable)
120 units completed in December 2023





WITKIN HULTZ DESIGN GROUP ("WITKIN")

ROLE: LANDSCAPE ARCHITECTURE FIRM

Witkin 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, and Brazil. The firm has the resources to manage every planning and design challenge for its clients. The Witkin 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 Witkin 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 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 services 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 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 Witkins is please to have provided landscape architectural services for the W Hotel in Fort Lauderdale for the DYL Group, Little Palm Island for Noble House Hotels, Marriot Autograph in Key Largo and many others. In addition, Witkin has 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.

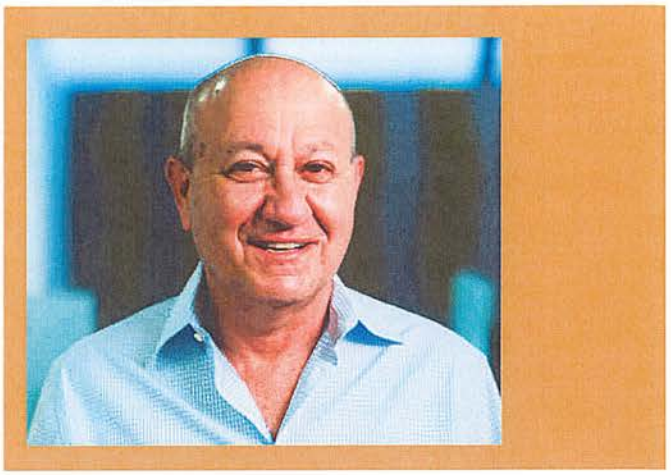








ANDREW M. WITKIN



DISCIPLINE / POSITION

President & Founder Witkin Hults Design Group
Registered Professional Landscape Architect; State of Florida, 1982. Lic. #LA0000889

EDUCATIONAL BACKGROUND

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

PROFESSIONAL AFFILIATIONS

Andrew is a Member of the American Society of Landscape Architects, a full Member of the Urban Land Institute, the Life Director of the Builders Association of South Florida, a Member of the Builders Association of South Florida Hall of Fame, a past Chairman of the Miami Dade County Shoreline Development Review Committee, and a Member of the College of Arts and Architecture at the Pennsylvania State University Campaign Committee.

FIELDS OF EXPERTISE

Andrews expertise includes Landscape Architectural and Lighting Design, Large-scale Residential & Commercial Development, Caribbean Hospitality Design, Project Management & Contract Administration, Coastal Environmental Planting Design, and Municipal Approval Process. Andrew has had numerous speaking engagements including the 2006 International Builders Show - Landscaping 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, and the 2008 International Builders Show - Landscape Architecture & First Impressions

KELLY ANN HULTS, LEED AP



DISCIPLINE / POSITION

President Witkin Hults Design Group

EDUCATIONAL BACKGROUND

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

PROFESSIONAL AFFILIATIONS

Kelly is an Associate Member of the American Society of Landscape Architects since 1998, a Member of the US Green Building Council, and an allied member of the AIA, Broward Chapter.

FIELDS OF EXPERTISE

Kellys expertise includes Landscape Architectural, Hardscape, and Lighting Design, Site planning for large scale residential and hospitality developments, Project Management & Presentation, Computer aided drafting and design using Autodesk, Corel & Adobe, and Production of large volume publications.

ABNEY + ABNEY GREEN SOLUTIONS ("ABNEY")

ABNEY + ABNEY GREEN SOLUTIONS

ROLE: GREEN CONSULTANT

Abney is an approved certifying agent for all available green certification programs in Florida. 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 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.

STEARNS WEAVER MILLER WEISSLER ALHADEFF AND SITTERSON, P.A. ("SWM")

STEARNS WEAVER MILLER

ROLE: TAX CREDIT & LEGAL COUNSEL

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

	DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
30	Park at Wellington II	Pasco	Mid-Rise	110	March-18	$ 16,800,000
31	Hammock Ridge	Hernando	Garden	104	April-18	$ 18,000,000
32	Covenant Villas	Palm Beach	Garden	144	May-18	$ 21,900,000
33	Arbor View	Broward	Mid-Rise	100	June-18	$ 27,000,000
34	Princeton Park	Miami-Dade	Garden	150	December-18	$ 34,710,617
35	Douglas Gardens V	Broward	Mid-Rise	110	March-19	$ 21,000,000
36	Twin Lakes Estates, Phase I	Polk	Garden	100	March-19	$ 17,000,000
37	Heron Estates Sr.	Palm Beach	Garden	101	July-20	$ 20,000,000
38	Hammock Ridge II	Hernando	Mid-Rise	92	May-20	$ 16,400,000
39	Freedom Gardens II	Hernando	Garden	94	February-20	$ 15,000,000
40	The Addison	Manatee	Mid-Rise	90	July-20	$ 21,600,000
41	Luna Trails	Brevard	Garden	86	November-20	$ 16,300,000
42	Isles of Pahokee, II	Palm Beach	Garden	129	January-20	$ 15,500,000
43	The Palms at Town Center	Flagler	Garden	88	October-20	$ 16,000,000
44	Osprey Pointe	Pasco	Garden	110	December-20	$ 22,350,000
45	Twin Lakes Estates, Phase II	Polk	Garden	132	May-21	$ 19,000,000
46	Max's Landing	Miami-Dade	Garden	76	September-21	$ 16,800,000
47	Village View	Broward	High-Rise	100	October-21	$ 31,500,000
48	Oaks at Lakeside	Manatee	Garden	96	July-21	$ 18,000,000
49	Father Marquess-Barry Apartments	Miami-Dade	Garden	50	February-22	$ 12,600,000
50	Lafayette Gardens	Leon	Garden	96	January-22	$ 20,400,000
51	Valencia Grove II	Lake	Garden	110	December-21	$ 20,200,000
52	Hudson Village	Broward	High-Rise	96	April-22	$ 34,900,000
53	Oak Valley	Marion	Garden	96	May-23	$ 18,100,000
54	Heron Estates Family	Palm Beach	Garden	79	December-22	$ 20,900,000
58	Shoreline Villas	Okaloosa	Garden	72	November-22	$ 15,635,992
56	Flagler Station	Palm Beach	High-Rise	94	May-23	$ 31,049,662
55	Tucker Tower	Miami-Dade	High-Rise	120	December-23	$ 38,352,406
57	Bryce Landing	Clay	Garden	96	Est. March-23	$ 21,896,000
59	Park Ridge	Polk	Garden	96	Est. May-23	$ 22,725,693
60	Mount Hermon Apartments	Broward	High-Rise	104	Est. June-24	$ 39,616,847

	DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
61	Riverview6	Manatee	Garden	80	Est. Aug-24	$ 23,300,000
62	University Station	Broward	High-Rise	216	Est. Apr-24	$ 100,101,000
63	Astoria on 9th	Manatee	Mid-Rise	120	Est. Sept-24	$ 28,368,154
64	Princeton Grove	Manatee	Garden	107	Est. July-24	$ 24,264,379
65	Orchid Lake	Brevard	Garden	90	Est. March-25	$ 21,300,000
66	Hillsboro Landing	Broward	High-Rise	75	Est. Apr-25	$ 27,550,000
67	Naranja Grand	Miami-Dade	High-Rise	120	Est. Sept-24	$ 36,700,000
68	Oasis at Aventura	Miami-Dade	High-Rise	95	Est. Nov-24	$ 31,000,903
69	Rainbow Village - Phase I	Miami-Dade	High-Rise	299	Est. Feb-25	$ 116,101,794
70	Courtside Apartments II	Miami-Dade	Mid-Rise	120	Est. March-25	$ 34,919,000
71	Naranja Grand II	Miami-Dade	High-Rise	200	Est. April-25	$ 53,340,000
				9,148		

Outside of Florida

	DEVELOPMENT NAME	COUNTY	STYLE	UNITS	COMPLETION	TOTAL COST
1	River Ridge	Cherokee, TN	Garden Style	356	March-03	$ 28,423,763
2	Reserve at Creekside	Hamilton, TN	Garden Style	192	June-05	$ 14,122,555
3	Forest Cove, Phase I	Hamilton, TN	Garden Style	120	August-14	$ 14,462,555
4	Forest Cove, Phase II	Hamilton, TN	Garden Style	72	February-17	$ 9,000,000
5	Aviva	Maricopa, AZ	Garden Style	325	August-18	$ 63,937,136
6	Aviva Goodyear	Maricopa, AZ	Garden Style	288	October-22	$ 57,626,086
7	Crescent Place	Cook County, IL	Garden Style	40	October-23	$ 18,100,000
8	The Rushmore	Harris, TX	Mid-Rise	101	Est. Dec-23	$ 25,106,591
9	Inn Town Lofts	Lubbock, TX	Mid-Rise	56	Est. Dec-23	$ 28,736,056
10	Park Tower	Tarrant, TX	Mid-Rise	90	Est. November-22	$ 24,310,142
				1,640		

VILLAGE PLACE









PROJECT INFORMATION:

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
Status: Completed

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 INFORMATION:

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
Status: Completed

DEVELOPMENT COMPLETED WITHIN THE NPF-CRA BOUNDARIES

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.

MOUNT HERMON APARTMENTS







PROJECT INFORMATION:

Address:
750 NW 4th Street
Fort Lauderdale, FL 33128

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: High-rise
Building Height: 7 stories
Number of Buildings: 1
Number of Units: 104
Funding: 9% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

DEVELOPMENT UNDER CONSTRUCTION WITHIN THE NPF-CRA BOUNDARIES

PROJECT DESCRIPTION:

Mount Hermon Apartments will be reserved for income-qualifying residents 62 and older who earn at or below 25 and 60 percent of the area median income (AMI), with rents ranging from $425 to $1,225 per month.

The 7-story development will offer a mix of one- and two-bedroom units ranging from 650 square feet to 950 square feet. Amenities include but are not limited to a rooftop pool and expansive deck with lounge seating, state-of-the-art fitness center, a multipurpose clubroom with kitchenette, and an outdoor community gathering space.

HUDSON VILLAGE







PROJECT INFORMATION:

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
Status: Completed

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 INFORMATION:

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
Status: Completed

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.

UNIVERSITY STATION







PROJECT INFORMATION:

Address:
309 N 21st Avenue
Hollywood, Florida 33020

Property Size: 2.5-acres
Property Type: Affordable Multi-Family
Community Style: High-rise
Building Height: 8 stories
Number of Buildings: 3
Number of Units: 216
Funding: SAIL/4% tax credits
Completion Date: Est. 2025
Status: Under Construction

PROJECT DESCRIPTION:

University Station is a new $100 million, mixed-use development in Hollywood, Florida. A true Public-Private Partnership with the City of Hollywood, the development is Housing Trust Group's largest development to date, featuring workforce and affordable housing, retail space, a separate parking garage for public and private use, and a new home for Barry University's College of Nursing and Health Services. Construction will commence in June 2023, with completion expected in Spring 2025.

Located on 2.5 acres of city-owned land next to the future proposed Broward Commuter Rail South Station, the development consists of 216 apartments, more than 2,000 square feet of commercial and retail space, 12,210 square feet of educational space that will be leased to Barry University, and a parking garage with 635 spaces. 100% of the apartments will be reserved for individuals and families at various income thresholds below 80 percent of the area median income (AMI).

FLAGLER STATION







PROJECT INFORMATION:

Address:
951 Banyan Blvd
West Palm Beach, FL 33401

Property Size: 0.76-acres
Property Type: Affordable Senior
Community Style: High-rise
Building Height: 8 stories
Number of Buildings: 1
Number of Units: 94
Funding: 9% tax credits
Completion Date: September 2022
Status: Completed

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.

HILLSBORO CROSSING





PROJECT INFORMATION:

Address:
3851 N Dixie Highway
Deerfield Beach, FL 33064

Property Size: 1.05-acres
Property Type: Affordable Senior Community Mid-Rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 75
Funding: SAIL/4% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

PROJECT DESCRIPTION:

Apartments at Hillsboro Crossing will be reserved for income-qualifying residents aged 62 and older who earn at or below 22, 25 and 60 percent of the area median income (AMI). Monthly rents will range $374 to $1,225.

Hillsboro Crossing will be a six-story, pet-friendly residential building featuring spacious one and two-bedroom apartments, with 45 one-bedroom units spanning 702 square feet and 30 two-bedroom units spanning 927 square feet. It will have 5,000 square feet of amenity space including a multipurpose room, state-of-the-art fitness center, bocce ball court and outdoor rooftop terraces, along with 96 parking spots. The National Green Building Standard Certified property will also have energy-efficient lighting and appliances.

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

Jeff Burton, Executive Director
City of Bradenton CRA
jeff.burton@bradentonfl.gov / (941) 932-9439
The Addison, 90 units
Completed in July 2020
$22,159,088 Total Development Cost

CRA
CITY OF Bradenton
COMMUNITY REDEVELOPMENT AGENCY

HOUSING AUTHORITY

Ann Deibert, Executive Director
Broward County Housing Authority
adeibert@bchafl.org / (954) 739 1114 ext 2329
Hillsboro Crossing, 75 units
Under Construction
$27,016,935 Estimated Total Development Cost

BROWARD
county · housing authority

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 with no current business licenses.

003974

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, 2024
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 07/19/2023
FPPU05–23–002771

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
Melanie S. Griffin, Secretary
dbpr

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

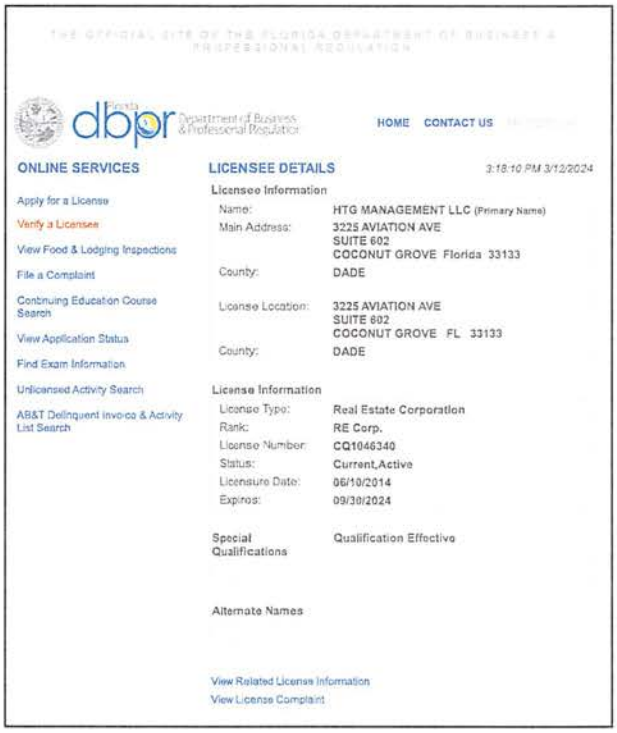
RIEGER, RANDY E
3225 AVIATION AVENUE SUITE 602
COCONUT GROVE FL 33133

LICENSE NUMBER: BK3298704
EXPIRATION DATE: MARCH 31, 2025
Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/13/2024

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

dbpr Department of Business & Professional Regulation

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View Application Status
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AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 3:18:10 PM 3/12/2024

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: 09/30/2024

Special Qualifications: Qualification Effective

Alternate Names

View Related License Information
View License Complaint

CITY OF FORT LAUDERDALE

BUSINESS TAX YEAR 2023-24

Business Tax Division
700 NW 19TH AVE. | FORT LAUDERDALE, FL 33311 | (954) 828 - 5195

Business ID: BT-GEN-21020046

Business Name: GREG BREWTON AND ASSOCIATES INC

Business Address: 633 SE 3 AVE # 4F

GREG BREWTON
GREG BREWTON AND ASSOCIATES INC
6410 SW 183 WAY
SOUTHWEST RANCHES FL 33331

TAX CATEGORIES

406208 REAL ESTATE CONSULTANT (NO ST LIC)

Contact: GREG BREWTON

Business Email: Gregbrewton.Gba@Gmail.Com

- This Receipt is issued for the period commencing October 1st and ending September 30th of the years shown above.
- If you have closed or moved out of the city, please email businesstax@fortlauderdale.gov and include the Business ID #.
- A transfer of business location within city limits is subject to zoning approval. Complete a Business Tax Transfer Application online to obtain the necessary approval. A transfer fee of 10% of the Business Tax fee applies, not less than $3.00, no more than $25.00.
- If you have sold your business, please email a copy of the Bill of Sale to businesstax@fortlauderdale.gov and include the Business ID #. A transfer of ownership will incur a transfer fee of 10% of the Business Tax fee, not less than $3.00, no more than $25.00.

Please be advised that this issuance of a Business Tax Receipt establishes that the business you intend to conduct is a use permitted by the City Zoning Code for the location at which you intend to operate. The issuance of a Business Tax Receipt in no way certifies that the property located at this address is in compliance with other provisions of the City Code of Ordinances.

700 NW 19TH AVE.
Fort Lauderdale, FL 33311
TEL 954 828 5195
WWW.FORTLAUDERDALE.GOV

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

3

"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

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 NPF-CRA, the Fort Lauderdale Community Redevelopment Agency (FCRA) and City of Fort Lauderdale (City) through the minimum development of 75 units which may increase subject to additional subsidy availability.

INCENTIVE REQUESTED/ PHASE	APPROXIMATE DATE NEEDED	AMOUNT
DIP Award structured as a low interest loan;	Disbursed April 2025 - June 2026	$5,000,000
Land Conveyance via Seller's Note*	Note provided at financial closing	$0
TOTAL INCENTIVES REQUESTED		**$5,000,000**

BENEFIT TO CITY/ NPF-CRA	APPROXIMATE DATE RECEIVED	AMOUNT
Purchase and Sale Agreement - Payment	At maturity (Year 32)	$1,300,000
Property Taxes paid by Sistrunk View	Annual Recurring (Years 1-32)	$5,512,790
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)	$45,857,025
TOTAL BENEFITS RECEIVED		**$59,559,815**

*this is not a cash incentive
**using market rents from the Apartments.com February 2024 Rental Market Trends in Fort Lauderdale, FL vs. the 2023 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 NPF-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 the purchase of the land back. 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 $5,512,790 in property taxes and over $687,500 in permit, water & sewer connections, and impact fees. Overall, the NPF-CRA's $5 Million appropriation will leverage $18 Million in total development costs, producing a minimum of 75 new homes, generating 276 jobs, and producing more than $30 Million in direct economic impact for the area (from construction activities).

INDIRECT ECONOMIC & COMMUNITY BENEFITS

In addition, the development will generate over $45M in rental income benefits to the local community thanks to the rental restrictions (the difference between estimated market rents in Fort Lauderdale vs rent restricted rents of Broward County). 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. In a recent article in the Miami Herald title "With rising rents and low wages, how will Broward address housing affordability", it is seen that rental prices in Broward County increased at a rapid pace of 39% from 2021 to 2022. Compared to data pulled from HUD Median Income analysis, median income in Broward county only rose 11% from 2021 to 2022 and from 2022 to 2023 it only rose an additional 7% which is clearly outpaced by rent growth in the area.

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 a minimum of 75 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 minimum 75 units, Sistrunk View will:

1. Provide housing to families with incomes from $20,160 to $76,800
2. Create an estimated 276 jobs of which 10% to 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 NPF-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 NPF-CRA residents and local businesses the opportunity to participate in and benefit from the redevelopment process.





Financial Information

4

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.

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 through its affiliated entities currently has over $378 million in real estate assets under management, and has ownership interests in real estate assets worth more than $354 million. HTG stands ready to provide customary guarantees associated with the development of Sistrunk View.

$378 MILLION
in Real Estate Assets Under Management

$354 MILLION
Ownership Interest in Real Estate Assets

Financial statements for Housing Trust Group, LLC for the last two years have been made available to the CRA provided under **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION**, 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 175 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 23 developments consisting of 2,217 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
Walker & Dunlop
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 leveraging the available funding to allow for a blend of residential and commercial space allowed by each of the two different zoning designations. That is how we arrived at a minimum of 75 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels and have the potential for an increased unit count of 106 units based on the availability of additional funding and market conditions. At the minimum of 75 units, accounting for operating expenses, the project can only leverage about $7.9 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NPF-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 full application for this DIP incentive request is included in the additionally provided **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION** document due to sensitive information being contained within the Credit Check Release and Personal History Statement forms within. Only a portion of the application is shown within this proposal.

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 NPF-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 $5,512,790 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	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	$ 16,000,000	7.33%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	$ 7,879,000	5.77%	$ 524,579	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			**$ 524,579**		

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	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
90,181 S.F.	**$18,263,939**	**$202.53**	**$243,519**

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	$ 18,263,939	61%
Hard Cost Contingency (5% of Hard Costs)	$ 913,197	3%
Financial Costs (Loans and Bond Fees)	$ 2,215,071	7%
General Development Costs	$ 1,543,541	5%
Permit & Impact Fees	$ 530,000	2%
Utility Connection Fees	$ 157,500	1%
Legal Fees	$ 335,144	1%
Marketing & Lease-Up	$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	$ 115,809	0.5%
Operating Deficit Reserve	$ 264,897	1%
Developer Fee	$ 4,351,356	14%
Land Acquisition	$ 1,300,000	4%
TOTAL USES	**$ 30,090,454**	

DEVELOPMENT SOURCES	AMOUNT (CONST.)	AMOUNT (PERM.)
4% Tax Credit Equity	$ 5,097,085	$ 12,742,712
Private Construction Loan (Bond-Financed)	$ 16,000,000	-
Private Permanent Loan (Bond-Financed)	-	$ 7,879,000
NPF-CRA DIP Soft Loan	$ 5,000,000	$ 5,000,000
NPF-CRA Seller's Note	$ 1,300,000	$ 1,300,000
Deferred Developer Fee	$ 2,693,369	$ 3,168,742
TOTAL SOURCES	**$ 30,090,454**	**$ 30,090,454**

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a $16M Construction and a $7.9M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent within this section 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 $12,742,712 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent within this section outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES

Income:	*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	13,771	1,032,857	1,053,514	1,074,584	1,096,076	1,117,997	1,140,357	1,163,165	1,186,428	1,210,156	1,234,359
Laundry	518	38,880	39,658	40,451	41,260	42,085	42,927	43,785	44,661	45,554	46,465
Other	230	17,280	17,626	17,978	18,338	18,704	19,079	19,460	19,849	20,246	20,651
Vacancy Reserve @ 4.0%	(551)	(41,314)	(42,141)	(42,983)	(43,843)	(44,720)	(45,614)	(46,527)	(47,457)	(48,406)	(49,374)
Total Housing	**13,969**	**1,047,703**	**1,068,657**	**1,090,030**	**1,111,830**	**1,134,067**	**1,156,748**	**1,179,883**	**1,203,481**	**1,227,550**	**1,252,102**
Commercial	*Per Sq Ft*										
Net Rental Income	17	94,050	96,872	99,778	102,771	105,854	109,030	112,301	115,670	119,140	122,714
Reserve for Vacancy @ 10.0%	(2)	(9,405)	(9,687)	(9,978)	(10,277)	(10,585)	(10,903)	(11,230)	(11,567)	(11,914)	(12,271)
Total Commercial	**15**	**84,645**	**87,184**	**89,800**	**92,494**	**95,269**	**98,127**	**101,071**	**104,103**	**107,226**	**110,443**
Total Income	**15,098**	**1,132,348**	**1,155,841**	**1,179,830**	**1,204,324**	**1,229,336**	**1,254,875**	**1,280,954**	**1,307,584**	**1,334,776**	**1,362,544**
Expenses:	*Per Unit*										
Management Fee (% of EGI)	559	41,908	42,746	43,601	44,473	45,363	46,270	47,195	48,139	49,102	50,084
Administrative	408	30,577	31,494	32,439	33,412	34,414	35,447	36,510	37,605	38,734	39,896
Contracted Services	331	24,842	25,587	26,355	27,146	27,960	28,799	29,663	30,553	31,469	32,413
Leasing and Marketing	54	4,035	4,156	4,281	4,409	4,541	4,678	4,818	4,963	5,111	5,265
Maintenance	279	20,947	21,575	22,223	22,889	23,576	24,283	25,012	25,762	26,535	27,331
Payroll	1,699	127,413	131,235	135,172	139,228	143,404	147,707	152,138	156,702	161,403	166,245
Utilities	331	24,844	25,589	26,357	27,147	27,962	28,801	29,665	30,555	31,471	32,415
Real Estate Taxes	1,400	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001
Insurance	1,659	124,392	128,124	131,968	135,927	140,005	144,205	148,531	152,987	157,576	162,304
Replacement Reserves	300	22,500	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	**7,019**	**526,458**	**541,832**	**557,660**	**573,953**	**590,727**	**607,996**	**625,773**	**644,074**	**662,915**	**682,311**
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	**7,133**	**535,008**	**550,639**	**566,730**	**583,296**	**600,350**	**617,907**	**635,982**	**654,589**	**673,746**	**693,467**
Net Operating Income	**8,079**	**605,890**	**614,009**	**622,170**	**630,371**	**638,608**	**646,879**	**655,181**	**663,510**	**671,862**	**680,233**

DEBT SERVICE & CASH FLOW

Permanent Loan 1	6,994	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579
Total Hard Debt	**6,994**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**
1st Mort Coverage + Hard Fees		*1.16x*	*1.17x*	*1.19x*	*1.20x*	*1.22x*	*1.23x*	*1.25x*	*1.26x*	*1.28x*	*1.30x*
Waterfall Cashflow	2,087,147	81,311	89,430	97,591	105,792	114,029	122,300	130,602	138,930	147,282	155,654
Soft Debt											
CRA D.I.P. Loan	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	74	5,569	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid		-	13,001	56,120	63,001	50,000	63,001	63,001	63,001	63,001	63,001
All DSCR		*1.14x*	*1.14x*	*1.06x*	*1.07x*	*1.09x*	*1.10x*	*1.12x*	*1.13x*	*1.14x*	*1.16x*
Net Cashflow	**1,084**	**81,311**	**76,428**	**41,471**	**42,790**	**64,029**	**59,299**	**67,601**	**75,929**	**84,281**	**92,653**

March 12, 2024

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 **$16,000,000**, 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 **$7,879,000.**
Borrower:	Sistrunk View, LLC
Developer:	A to-be-formed single-asset entity affiliated with the Developer.
Project:	Sistrunk View will consist of a 75-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount:	Approximately $16,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the One-Month Term SOFR plus 200 basis points (the "Interest Rate"). Any one-month Term SOFR less than 3.00% shall be deemed to be 3.00%. The construction

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602
Telephone: 813.483.8297; tammy.haylock-moore@chase.com

	interest reserve will be calculated with a cushion determined by Lender. The current indicative rate is **7.33%.**
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:	**$7,879,000** 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 interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year Swap Rate plus 200 bps. Current indicative bond rate is **5.77%**
	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 July 31, 2024 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

March 12, 2024

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 $1,385,216 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 is $12,742,712 or $0.92 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 $13,850,774 (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% ($1,911,407) paid prior to or simultaneous with the closing of construction financing
- 25% ($3,185,678) paid at 50% construction completion
- 20% ($2,548,542) paid at 98% construction completion
- Balance ($5,097,085) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $7,645,627.

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.

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

Date: March 19, 2024

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge	Tel. No.	E-Mail Address
Matthew Rieger	(305) 860-8188	mattr@htgf.com
Primary Contact for this CRA Request	**Tel. No.**	**E-Mail Address**
Elon Metoyer	(305) 860-8308	elonm@htgf.com
Name of Business	**Tax I.D. No.**	**Company Website**
Sistrunk View, LLC	in process	htgf.com (affiliate parent comany)
Business Address	**Tel. No.**	**Fax No.**
3225 Aviation Ave., 6th Floor	(305) 860-8188	(786) 408-7542
City	**State**	**Zip Code**
Coconut Grove	FL	33133

Commencement Date to Begin Project: April 2025

Completion Date for Project: June 2026

Check Appropriate Description	Project Type	Facility Description
↑Existing Business ☐	↑Expansion ☒	Existing Space 0 sq. ft.
↑New Business ☒	↑Relocation ☐	New Space _____ sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
236116 Multifamily Construction	04/13/2022	Florida

Proposed Project Location/City	Proposed Address
Fort Lauderdale	790 Sistrunk Blvd.

Property Control Number(s)	Property Owner
8 parcels, see attached Exhibit A	Fort Lauderdale Community Redevelopment Agency

Owner Tel. No. (include Area Code)	Is there a lien on the property?
(954) 828-4519	↑ Yes ↑ No — No

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created	3
Existing Jobs	0
Total FTE Jobs	3

TYPE OF BUSINESS

Sole Proprietor	
Partnership	
Joint Venture	
Corporation	
Cooperative	
Limited Liability Company	X
Non-Profit Org.	
Other: _____	

Bank(s) Where Business Accounts for Projects Are Held

1. JPMorgan Chase Bank, N.A. (Accounts to be formed)
2.

Name of Participating Bank/Lender: JPMorgan Chase Bank, N.A.

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 16,000,000	Tammy Haylock-Moore	(813) 483-8297	

Name of Other Financial Source: Raymond James Tax Credit Equity Funds

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 12,742,712	Sean Jones	(727) 567-5703	

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

5- to 6-story mixed-use and mixed-income multi-family community with a minimum of 75 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 78 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
An affiliate single purpose member entity of **Housing Trust Group, LLC** to be formed if awarded	3225 Aviation Ave., 6th Floor Coconut Grove, FL 33133	65%	May 2006	Present
Name	Complete Address	% Owned	From	To
Elite Equity Development, Inc.	7942 NW 164th Terrace Miami Lakes, FL 33016	17.5%	April 2022	Present
Name	Complete Address	% Owned	From	To
Greg Brewton and Associates, Inc.	6410 SW 183 Way, Southwest Ranches, FL 33331	17.5%	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: $30,090,454
2. Please state the overall project costs related to the CRA's assisted activity? $30,090,454
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.	$16,000,000**		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	$2,693,369		
Other (specify) Tax Credit Equity (During Construction) - RJ	$5,097,085		
Other (specify) CRA Seller Note	$1,300,000	1%	30 yrs
Other (specify)			
Total Sources	$30,090,454		

**converts to 35-year perm loan (5.33% indicative rate per Chase LOI)

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~~ Marketing, Lease-Up, ODR, and Soft Cost Contingency		$480,706
Utility and road infrastructure improvements	Yes	$157,500
New construction of commercial and industrial buildings	No	$18,263,939
~~Rehabilitation of commercial and industrial buildings~~ Hard Cost Contingency		$913,197
Purchase and installation of equipment and fixtures		$350,000
Other (specify) Impact Fees and Permit Fees		$530,000
Other (specify) Developer Fee		$4,351,356
Other (specify) General Development Cost, Legal Fees, and Financial Costs		$3,743,756
Total Uses		$30,090,454

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: N/A	$ 0	N/A	$ 0	%	N/A	$ 0
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.*).

Please refer to Exhibit A of this Application for responses to these items.

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 — March 19, 2024
Signature and Title — Date

Guarantors:

_____ Manager — March 19, 2024
Signature and Title — Date

_____
Signature and Title — Date

_____
Signature and Title — Date

_____
Signature and Title — Date

_____
Signature and Title — Date

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name: SISTRUNK VIEW, LLC

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $ 1,300,000

CRA Financial Resources (If Required) $ 1,300,000

Submitted by:

Matthew A. Rieger
Name (printed)

Signature

March 19, 2024
Date

Manager of Sistrunk View, LLC
Title



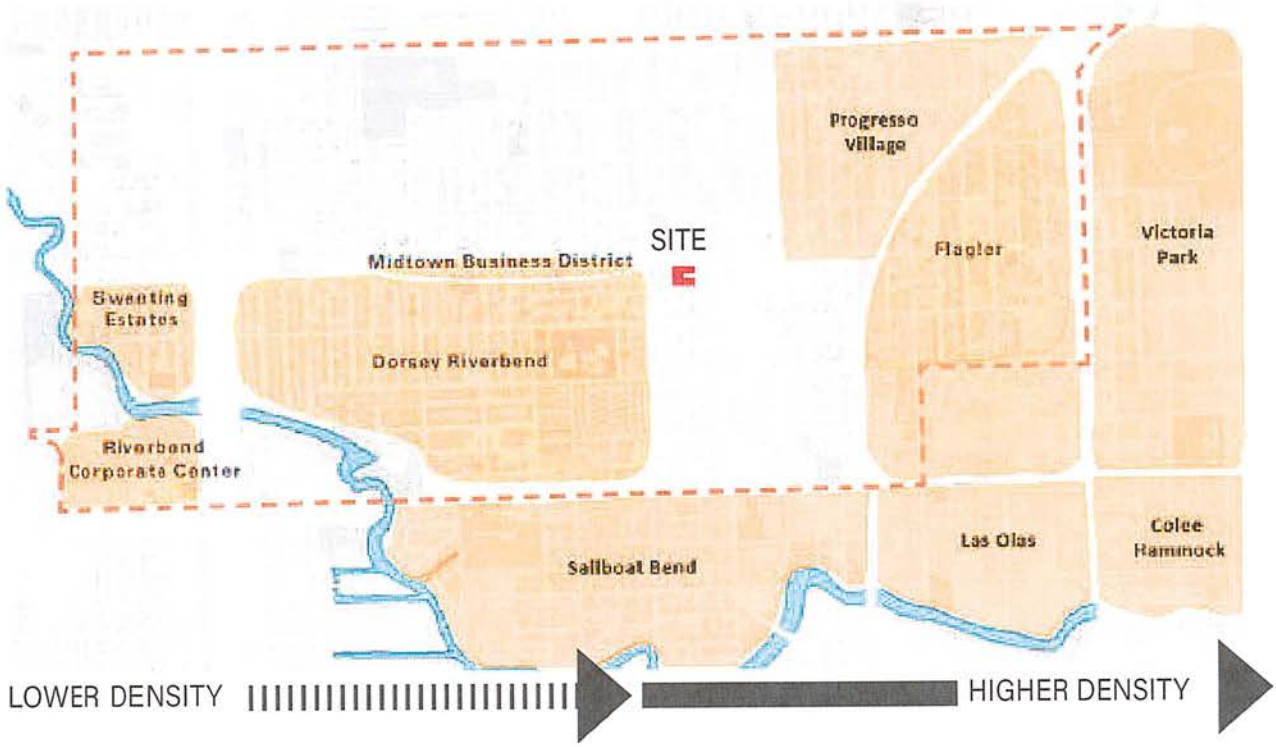
Project Plans and Information

5

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

1. DEVELOPMENT CONCEPT EXECUTIVE SUMMARY

The target site is comprised of roughly 1 acre of Fort Lauderdale 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 5- to 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 a minimum of 75 and a maximum of 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 or commercial space will further help to activate this corridor to its full potential.



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 mark private vs public spaces with the placement of architectural elements and electronic access control systems.

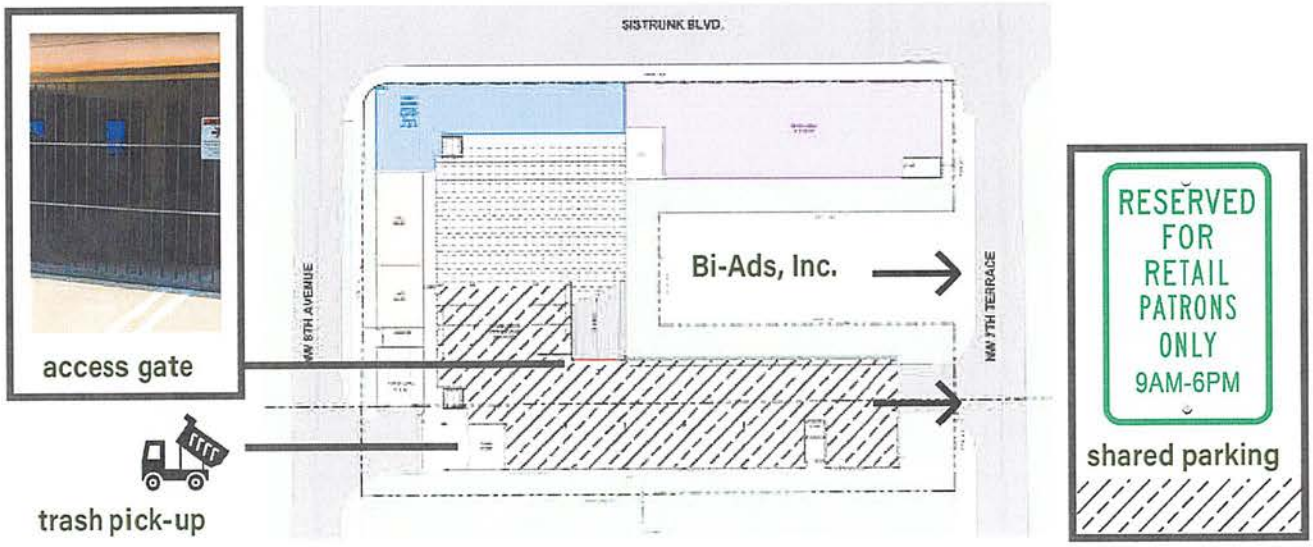


Territorial Reinforcement - Creating a sense of ownership within the community will transform the corridor into a place, not merely a mechanism to travel Downtown, and a sense of pride of ownership from the community.

2. 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 78 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 63 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.

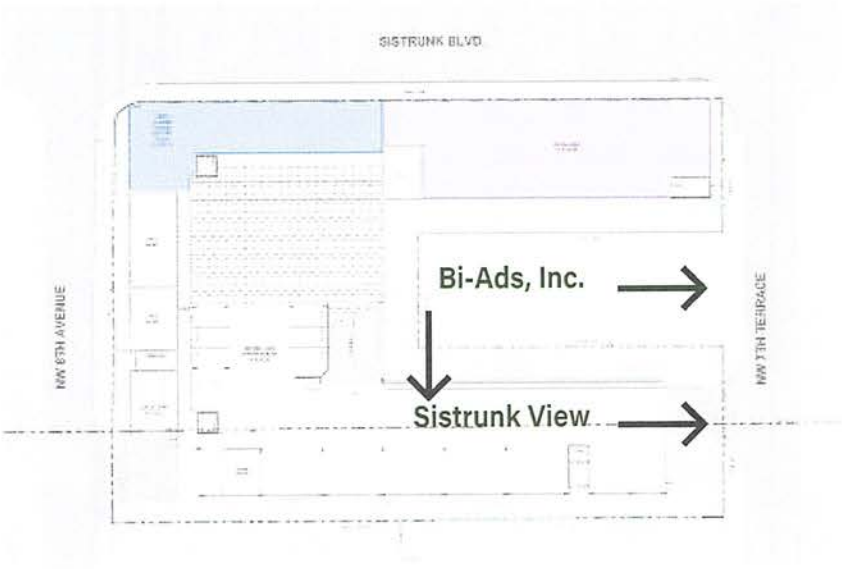


We are also conscious of the existing right-of-access that Bi-Ads has towards Sistrunk Boulevard, and as such, we have ensured that our design has the flexibility to accommodate three different solutions to this problem. It is our philosophy to always design with future issues in mind, applying that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

On the following pages 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 decreased.

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.

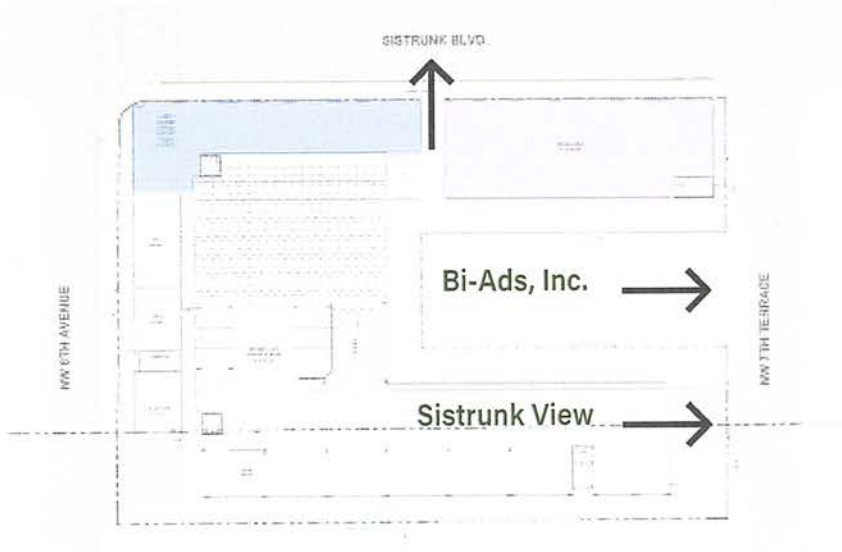
PLAN B





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.

3. RESIDENTIAL TARGET MARKET & RENTS

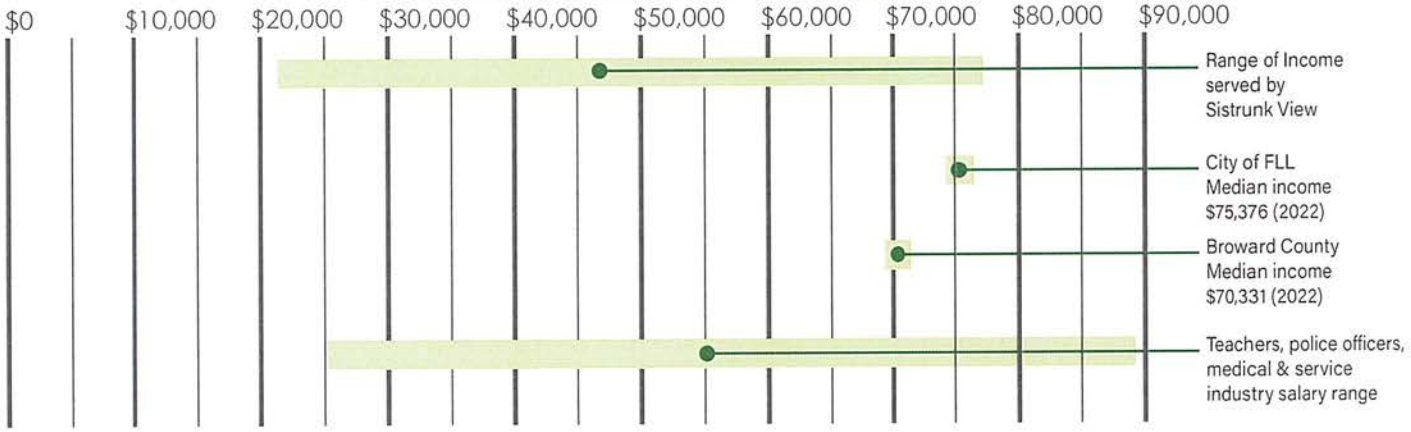






All of the residential units in Sistrunk View will be for rent; the rental schedule is outlined in the table below. 85% of the units will be available to households whose income range is perfectly aligned with the CRA's goal to provide workforce rental units to meet the housing demand for office employees, 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)	9	1/1	$ 20,160 - $ 23,040	$ 594
Low-Income (30% AMI)	3	2/2	$ 23,040 - $ 28,800	$ 713
Affordable (60% AMI)	20	1/1	$ 40,320 - $ 46,080	$ 1,188
Affordable (60% AMI)	7	2/2	$ 46,080 - $ 57,600	$ 1,426
Workforce (70%-80% AMI)	27	1/1	$ 47,040 - $ 61,440	$ 1,386 - $ 1,440
Workforce (70%-80% AMI)	9	2/2	$ 53,760 - $ 76,800	$ 1,663 - $ 1,728
TOTAL	**75**		**$ 20,160 - $ 76,800**	**$ 594 - $ 1,728**

4. 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.

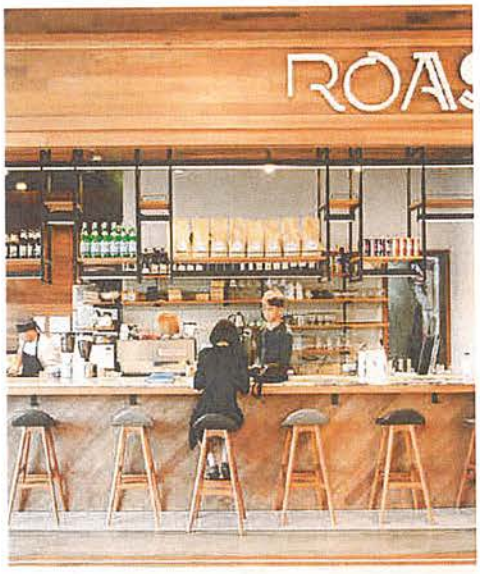
The retail space will be leased to the NPF-CRA at a heavily discounted price (estimated $15 psf) in order to allow the CRA to have a role in the selection of local tenants while also obtaining an economic benefit from those profits. We will also assist retail tenants with the buildout of their proposed 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 $85,500 in additional profits annually via subleasing.

$30 PSF - **$15 PSF** = **$15 PSF**
MARKET **SPECIAL RATE** **ESTIMATED VARIABLE INCOME**





PRIME CORNER FRONTAGE ON SISTRUNK BOULEVARD

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



CO-WORKING ● BOUTIQUES ● BEAUTY ● HEALTH & WELLNESS









5. ZONING DATA & 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-MUw**	
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-Aids, Inc.	15 feet	15 feet

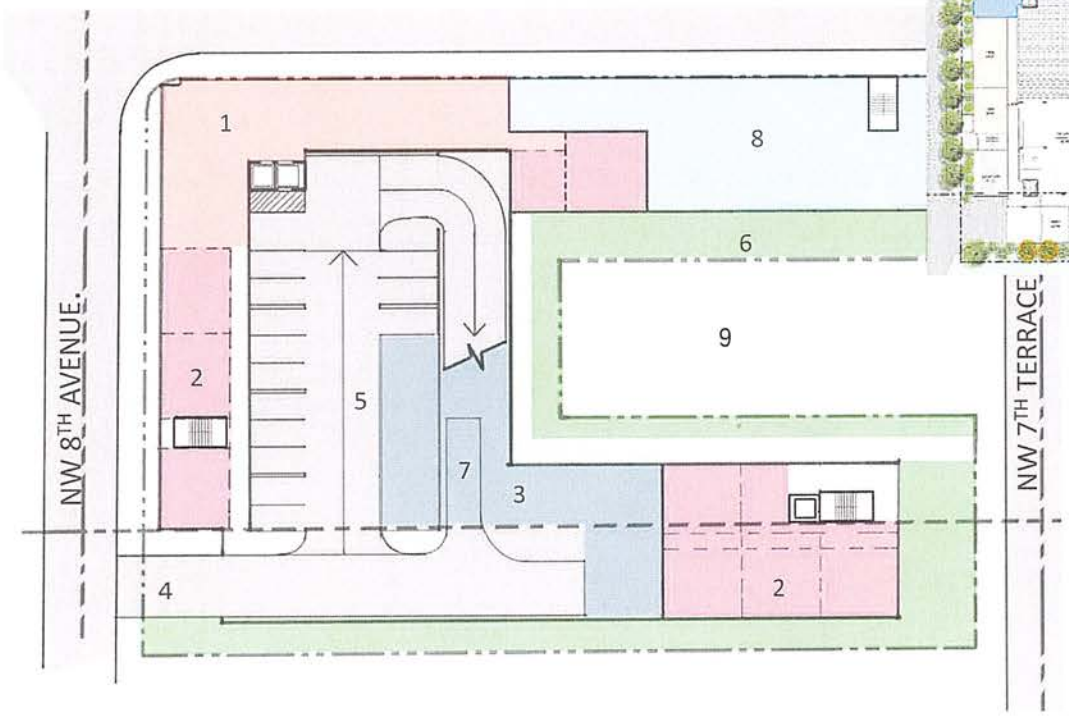
	PARKING
Ground Floor	14
2nd Floor	22
3rd Floor	21
4th Floor	21
5th Floor	N/A
Total Parking	**78**
Shared Use Parking	15

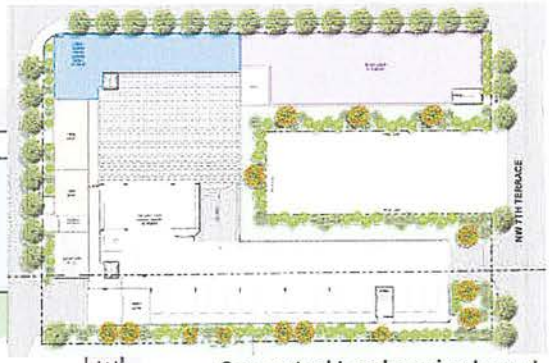
*There are no parking requirements when located in a R.A.C. Since the majority of the site meets that condition, the parking provided meets the minimum for the entire site.

	RESIDENTIAL UNIT TYPES		
	1BR	2BR	TOTAL
Total D.U.	**56**	**19**	**75**
Average Area S.F.	600	900	

6. 5 STORY CONCEPTUAL SITE + LANDSCAPE PLAN

GROUND FLOOR

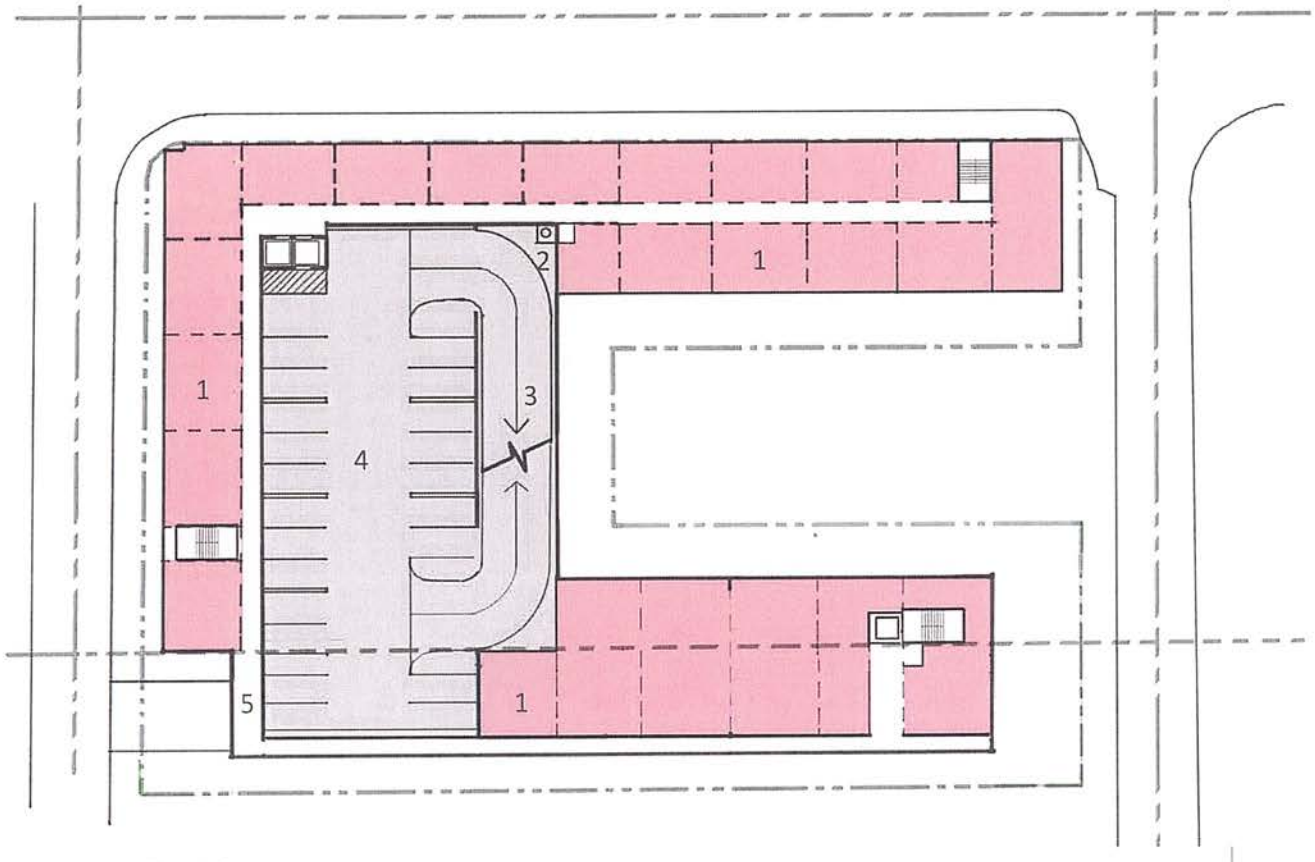




Conceptual Landscaping Layout

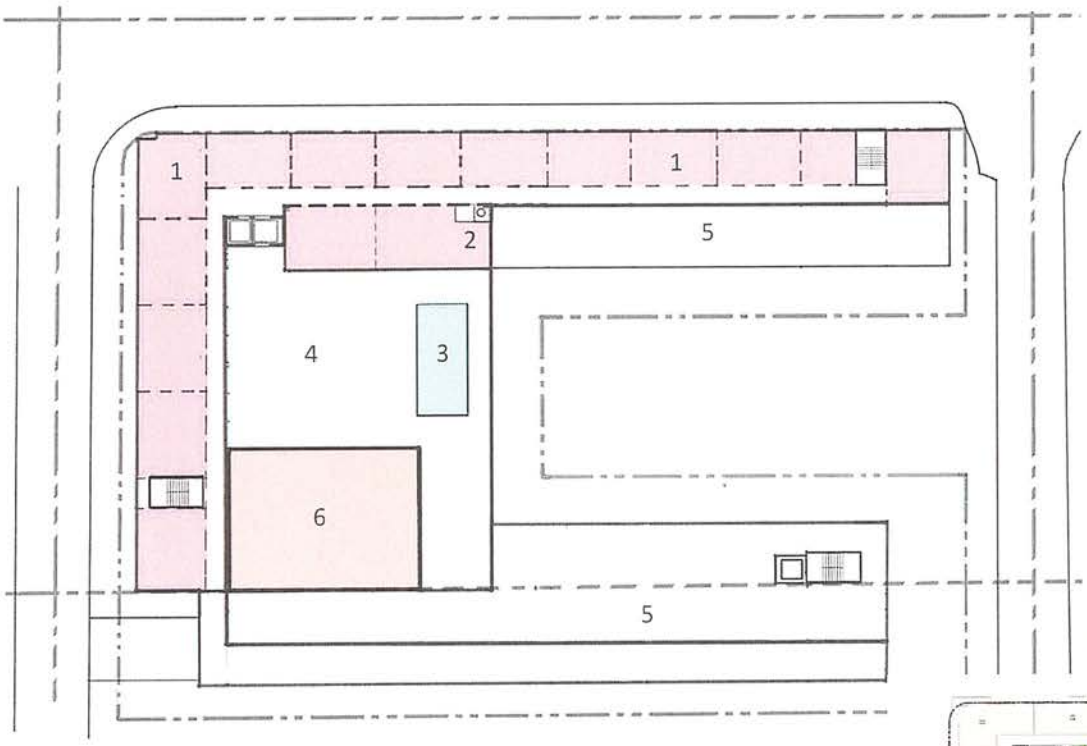
1	Sistrunk View Lobby & Management Office	5	Parking Garage
2	Ground floor apartment units	6	Open Areas
3	BOH	7	Loading Zone
4	Garage Access	8	5,700 SF of Commercial Retail Space
		9	Bi-Aids, Inc.

CONCEPTUAL FLOOR PLANS: LEVELS 2-4



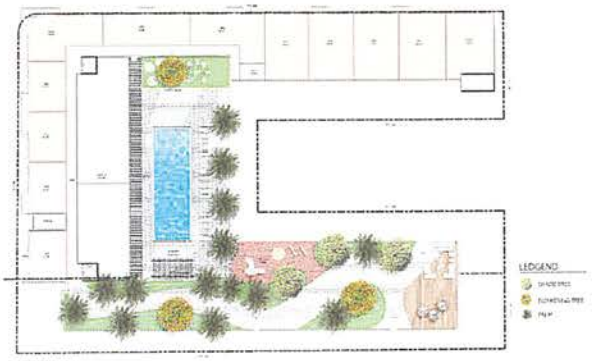
1. Dwelling Units
2. Trash Chute
3. Garage Ramp
4. Parking Garage
5. Open Breezeway

CONCEPTUAL SITE + LANDSCAPE PLAN: LEVEL 5



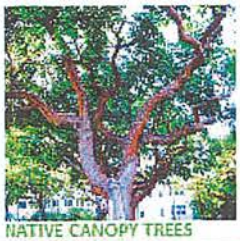
1. Dwelling Units
2. Trash Chute
3. Swimming Pool
4. Pool Deck Area
5. Roof Area Below
6. Amenity Area

Alternative Conceptual Landscaping Layout



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

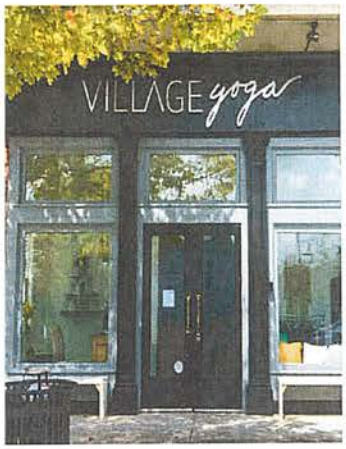
WITKIN HULTS LANDSCAPE ARCHITECT:

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 CONCEPTUAL





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



NORTHWEST CORNER CONCEPTUAL

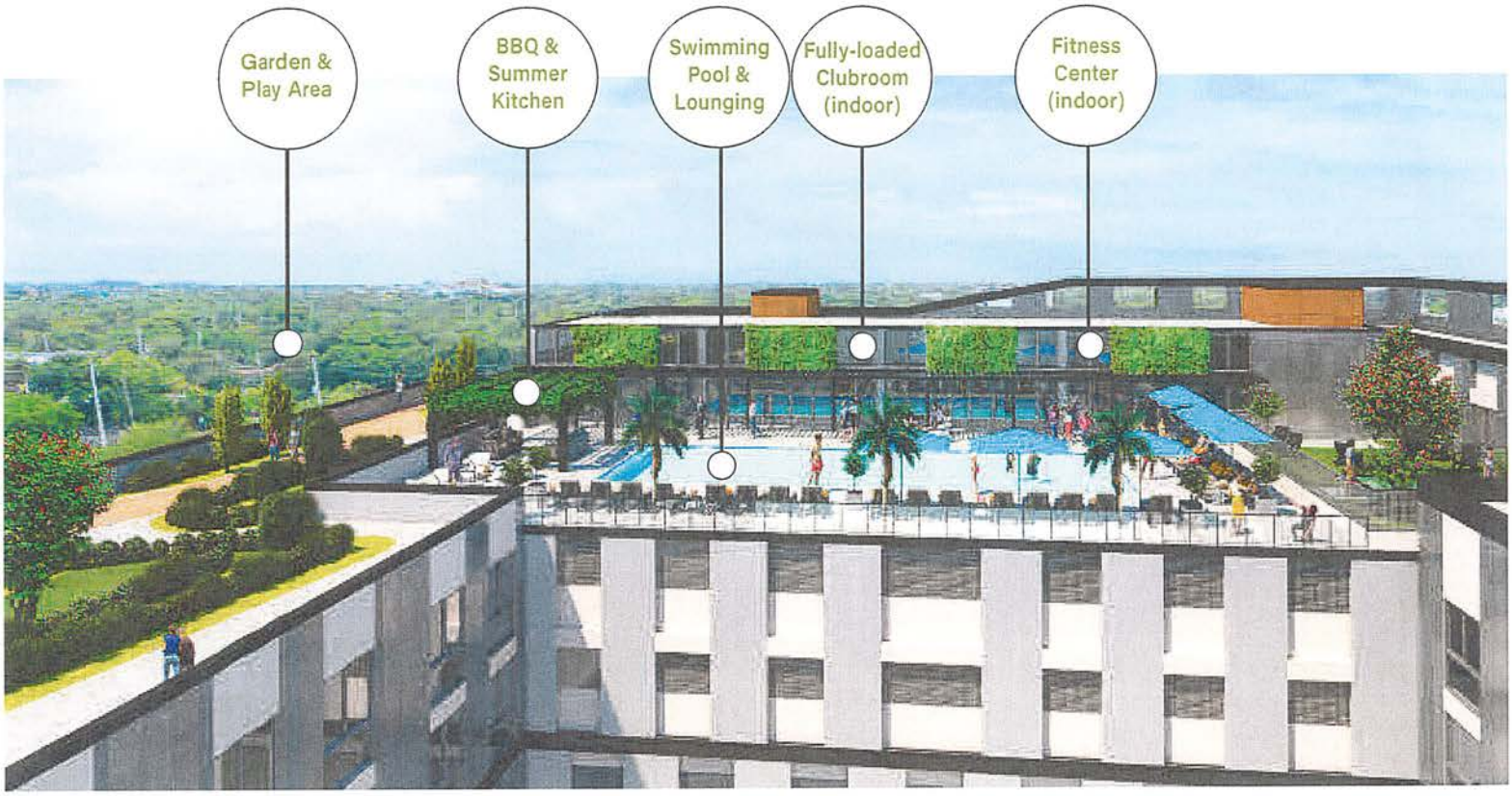






Actual photographs of the entrance and lobby areas of Village View, HTG's most recently completed development in Fort Lauderdale.

RESIDENTIAL AMENITIES DECK



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 AMENITIES IN HTG COMMUNITIES:













PHOTOGRAPHS OF UNIT INTERIORS IN HTG COMMUNITIES:













7. 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. **All of HTG's developments that have been completed or are under construction in Florida incorporate official Green Building practices and certifications through LEED or NGBS certification programs.** 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.

8. 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.

9. 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



10. PROJECT TIMELINE

DAYS PER TASK GROUP	ACTIONS/ TASKS	ESTIMATED START	ESTIMATED FINISH	Days	Months	
RFP Due Date 3/25/2024		23-June-24	24-June-26			
223	Award and Signed Development Agreement	03/25/24	06/23/24	90	3.0	
	Formal Engagement of all Professionals (Architect, Landscape Architect, Structural Engineer, MEP, Civil Engineer, Traffic Consultant & Green Consultant)	06/23/24	06/26/24	3	7.4	
	Schematic/Conceptual Design	06/26/24	07/11/24	15		
	Site Plan Approval per Section 33-304 of the Code	07/11/24	11/03/24	115		
	Construction Document (100% Progress Set), Final Specs	11/03/24	02/01/25	90		
80	GC Bid Package to Subcontractors	02/01/25	02/04/25	3	2.7	23.3 months
	GC Bids Received, Reviewed, & Formal Selection of GC	02/04/25	02/25/25	21		
	GC Contract Draft and Execution	02/25/25	03/02/25	5		
	Submission of Building Permit Application	02/01/25	02/06/25	5		
	Master Building Permit	02/06/25	04/17/25	70		
	Financial Closing	04/17/25	04/22/25	5		
4	Notice to Proceed	04/22/25	04/23/25	1	0.1	
	Commencement of Construction	04/23/25	04/26/25	3		
393	Pre-Lease Up of Commercial/Retail	04/26/25	10/23/25	180	13.1	
	Temporary Certificate of Occupancy	04/26/25	05/10/26	379		
	Certificate of Occupancy/Certificate of Completion for Project	05/10/26	05/24/26	14		
120	Stabilization of the Project	05/24/26	9/21/26	120	4	

	Key Tasks for the Project:
7.4	# of Months from Award until Completion of Design
10.1	# of Months from Award until Lease Closing
10.2	# of Months from Award until Construction Commencement
23.3	# of Months from Award until issuance of CO/COC
	Total Time from Award to Construction Completion:
700	Total # of Days
93	Total # of Weeks
23	Total # of Months

Activities Expected in Year 2024

Activities Expected in Year 2025

Activities Expected in Year 2026

11. 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 4 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 nationwide, 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



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.





Apartments.com · ForRent.com · ApartmentFinder · apartmenthomeliving.

Apartamentos.com · ForRent · AFTER55.com · CorporateHousing.com · WestsideRentals

realtor.com · DOORSTEPS

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

6

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.

1. 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.

2. LOCAL JOBS CREATED

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

1. Ten percent (10%) to 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 estimate this development will generate :

276 Jobs during development & construction, of which **10% - 30%** will be filled by local workers;

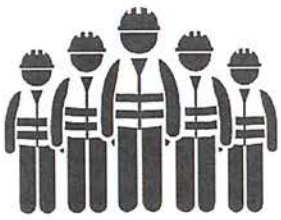
21 Permanent ongoing local jobs supported after the new apartments are occupied;

4 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
- Drywall & 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

7

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.

1. SAMPLE INSURANCE CERTIFICATE

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

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 coverage that is often required on similar projects. Per the RFP, further insurance requirements shall be incorporated into the Development Agreement and other supplemental and ancillary agreements as are required.

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	CONTACT NAME: Aileen Acosta
RSC Insurance Brokerage, Inc 5000 SW 75th Avenue Suite 202 Miami FL 33155	PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: aacosta@risk-strategies.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Housing Trust Group, LLC & HTG Management, LLC 3225 Aviation Ave 6th Floor Coconut Grove FL 33133	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 ☐ PRO-JECT ☐ LOC OTHER:			ANE214799222	02/25/2022	02/25/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ $ $ $ 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	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		TWC4077180	03/11/2022	03/11/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Excess Professional Liability			121XS0207944-00	02/25/2022	02/25/2023	Each Occurrence Aggregate	$1,000,000 $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 RSC Insurance Brokerage Inc.

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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 on April 13, 2022.

The document number of this limited liability company is L22000178514.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on March 11, 2024, 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 Twelfth day of March, 2024



Secretary of State

Tracking Number: 4432254820CU

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

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

2024 FLORIDA LIMITED LIABILITY COMPANY REINSTATEMENT

FILED
Mar 11, 2024
Secretary of State
0117694982CR

DOCUMENT# L22000178514

Entity Name: SISTRUNK VIEW, LLC

Current Principal Place of Business:

3225 AVIATION AVE
6TH FLOOR
COCONUT GROVE, FL 33133

Current Mailing Address:

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

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

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

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MATTHEW RIEGER, P.A. 03/11/2024

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	RIEGER, MATTHEW
Address	3225 AVIATION AVE. 6TH FLOOR
City-State-Zip:	COCONUT GROVE FL 33133

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: MATTHEW RIEGER MANAGER 03/11/2024

Electronic Signature of Signing Authorized Person(s) Detail — Date

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

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

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

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.

Detail by Entity Name

Florida Limited Liability Company
HOUSING TRUST GROUP, LLC

Filing Information

Document Number	L06000052865
FEI/EIN Number	20-5641453
Date Filed	05/12/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/20/2017
Event Effective Date	NONE

Principal Address

3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Changed: 03/31/2019

Mailing Address

3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Changed: 03/31/2019

Registered Agent Name & Address

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

Name Changed: 03/31/2011

Address Changed: 03/31/2019

Authorized Person(s) Detail

Name & Address

Title MGR

RIEGER, MATTHEW
3225 AVIATION AVENUE
6TH FLOOR
COCONUT GROVE, FL 33133

Annual Reports

Report Year	Filed Date
2021	04/27/2021
2022	03/15/2022
2023	04/20/2023

L06000052865

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)))

H17000163753 3ABCO

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

From:
Account Name : BROAD AND CASSEL - AFFORDABLE HOUSING
Account Number : 220160000067
Phone : (407)839-4277
Fax Number : (407)839-4251

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HOUSING TRUST GROUP, LLC

Certificate of Status	1
Certified Copy	0
Page Count	01
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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 3225 Aviation Avenue, Suite 602 Coconut Grove, Florida 33133	Matthew Rieger 3225 Aviation Avenue, Suite 602 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

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
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
2001 APR 16 P 12:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

For further information concerning this matter, please call:

Matthew Rieger at (305) 854-9099
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- [x] $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 #)

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(Business Entity Name)

(Document Number)

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DIVISION OF CORPORATIONS
06 MAY 12 AM 9:47

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 at (305) 854-9099
(Name of Person) (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:	**Mailing Address:**
3250 Mary Street, Suite 500 Coconut Grove, Fl 33133	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)

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

(CONTINUED)

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 signee

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)

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

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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
ELITE EQUITY DEVELOPMENT, INC

Filing Information

Document Number	P18000027546
FEI/EIN Number	82-4906507
Date Filed	03/23/2018
State	FL
Status	ACTIVE

Principal Address

7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Mailing Address

7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Registered Agent Name & Address

BRADLEY, ROOSEVELT
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Officer/Director Detail

Name & Address

Title President

BRADLEY, ROOSEVELT
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Title VP

BRADLEY, NICOLE
7942 NW 164TH TERRACE
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2022	03/23/2022
2023	02/28/2023
2024	02/21/2024

Document Images

02/21/2024 – ANNUAL REPORT	View image in PDF format
02/28/2023 – ANNUAL REPORT	View image in PDF format
03/23/2022 – ANNUAL REPORT	View image in PDF format
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P18000027546

Florida Department of State
Division of Corporations
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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
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TALLAHASSEE, FLORIDA

MAR 20 2018

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H18000093475

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.

03/23/2018 10:41 3056339596 COPP USA PAGE 02/06
3056339596 10:41 03/23/2018
PAGE 02
C MARIE MEGVILL SCHD

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.

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PAGE 03/05 COPY USA 3056339696 10:41 03/23/2018

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 [illegible] 2018.

ROOSEVELT BRADLEY

03/23/2018 10:41 3056339656 C MARIE BRENNER SCHO PAGE 04/06
03/23/2018 10:41 3056339656 OSSP USA PAGE 04/06

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 27 day of February, 2018.

HADRIC WILSON-FORBES
Notary Public - State of Florida
Commission # GG 070442
My Comm. Expires Feb 23, 2021
Bonded through National Notary Assn.

NOTARY PUBLIC
State of Florida at Large

03/23/2018 10:41 3056323956 COOP USA PAGE 05/05
3015536442 C MARIE BRELVITT SCHO PAGE 05

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 48.091 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 33018 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
Registered Agent

5

H18000239495

03/23/2018 10:41 3056339696 PAGE 06/06

Detail by Entity Name

Florida Profit Corporation
GREG BREWTON AND ASSOCIATES, INC

Filing Information

Document Number	P15000030015
FEI/EIN Number	47-4121559
Date Filed	04/02/2015
State	FL
Status	ACTIVE

Principal Address

6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Mailing Address

6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Registered Agent Name & Address

BREWTON, GREG
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Officer/Director Detail

Name & Address

Title D

BREWTON, GREG
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Title D

BREWTON, ANGELA
6410 SW 183 WAY
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2021	04/19/2021
2022	04/27/2022
2023	04/20/2023

Document Images

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06/26/2020 -- ANNUAL REPORT	View image in PDF format

P15000030015

Greg Brawtom
(Requestor's Name)

6410 SW 183 Way
(Address)

Southwest Ranches FL 33331
(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

(Document Number)

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15 APR -2 PM 12:48

4/2/15

APPROVED AND FILED

15 APR -2 PM 12:49

ARTICLES OF INCORPORATION
OF
Greg Brewton and Associates, Inc

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:

Name	Address
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

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15 APR -2 PM 12:48
SECRETARY OF STATE TALLAHASSEE, FLORIDA

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:

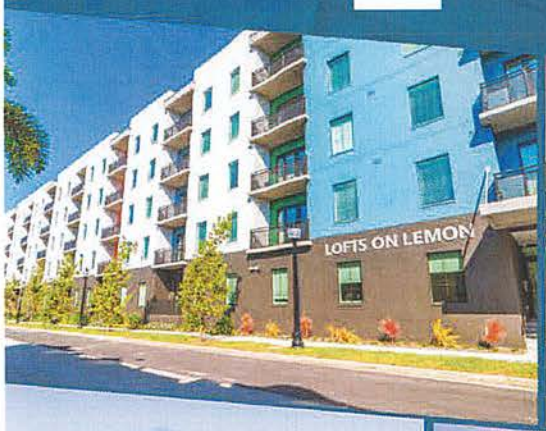
Date:_____

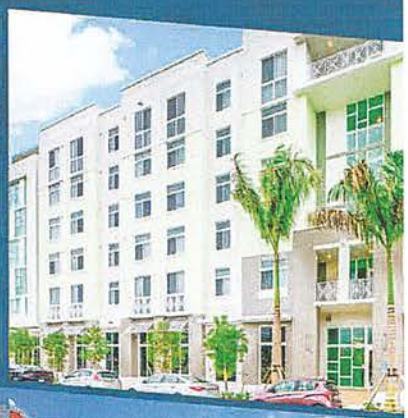
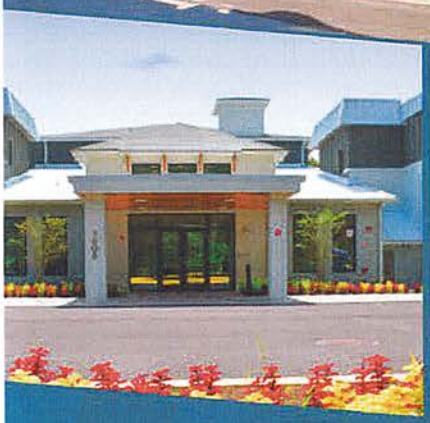
Greg Brewton

Exhibit 4

REQUEST FOR PROPOSAL FOR PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7TH TERRACE AND NW 8TH AVENUE

SMITH & HENZY
AFFORDABLE GROUP

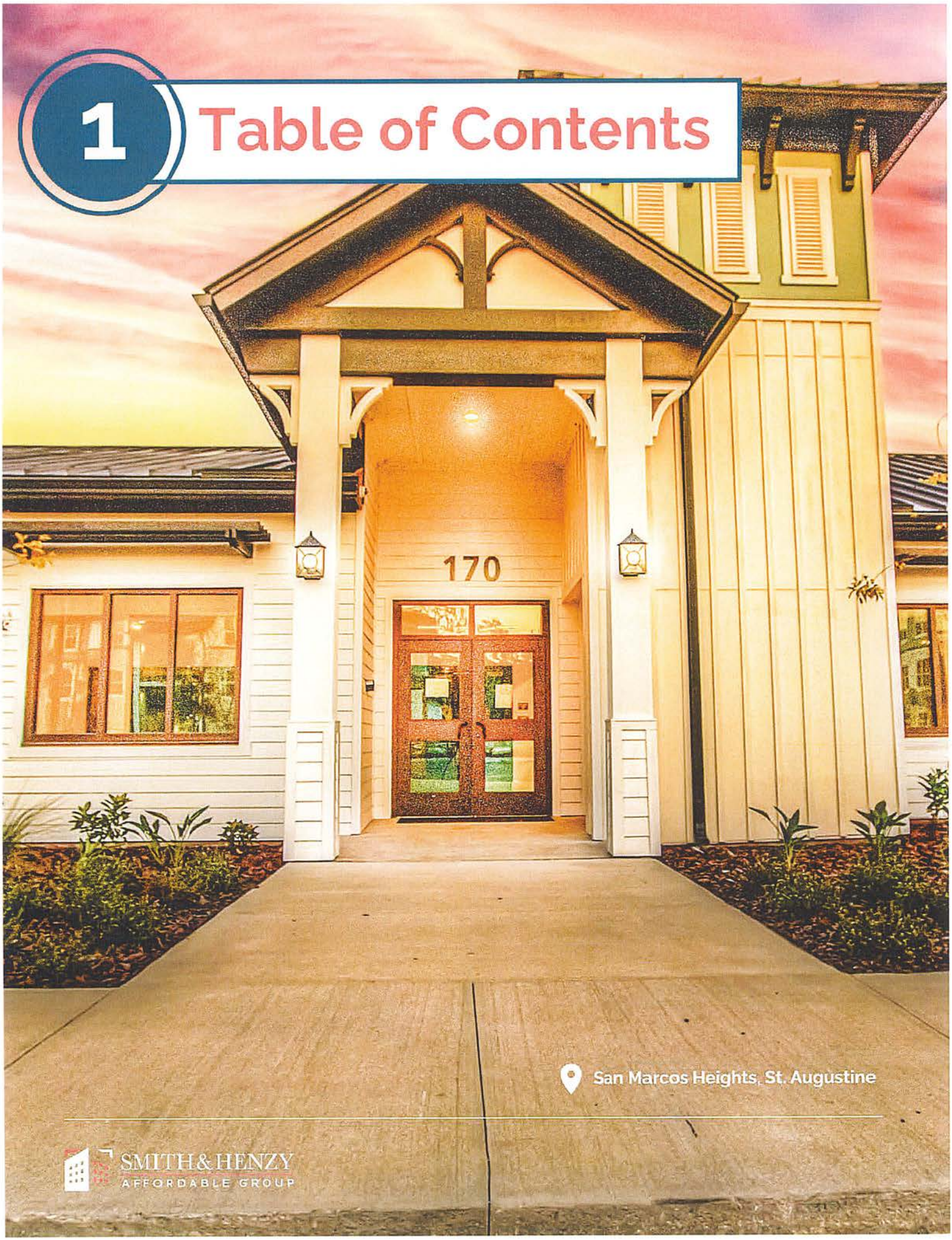




Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200 Fort Lauderdale, Florida 33311
Attn: CRA Housing & Economic Development Manager
Bob Wojcik

1 Table of Contents



San Marcos Heights, St. Augustine

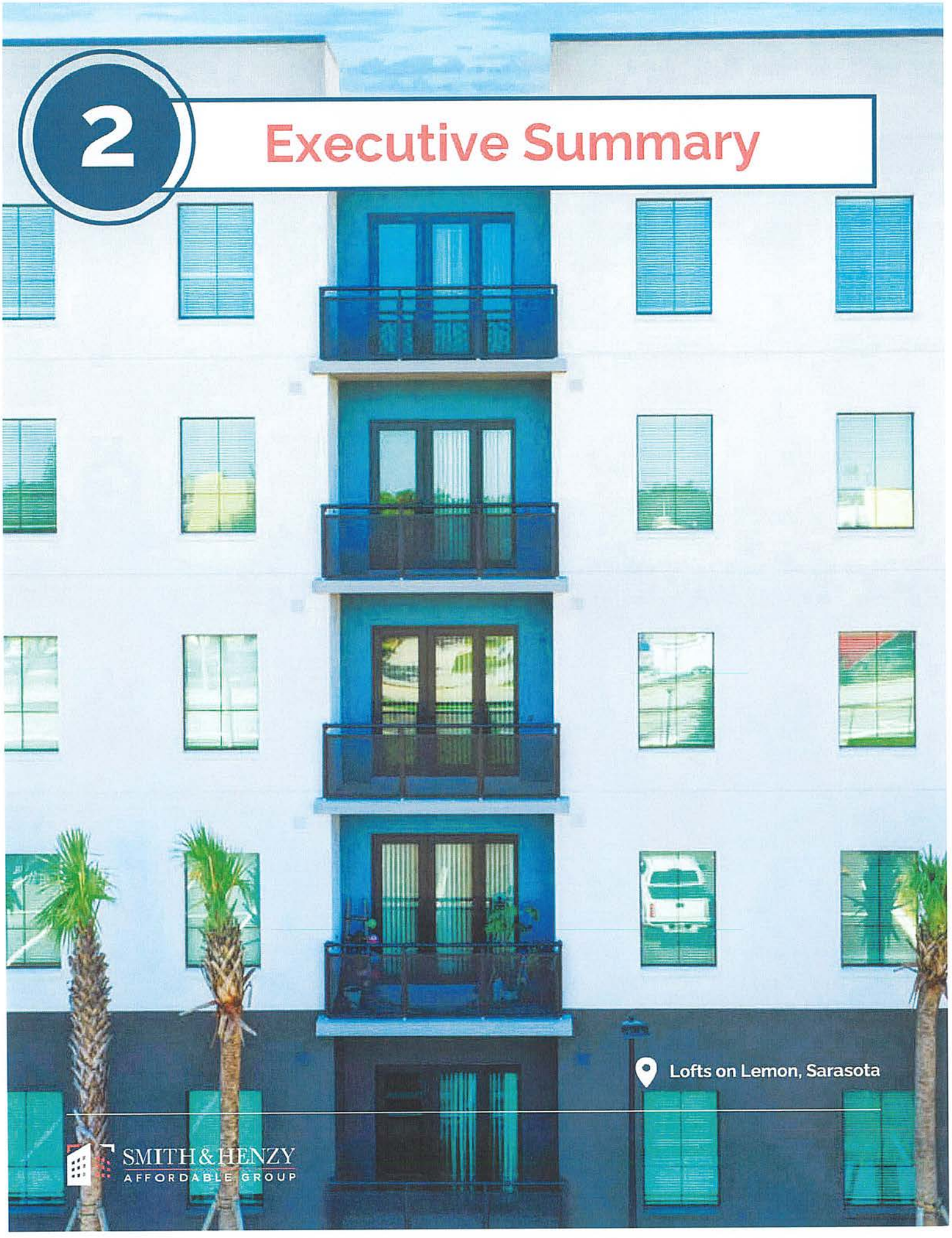
SMITH & HENZY
AFFORDABLE GROUP

S&H

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8. FOR PROJECTS THAT INCLUDE A COMMERCIAL – RETAIL OR OFFICE ELEMENT
9. MINORITY/WOMEN (M/WBE) PARTICIPATION

2 Executive Summary



Lofts on Lemon, Sarasota

SMITH & HENZY
AFFORDABLE GROUP

Executive Summary

Currently, there is a housing crisis in Fort Lauderdale, driven by a lack of supply of affordable housing units, as well as a lack of available land to develop affordable housing. To bring much-needed relief to the City of Fort Lauderdale, we propose utilizing the CRA property on Sistrunk Boulevard for the creation of new affordable housing apartments. These units would have market-rate finishes at an affordable cost while also following the CRA's goal of incorporating mixed-use development by having a common area and retail component. We believe our plan is in line with the CRA's vision and will be another step in the exponential growth currently happening in this neighborhood. Our development would continue to promote economic growth, fostering success for the community.

We anticipate, depending on available funding and construction costs, building up to 110 one-bedroom & studio units. Due to the limited space on the site, we believe maximizing the number of affordable one-bedroom & studio units is the best route due to the immense need for one-bedroom and studio units for single adults and senior residents. We commit to a development that is 100% affordable, with rents catering to residents at or under the 30% AMI, 60% AMI, and 80% AMI range. Smith & Henzy Affordable Group has a long history of working with CRAs and knows the importance of collaborating with local stakeholders. We believe it is important to get the community involved early in the development stage to ensure that all stakeholders are heard. In addition, we also seek partnerships with local housing authorities and government agencies to provide the maximum benefit to the project. Due to the site's strategic location, we want to ensure we are creating a development that will continue to be a resource to the community for the next hundred years. As a firm, we have currently developed and own over 4,000 affordable housing units nationwide. We are based in Delray Beach, FL, and our expertise is in developing in South Florida. We have recently completed or are in the process of developing new affordable communities in Delray Beach, West Palm Beach, Deerfield Beach, Pompano Beach, and Miami. We are well-versed in the local rules and regulations and are confident that we will be able to quickly deliver on our vision for the Sistrunk Boulevard site. Darren Smith, a Principal of Smith & Henzy, grew up in public housing and knows all too well about the effects lackluster affordable housing can create. This is why we strive to create high-quality affordable housing developments that the residents can feel proud of.

There is an immense need for affordable housing in Fort Lauderdale. Every day, more and more residents become at risk of homelessness, and it is important that all stakeholders act now to create an ample supply of housing. We believe that our proposal addresses the number one issue at hand and is in accordance with the goals of the Fort Lauderdale CRA. We look forward to sharing our proposal and hope to have the opportunity to work with the CRA.

Darren Smith

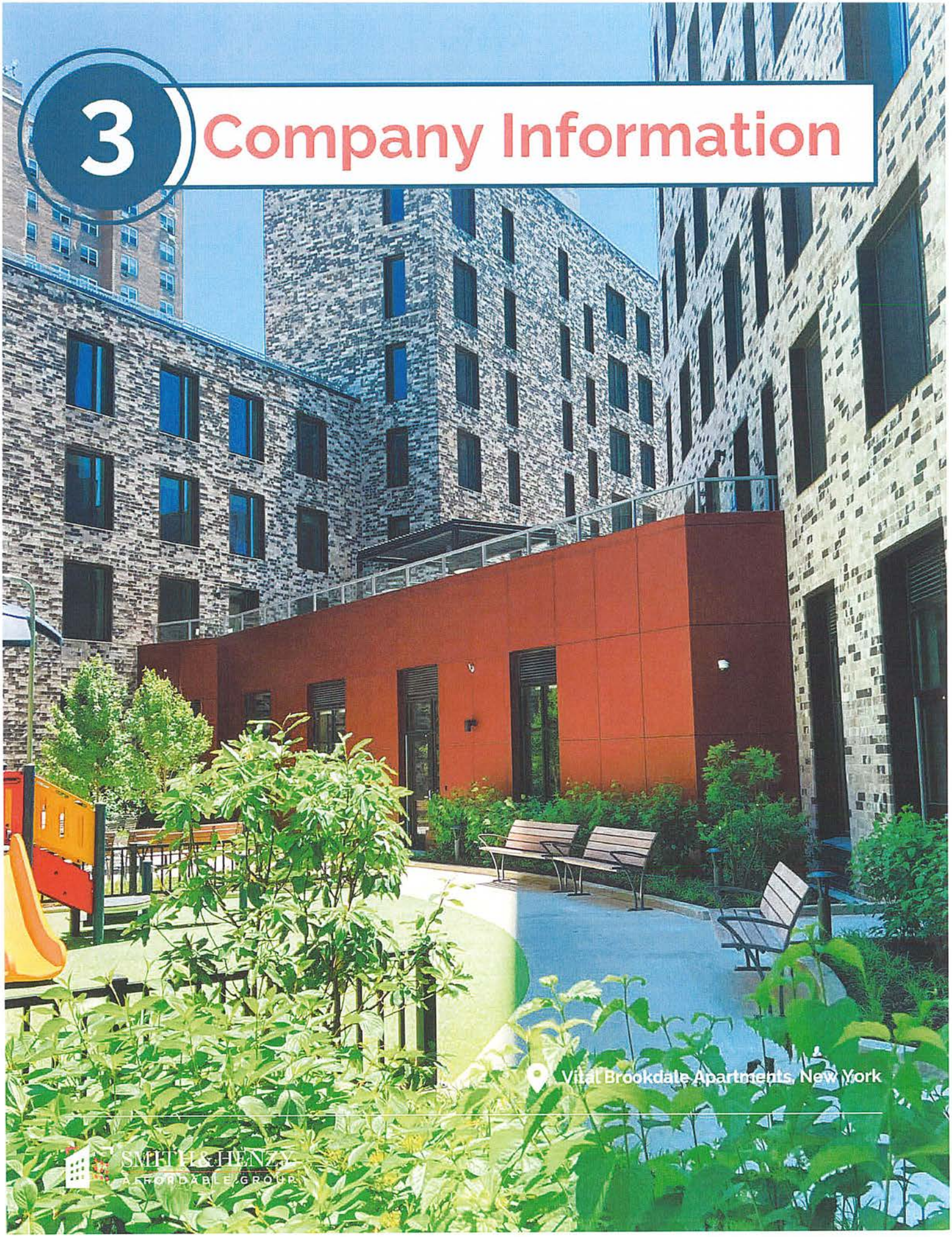
Principal

Smith & Henzy Affordable Group Inc.

(561) 859-8520

dsmith@smithhenzy.com

3 Company Information



Vital Brookdale Apartments, New York

SMITH HENZY
AFFORDABLE GROUP

State of Florida
Department of State

I certify from the records of this office that SMITH & HENZY AFFORDABLE GROUP INC. is a corporation organized under the laws of the State of Florida, filed on November 10, 2014.

The document number of this corporation is P14000091578.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on March 28, 2023, 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 Fourteenth day of March, 2024

Secretary of State

Tracking Number: 9625189384CU

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

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

Company Information

a) Smith & Henzy General Information

Company address: 98 SE 6th Ave Delray Beach, FL 33483
Phone number: 561.859.8520
E-Mail address: dsmith@smithhenzy.com
Web site: smithhenzy.com
Contact person(s): Darren Smith, dsmith@smithhenzy.com
Federal tax Identification number: 47-3056199

Description of the Principal

Darren Smith: Darren, Principal of Smith & Henzy, will serve as the primary project manager for the project. Smith is well versed in the rules and regulations that one must navigate to effectuate complex development projects. Smith grew up in West Boca Raton and after High School, he moved to New York, where he was born and lived until he was 10 years old, to attend college and work on Wall Street. In 2010, he moved back to Palm Beach County with his wife and two kids and currently resides in Delray Beach, where he is an active community member.

Business & Activities of the firm

Darren Smith and Tim Henzy founded Smith & Henzy Affordable Group Inc., formally known as Smith & Henzy Advisory Group, Inc. (Smith & Henzy) in 2014 to expand affordable housing opportunities throughout the United States. Smith & Henzy has served as owner, developer, and advisor to successfully create or preserve over 6,000 affordable apartments, with total development costs of over $1.6 billion, since 2014. Smith & Henzy currently has an ownership portfolio of over 1,800 apartments with another 2,200 in development. Smith & Henzy is a 50% minority owned firm; we are pursuing a Minority Business Enterprise (MBE) certification.

b) Minority/Women (M/WBE) Participation and opportunities for employment of residents

Smith & Henzy is well versed in incorporating M/WBE and opportunities for employment of residents. On a typical development we usually have a housing authority partner in the deal. These partners often have strict requirements for M/WBE participation, and we often hire a coordinator to ensure these goals are being met. On one of our developments, Lofts on Lemon, in Sarasota, FL, we had 45% of all contracts paid to firms that were DBE/MBE/WBE/Section 3 certified.

c) Background, experience and qualifications of key staff and principals

See below.

Meet Our Team



DARREN SMITH
PRESIDENT

Darren leads Smith & Henzy's Southeast and Midwest operations in all aspects of development. With over 30 Low-Income Housing Tax Credit (LIHTC) developments in Florida, Darren has grown Smith & Henzy to one of the top affordable housing development firms in the State. Since the inception of Smith & Henzy in 2014, he has led the financing and development of $1.6 billion of housing, with over 1,800 units currently in the portfolio and another 1,800 in development in Florida.

Under Darren's direction, the Smith & Henzy Florida office, currently closes 6-8 transactions per year and is known for expeditiously executing complex financial structures that involve financing through a diversity of programs, such as 9% LIHTC for new construction, preservation and supportive housing, various forms of subordinate debt financing from the State of Florida and other Florida municipalities, HUD's Section 18, Section 22, and RAD programs, and Freddie/Fannie tax credit financing. The Smith & Henzy Florida office focuses on development and ownership opportunities, often working to bring its nonprofits and Public Housing Authority partners' development visions to life.

Darren grew up in public housing and therefore, is particularly committed to the redevelopment and preservation of public housing sites across the United States. His firsthand experience living in affordable housing fuels his drive to redevelop the most blighted communities and provide quality affordable housing to the families who need it most.

Darren's experience reaches beyond Florida, as he has closed over $2 billion of 9%, 4%, 80/20 and Freddie/Fannie tax credit financing in New York, New Jersey, Washington D.C., Florida, Texas and California as a banker at Citibank. Prior to starting Smith & Henzy, Darren worked in Citi's Municipal Securities division and specialized in community reinvestment related business. Darren holds a bachelor's degree in Finance & Investment from Baruch College and is currently trustee member for the Baruch College Fund.

Meet Our Team



TIMOTHY HENZY

PRINCIPAL/OWNER

Tim leads the Northeast operations for Smith & Henzy development and consulting practices. Under his leadership the firm has created and preserved 6,000 units of affordable housing in New York and Florida totaling over $1.6 billion in development costs.

The New York office is active in both development and consulting and closes 4-6 transactions per year with the New York State Homes and Community Renewal and New York State Housing Finance Agency. Work with these agencies has included 4% and 9% Low-Income Housing Tax Credits to finance the preservation of State Assisted Mitchell Lama properties, year 15 restructurings, Public Housing Authority redevelopment using RAD and Section 18, and new construction projects focused on supportive housing and energy efficiency.

Smith & Henzy was selected by the State in 2019 to develop 160 apartments in East Brooklyn under the Governor's Vital Brooklyn Initiative. The project is the first project to be completed under the initiative and includes Passive House Certification and 36 supportive apartments for person with developmental disabilities and children aging out of foster care.

Tim has worked as consultant to multiple for-profit and not-for-profit entities. The firm was recently recognized along with our client, People Inc, for their work on the Jefferson House Apartments in Buffalo. The project received the New York State Association for Affordable Housing's Update Project of the Year for 2021.

Tim's career in affordable housing began in municipal government in Massachusetts in 1994. Since 1998 Tim has held positions with development firms working in the New York affordable housing industry as well as worked for a low-income housing tax syndicator overseeing projects in New York, Ohio, Nevada and Wisconsin. Tim holds a Bachelor of Arts degree from Providence College and a Master of Regional Planning degree from the University of Massachusetts at Amherst.

Meet Our Team



JAKE ZUNAMON

SENIOR VICE PRESIDENT OF DEVELOPMENT

Jake identifies new sites, underwrites and analyzes various financial structures, and directs projects from inception through conversion of permanent financing. Jake joined Smith and Henzy in 2022 to grow the company's footprint and add value through development best practices. Prior to joining Smith & Henzy, Jake was a Senior Vice President of Development for Housing Trust Group. While in this role, he oversaw the creation of over 1,000 units of new construction affordable housing and spearheaded the company's expansion into Illinois. Jake holds a bachelor's degree in History and Education from the University of Michigan and is a graduate from University of South Florida's Community Real Estate Development program.



RICK CROGAN

VICE PRESIDENT OF DEVELOPMENT

Rick manages projects from conception through underwriting to closing and construction commencement. Since starting with Smith & Henzy in 2018, Rick has been actively involved in closing over 20 developments that total over 1,500 affordable housing units and $500 million in development costs. Prior to joining Smith & Henzy, Rick worked at Seltzer Management Group, Inc. (SMG) for 17-years. At SMG, Rick was responsible for affordable housing credit underwriting related to loan and grant requests through Florida Housing Finance Corporation and various county and municipalities throughout Florida. Rick was responsible for validating applicant compliance with all applicable loan and grant requirements of State Apartment Initiative Loans, HOME funds, Low Income Housing Tax Credit allocations, Multifamily Revenue Bond programs, and other financing programs offered through the State's request for application process. Rick holds a bachelor's degree in Accounting from King's College.

Meet Our Team



CELIA GUNN-ZABOLI

VICE PRESIDENT OF OPERATIONS

Celia manages the operations of Smith & Henzy's Florida office. She leads projects from construction commencement to permanent financing and on to stabilized operations. Celia played a pivotal role in growing Smith & Henzy's execution phase capacity, developing new processes and standardizing existing ones to efficiently move projects through construction, development, and financial milestones. Over the past three years, Celia and her team have placed over 1,400 units of affordable housing in service, with a combined development cost of over $250 million. Currently, Celia is moving 1,100 additional units with development costs of approximately $250 million through various stages of construction. Prior to joining Smith & Henzy, Celia worked in development in The Michaels Organization's Atlanta office, specializing in LIHTC and PHA redevelopment in the Southeast. Celia holds a bachelor's degree in Multidisciplinary Studies in Theatre and Film from the University of Oklahoma.



MATTHEW MULDOON

VICE PRESIDENT OF CONSTRUCTION MANAGEMENT

Matt works upfront with Smith & Henzy's architectural and engineering teams to refine project site plans and designs and oversees construction to ensure each development is highly cost effective, energy efficient, and sustainable. Since joining Smith & Henzy in early 2022, Matt has been instrumental in successfully identifying cost saving opportunities in the face of construction cost escalations, which has enabled four deals to close and begin construction on time and within budget. He is currently overseeing construction activities on nine projects that total nearly 1,000 units and are in a variety of stages of development. Prior to joining Smith & Henzy, Matt worked for 15-years for a General Contractor in South Florida that specializes in building multi-family projects. Matt became a Certified General Contractor in March of 2022.

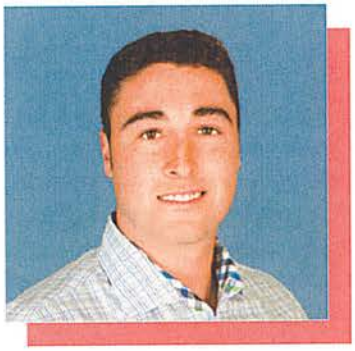


JORDAN SCHREIDELL

CONSTRUCTION MANAGER

Jordan joined the Smith & Henzy Florida office in 2023 as a construction manager and owner's representative. He is responsible for attending contractor meetings, conducting site visits, and overseeing change orders and construction schedules for various multimillion dollar projects. Jordan is currently assisting the Vice President of Construction in supervising construction activities on nine projects that total nearly 1,000 units and are in a variety of stages of development. He has been influential in cost efficiency for the firm and is accountable for reporting back to the VP of Construction with ongoing activities for all managed projects. Jordan has hands-on experience in both construction and business. He is a South Florida native and earned an associate degree in business administration and management, including multiple certifications in business management from Broward College. Jordan uses his business and construction skills to readily manage the construction side of Smith & Henzy while he works closely with the development team.

Meet Our Team



MICHAEL HENZY

ASSISTANT VICE PRESIDENT OF DEVELOPMENT

Based in Smith & Henzy's Southeast office, Mike serves as Assistant Vice President where he plays a pivotal role in the company's operations and project management. Since joining the firm in 2019, Mike has been instrumental in overseeing the entire project lifecycle, from acquisition to stabilized operations. His responsibilities encompass a wide range of tasks, including the utilization of HUD repositioning tools like RAD (Rental Assistance Demonstration), Section 18, and Section 22 to redevelop and reposition Smith & Henzy's Public Housing Authority ("PHA") partner's development sites. His expertise extends to the intricate process of analyzing development sites, ensuring that each potential project aligns with the company's mission and goals.

Furthermore, he collaborates closely with PHAs and Non-Profits to navigate regulatory requirements and maximize the impact of Smith & Henzy's initiatives. Mike is also responsible for preparing and submitting Request for Applications (RFA) to the Florida Housing Finance Corporation (FHFC), a critical step in securing the necessary funding for the company's affordable housing developments. His dedication and comprehensive approach have been instrumental in driving the success and growth of Smith & Henzy Affordable Group, Inc.

Prior to joining Smith & Henzy, Mike worked for a development firm in New York, assisting with project planning for the renovation and Rental Assistance Demonstration ("RAD") of a 1,088-unit New York City Housing Authority project in the Bronx. Mike holds a bachelor's degree in business administration from the College of Charleston and a master's degree in Urban and Regional Planning from Florida Atlantic University.

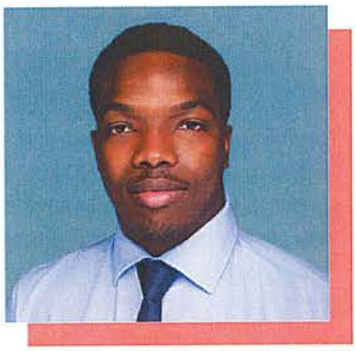


DREW KRINSKY

DEVELOPMENT MANAGER

Drew assists in all aspects of development, such as coordinating pre-closing due diligence items, processing funding requisitions during construction, and managing resident relocation. Since joining Smith & Henzy in 2021, Drew has developed a special expertise in resident relocation; he has managed three resident in-place rehabilitation projects that required relocating over 300 households. This involved hiring and coordinating moving and cleaning companies, renting storage spaces and off-site apartments to be used as temporary housing, managing utility transfers, and addressing resident concerns throughout the process. Drew holds a bachelor's degree in Public Policy from the University of Southern California.

Meet Our Team



GUERBY GUERRIER
OPERATIONS MANAGER

Based in the Smith & Henzy Southeast office, Guerby serves as a Junior Developer at Smith & Henzy Affordable Group, Inc., His responsibility involves handling due diligence items, financial closings, and funding requests for multiple affordable housing developments. He manages all communications related to funding requisitions with Bank of America, Wells Fargo, and Citibank, and therefore, plays a vital role in managing Smith & Henzy's accounts. Guerby plays a critical role in the financial and administrative aspects of at Smith & Henzy; helping to secure funding, maintain compliance, and facilitate successful financial closings projects. Guerby holds a bachelor's degree in Accounting and Finance from Florida Atlantic University.



KAMILLA LEITAO
DEVELOPMENT MANAGER

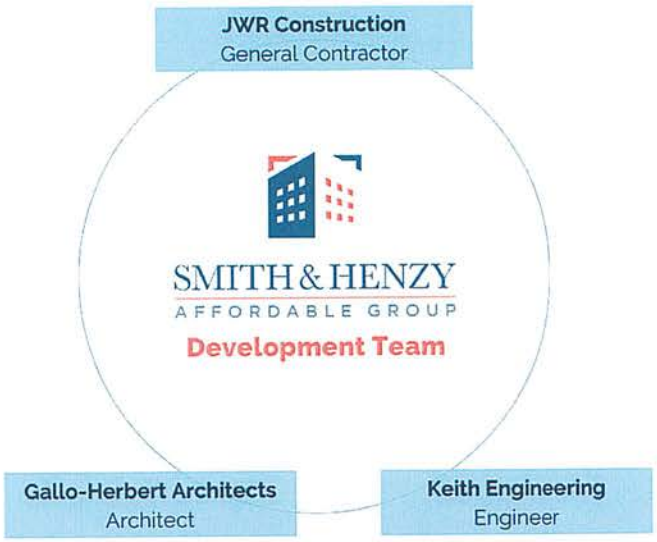
Kami's responsibilities include but are not limited to submitting FHFC and other financial applications, preparing any HUD packages, including SLRs and Section 18 Demolition and Disposition, processing funding requisitions during construction, coordinating pre-closing due diligence items, and working directly with nonprofit and public housing authority partners to facilitate closing processes. Prior to joining Smith & Henzy, Kami worked with Tag Associates, a public housing consulting firm for 3 years. Her role consisted of revising RFA applications, preparing budgets for project-based voucher applications, and putting together RFPs for housing authorities. Kami holds a bachelor's degree from Florida State University in Finance and Marketing.



MICHAEL MARRA
DEVELOPMENT MANAGER

Michael Marra serves as Development Manager where he currently assists in various aspects of the development process. Some of Michael's responsibilities include working in tandem with external entities to ensure the smooth completion of pre and post development activities, as well as processing monthly funding requisitions for Smith & Henzy's projects that are under construction, where he works closely with members of the development team and banks such as Regions and Truist. Additionally, Michael plays a pivotal role by assisting in preparing Request for Applications (RFA) to the Florida Housing Finance Corporation (FHFC), which is a critical step in securing funding for the company's affordable housing developments. Michael holds a bachelor's degree in Finance from Florida State University.

d) Project Team Member Information



Smith & Henzy's commitment to delivering exceptional development projects is mirrored in the strategic assembly of a distinguished development team. This consortium of industry leaders brings together JWR Construction Services, Inc. (JWR), Gallo Herbert Architects (GHA), and KEITH, each contributing their unique expertise to ensure the success of every endeavor.

Boasting over 30 years of industry expertise, JWR stands out as a comprehensive construction management firm. Their extensive portfolio spans diverse sectors, encompassing multi-family residences, retail spaces, hospitality, healthcare, institutions, commercial establishments, and food service projects. GHA specializes in various domains, including residential and healthcare design, long-term care facilities, educational establishments, and large-scale developments, contributing a wealth of knowledge to collaborative projects. Located in Pompano Beach, KEITH brings a strategic approach and Engineering Inspired Design to the forefront, seamlessly integrating infrastructure, connectivity, and communal spaces into each undertaking. With a solid foundation in multifamily projects in Broward County, KEITH's involvement in Smith & Henzy's developments promises to be both impactful and innovative.

As a testament to the strength of this collaborative partnership, JWR, GHA, and Smith & Henzy have previously worked together on notable projects such as Palms at Deerfield and Hialeah Towers. Currently, their collective expertise is directed towards the realization of St. Joseph Manor II, a new construction comprising 150 units across five stories, dedicated to serving seniors aged 62 and above in Pompano Beach, FL. St. Joseph Manor II, like the redevelopment of Golden Acres was a phased approach, in which Smith & Henzy brought its expertise in creative financing with the utilization of project based vouchers and ability to secure $8.25 MM of Broward ARPA gap financing.

General Contractor: JWR Construction Services
Address: 1311 W Newport Center Dr # C, Deerfield Beach, FL 33442

Founded in 1985, JWR Construction Services, Inc. (JWR) stands as a cornerstone in Florida's construction landscape, celebrated for its unwavering commitment to excellence and collaborative client partnerships. With over three decades of expertise, JWR has cultivated a reputation as a full-service construction management company, offering a comprehensive suite of services, from pre-construction consultations to the seamless execution of multi-faceted projects. This narrative delves into JWR's founding principles, diverse project portfolio, client-centric approach, and proficiency in multi-family construction.

Established with a vision to excel in service through client collaboration, JWR has become an extension of its clients' staff, embodying their construction division. The company's in-house professionals, coupled with an extensive network of subcontracting partners, enable them to navigate all project phases efficiently. Their portfolio speaks volumes, encompassing successfully completed projects across multi-family residences, retail spaces, hospitality, health care, institutions, commercial establishments, and food service ventures.

JWR's expertise shines in the realm of multi-family construction, where they have honed their skills and efficiency over the years. As a licensed general contractor since 1985 and a civil contractor since 1978, JWR has been a key player in shaping the Florida construction landscape. They've not only mastered the intricacies of the construction process but have also contributed significantly to the growth and development of the communities they serve.

Central to JWR's philosophy is the belief that successful construction projects hinge on strong communication, coupled with a robust team and buying power. Their commitment to understanding clients' goals, offering meaningful project input, and delivering accurate pricing and scheduling underscores their dedication to exceeding client expectations.

In addition to their wide-ranging expertise, JWR Construction Services, Inc. has played a pivotal role as the General Contractor on several projects for Smith & Henzy, notably including St. Joseph Manor II, a new construction endeavor. This 150-unit, 5-story development, situated in Pompano Beach, FL, is dedicated to serving seniors aged 62 and above. Beyond this, JWR has lent their expertise to projects like Lofts on Lemon, Amaryllis Park Place, Palm Place Apartments, and Palms at Deerfield, showcasing their versatility and proficiency across various development types. As stewards of these projects, JWR has consistently demonstrated a commitment to quality, on-time delivery, and collaborative success, earning them a distinguished place as a trusted partner in Smith & Henzy's development endeavors.

Architect: Gallo Herbert Architects (GHA)
Address: 1311 W. Newport Center Dr., Suite A, Deerfield Beach, FL 33442

Gallo Herbert Architects (GHA), formerly known as Gallo Architects & Development Consultants, Inc. (GADC), is a powerhouse in the architectural and development realm, leaving an indelible mark on the Southeastern United States since its establishment in 1988 by William J. Gallo, AIA. Rooted in a rich history that traces back to 1973, when William J. Gallo founded an architecture and construction management firm, GHA has evolved into a multifaceted group of design and planning professionals. In 1999, Brian P. Herbert, AIA, joined as a Principal, bringing expertise in planning, site design, and A/E services. Today, Brian serves as the President, while William J. Gallo holds the position of CEO, steering the talented professional staff from site acquisition to the realization of finished products.

GHA's expertise spans a wide spectrum, encompassing residential, healthcare, long-term care design, educational facilities, and large-scale developments. The firm has played a pivotal role in the growth and transformation of communities throughout Florida, completing projects that range from simple renovations and additions to intricate, large-scale developments.

The company's philosophy centers around creating meaningful experiences through thoughtful design, with a commitment to meeting budget and schedule targets. GHA believes in uncovering meaning within the design process, fostering a deeper understanding of how to craft the very best spaces for people to live, work, and play. Their approach reflects a commitment to collaboration, with a recognition and encouragement of in-house talents, client contributions, and community engagement.

As a testament to their prowess, GHA has been an integral player on a number of Smith & Henzy's projects. Notably, GHA contributed their architectural expertise to St. Joseph Manor II, a new construction comprising 150 units across five stories, dedicated to serving seniors aged 62 and above in Pompano Beach, FL. Their influence extends to other notable projects in collaboration with Smith & Henzy, including Palms at Deerfield, Lake Delray, and Hialeah Towers.

This architectural powerhouse, based in Deerfield Beach, FL, continues to shape environments that go beyond aesthetics, emphasizing functionality, efficiency, and a lasting impact on the communities they serve.

Project Engineer: KEITH
Address: 301 E Atlantic Boulevard, Pompano Beach, FL 33060

In the intricate tapestry of urban development, where infrastructure, connectivity, and communal spaces intertwine, KEITH emerges as a beacon of trans-disciplinary expertise. Founded in 1998, this close-knit corporation has been a key player in shaping communities throughout the State of Florida, the Caribbean, and beyond. Rooted in the fundamental principle of advocacy for the areas they build, live, and contribute to, KEITH stands as a firm that transcends traditional boundaries.

KEITH's approach is reflected in their Practice Lines, each designed to cater to the unique and diverse needs of clients and the communities they inhabit. With a focus on resilience and sustainability, KEITH provides design solutions that span surveying and mapping, subsurface

utility engineering, planning, civil engineering, transportation engineering, landscape architecture, and construction management. Headquartered in Pompano Beach, with additional offices in Miami, West Palm Beach, Orlando, and Port St. Lucie, KEITH has become a trans-disciplinary powerhouse of over 200 professionals, collaborating with more than 75 municipalities throughout Florida.

The heart of KEITH's philosophy lies in Engineering Inspired Design, a fusion of technical expertise and creative problem-solving. This right-and left-brained approach transforms mundane elements into sustainable, functional, and aesthetically pleasing projects. As an extension of their clients, KEITH engages with an analytical lens, aiming to resolve development issues collaboratively.

With a rich history built upon founder Bill Keith's leadership and a commitment to passing forward knowledge and talent, KEITH has evolved into a third generation of excellence under the leadership of CEO Dodie Keith-Lazowick and President Alex Lazowick. The firm continues to stand at the forefront of development, crafting state-of-the-art solutions that address the multifaceted needs of their clients. Notably, KEITH has a robust portfolio of multifamily experience in Pompano Beach and Broward County, reflecting a deep understanding of the local landscape. With a visionary approach and a legacy of innovation, KEITH remains dedicated to shaping the future of communities with sustainable, resilient, and impactful designs.

e) Proposed Partnership Structure

To ensure maximum potential for this development, we would be open to partnering with others that can bring resources to the deal. We would further explore our options for an ownership structure down the road. Attached is a typical organization chart that we use for affordable development:

Electronic Articles of Incorporation For

SMITH & HENZY ADVISORY GROUP INC.

P14000091578
FILED
November 10, 2014
Sec. Of State
msolomon

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

SMITH & HENZY ADVISORY GROUP INC.

Article II

The principal place of business address:

1079 MULBERRY WAY
BOCA RATON, FL. 33486

The mailing address of the corporation is:

1079 MULBERRY WAY
BOCA RATON, FL. US 33486

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

100

Article V

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

DARREN J SMITH
1079 MULBERRY WAY
BOCA RATON, FL. 33486

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: DARREN J SMITH

P14000091578
FILED
November 10, 2014
Sec. Of State
msolomon

Article VI

The name and address of the incorporator is:

DARREN J SMITH
1079 MULBERRY WAY

BOCA RATON, FL 33486

Electronic Signature of Incorporator: DARREN J SMITH

I am the incorporator submitting these Articles of Incorporation 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 this corporation and every year thereafter to maintain "active" status.

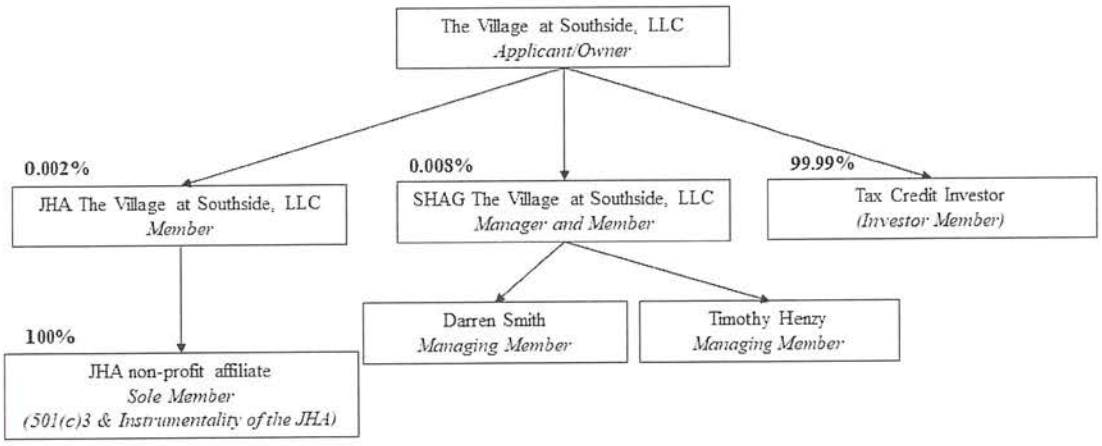
Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: PRIN
DARREN J SMITH
1079 MULBERRY WAY
BOCA RATON, FL. 33486 US

Title: PRIN
HENZY F TIM
69 COLES AVENUE
AMITYVILLE, NY. 11701 US

SAMPLE ORGANIZATIONAL CHART – APPLICANT ENTITY
THE VILLAGE AT SOUTHSIDE



Upon successfully being awarded the rights, we will promptly initiate the establishment of all necessary entities for this development. Our priority will be to ensure that all firms involved are duly registered and qualified to conduct business in both Florida and Broward County. For reference, please consult the formation documents for Smith & Henzy Affordable Group Inc., formerly identified as Smith & Henzy Advisory Group Inc.

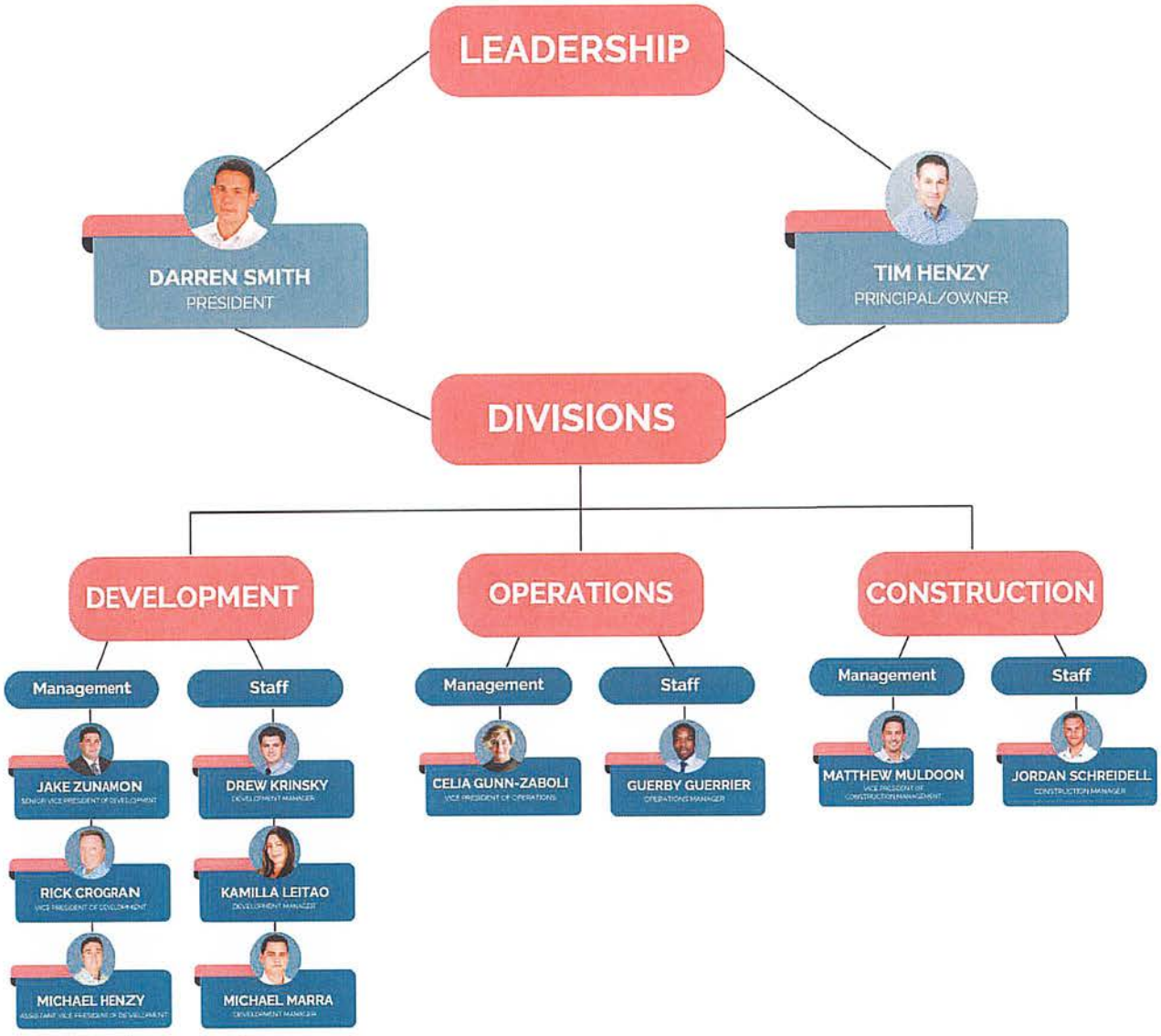
f) Size of the Proposer

The Smith & Henzy team that will work with the Fort Lauderdale CRA is based in Delray Beach, FL and is staffed by staffed by eleven individuals: Darren Smith is the President; Jake Zunamon is a Senior Vice President; Rick Crogan, Celia Gunn-Zaboli, Matt Muldoon, and Mike Henzy are Vice Presidents; Drew Krinsky, Jordan Schreidell, Guerby Guerrier, Kamilla Leitao, and Michael Marra are Development Managers.

Jake Zunamon, Rick Crogan, and Mike Henzy will analyze various financial structures, craft development plans, coordinate with HUD, and secure and close upon the necessary financing. Celia Gunn-Zaboli, Matt Muldoon, Drew Krinsky, Jordan Schreidell, Guerby Guerrier, Kamilla Leitao, and Michael Marra will oversee construction, process construction draws, manage project accounts, and coordinate lease-up, credit delivery, cost certification/8609s and stabilization/conversion to permanent financing.

Please find an organizational chart for the Smith & Henzy team below:

SMITH & HENZY
AFFORDABLE GROUP



g) Proposed initiatives to provide employment opportunities to local residents (if applicable).

Smith & Henzy excels in integrating community engagement and minority participation in the employment opportunities generated by this development. We will collaborate closely with our chosen General Contractor (GC), JWR Construction Services (JWR) to ensure effective outreach to local firms. JWR, a respected local General Contractor, boasts extensive connections with numerous local subcontractors. We firmly believe that community buy-in is paramount, and the most effective approach to achieving this is by actively involving the community in every stage of the project's development.

h/i) References

Sarasota Housing Authority:

Address: 269 S Osprey Ste 100, Sarasota, FL 34236
Contact: William Russell, CEO, (941) 361-6210,
wrussell@sarasotahousing.org

In collaboration with the Sarasota Housing Authority, we successfully developed Lofts on Lemon, a 128-unit new construction affordable housing complex situated in the heart of Sarasota. The project, totaling $33 million, was completed on time and within budget in 2022.

Delray Beach Housing Authority:

Address: 82 NW 5th Ave, Delray Beach, FL 33444
Contact: Shirley Erazo, President, (561) 272-6766, serazo@dbha.org

In conjunction with the Delray Beach Housing Authority and with the assistance of the Delray Beach CRA, we developed Island Cove Apartments, a 60-unit affordable multi-family development completed in 2023. The project, with a budget of approximately $27 million, was completed on time and on budget.

Elderly Housing Management Corp., Inc.:

Address: 1600 Shetter Ave. Jacksonville Beach, FL 32250,
Contact: Debra Waters, Executive Director, (904) 249-3866,
dwaters@ehmcorp.com

Smith & Henzy partnered with Elderly Housing to both renovate existing and build new units at Pablo Hamlet in Jacksonville Beach, FL, successfully remaining on time and on budget despite construction occurring in the middle of the pandemic. This 154-unit project, completed in 2022, remained in accordance with our original budget of approximately $34.5 million.

j) Company Experience

Darren Smith and Tim Henzy founded Smith & Henzy Affordable Group Inc. (Smith & Henzy) in 2014, with the mission to expand affordable housing opportunities throughout the United States. With vast experience in developing affordable housing projects of similar scope, we understand the expectations of the CRA and are committed to working expeditiously to chase every available funding opportunity. This ensures adherence to the timeline preferred by the CRA while delivering high-quality, affordable housing solutions. Since our inception, Smith & Henzy has served as owner, developer, and advisor, successfully creating or preserving over 6,000 affordable apartments with total development costs exceeding $1.6 billion. Currently, Smith & Henzy manages an ownership portfolio of over 1,800 apartments, with an additional 2,200 units in development. As a 50% minority-owned firm, we are actively pursuing Minority Business Enterprise (MBE) certification.

Smith & Henzy possesses the managerial capacity to deliver the services outlined in the RFP, and we are ready to commence work immediately. Our expertise spans financial analysis, innovative finance structures, pre-development processes, construction loan closing, construction monitoring, conversion to permanent financing, and long-term asset and property management advisory services. We specialize in analyzing financing structures, collaborating with partners to determine the best path forward, and swiftly executing plans. Additionally, our team excels in managing resident and community interests, securing necessary financing, directing consultant and contractor teams, overseeing complex relocation strategies, and constructing sustainable communities that set new standards for development.

Our proficiency extends to rehabilitating and constructing mixed-income housing, utilizing financing mechanisms such as 9% Low-Income Housing Tax Credits (LIHTC), 4% LIHTC with tax-exempt bonds, and various debt structures. We have successfully crafted creative, multiphase public housing redevelopment plans leveraging HUD's repositioning tools, including RAD, Section 18 Demolition and Disposition (Section 18), RAD/Section 18 blends, and Section 22 Voluntary Conversion (Section 22).

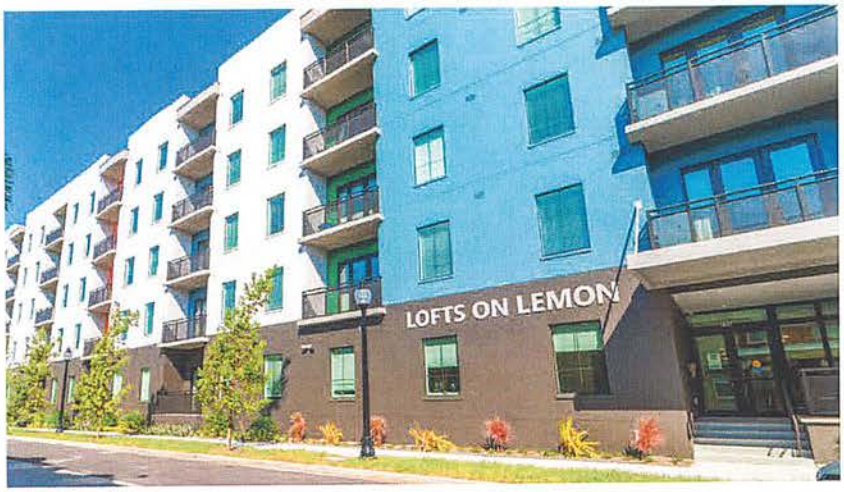
Smith & Henzy's success in securing financing is underscored by our ability to leverage financial commitments from local municipalities and other public and private organizations. This approach has enabled us to secure competitive state financing, aligning our projects with the goals of each state financing agency. Notably, in the last two years alone, we have achieved significant milestones, securing four competitive State Apartment Incentive Loan awards and eight 9% LIHTC awards in Florida.

As one of the eighteen Freddie Mac select sponsors in the affordable housing industry nationwide, and the only minority-led company, Smith & Henzy benefits from favorable loan pricing terms, typically 20-40 basis points below standard pricing for permanent loan interest rates. Moreover, our strong relationships with lenders, LIHTC investors, and syndicators, including Citibank, Wells Fargo, Chase, Bank of America, and Raymond James, enable us to identify the best financing options for our projects. We are committed to assisting CRA staff in gaining LIHTC and development capacity and will work closely with the CRA staff throughout all project phases.

Per the RFP, please find project profiles for Lofts on Lemon, Pablo Hamlet, San Marcos Heights, St. Joseph Manor II, and Island Cove below:

Lofts on Lemon Phase I

Owner Developer Sarasota, FL



Lofts on Lemon, a project of Smith & Henzy's and the Sarasota Housing Authority's, is an innovative mixed-income project that utilizes a diversity of financing sources. Lofts on Lemon Phase I is a new construction, 128-unit, affordable workforce community for families in downtown Sarasota. The project is comprised of a five-story mid-rise building that contains a mix of one-, two-, and three-bedroom apartments for families with annual incomes from 30% to 80% AMI. Lofts on Lemon Phase I will offer a large community room for residents, an indoor gym, and a fifth-floor community media room with a balcony. Of the 128 units, 76 are tax credit units and the remaining 52 are workforce units with a preference for individuals that qualify for a local program called "Hometown Heroes," which aims to provide housing to local police officers, firefighters, teachers, and nurses. Construction will be complete on Lofts on Lemon Phase I in 2022. Smith & Henzy and the Sarasota Housing Authority are pursuing financing for Lofts on Lemon Phase II, with plans to begin construction in late 2023. To date, we have been awarded $7 million in American Rescue Plan Act funds from Sarasota County.

$33.5 million
total development cost

128
units

Development Type

Affordable Housing, New Construction

Public Housing Repositioning Program

Section 18

Financing Sources

Competitive 9% LIHTC Equity, Construction Loan, Freddie Mac Permanent Loan, Sarasota Housing Authority Loan, Charles & Margery Barancik Foundation Funds

Specialties

Public Housing Authority Partnership, Workforce Housing

Sustainable Features

Transit Oriented Development, ICC 700 National Green Building Standard

Project Team

Sarasota Housing Authority, Hoyt Architects, JWR Construction Services, NDC Asset Management, LLC, Bank of America, Walker & Dunlop

Completion

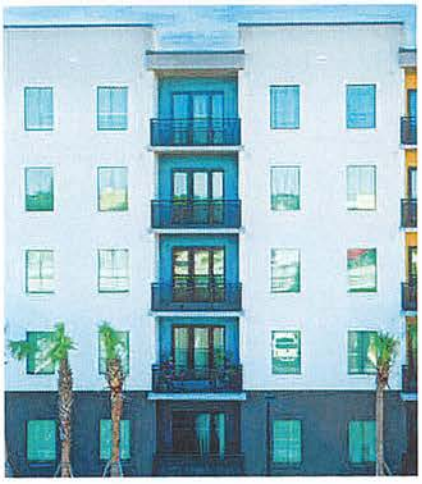
Phase I: 2022
Phase II: TBD

Lofts on Lemon Phase I

Owner Developer Sarasota, FL













Pablo Hamlet

Owner Developer Jacksonville, FL



Pablo Hamlet is comprised of the revitalization of an existing, 104-unit apartment building and the addition of a new construction, 50-unit building, both of which are reserved for low-income seniors. Pablo Hamlet is located in Jacksonville Beach, FL. The 154 one- and two-bedroom units are affordable to households with annual incomes from 30% to 80% of AMI. Smith & Henzy secured competitive 9% LIHTC to rehabilitate and construct Pablo Hamlet. All 104 existing units have a HUD HAP contract. The scope of work at the existing property included upgrading major systems and making the property ADA compliant/accessible. All units received new, Energy Star appliances, new luxury vinyl tile, new countertops and kitchen cabinets, and new bathroom vanities. Further scope included a new roof, the addition of fire sprinklers in all units, and the addition of nearly 4,000 square feet in community space. Pablo Hamlet was completed in 2022.

$34 million
total development cost

154
units

Development Type

Affordable Housing, Senior Housing, Preservation, New Construction

Financing Sources

Competitive 9% LIHTC Equity, Construction Loan, Permanent Loan, Reserve Loan, Seller's Note

Specialties

HUD Coordination

Sustainable Features

FHFC Green Building Guidelines

Project Team

Beaches Elderly Housing Corporation, Group 4 Design, Auld-White Constructors, Citi Community Capital, Regions Bank, Elderly Housing Management Corporation

Completion

2022

Pablo Hamlet

Owner Developer Jacksonville, FL













San Marcos Heights

Owner Developer St. Augustine, FL



San Marcos Heights is a 132-unit, new construction, affordable-workforce development for families located in St. Augustine, FL. San Marcos Heights consists of four garden style residential buildings and a clubhouse. San Marcos Heights will have a mix of one-, two-, and three-bedroom units, all of which will be reserved for households whose income are at or below 60% AMI. Some of the resident amenities will include an abundance of park-like open space, a 5,000 square foot community clubhouse, security surveillance, washer and dryers for each unit, high efficiency Energy Star appliances, and luxury vinyl tile throughout the units with ceramic tile in the bathrooms. The clubhouse includes a fitness center, business center with computers, children's library, and a spacious community room with a kitchen for resident celebrations. To build San Marcos Heights, Smith & Henzy successfully secured a $15 million Community Development Block Grant – Disaster Relief from St. Johns County. San Marcos Heights is currently under construction and slated for completion in 2022.

$33 million
total development cost

132
units

Development Type

Affordable Housing, New Construction

Financing Sources

Tax-Exempt Bonds, Federal 4% LIHTC Equity, Construction Loan, Freddie Mac Permanent Loan, St. Johns County CDBG-DR Loan

Sustainable Features

ICC 700 National Green Building Standard

Project Team

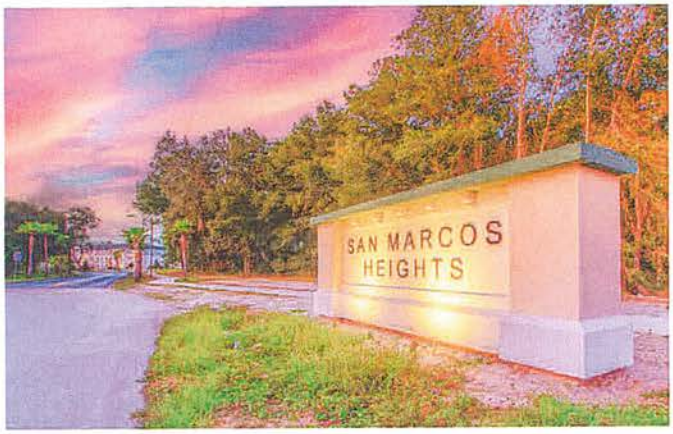
Fisher Koppenhafer Architecture, Sauer, SPM, Bank of America, Walker & Dunlop, St. Johns County Housing Finance Authority

Completion

2022

San Marcos Heights

Owner Developer St. Augustine, FL

















St. Joseph Manor II

Developer Pompano Beach, FL



St. Joseph Manor II is a new construction, 150-unit, 5-story development that will be located in Pompano Beach, FL and will serve Seniors (62+). Smith & Henzy secured $8.25 million from Broward County to make St. Joseph Manor II a reality. Currently, the 8.6-acre site, which is owned by the Archdiocese of Miami, contains a church and St. Joseph Manor I, which is made up of 63-units of low-income housing for seniors. All 63-units at St. Joseph Manor I are covered by a HUD HAP contract. St. Joseph Manor II will contain 149 one-bedroom units and 1 two-bedroom manager unit. Catholic Health Management, the manager of St. Joseph Manor I and II provides a range of supportive services and on-site security personnel. All 150 units at St. Joseph Manor II will be reserved for households earning up to 60% of AMI. Of the 150-units, 100-units will receive project-based vouchers from the Deerfield Beach Housing Authority. We are currently under construction on St. Joseph Manor II and are working towards moving residents in by Fall 2024.

$56 million
total development cost

150
units

Development Type

New Construction, Midrise 5 stories, concrete

Financing Sources

4% tax credits, Tax Exempt Bonds, Broward County ARP Loan, Project Based Vouchers

Specialties

HUD and Non Profit Tri-Party Partnership

Sustainable Features

ICC NGBS take from others

Project Team

Archdiocese of Miami, Catholic Housing Management, Deerfield Beach Housing Authority, GHA architect, JWR GC, Kimley Horn civil engineer

Completion

Construction Start Q1 2023
Finish Fall 2024

St. Joseph Manor II

Developer Pompano Beach, FL













Island Cove Apartments

Owner Developer Delray Beach, FL



Island Cove Apartments ("Island Cove") is a new construction, 60-unit family property that was completed in October 2023 and is located at 900 SW 12th Avenue, Delray Beach, FL 33444. The development consists of five (5) two-story, garden-style residential buildings and one (1) non-residential community center/leasing office. Island Cove has 40 2-bedroom units and 20 3-bedroom units at 30% AMI, 60% AMI, 70% AMI, and 80% AMI). Of the 60 total units, all 9 units @ 30% AMI and 16 units @ 60% AMI received project-based vouchers (PBVs), these 25 units were evenly distributed across all five (5) buildings. Unit amenities include washers and dryers for each unit, high-efficiency stainless steel Energy Star appliances, solid surface countertops, peninsulas, and luxury vinyl tile throughout the units. Project amenities include a community building with a leasing office, fitness center, business center, media/gaming room, a pool, basketball court, benches, grilling area, and short- and long-term bike storage. Residents are able to attend resident programs such as adult literacy, employment opportunity assistance, and homeownership programs.

$26.8 million
total development cost

60
units

Development Type

Affordable Housing, Family Housing, New Construction

Financing Sources

Tax-Exempt Bonds, Federal 4% LIHTC equity, FHFC SAIL & ELI Loans, Freddie Mac Permanent Loan, City of Delray Beach Community Redevelopment Agency Grant

Specialties

Public Housing Authority Partnership, Workforce Housing, Hometown Heros

Sustainable Features

ICC 700 National Green Building Standard (NGBS)

Project Team

Delray Beach Housing Authority, REG Architects, Delray Housing Group, Pike Construction Services, Raymond James, Berkadia

Completion

October 2023

Island Cove Apartments

Owner Developer Delray Beach, FL



















k) State whether your project will qualify for and whether you will seek LEED or other industry recognized sustainability and energy efficiency building certifications for the project.

Smith & Henzy takes immense pride in developing housing projects that prioritize reducing the carbon footprint. With a track record of securing NGBS and other certifications for our developments, we are committed to maximizing the energy efficiency of each project. At Smith & Henzy, environmental sustainability is paramount in our meticulous design process. We prioritize the use of green building products and implement efficient, energy-conscious systems for heating, cooling, air circulation, and building envelopes. Our design professionals ensure compliance with state green building standards and focus on cost-effective green building materials, incorporating Energy Star appliances into our designs. We have extensive experience in developing projects under leading green building certification programs such as LEED, Enterprise Building Communities, Energy Star, PHIUS, and NGBS, with our design and development teams working closely to consider all green building program options.

We utilize various green building strategies, including:

Innovation and Design Process – We have a great deal of energy efficiency expertise and have obtained the Enterprise Green Communities and/or ICC 700 National Green Building Standard certification for many of our projects, which enables our team to identify cost effective green solutions early in the design process.

Sustainable Sites – We pay special attention to sustainable building practices, as well as environmentally friendly and smart site design early in the schematic design process. Our goal with landscaping is to maximize pervious surfaces and use noninvasive, drought-tolerant, native plants.

Water & Energy Efficiency – We have standardized the use of low-flow fixtures and Energy Star appliances to achieve high levels of water and energy efficiency.

Materials and Resources – We emphasize waste reduction efforts throughout the construction process and during operations.

Indoor Environment Quality - The design team analyzes air circulation and filtration and ensures that the heating and cooling systems evenly distribute air.

Awareness and Education – We work with residents and building managers to ensure that green features are understood by all and used most efficiently.

Some examples of our sustainable development projects include:

Amaryllis Park Place Phase I, Sarasota, FL

Smith & Henzy and the Sarasota Housing Authority have completed construction on Amaryllis Park Place Phase I (Amaryllis), an elderly, 84-unit new construction project. Amaryllis received certification under the ICC 700 National Green Building Standard (NGBS) and includes green features such as luxury vinyl tile (LVT) flooring, low/no-VOC paint, Energy Star appliances, and LoE Clear Solar Ban impact glass on windows.

Lofts on Lemon Phase I, Sarasota, FL

Smith & Henzy and the Sarasota Housing Authority completed Lofts on Lemon Phase I (Lofts), a 128-unit mixed-income workforce development. Lofts received certification under the NGBS and features similar green elements to Amaryllis, as well as a focus on encouraging bicycle use among residents.

Vital Brookdale, Brooklyn, NY

Smith & Henzy recently completed construction on Vital Brookdale (Vital), a 160-unit new construction project. Vital received certification under Passive House Institute US and Enterprise Green Communities 2015, featuring extensive green building features such as energy recovery systems, high-performing glazing, individual tenant controls of heating and air conditioning, and energy-efficient appliances.

4 Community & Economic Benefits



The number one issue in South Florida is housing availability and affordability. Our proposed development will directly tackle this issue by providing new, high-quality affordable housing to the residents of Fort Lauderdale. We envision creating up to 110 units of truly affordable housing that will greatly benefit income-qualifying residents. Specifically, we plan to reserve 17 of those units for residents making at or below 30% of the Area Median Income. This means that 17 residents will have the opportunity to live in a brand new, state-of-the-art community while paying only $540 for rent, providing substantial relief to those at risk of homelessness. Currently, many residents are priced out of typical apartments, and the waitlist for vouchers means that some residents would need to wait many years for relief. That's why we believe this development would bring more benefits to the community than any other type of development.

Additionally, we have assembled a development team consisting of all Broward County-based companies. Our proposed general contractor, JWR, knows the local subcontractors and will certainly be utilizing local firms to assist in this project. This means that new jobs and millions of dollars will flow to local businesses contracted for this development. By adding a retail component, which the CRA has stated they would prefer, this development would also create long-term jobs and business opportunities for those in the immediate area. We also believe this development will continue to build on the economic activity in the immediate area. By creating local housing with retail, other businesses may feel that this is an area that will continue to grow and will thus continue to expand in this area of Fort Lauderdale.

We find that our developments pull in a very diverse mix of residents, which can greatly benefit the local community. We will have a common area with various amenities that can be used for community engagement and a broad range of activities. Once this project is developed, we expect to continue to utilize this project to further any needs the CRA has. We are not just looking to be a purchaser of land for the CRA; we are looking to be a partner in the community and mission of the CRA.

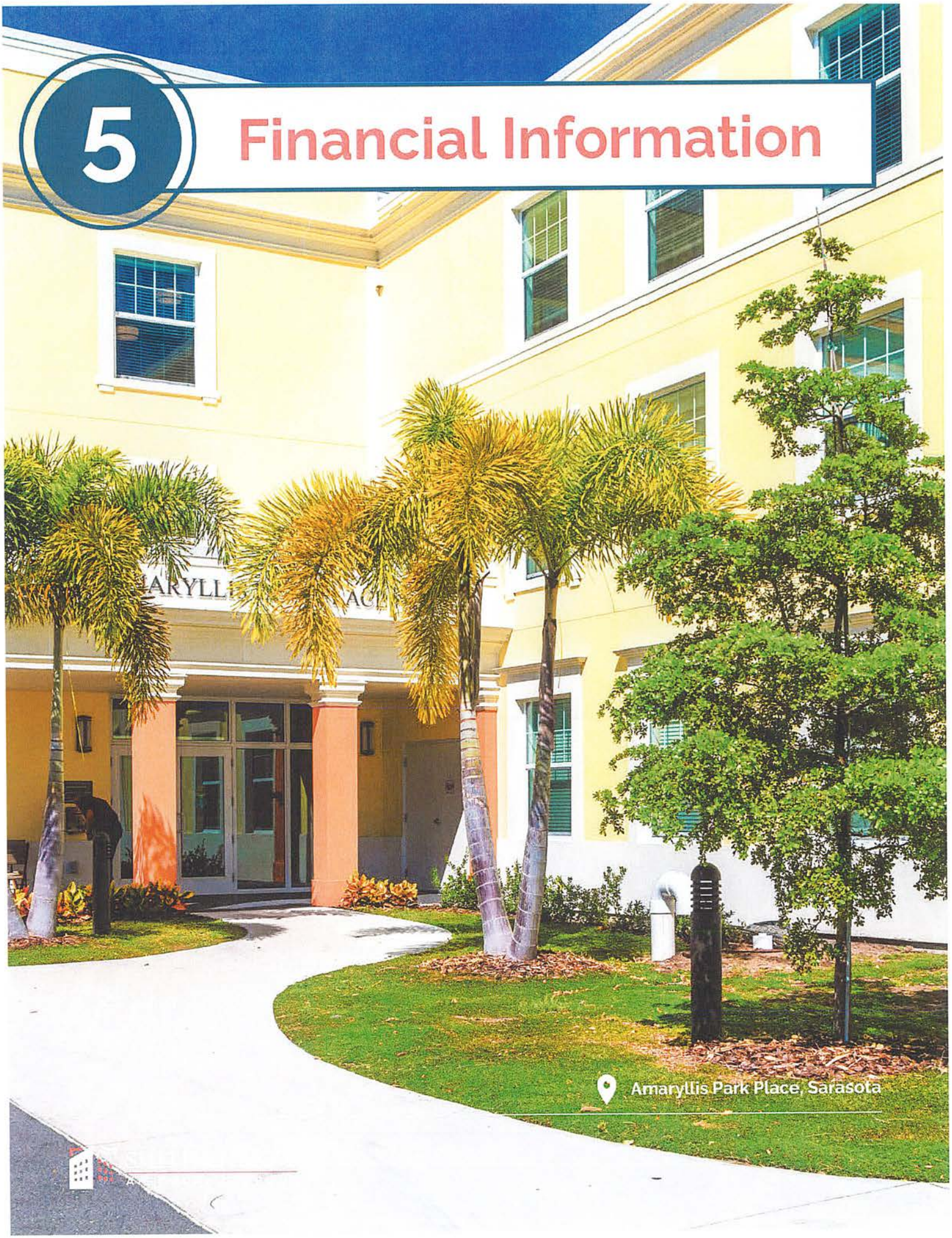
Our proposed development will be built in a way that is friendly to the current environment and will maximize energy efficiency to reduce utility costs and decrease reliance on fossil fuels. Additionally, we have plans for a courtyard with green space that will help integrate our development into the current environment. In the past, we have used this green space for a community garden at other developments and would certainly consider that for this project should there be demand for one.

Prior to any development, we always hold a community meeting to hear from local stakeholders and receive feedback on our plans. We take great pride in accommodating any concerns the community may have. Additionally, we are well-versed in exploring

partnerships with other local groups and like to work in lockstep with the local government to ensure a smooth takeoff of the project.

In conclusion, given the immense need for affordable housing in Fort Lauderdale, we feel that this project would be of utmost benefit to the city. We ensure that we will have a development that fits the needs and wants of the community and will bring prosperity for many years to come.

5 Financial Information



A) Demonstrated Proof of Financial Capacity:

Smith & Henzy has the financial capacity to carry out a project of this magnitude. In a separate envelope included in this submission, we have provided 2021 financials, 2022 financials, and 2023 financials up to March (our accountant is currently still in the process of preparing 2023 YE financials). Financial statements for Darren Smith and Timothy Henzy, principals of Smith & Henzy, are also included.

B) Proposed Financing Plan:

In order to offer housing with affordable rents, our strategy involves financing this development through the utilization of low-income housing tax credits alongside a construction loan. We are currently considering two funding opportunities for this year. The first option is the FHFC SAIL RFA, which entails securing tax-exempt bonds from the Broward County HFA, combined with subsidy from Florida Housing. Under this arrangement, we anticipate constructing up to 80 one-bedroom units. Please refer to the financial details provided below:

4% SAIL Execution

Sources & Uses

Presently, we are projecting a $13 million bond issuance from Broward County HFA. We expect this development to yield approximately $12.3 million in tax-credit equity, which would complement a $7.6 million SAIL loan, contingent upon securing SAIL funding. There exists a targeted aim to fund developments in a populous county with an elderly demographic and a preference for veterans. To enhance our chances of success, we aim to tailor our approach to this demographic. Upon approval to proceed from the CRA, we will seek Letters of Interest from lenders.

BERKADIA

March 22, 2024

Re: Smith & Henzy – Confirmation of Applicant Guarantees

To Whom It May Concern:

Please accept this letter as confirmation that Smith & Henzy, along with its individual Principals, Darren Smith & Timothy Henzy are Guarantors and Sponsors in good standing with Berkadia Commercial Mortgage LLC and are designated Select Sponsors with the Federal Home Loan Mortgage Corporation ("Freddie Mac"). Mr. Smith and Mr. Henzy meet the requirements for Berkadia's Guarantors with net worth and liquidity requirements for individual loans over $50 million. I have financed over $180 million in Affordable permanent loans with Smith & Henzy since 2014.

If you should have any questions, please contact me at 561-998-8170 or email heather.olson@berkadia.com

Berkadia Commercial Mortgage LLC

By: Heather Olson
Heather Olson, Managing Director
Berkadia Affordable Housing

Sources & Uses:

Sources of Funds: Construction		Total	% of Total	Per Net Buildable SF	Per Unit
Construction Loan	$	13,000,000	47%	$ 189.58	$ 162,500
Tax Credit Equity	$	1,844,325	7%	$ 26.90	$ 23,054
FHFC SAIL Loan	$	7,600,000	28%	$ 110.83	$ 95,000
FHFC ELI Loan	$	750,000	3%	$ 10.94	$ 9,375
Other Grant	$	2,500,000	9%	$ 36.46	$ 31,250
NHTF Funds	$	1,233,500	4%	$ 17.99	$ 15,419
Deferred Development Fee	$	642,975	2%	$ 9.38	$ 8,037
Total Sources of Funds	$	**27,570,800**	**100%**	$ **402.07**	$ **344,635**

Sources of Funds: Permanent		Total	% of Total	Per Net Buildable SF	Per Unit
Permanent Loan	$	2,080,536	8%	$ 30.34	$ 26,007
Tax Credit Equity	$	12,295,501	45%	$ 179.31	$ 153,694
FHFC SAIL Loan	$	7,600,000	28%	$ 110.83	$ 95,000
FHFC ELI Loan	$	750,000	3%	$ 10.94	$ 9,375
Other Grant	$	2,500,000	9%	$ 36.46	$ 31,250
NHTF Funds	$	1,233,500	4%	$ 17.99	$ 15,419
Deferred Development Fee	$	1,111,263	4%	$ 16.21	$ 13,891
Total Sources of Funds	$	**27,570,800**	**100%**	$ **402.07**	$ **344,635**

Uses of Funds:		Total	% of Total	Per Net Buildable SF	Per Unit
Land Acquisition	$	1,245,000	5%	$ 18.16	$ 15,563
Hard Cost	$	17,647,200	64%	$ 257.36	$ 220,590
Soft Cost	$	4,450,329	16%	$ 64.90	$ 55,629
Reserves	$	241,715	1%	$ 3.53	$ 3,021
Development Fee	$	3,986,555	14%	$ 58.14	$ 49,832
Total Uses of Funds	$	**27,570,800**	**100%**	$ **402.07**	$ **344,635**

Operating Pro Forma

On the subsequent page, a comprehensive operating proforma is furnished. In order to minimize expenses, particularly considering the nature of this being a 4% LIHTC transaction with lower equity generation, our intention is to designate this property for senior residents. This approach would potentially allow us to qualify for property tax exemption. Additionally, we are currently estimating insurance costs at $3,000 per unit during underwriting. While this figure may seem conservative, it is imperative to allocate a higher budget due to the unpredictable nature of insurance costs in Florida.

10-Year Cash Flow

Below is the 10-year cash flow analysis. We have based this analysis on conservative estimates based on the current rental income. To boost the NOIs, we will immediately look to secure project or tenant-based vouchers from the Fort Lauderdale Housing Authority. These will increase the rents to up to 110% of FMRs, while keeping the rents affordable.

Operating Detail:	Pro Forma	
INCOME:	$	$/Unit
Gross Potential Rent	**$833,784**	**$10,422**
Less: Physical Vacancy	($41,689)	5.00%
Less: Concessions		0.00%
Less: Collection Loss		0.00%
Total Economic Vacancy	($41,689)	5.00%
Net Rental Income	$792,095	$9,901
Laundry & Vending	$4,000	$50
Tenant Charges		$0
Parking / Carport		$0
Cable		$0
Retail	$0	$0
Community Services Space		$0
Total Other Income	$4,000	$50
Effective Gross Income	**$796,095**	**$9,951**
EXPENSES:		
Real Estate Taxes	$0	$0
Other Taxes or Assessments	$0	$0
Insurance	$240,000	$3,000
Licenses & Permits		$0
Ground Rent		$0
Gas		$0
Electricity	$12,000	$150
Water & Sewer	$40,000	$500
Trash Removal	$12,000	$150
Pest Control	$4,688	$59
Building Maintenance & Repair	$40,000	$500
Interior & Exterior Decorating - Painting	$10,000	$125
Supplies & Cleaning Expense	$6,000	$75
Elevator Maintenance	$6,000	$75
Pool Maintenance		$0
Parking Lot Maintenance / Snow Removal		$0
Grounds / Landscaping	$8,000	$100
Non Resident Management	$39,805	5.00%
Resident Manager Salary		$0
Security		$0
Payroll	$100,000	$1,250
Payroll Taxes & Benefits	$28,000	$350
Apartment Allowance		$0
Advertising	$10,000	$125
Legal & Audit	$15,000	$188
General & Administrative	$20,000	$250
FHFC Compliance Monitoring Fee	$5,201	$65
Support Services / Amenities		$0
Total Operating Expenses	**$596,694**	**$7,459**
Replacement Reserves	$24,000	$300
Total Operating Expenses incl Reserves	**$620,694**	**$7,759**
SUMMARY EXPENSES:		
MANAGEMENT	$39,805	$498
ADMINISTRATION	$50,201	$628
PAYROLL	$128,000	$1,600
UTILITIES	$12,000	$150
WATER & SEWER	$40,000	$500
REPAIR & MAINTENANCE	$86,688	$1,084
INSURANCE	$240,000	$3,000
REAL ESTATE TAXES	$0	$0
REPLACEMENT RESERVES	$24,000	$300
Total Expenses incl. Reserves	**$620,694**	**$7,759**
Net Operating Income	**$175,401**	**$2,193**
DEBT SERVICE	$146,168	$1,827
Net Cash Flow	$29,234	$365
DEBT SERVICES COVERAGE RATIO	**1.20**	

Cash Flow Analysis:			Lease-Up	Stabilization									
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Ending ==>			6/1/2025 5/31/2026	6/1/2026 5/31/2027	6/1/2027 5/31/2028	6/1/2028 5/31/2029	6/1/2029 5/31/2030	6/1/2030 5/31/2031	6/1/2031 5/31/2032	6/1/2032 5/31/2033	6/1/2033 5/31/2034	6/1/2034 5/31/2035	6/1/2035 5/31/2036
Residential Absorption:													
Net Units Absorbed			48,000	-	-	-	-	-	-	-	-	-	-
Total Rooms Rented			80	80	80	80	80	80	80	80	80	80	80
Average Occupancy			100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rent Per Rentable SF			$ 17.37	$ 17.37	$ 17.72	$ 18.07	$ 18.43	$ 18.80	$ 19.18	$ 19.56	$ 19.95	$ 20.35	$ 20.76
Revenue:		Yr. 1 - Yr. 30 GRAND TOTAL											
30% AMI Rental Revenue	$	1,730,340	$ 68,400	$ 68,400	$ 69,768	$ 71,163	$ 72,587	$ 74,038	$ 75,519	$ 77,030	$ 78,570	$ 80,142	$ 81,744
60% AMI Rental Revenue	$	21,139,227	$ 531,240	$ 531,240	$ 541,865	$ 552,702	$ 563,756	$ 575,031	$ 586,532	$ 598,263	$ 610,228	$ 622,432	$ 634,881
80% AMI Rental Revenue	$	9,317,113	$ 234,144	$ 234,144	$ 238,827	$ 243,603	$ 248,475	$ 253,445	$ 258,514	$ 263,684	$ 268,958	$ 274,337	$ 279,824
Total Residential Revenue	$	**32,186,680**	$ **833,784**	$ **833,784**	$ **850,460**	$ **867,469**	$ **884,818**	$ **902,515**	$ **920,565**	$ **938,976**	$ **957,756**	$ **976,911**	$ **996,449**
Commercial Revenue	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Revenue	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Potential Revenue	$	**32,186,680**	$ **833,784**	$ **833,784**	$ **850,460**	$ **867,469**	$ **884,818**	$ **902,515**	$ **920,565**	$ **938,976**	$ **957,756**	$ **976,911**	$ **996,449**
30% AMI Rental Revenue	$	(51,910)	$ (2,052)	$ (2,052)	$ (2,093)	$ (2,135)	$ (2,178)	$ (2,221)	$ (2,266)	$ (2,311)	$ (2,357)	$ (2,404)	$ (2,452)
60% AMI Rental Revenue	$	(634,177)	$ (15,937)	$ (15,937)	$ (16,256)	$ (16,581)	$ (16,913)	$ (17,251)	$ (17,596)	$ (17,948)	$ (18,307)	$ (18,673)	$ (19,046)
70% AMI Rental Revenue	$	(279,513)	$ (7,024)	$ (7,024)	$ (7,165)	$ (7,308)	$ (7,454)	$ (7,603)	$ (7,755)	$ (7,911)	$ (8,069)	$ (8,230)	$ (8,395)
80% AMI Rental Revenue	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Vacancy	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Effective Gross Income ("EGI")	$	**31,221,079**	$ **808,770**	$ **808,770**	$ **824,946**	$ **841,445**	$ **858,274**	$ **875,439**	$ **892,948**	$ **910,807**	$ **929,023**	$ **947,604**	$ **966,556**
% Change ==>					2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operating Expenses:													
Total Payroll & Benefits	$	5,916,013	$ 128,000	$ 128,000	$ 131,840	$ 135,795	$ 139,869	$ 144,065	$ 148,387	$ 152,839	$ 157,424	$ 162,147	$ 167,011
Total Utility Expenses	$	2,403,380	$ 52,000	$ 52,000	$ 53,560	$ 55,167	$ 56,822	$ 58,526	$ 60,282	$ 62,091	$ 63,953	$ 65,872	$ 67,848
Total Maintenance Expenses	$	3,984,925	$ 65,016	$ 86,688	$ 89,288	$ 91,967	$ 94,726	$ 97,568	$ 100,495	$ 103,509	$ 106,615	$ 109,813	$ 113,108
Total Insurance Expenses	$	11,092,524	$ 240,000	$ 240,000	$ 247,200	$ 254,616	$ 262,254	$ 270,122	$ 278,226	$ 286,573	$ 295,170	$ 304,025	$ 313,146
Total Marketing Expenses	$	452,189	$ -	$ 10,000	$ 10,300	$ 10,609	$ 10,927	$ 11,255	$ 11,593	$ 11,941	$ 12,299	$ 12,668	$ 13,048
Total Administrative Expenses	$	1,858,060	$ 40,201	$ 40,201	$ 41,407	$ 42,650	$ 43,929	$ 45,247	$ 46,604	$ 48,003	$ 49,443	$ 50,926	$ 52,454
Management Fees	$	1,609,139	$ 40,439	$ 40,439	$ 41,247	$ 42,072	$ 42,914	$ 43,772	$ 44,647	$ 45,540	$ 46,451	$ 47,380	$ 48,328
Reserve Replacement	$	860,889	$ -	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000	$ 24,000
Real Estate Taxes	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses	$	**28,177,118**	$ **565,655**	$ **621,327**	$ **638,843**	$ **656,876**	$ **675,441**	$ **694,555**	$ **714,234**	$ **734,495**	$ **755,354**	$ **776,830**	$ **798,941**
% Change ==>					2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Net Operating Income:	$	**3,043,961**	$ **243,115**	$ **187,443**	$ **186,103**	$ **184,569**	$ **182,833**	$ **180,884**	$ **178,714**	$ **176,312**	$ **173,669**	$ **170,773**	$ **167,614**
% Change ==>					-0.7%	-0.8%	-0.9%	-1.1%	-1.2%	-1.3%	-1.5%	-1.7%	-1.8%
1st Mortgage Debt Service:													
Permanent Loan	$	4,238,867	$ 4	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168	$ 146,168
Total Debt Service	$	**4,238,867**	$ **4**	$ **146,168**	$ **146,168**	$ **146,168**	$ **146,168**	$ **147,006**	$ **146,168**	$ **146,168**	$ **146,168**	$ **146,168**	$ **146,168**
			$ -										
Net Cash Flow After Debt Service	$	**(1,194,906)**	$ **243,111**	$ **41,275**	$ **39,935**	$ **38,402**	$ **36,665**	$ **33,878**	$ **32,546**	$ **30,144**	$ **27,501**	$ **24,606**	$ **21,447**

9% Tax-Credit Execution

Furthermore, alongside the 4% SAIL path, we have the option to pursue 9% tax credits through RFA 2024-202 (Big 6 County RFA). We are confident in the potential success of this development's application, as the RFA aims to fund projects within a local government revitalization plan zone. Situated within the Northwest Progresso Flagler Heights Community Redevelopment Area, our development aligns perfectly with this objective. With a 9% development yielding higher tax-credit equity, we anticipate constructing up to 110 one-bedroom units.

Sources & Uses

We anticipate securing a construction loan in the amount of $27 Million. In addition, this development would also generate approximately $32.9 million in tax-credit equity. We would also request a $640,000 loan or grant from the city to qualify as a development that meets the local government area of opportunity goal.

Sources & Uses:

Sources of Funds: Construction		Total	% of Total		Per Net Buildable SF		Per Unit
Construction Loan	$	27,000,000	72%	$	286.36	$	245,455
Tax Credit Equity	$	4,927,727	13%	$	52.26	$	44,798
City Grant	$	640,000	2%	$	6.79	$	5,818
Deferred Development Fee	$	5,023,419	13%	$	53.28	$	45,667
Total Sources of Funds	**$**	**37,591,146**	**100%**	**$**	**398.69**	**$**	**341,738**

Sources of Funds: Permanent		Total	% of Total		Per Net Buildable SF		Per Unit
Permanent Loan	$	4,049,559	11%	$	42.95	$	36,814
Tax Credit Equity	$	32,851,515	87%	$	348.43	$	298,650
City Grant	$	640,000	2%	$	6.79	$	5,818
Deferred Development Fee	$	50,072	0%	$	0.53	$	455
Total Sources of Funds	**$**	**37,591,146**	**100%**	**$**	**398.69**	**$**	**341,738**

Uses of Funds:		Total	% of Total		Per Net Buildable SF		Per Unit
Land Acquisition	$	1,245,000	3%	$	13.20	$	11,318
Hard Cost	$	24,264,900	65%	$	257.36	$	220,590
Soft Cost	$	6,256,005	17%	$	66.35	$	56,873
Reserves	$	322,478	1%	$	3.42	$	2,932
Development Fee	$	5,502,763	15%	$	58.36	$	50,025
Total Uses of Funds	**$**	**37,591,146**	**100%**	**$**	**398.69**	**$**	**341,738**

Operating Pro Forma

Below is our projected operating Pro Forma assuming an elderly demographic. We would consider catering to the family demographic, which would require property tax. Going the family route would require a larger parking ratio but given the increased tax-credit equity generated from 9% LIHTC, we are confident we can accommodate a larger parking structure.

Operating Detail:	Pro Forma	
INCOME:	$	$/Unit
Gross Potential Rent	**$1,201,380**	**$10,922**
Less: Physical Vacancy	($60,069)	5.00%
Less: Concessions		0.00%
Less: Collection Loss		0.00%
Total Economic Vacancy	($60,069)	5.00%
Net Rental Income	$1,141,311	$10,376
Laundry & Vending	$5,500	$50
Tenant Charges		$0
Parking / Carport		$0
Cable		$0
Retail	$0	$0
Community Services Space		$0
Total Other Income	$5,500	$50
Effective Gross Income	**$1,146,811**	**$10,426**
EXPENSES:		
Real Estate Taxes	$0	$0
Other Taxes or Assessments	$0	$0
Insurance	$330,000	$3,000
Licenses & Permits		$0
Ground Rent		$0
Gas		$0
Electricity	$16,500	$150
Water & Sewer	$55,000	$500
Trash Removal	$16,500	$150
Pest Control	$6,445	$59
Building Maintenance & Repair	$55,000	$500
Interior & Exterior Decorating - Painting	$13,750	$125
Supplies & Cleaning Expense	$8,250	$75
Elevator Maintenance	$8,250	$75
Pool Maintenance		$0
Parking Lot Maintenance / Snow Removal		$0
Grounds / Landscaping	$11,000	$100
Non Resident Management	$57,341	5.00%
Resident Manager Salary		$0
Security		$0
Payroll	$100,000	$909
Payroll Taxes & Benefits	$28,000	$255
Apartment Allowance		$0
Advertising	$13,750	$125
Legal & Audit	$15,000	$136
General & Administrative	$27,500	$250
FHFC Compliance Monitoring Fee	$10,124	$92
Support Services / Amenities		$0
Total Operating Expenses	**$772,410**	**$7,022**
Replacement Reserves	$33,000	$300
Total Operating Expenses incl Reserves	**$805,410**	**$7,322**
SUMMARY EXPENSES:		
MANAGEMENT	$57,341	$521
ADMINISTRATION	$66,374	$603
PAYROLL	$128,000	$1,164
UTILITIES	$16,500	$150
WATER & SEWER	$55,000	$500
REPAIR & MAINTENANCE	$119,195	$1,084
INSURANCE	$330,000	$3,000
REAL ESTATE TAXES	$0	$0
REPLACEMENT RESERVES	$33,000	$300
Total Expenses incl. Reserves	**$805,410**	**$7,322**
Net Operating Income	**$341,401**	**$3,104**

Cash Flow

If successful in securing funding, we would work with the Fort Lauderdale Housing Authority to obtain vouchers to increase the rental income of the property.

Cash Flow Analysis:		*Lease-Up*	*Stabilization*									
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		6/1/2025	6/1/2026	6/1/2027	6/1/2028	6/1/2029	6/1/2030	6/1/2031	6/1/2032	6/1/2033	6/1/2034	6/1/2035
Year Ending ==>		5/31/2026	5/31/2027	5/31/2028	5/31/2029	5/31/2030	5/31/2031	5/31/2032	5/31/2033	5/31/2034	5/31/2035	5/31/2036
Residential Absorption:												
Net Units Absorbed		66,000	-	-	-	-	-	-	-	-	-	-
Total Rooms Rented		110	110	110	110	110	110	110	110	110	110	110
Average Occupancy		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Rent Per Rentable SF		$ 18.20	$ 18.20	$ 18.57	$ 18.94	$ 19.32	$ 19.70	$ 20.10	$ 20.50	$ 20.91	$ 21.33	$ 21.75
Revenue:	Yr. 1 - Yr. 30 GRAND TOTAL											
30% AMI Rental Revenue	$ 2,451,315	$ 96,900	$ 96,900	$ 98,838	$ 100,815	$ 102,831	$ 104,888	$ 106,985	$ 109,125	$ 111,308	$ 113,534	$ 115,804
60% AMI Rental Revenue	$ 31,009,293	$ 779,280	$ 779,280	$ 794,866	$ 810,763	$ 826,978	$ 843,518	$ 860,388	$ 877,596	$ 895,148	$ 913,051	$ 931,312
80% AMI Rental Revenue	$ 12,940,435	$ 325,200	$ 325,200	$ 331,704	$ 338,338	$ 345,105	$ 352,007	$ 359,047	$ 366,228	$ 373,553	$ 381,024	$ 388,644
80% AMI Rental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Residential Revenue	$ 46,401,042	$ 1,201,380	$ 1,201,380	$ 1,225,408	$ 1,249,916	$ 1,274,914	$ 1,300,412	$ 1,326,421	$ 1,352,949	$ 1,380,008	$ 1,407,608	$ 1,435,760
Commercial Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Gross Potential Revenue	$ 46,401,042	$ 1,201,380	$ 1,201,380	$ 1,225,408	$ 1,249,916	$ 1,274,914	$ 1,300,412	$ 1,326,421	$ 1,352,949	$ 1,380,008	$ 1,407,608	$ 1,435,760
33% AMI Rental Revenue	$ (73,539)	$ (2,907)	$ (2,907)	$ (2,965)	$ (3,024)	$ (3,085)	$ (3,147)	$ (3,210)	$ (3,274)	$ (3,339)	$ (3,406)	$ (3,474)
60% AMI Rental Revenue	$ (930,279)	$ (23,378)	$ (23,378)	$ (23,846)	$ (24,323)	$ (24,809)	$ (25,306)	$ (25,812)	$ (26,328)	$ (26,854)	$ (27,392)	$ (27,939)
70% AMI Rental Revenue	$ (388,213)	$ (9,756)	$ (9,756)	$ (9,951)	$ (10,150)	$ (10,353)	$ (10,560)	$ (10,771)	$ (10,987)	$ (11,207)	$ (11,431)	$ (11,659)
80% AMI Rental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parking Vacancy	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Effective Gross Income ("EGI")	$ 45,009,011	$ 1,165,339	$ 1,165,339	$ 1,188,645	$ 1,212,418	$ 1,236,667	$ 1,261,400	$ 1,286,628	$ 1,312,361	$ 1,338,608	$ 1,365,380	$ 1,392,688
% Change ==>				2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Operating Expenses:												
Total Payroll & Benefits	$ 5,916,013	$ 128,000	$ 128,000	$ 131,840	$ 135,795	$ 139,869	$ 144,065	$ 148,387	$ 152,839	$ 157,424	$ 162,147	$ 167,011
Total Utility Expenses	$ 3,304,648	$ 71,500	$ 71,500	$ 73,645	$ 75,854	$ 78,130	$ 80,474	$ 82,888	$ 85,375	$ 87,936	$ 90,574	$ 93,291
Total Maintenance Expenses	$ 5,479,271	$ 89,396	$ 119,195	$ 122,771	$ 126,454	$ 130,248	$ 134,155	$ 138,180	$ 142,325	$ 146,595	$ 150,993	$ 155,523
Total Insurance Expenses	$ 15,252,221	$ 330,000	$ 330,000	$ 339,900	$ 350,097	$ 360,600	$ 371,418	$ 382,560	$ 394,037	$ 405,858	$ 418,034	$ 430,575
Total Marketing Expenses	$ 621,759	$ -	$ 13,750	$ 14,163	$ 14,587	$ 15,025	$ 15,476	$ 15,940	$ 16,418	$ 16,911	$ 17,418	$ 17,941
Total Administrative Expenses	$ 2,432,216	$ 52,624	$ 52,624	$ 54,203	$ 55,829	$ 57,504	$ 59,229	$ 61,006	$ 62,836	$ 64,721	$ 66,662	$ 68,662
Management Fees	$ 2,318,571	$ 58,267	$ 58,267	$ 59,432	$ 60,621	$ 61,833	$ 63,070	$ 64,331	$ 65,618	$ 66,930	$ 68,269	$ 69,634
Reserve Replacement	$ 1,183,722	$ -	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000	$ 33,000
Real Estate Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operating Expenses	$ 36,508,422	$ 729,787	$ 806,336	$ 828,954	$ 852,238	$ 876,209	$ 900,887	$ 926,293	$ 952,448	$ 979,375	$ 1,007,097	$ 1,035,638
% Change ==>				2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Net Operating Income:	$ 8,500,589	$ 435,551	$ 359,002	$ 359,692	$ 360,180	$ 360,458	$ 360,513	$ 360,335	$ 359,912	$ 359,232	$ 358,283	$ 357,050
% Change ==>				0.2%	0.1%	0.1%	0.0%	0.0%	-0.1%	-0.2%	-0.3%	-0.3%
1st Mortgage Debt Service:												
Permanent Loan	$ 8,250,534	$ 4	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501
Total Debt Service	$ 8,250,534	$ 4	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 285,339	$ 284,501	$ 284,501	$ 284,501	$ 284,501	$ 284,501
		$ -										
Net Cash Flow After Debt Service	$ 250,055	$ 435,547	$ 74,501	$ 75,191	$ 75,679	$ 75,957	$ 75,174	$ 75,834	$ 75,411	$ 74,731	$ 73,782	$ 72,549

The Proposed Financing Plan should describe all proposed sources of financing, probable conditions, equity injections, credit enhancement, debt coverage ratios and return on investment. It should be supported by a financial pro-forma which includes detailed development cost and source and use statement identifying all hard and soft cost, land cost, cost of construction, projected income, debt service, square foot cost and proposer's profit, a cash flow statement over a period of ten years including all assumptions, showing income, expenses, net operating income, debt service and cash flow, funding commitments letters, type of security for completion of the development, guarantees and bonding capacity, public subsidies and incentives requested; major tenant commitments provided on their letter head and signed by a representative who is authorized to contractually bind the tenant.

C) Financial Involvement of the CRA:

While we would like to remain in close contact with the CRA throughout the development, and potentially take advantage of any funding opportunities the CRA has, we do not require financial involvement at this time, and thus, will not request any funding from the CRA at this moment.

D) THE PROPOSED PURCHASE OFFER FOR THE PROPERTY (See Section VI)

Please see the purchase offer on the following page:

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name:

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $ 1,245,000 (contingent on securing funding & construction costs)

CRA Financial Resources (If Required) $_____

Submitted by:

Darren Smith
Name (printed)

Darren Smith
Signature

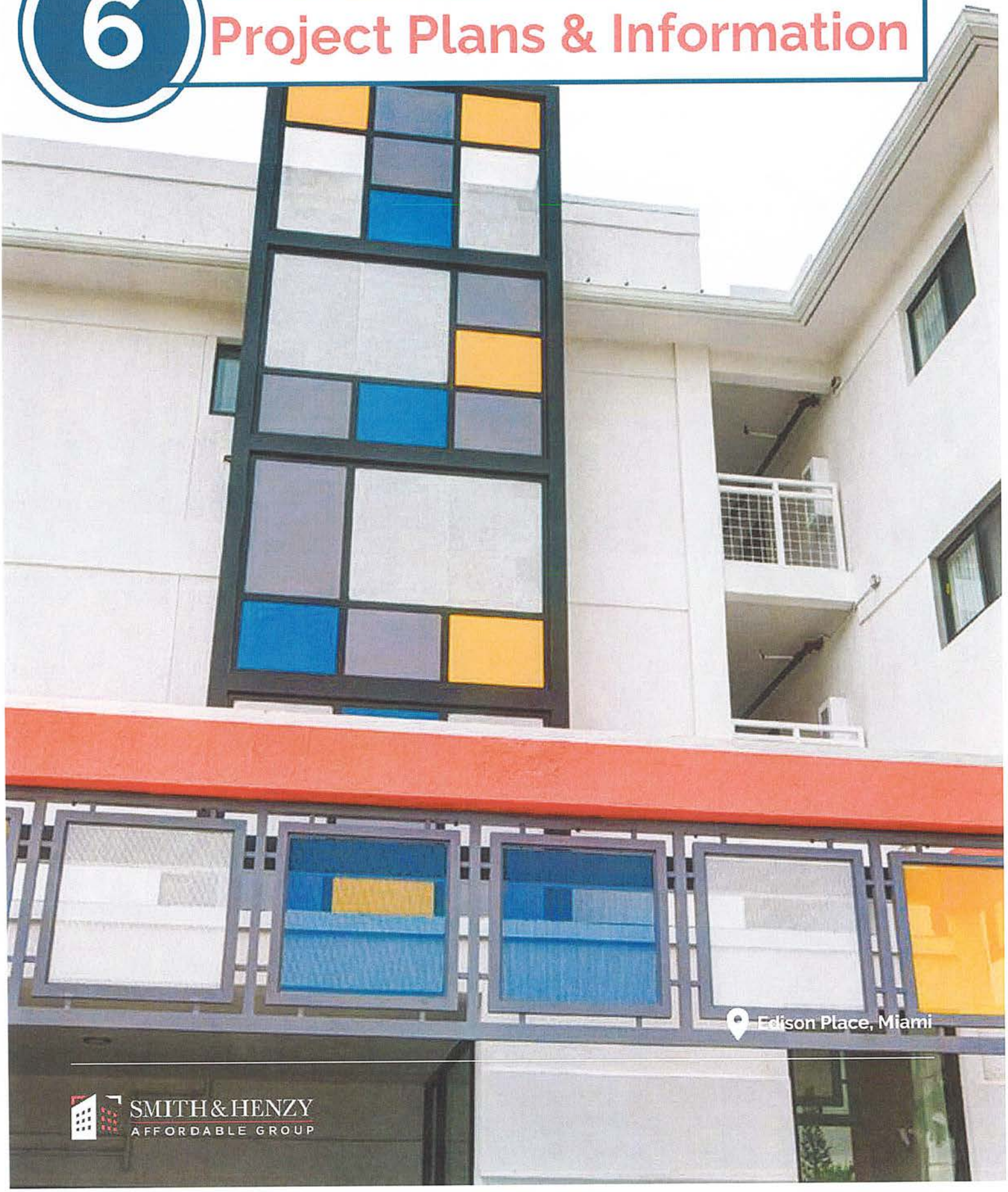
3/24/2024
Date

Principal
Title

E) Economic Impacts of the Project:

This development will continue to drive people to this area and will act as a lightning rod for economic activity in the area. While we currently are assuming a non-profit tax-exemption, depending on the demographic, this development would potentially also contribute property tax, which thus is returned to better the community.

6 Project Plans & Information



SMITH & HENZY
AFFORDABLE GROUP

Conceptual Site Plan:

Please see our conceptual site plan on the following page. This was created by Gallo Herbert Architects, who are well versed in designing buildings in Fort Lauderdale and understand the steps needed to maintain city approval for this development. We believe given experience with the City of Fort Lauderdale; the city will welcome this design.

This plan includes a separate landscaping plan with a narrative on the standards and initiatives we are pursuing. In addition, we have also included elevations, potential unit finishes, and building renderings. Our Site Plan breaks out the parking requirements as requested in the application. We are open to working with the CRA on the design of this building and our providing these renderings as a guide to how we envision this development to be.

Given the detailed plans we are providing, we understand that it could be very to obtain all the details via print out in a binder. For that reason, we have provided full-size PDFs for reference on the flashdrives and would be happy to answer any questions regarding this design concept. While we believe we can build up to 110-units, we have drafted our design documents with 105-units, to be conservative.

SISTRUNK TOWERS

105 - UNITS

790 SISTRUNK BOULEVARD
FORT LAUDERDALE, FLORIDA

LIST OF DRAWINGS	
SHEET NO.	TITLE
G-001	COVER SHEET
AS-101	CONCEPT SITE PLAN
AS-102	CONCEPT UPPER LEVELS 4 - 5 PLAN
LA - 100	CONCEPT LANDSCAPE & ENVIRONMENT PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-301	CONCEPT UNIT PLANS
A-302	CONCEPT RENDERINGS
A-303	RENDERED ROOF PLAN



FIRST FLOOR
- 2,500 SF COMMERCIAL USE
- 1,500 SF ADMIN/AMENITY SPACE
- 7 - 1 BEDROOM UNITS
- 10 - STUDIO UNITS

SECOND FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

THIRD FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

FORTH FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

FIFTH FLOOR
- 15 - 1 BEDROOM UNITS
- 7 - STUDIO UNITS

TOTAL UNITS 105 UNIT (67) 1 BEDROOM + (39) STUDIOS)
PARKING REQUIRED = 105 SPACES
1.00 PER UNIT AFFORDABLE HOUSING REDUCTION = 105 SPACES
COMMERCIAL SPACE = 2,500 SF = 0 SPACES REQUIRED

PARKING PROVIDED - 120 SPACES

B1 SITE STATISTICS

PROJECT LOCATION

FORT LAUDERDALE, FL

DEVELOPER

SMITH HENZY AFFORDABLE GROUP

ARCHITECT

GALLO HERBERT ARCHITECTS
1311 WEST NEWPORT CENTER DRIVE, SUITE A
DEERFIELD BEACH, FLORIDA 33442
PH: (954) 794-0300 FAX: (954) 794-0301

A1 PROJECT DIRECTORY

FLORIDA BUILDING CODE, BUILDING 8th Edition (FBC-8) 2023
FLORIDA BUILDING CODE, PLUMBING 8th Edition (FBC-P) 2023
FLORIDA BUILDING CODE, MECHANICAL 8th Edition (FBC-M) 2023
FLORIDA BUILDING CODE, ELECTRICAL 8th Edition (FBC-E) 2023
FLORIDA BUILDING CODE, ACCESSIBILITY 8th Edition (FBC-A) 2023

SUPPLEMENTS

FLORIDA FIRE PREVENTION CODE (FFPC) 8th Edition
NFPA 1, 2012 EDITION "FIRE CODE"
NFPA 101, 2012 EDITION "LIFE SAFETY CODE"
NFPA 72, 2016 EDITION "NATIONAL FIRE ALARM CODE"
NFPA 70, 2017 EDITION "NATIONAL ELECTRICAL CODE"
NFPA 10, 2010 EDITION "STANDARD FOR PORTABLE FIRE EXTINGUISHER"
NFPA 14, 2010 EDITION " STANDARD FOR THE INSTALLATION OF STANDPIPE & HOSE SYSTEM"
NFPA 20, 2010 EDITION "STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION"
NFPA 110, 2010 EDITION "STANDARD FOR EMERGENCY AND STAND-BY POWER SUPPLY"

A2 CODE REFERENCES

GHA GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH: 954.794.0300 / FAX: 954.794.0301

(SEAL)
WILLIAM J. GALLO, FL AR0008840

BRIAN P. HERBERT, FL AR0015474
(PROJECT)

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

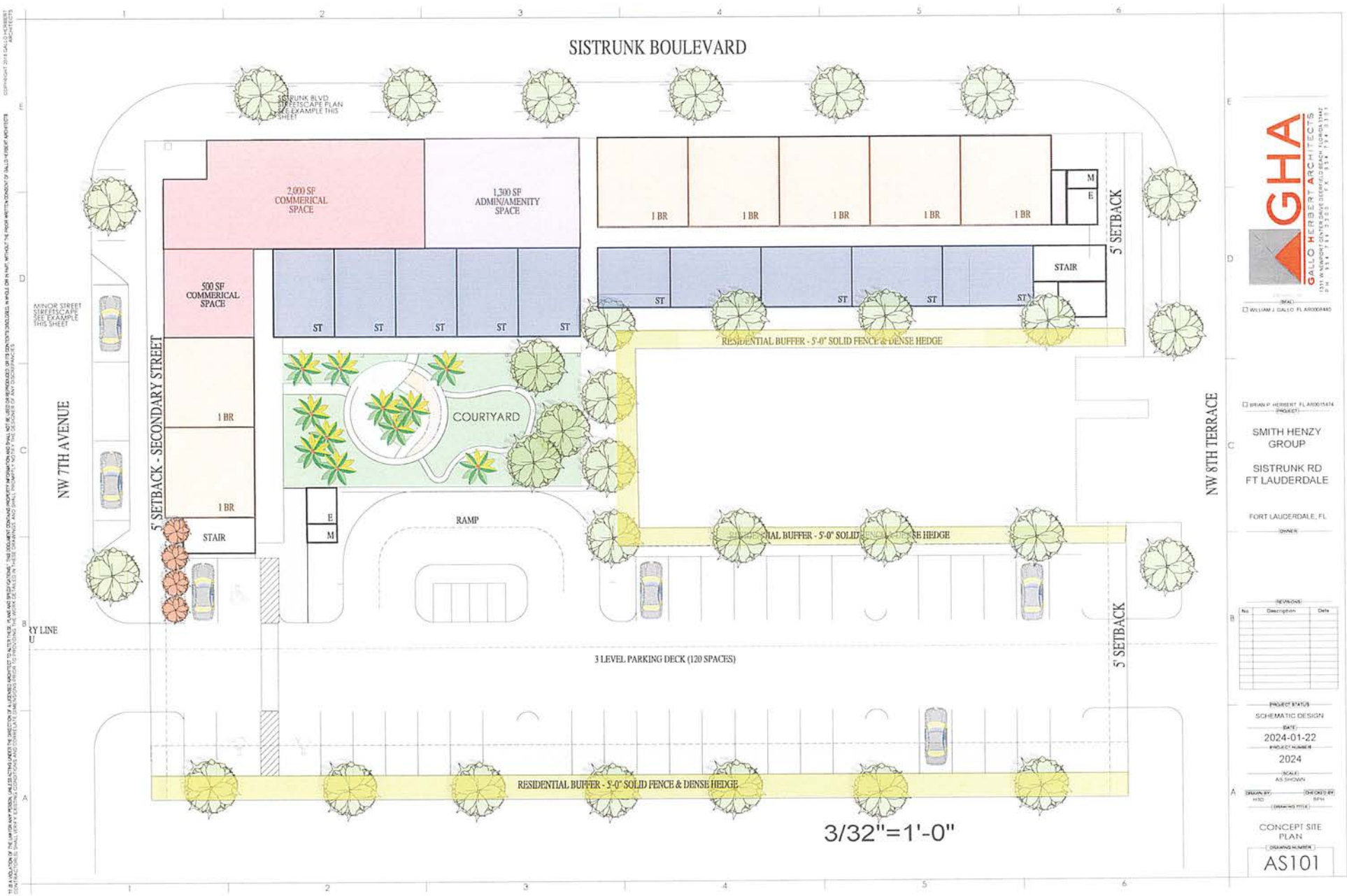
FORT LAUDERDALE, FL
(OWNER)

REVISIONS

No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
2024-01-22
PROJECT NUMBER
2024
SCALE
AS SHOWN
DRAWN BY: MSD
CHECKED BY: DPH
(DRAWING TITLE)
COVER SHEET
DRAWING NUMBER
G-001

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GHA
GALLO HERBERT ARCHITECTS

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

PROJECT STATUS
SCHEMATIC DESIGN

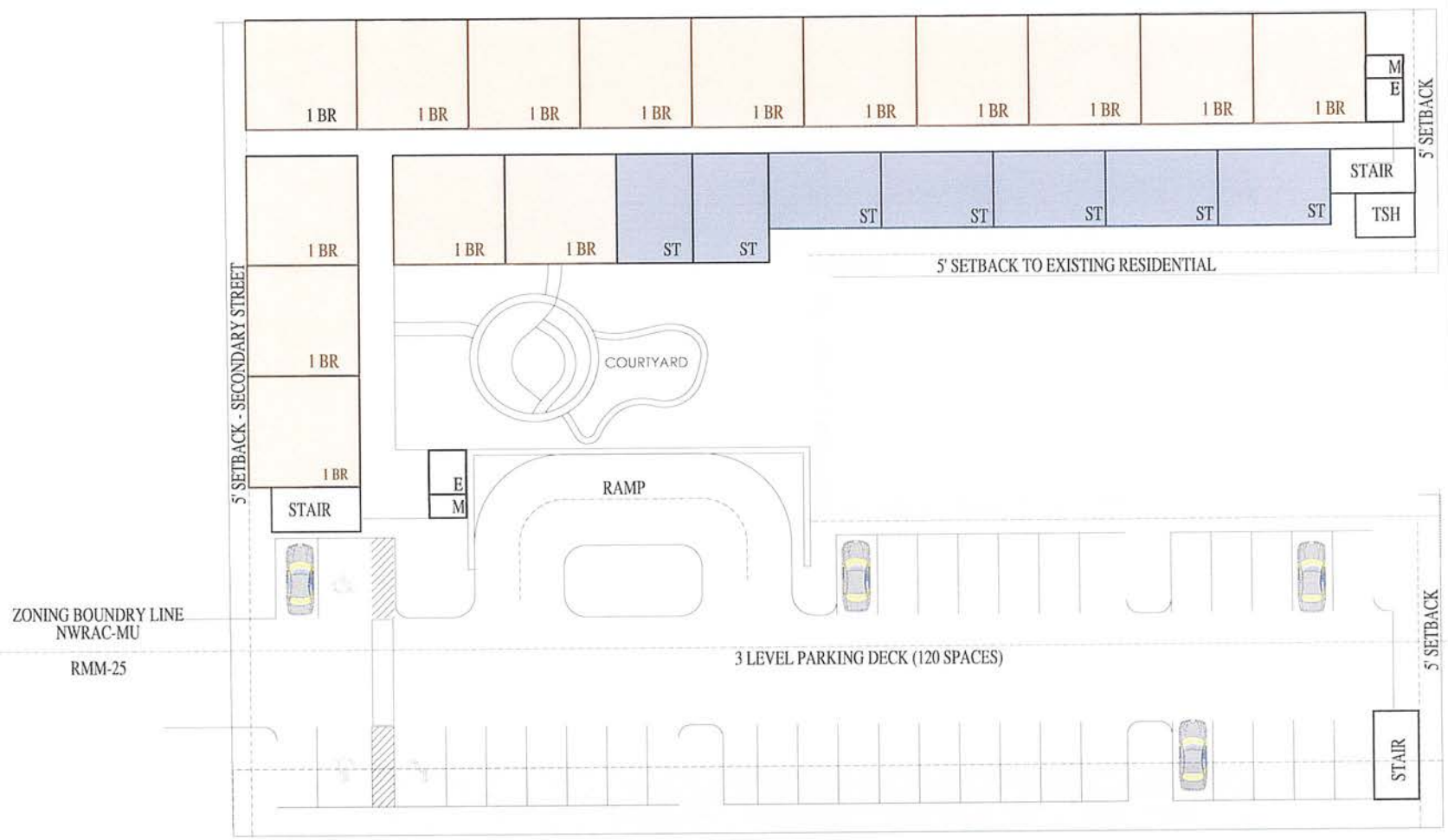
DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

CONCEPT SITE PLAN

DRAWING NUMBER
AS101



upper floor
3/32"=1'-0"

GHA GALLO HERBERT ARCHITECTS

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

SCHEMATIC DESIGN

2024-01-22

2024

AS SHOWN

CONCEPT UPPER LEVELS 4 - 5 PLAN

AS102

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CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES





B-1 STREET-SCAPE DESIGN EXAMPLE

NOTES
GENERAL PLANTING REQUIREMENTS
All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting, no-dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance. The plan takes precedence over the plant list.

A-1 LANDSCAPE LEGEND

SHADE TREE - 12' TO 14' D.A. SPECIES TO INCLUDE LIVE OAK, GUMBO LIMBO, GREEN BUTTON WOOD (STREET SCAPE TREES TO MATCH CITY STANDARDS IN AREA)

SMALL & FLOWERING SHADE TREE - 10' TO 12' OVERALL SPECIES TO INCLUDE SIDE - DAHOON HOLLY, PINK TABEBUIA, SILVER BUTTONWOOD, ORANGE GREEN

VARIED PALM TREES - 8' TO 12' GW SPECIES TO INCLUDE ROYAL PALMS, FOXTAIL PALMS, MONTGOMERY PALMS 1,300 SF ADMINAMENITY SPACE

STREET SCAPE PLANTER BEDS - GROUND COVER SHRUBS TO INCLUDE WAX JASMINE, LILLY TURF, WILD COFFEE, FAKAHATCHEE GRASS, LIRIOPE

BUFFER MATERIALS - 4' - 5' OVERALL CLUSIA - AT AREAS ADJACENT TO EXISTING RESIDENTIAL

STANDARD GROUND COVER - ST AUGUSTINE AND/OR SYNTHETIC TURF IN LOW SUNLIGHT AREAS (COURTYARD)

5'-0" LANDSCAPE BUFFER ADJACENT TO EXISTING RESIDENTIAL PROPERTIES - TO INCLUDE 5'-0" SOLID FENCE, 5'-0" CLUSIA HEDGE AND SHADE TREES MAX 30' O.C.

A-1 LANDSCAPE LEGEND

INITIATIVE 1: Designing for Tomorrow
From the very inception, sustainability will be as at the core of our design philosophy. We WILL engaged with leading architects and environmental consultants to conceptualize a building that minimizes its carbon footprint while maximizing comfort and functionality. Through thoughtful design choices such as passive COOLING, efficient insulation, and natural ventilation systems, we've reduced energy consumption significantly without compromising on aesthetics or comfort.

INITIATIVE 2: Materials Matter
Building sustainability means being mindful of every material that goes into construction. This DEVELOPMENT SHALL prioritized the use of eco-friendly, locally sourced materials with low embodied energy. From recycled steel and reclaimed wood to eco-friendly paints and adhesives, every component has been carefully selected to minimize environmental impact and promote a healthier indoor environment for residents.

INITIATIVE 3: powering progress
renewable energy is the cornerstone of our sustainability strategy. we will consider the installation of solar panels, wind turbines, and other renewable energy systems. In order to generate a significant portion of its electricity onsite, reducing reliance on fossil fuels and mitigating greenhouse gas emissions. additionally, advanced energy management systems optimize consumption, ensuring that every watt is used efficiently. all light fixture will be high efficiency Le-d and will be controlled to minimize unnecessary usage. all appliances and fixtures shall energy star rated or equal. all plumbing fixtures will be water sense certified and utilize water saving technology. the building envelope shall include materials that are energy star rated, include high insulating and emissivity values as well as characteristics and composed of materials that are sustainable in nature.

INITIATIVE 4: Water Wisdom
Water is a precious resource, and at [Apartment Building Name], we're committed to its conservation. Through the implementation of water-saving fixtures, water recycling systems, and drought-resistant landscaping, we've drastically reduced water consumption while maintaining lush green spaces and vibrant communal gardens. Our residents are empowered with the knowledge and tools to use water wisely, further contributing to our collective conservation efforts.

INITIATIVE 5: Community Connection
Sustainability extends beyond the walls of our proposed development and into the surrounding Fort Lauderdale, Historic Sistrunk community and NW District. Through partnerships with local organizations like our development partner "The Poetry", educational programs, and community outreach initiatives, we're fostering a culture of sustainability that transcends individual actions. From composting workshops to neighborhood clean-up drives, we're actively engaging residents in creating a more resilient, inclusive, and environmentally conscious community.

CONCLUSION:
As we look towards the future. Our goal is to have our development stand as a testament to the power of sustainability to transform lives and communities. Our journey is ongoing, fueled by a relentless commitment to innovation, collaboration, and stewardship of the planet. Together, we're building more than just an apartment building; we're building a sustainable legacy for generations to come.

A-1 SUSTAINABITY NARRATIVE

SISTRUNK BOULEVARD

SISTRUNK BLVD LANDSCAPE PLAN SEE EXAMPLE THIS SHEET

2,000 SF COMMERCIAL SPACE

1,300 SF ADMIN/AMENITY SPACE

500 SF COMMERCIAL SPACE

1 BR

STAIR

ST

M

E

5' SETBACK

RESIDENTIAL BUFFER - 5'-0" SOLID FENCE & DENSE HEDGE

COURTYARD

RAMP

MINOR STREET SIGNAGE SEE EXAMPLE THIS SHEET

NW 7TH AVENUE

5' SETBACK - SECONDARY STREET

ZONING BOUNDRY LINE
NWRAC-MU
RMM 25

3 LEVEL PARKING DECK (120 SPACES)

A-1 CONCPETUAL LANDSCAPE PLAN

GHA
GALLO HERBERT ARCHITECTS
1515 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH 954 794 0500 FAX 954 794 0551

SEAL
WILLIAM J. GALLO, FL AR0008440

BRIAN P. HERBERT, FL AR0015478

PROJECT
SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

OWNER

REVISIONS

No	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN

DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

DRAWN BY
HJO

CHECKED BY
BPH

DRAWING TITLE
CONCEPT LANDSCAPE & ENVIRONMENT PLAN

DRAWING NUMBER
LA-100



1 WEST ELEVATION



2 NORTH ELEVATION

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH FLORIDA 33442
PH 954 784 8330 FAX 954 784 8331
WILLIAM J GALLO FL AR0009440
BRIAN P HERBERT FL AR0015474

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL

No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN

DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

DRAWN BY: HSD
CHECKED BY: BPH

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER
A201

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1 EAST ELEVATION



2 SOUTH ELEVATION

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
P: 954.784.0300 F: 954.784.0301
(SEAL)
WILLIAM J. GALLO FL AR0008440
BRIAN P. HERBERT FL AR0015474
(PROJECT)

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL
(OWNER)

(REVISIONS)

No	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
2024-01-22
PROJECT NUMBER
2024
SCALE
AS SHOWN
DRAWN BY: MRD
CHECKED BY: BPH
(DRAWING TITLE)
ELEVATIONS
DRAWING NUMBER
A202



B-1 STUDIO FLOOR PLAN - 425 SF



B-2 1 BEDROOM FLOOR PLAN - 625 SF



B-3 LOBBY DESIGN CONCEPT



A-1 UNIT RENDERING 1



A-2 UNIT RENDERING 2

GHA
GALLO HERBERT ARCHITECTS
231 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442
PH 954 354 5100 FX 954 354 5101

SEAL
WILLIAM J GALLO FL AR0004445
BRIAN P HERBERT FL AR0015474

PROJECT
SMITH HENZY GROUP
SISTRUNK RD
FT LAUDERDALE
FORT LAUDERDALE, FL

OWNER

REVISIONS

No	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN
DATE
2024-01-22
PROJECT NUMBER
2024
SCALE
AS SHOWN
DRAWN BY MJD
CHECKED BY BPH
DRAWING TITLE
CONCEPT UNIT PLANS
DRAWING NUMBER
A301

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2 VIEW # 3 FROM SE



3 VIEW # 1 FROM NW



2 VIEW KEY PLAN



4 VIEW # 2 FROM SW

GHA
GALLO HERBERT ARCHITECTS

(SEAL)
WILLIAM J. GALLO FL AR0009440

BRIAN P. HERBERT FL AR0015474
(PROJECT)

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL
(OWNER)

(REVISIONS)

No.	Description	Date

(PROJECT STATUS)
SCHEMATIC DESIGN
(DATE)
2024-01-22
(PROJECT NUMBER)
2024
(SCALE)
AS SHOWN
(DRAWN BY) HJD
(CHECKED BY) BPH
(DRAWING TITLE)
CONCEPT RENDERINGS
(DRAWING NUMBER)
A302

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A-1 ROOF PLAN 1

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH FLORIDA 33442
PH 954 354 0330 FX 954 354 0331

SEAL
WILLIAM J GALLO FL AR0008440

BRIAN P HERBERT FL AR0015474
PROJECT

SMITH HENZY GROUP

SISTRUNK RD
FT LAUDERDALE

FORT LAUDERDALE, FL
OWNER

REVISIONS

No.	Description	Date

PROJECT STATUS
SCHEMATIC DESIGN

DATE
2024-01-22

PROJECT NUMBER
2024

SCALE
AS SHOWN

DRAWN BY MSD
CHECKED BY BPH

DRAWING TITLE
RENDERED ROOF & SITE PLAN

DRAWING NUMBER
A303

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Marketing Plan

Our vision for the affordable housing development on Sistrunk Boulevard isn't just about building apartments; it's about creating a place where families can thrive, where seniors can retire with dignity, and where everyone feels a sense of belonging. To make this vision a reality, we're not just building buildings – we're building community. And that starts with listening to the people who will call this place home.

Community Engagement

We believe that the best ideas come from the community itself. That's why we're committed to holding community meetings, hosting neighborhood events, and knocking on doors to hear directly from the people of Fort Lauderdale. We want to know what they need, what they dream of, and how we can help make it happen. By working together, we can ensure that this development truly reflects the hopes and aspirations of the people it serves.

Strategic Partnerships

No one can do it alone, and we're grateful for the opportunity to collaborate with local organizations, government agencies, and businesses who share our commitment to building a better future for Fort Lauderdale. Together, we can leverage our resources, expertise, and networks to maximize the impact of this project. By partnering with Broward County-based companies and subcontractors, we're not just creating jobs – we're investing in the economic health of our community.

Sustainability Initiatives

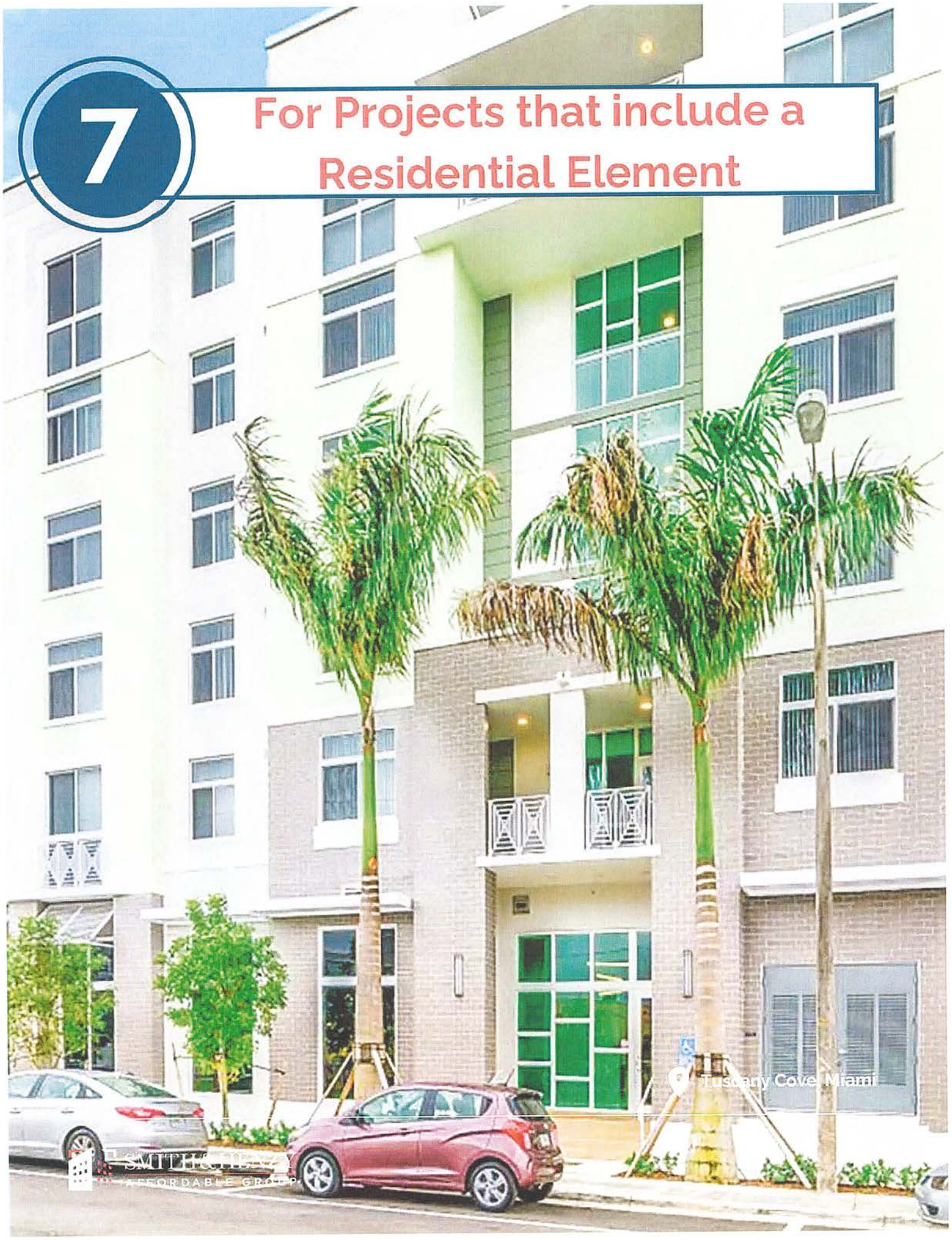
Taking care of our planet isn't just the right thing to do – it's essential for the well-being of future generations. That's why we're incorporating green building practices, energy-efficient systems, and green spaces into our development plans. We want to create a place where residents can enjoy fresh air, grow their own vegetables, and feel connected to the natural world around them. By prioritizing sustainability, we're not just building housing – we're building a healthier, more resilient community.

At the heart of our marketing plan is a simple idea: that everyone deserves a place to call home. By listening to the community, forging partnerships, and prioritizing sustainability, we're not just building apartments – we're building a brighter future for Fort Lauderdale. Together, we can create a community where everyone feels welcome, valued, and empowered to live their best lives.

Project Timetable:

Event	Date	Notes
Effective Date	5/15/2024	Signed Contract
FHFC Submission	TBD 2024	Due Date
Review Committee	3 Months Later	Initial Scoring
Board Meeting	One Month Later	Final Scoring
Closing	2025 or 2026	Assuming One Year after Funding

7 For Projects that include a Residential Element



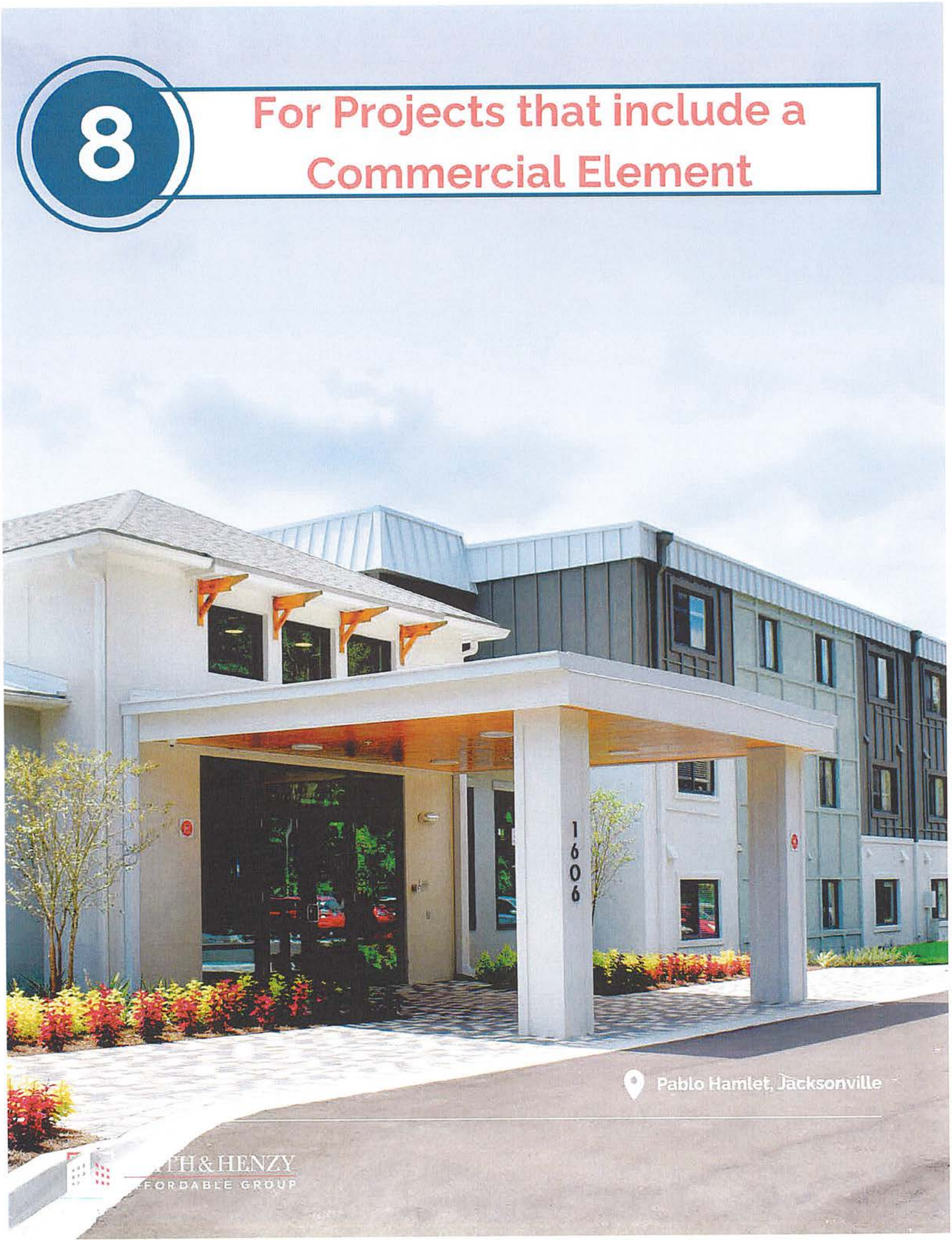
For Projects that include a Residential Element

We currently envision developing up to 110 units, all of which would be affordable rental units, catering to different income-brackets. For best case scenario, we are modeling 110 one-bedroom units. Please see the unit mix below, along with rental income and other information.

Unit Mix & Stabilized Rental Revenue Assumptions:							
30% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Monthly Net Rent per Unit
One Bedroom/One Bathroom	17	625	10,625	100.0%	$ 10.37	$ 540	$ 475
Total 33% AMI Rent	**17**	**625**	**10,625**	**100%**	**$ 10.37**	**$ 540**	**$ 475**
60% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Monthly Net Rent per Unit
One Bedroom/One Bathroom	68	625	42,500	100.0%	$ 19.43	$ 1,080	$ 947
Total 60% AMI Rent	**68**	**625**	**42,500**	**100%**	**$ 19.43**	**$ 1,080**	**$ 947**
80% AMI:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Weighted Avg. Annual Rental Rate per SF	Weighted Avg. Monthly Rent per Unit	Weighted Avg. Monthly Rent per Unit
One Bedroom/One Bathroom	25	625	15,625	100%	$ 21.89	$ 1,140	$ 1,075
Total 80% AMI Rent	**25**	**625**	**15,625**	**100%**	**$ 21.89**	**$ 1,140**	**$ 1,075**
All Units:	Total Units	Weighted Avg. Unit Size (SF)	Total Net Rentable SF	Unit Mix	Annual Rental Rate per SF	Monthly Gross Rent per Unit	Monthly Net Rent per Unit
One Bedroom/One Bathroom	110	625	68,750	100.0%	$ 17.34	$ 1,010	$ 945
Total Rent	**110**	**625**	**68,750**	**100%**	**$ 17.34**	**$ 1,010**	**$ 945**

Pursuant to the funding requirements for FHFC, we plan to keep the affordability period for a minimum of 50 years. In addition, we will provide daily activities such literacy courses, financial literacy courses, and computer training to the residents of this community. Depending on funding availability, and the wishes of the CRA, we are open to housing either family or senior demographic. Currently we are showing a 1:1 parking ratio, but we will seek to get this updated pursuant to the demographic of the building.

8 For Projects that include a Commercial Element

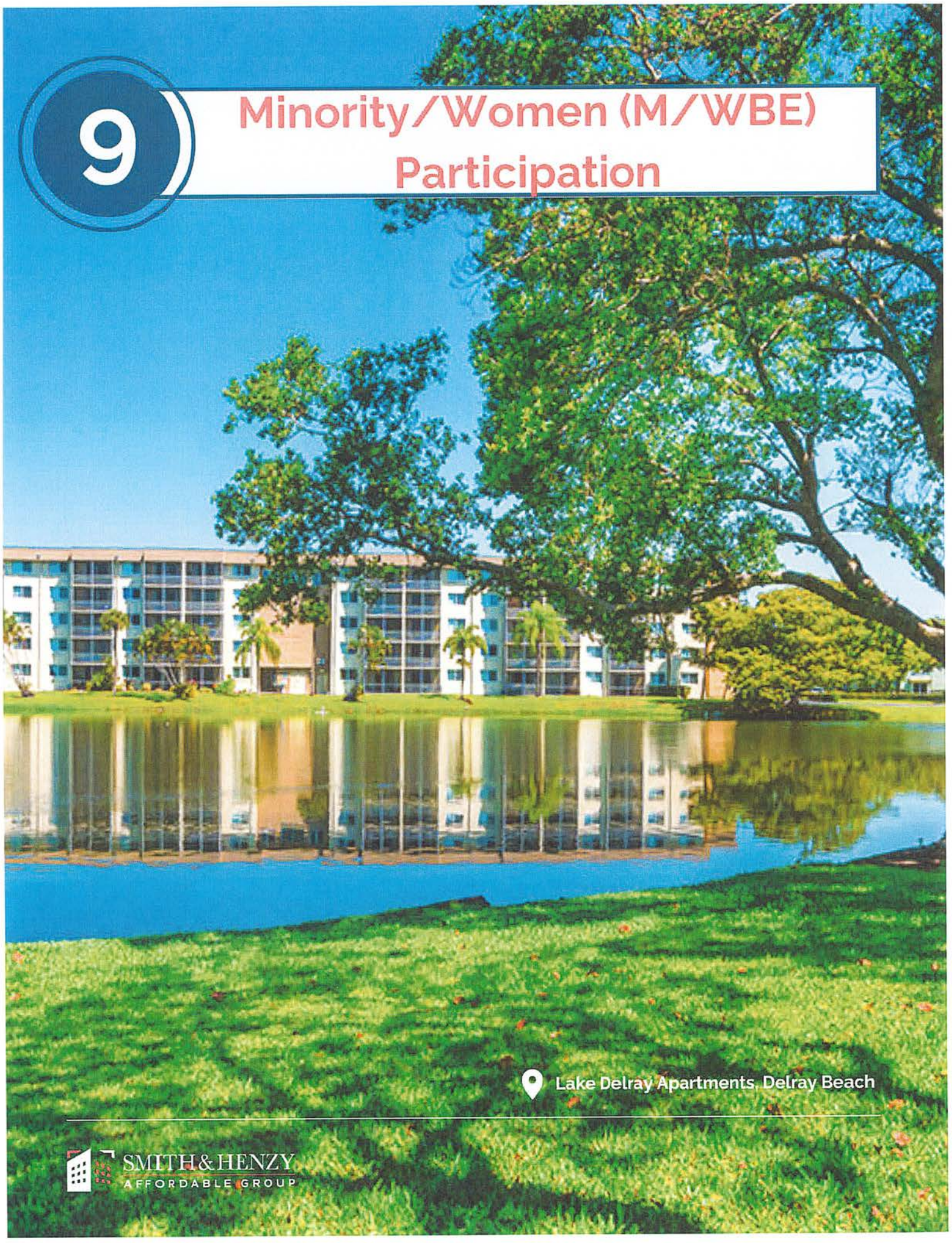


TH&HENZY
FFORDABLE GROUP

For Projects that include a Commercial – Retail or Office Element

We have reserved space for retail pursuant to the request of the CRA. That being said, being affordable housing developers, we would prefer to maximize the amount of space possible for more units. However, we are more than capable of managing the retail component and will work with the CRA to seek out perspective tenants that meet the goals that the CRA wishes to pursue.

9 Minority/Women (M/WBE) Participation



Lake Delray Apartments, Delray Beach

SMITH & HENZY
AFFORDABLE GROUP

Minority/Women (M/WBE) Participation

Smith & Henzy is unwavering in our commitment to fostering diversity and inclusion in our development efforts with the Fort Lauderdale CRA (CRA). We take pride in our proven track record and proactive measures to ensure minority participation.

Proven Success and Commitment

Our experience speaks volumes. Smith & Henzy has consistently achieved high levels of Section 3, Disadvantaged/Minority/Women's Business Enterprise (D/M/WBE), and local participation in various projects. Notably, in the rehabilitation of Stanley Terrace with the Deerfield Housing Authority, we surpassed 23% participation in Section 3 and D/M/WBE. Similar success was achieved in the rehab of Pineda Village with the Cocoa Housing Authority, where 10% participation from D/M/WBE/Section 3 individuals and firms was realized.

Proactive Subcontracting Plan

In accordance with Florida Statutes 287.09451, which aims to promote diversity and inclusion in public contracting, we have developed a proactive subcontracting plan for minority participation. At Smith & Henzy, we recognize the importance of fostering equitable opportunities for minority-owned businesses in the construction industry. Through this comprehensive plan, we are committed to actively engaging with and supporting minority-owned businesses throughout the subcontracting process.

1. Advertisement and Outreach:
    - Utilize various channels such as local minority organizations, community newspapers, and online platforms to advertise subcontracting opportunities.
    - Actively engage with minority-owned businesses through targeted outreach efforts, including attending minority business networking events and forums.
    - Collaborate with local minority business associations and chambers of commerce to promote subcontracting opportunities and encourage participation.
2. Prequalification and Certification:
    - Provide guidance and support to minority-owned businesses throughout the prequalification process to ensure they meet all necessary requirements.
    - Facilitate access to certification programs for minority-owned businesses, such as Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) certifications, to enhance their eligibility for subcontracting opportunities.
3. Outreach Events and Workshops:

- Host informational workshops and training sessions to educate minority-owned businesses on the subcontracting process, project requirements, and compliance with Florida Statutes 287.09451.
- Organize outreach events specifically tailored to minority-owned businesses, providing opportunities for networking, mentorship, and collaboration.

4. Mentorship and Capacity Building:
    - Establish mentorship programs pairing established contractors with minority-owned businesses to provide guidance, support, and technical assistance.
    - Offer capacity building initiatives, including training programs and workshops, focused on enhancing the capabilities and competitiveness of minority-owned businesses in the construction industry.
5. Monitoring and Reporting:
    - Implement robust monitoring mechanisms to track subcontracting opportunities awarded to minority-owned businesses throughout the project lifecycle.
    - Regularly report progress on minority participation to project stakeholders, ensuring transparency and accountability in compliance with Florida Statutes 287.09451.
    - Conduct periodic evaluations to assess the effectiveness of the subcontracting plan and identify areas for improvement or refinement.

By implementing this plan, we aim to foster increased participation of minority-owned businesses in our projects, promote diversity and inclusion in the construction industry, and ensure compliance with Florida Statutes 287.09451.

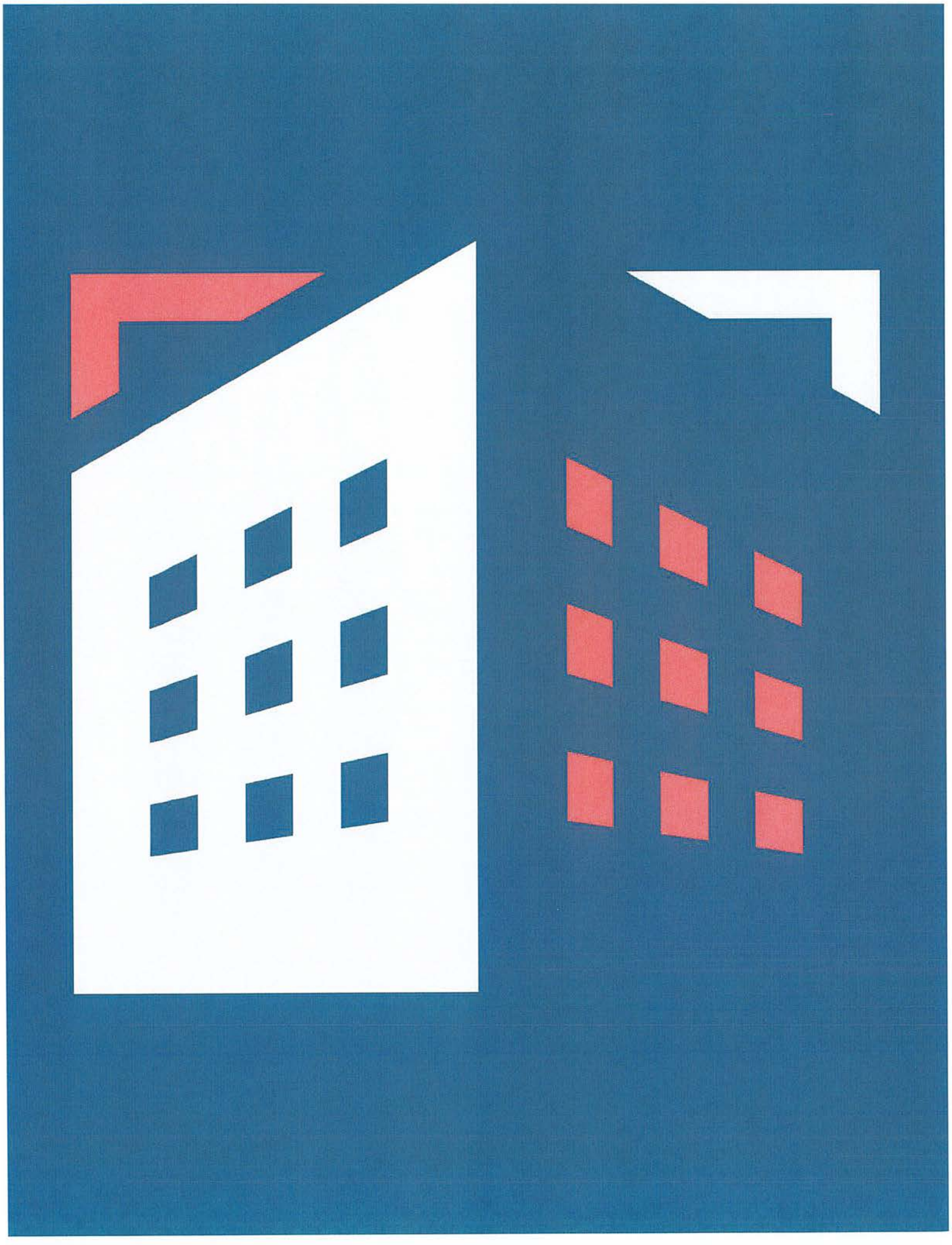


Exhibit 5



The Allen

at Sistrunk

UrbanPointe Developers, LLC.

CRA REVITALIZE Fort Lauderdale

REQUEST FOR PROPOSALS FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7th TERRACE AND NW 8TH AVENUE



The Allen at Sistrunk

Subject:
Purchase and Collaboration to Develop CRA Property located on NW 7th Terrace and NW 8th Avenue

Proposer:
The Allen on Sistrunk, LLC.
c/o Urban Pointe Developers, LLC and Proposed CRA Joint Venture

Address:
140 S. University Drive, Suite E
Plantation, Florida 33324

Contact Information:
(P): 954-388-7012
(C): 954-444-6794
(E): Elhaynes@urbanpointellc.com

UrbanPointe Developers, LLC.

CRA Revitalize Fort Lauderdale

Contents	Page Number
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Our mission is to serve as a conduit for economic prosperity, community empowerment, and job creation in urban America via socially responsible investment and redevelopment.

-Urban Pointe Developers Mission Statement

Section 1

Letter of Transmittal

Strategic Insights and Key Highlights

The Allen at Sistrunk

March 22, 2024

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

Subject: Interest in the Development of the Sistrunk Boulevard and NW 7th Terrace Sites, Response to Request for Proposal

Dear Mr. Woods,

Urban Pointe Developers, LLC, is enthusiastic about the opportunity to partner with the Fort Lauderdale Community Redevelopment Agency (CRA) and/or its surviving entity, Invest Fort Lauderdale, Inc., through the proposed formation of The Allen at Sistrunk, LLC. This collaboration is envisioned for the redevelopment of the CRA owned Sistrunk Boulevard and NW 7th Terrace sites, guided by principles of inclusivity, sustainability, and community empowerment—a tribute to the legacy of civil rights advocate W. George Allen.

Our proposal for "The Allen at Sistrunk" aspires to create a development that serves as a beacon of hope and progress, embodying Allen's dedication to social justice and equity. Below, we outline the comprehensive features of our proposal, highlighting the community partnership benefits and our commitment to engaging with and including the community in every phase of development:

- **Mixed-Use, Mixed-Income Development**: Featuring one, two, and three-bedroom apartment homes accessible to a diverse demographic, complemented by 117 parking spaces to ensure accessibility and convenience for residents and guests.

- **Income-Based Unit Allocations**:
  - 40% for individuals earning up to 60% of the AMI.
  - 31% for up to 120% of the AMI.
  - 29% for up to 140% of the AMI.

- **Commercial Space Master Leased**: Over 9,356 square feet of prime commercial space, directly visible from Sistrunk Boulevard and master leased to Invest Fort Lauderdale, ideal for upscale dining and community events.

- **Active Amenity Space**: More than 11,000 square feet dedicated to promoting health, wellness, and community interaction.

- **Green-Certified Development**: Highlighting our commitment to sustainability and environmental stewardship.

- **Community Partnership Advantages**:
  - A twenty-five **(25%)** percent equity stake proposed for the **CRA or Invest Fort Lauderdale.**
  - 1% annual interest payments on a $1.456 million land acquisition seller's note and a $5 million DIP loan, providing $64,560 per year in interest income, with a strong possibility for early full repayment from cash events.

- **Inclusivity and Community Engagement**:
  - Forming a community advisory board with representatives from local homeowner associations to ensure ongoing community involvement.

  - **Strong Emphasis on Local and Minority-Owned Business Participation**: Ensuring that the project not only benefits but is also built by the community it aims to serve.

"The Allen at Sistrunk" represents more than a development; it embodies a commitment to the values of inclusivity, community progress, and the enduring spirit of W. George Allen's legacy. Our project aims to actively involve the community in its planning and realization, creating a space that reflects the principles of equality, justice, and communal prosperity.

We are dedicated to making "The Allen at Sistrunk" a model for community-driven, sustainable, and inclusive urban development. We greatly appreciate the CRA's consideration of our vision and look forward to the opportunity to further discuss our proposal and the potential for partnership.

We are enthusiastic about the possibility of contributing to the legacy of Sistrunk Boulevard and the future of Fort Lauderdale with this impactful and meaningful project.

Sincerely,

Eric L. Haynes
Urban Pointe Developers, LLC.
On behalf of The Allen at Sistrunk, LLC.



"The Allen at Sistrunk will be a modern emblem of inclusivity, luxury, and community spirit, The Allen at Sistrunk will stand as a testament to the vision of W. George Allen, whose legacy of empowerment and equality is interwoven into the very blueprint of this pioneering development."

-Eric L. Haynes, Co-Founder/CEO, Urban Pointe Developers

Section 2

The Project Vision

Conceptualizing Excellence

Inclusive Living Quarters:

A wide array of one, two, and three-bedroom apartment homes spread over six stories.

Affordable Housing Allocation:

- 40% for incomes up to 60% AMI – expanding access to quality living.
- 31% for incomes up to 120% AMI – creating opportunities for the workforce.
- 29% for incomes up to 140% AMI – inclusive of moderate-income families.
- 117 strategically integrated parking spaces ensuring convenience and accessibility.

The Dining Experience: Commercial Space Anchored in Culinary Excellence:

- Over 9,356 square feet of commercial space, master-leased to Invest Fort Lauderdale, and earmarked for an upscale dining establishment.
- Bi-level design with 1,800 square feet of an inviting covered terrace, offering an al fresco dining experience and a venue for private events, set against the backdrop of the vibrant Sistrunk Boulevard.

Amenity Features: A Focus on Wellness and Leisure:

- Fitness Center: State-of-the-art equipment in a spacious, modern environment.
- Rooftop Pool: A serene oasis for relaxation, swimming, and socializing.
- Gathering Spaces: Designed to foster community interaction and host social events.

Aesthetic and Ecological Harmony:

- Landscape Design: Green spaces that are both ecologically responsible and aesthetically pleasing, contributing to the area's urban canopy.
- Building Aesthetics: The architecture mirrors the cultural tapestry of the community, featuring superior design elements and green building features.
- Energy Efficiency: Green-Certified development, ensuring a reduced carbon footprint and sustainable living.

Tribute to a Trailblazer:

The Allen at Sistrunk not only reflects the community's values but also stands as a monument to the pioneering spirit of W. George Allen, whose dedication to civil rights and community development is celebrated and continued through this project.

With the comprehensive details provided by **MODIS ARCHITECTS LLC**, from the intricate site plans on the zoning study to the vision outlined in the presentation documents, The Allen at Sistrunk is set to transform the landscape of Ft. Lauderdale, Florida. This development is not just a physical structure; it is a community-centric ecosystem designed to uplift, inspire, and empower. It is where history and modernity converge, creating a unique experience for all who become a part of it.



modis	The Allen at Sistrunk Ft. Lauderdale, Florida	Rendering

The Allen at Sistrunk FT. LAUDERDALE, FLORIDA

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ZONING DATA		
Property Information		
Folio:		
Property Address:	545 NW 7TH TER, Ft Lauderdale	
Site Area:		
Gross Area	42,625.00 sf/ .98 ac	
Net Area	42,625.00 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"	8'-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/dwl 11,200 sf	16,200 sf
Building Height		
Permitted height	up to 65ft	8 Stories - 83 ft
Max Height	up to 65ft*	
* Subject to City Commission		

UNIT BREAKDOWN						
Unit Type	Sf/Unit Provided	Level 3	Levels 4-8 (Per Level)	Total # of Units	Lexatile Area	% of Totals
1BD						
A1	648 sf	1 units	5 units	21 units	13,608 sf	
A2	661 sf	2 units	2 units	8 units	5,288 sf	
Sub-Total		3 units	7 units	29 units	19,008 sf	52%
1BD + Den						
A3	756 sf	units	1 units	3 units	2,358 sf	
Sub-Total		units	1 units	3 units	2,358 sf	5%
2BD						
B1	900 sf	1 units	2 units	12 units	10,800 sf	
B2	933 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	18,900 sf	34%
Lofts						
B4	1,600 sf	units	4 units	4 units	6,400 sf	
B5	1,800 sf	units	1 units	1 units	1,800 sf	
Sub-Total		units	5 units	5 units	8,200 sf	9%
Grand Total		12 units	18 units	56 units	55,166 sf	100%
					792 avg sf/unit	

PARKING			
Required	**#DU or sf**		**# Spaces**
Residential Uses			
1BD @ 1.75 sp/unit	72 units		36.0 sp
2BD @ 2.0 sp/unit	19 units		38.0 sp
3BD @ 2.1 sp/unit	5 units		10.5 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	**Standard**	**HC**	**Total/Level**
Level 1	51	2	53 sp
Level 2	58	2	30 sp
Level 3	0	0	sp
On-street Parking		4 sp	
Grand Total Provided :			**117 sp**

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The Allen at Sistrunk

Ft. Lauderdale, Florida

Site Context & Site Data

#20163
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Site Plan - Level 1

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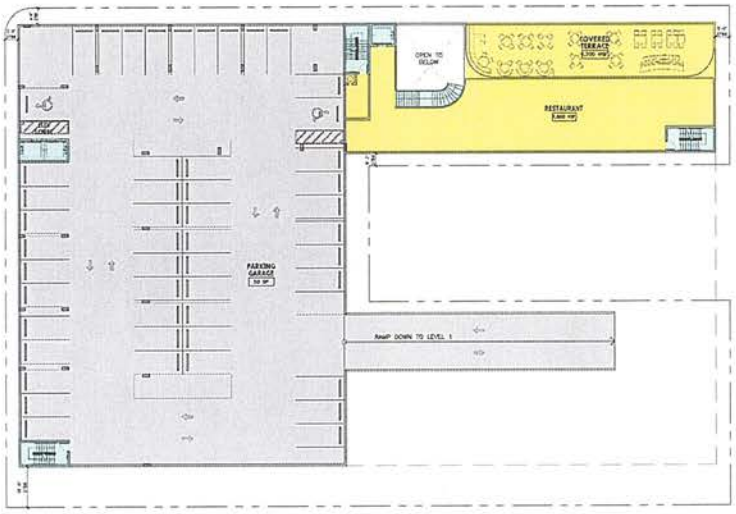
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Site Plan

#20163
03/22/2024
SCALE: 1/8"=1'-0"



Proposed Level 2

LEGEND

RESTAURANT | CIRCULATION | GARAGE
SERVICE / BOH

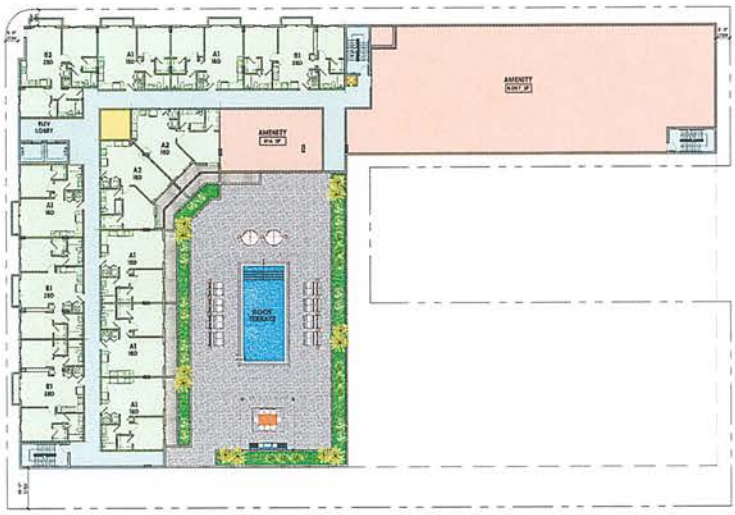
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Level 2

#20103
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Level 3

LEGEND

AMENITY | CIRCULATION | SERVICE / BOH

RESIDENTIAL

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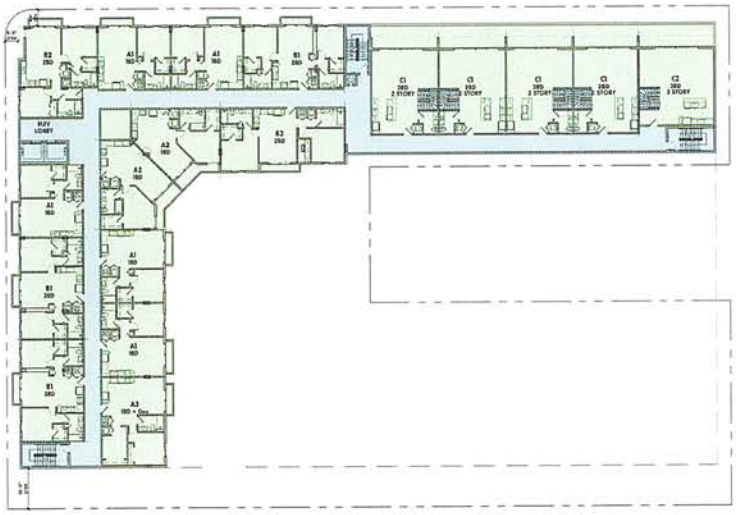
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Level 3

#20163
03/22/2024
SCALE: 1/16"=1'-0"



Proposed Levels 4-6

LEGEND

RESIDENTIAL CIRCULATION

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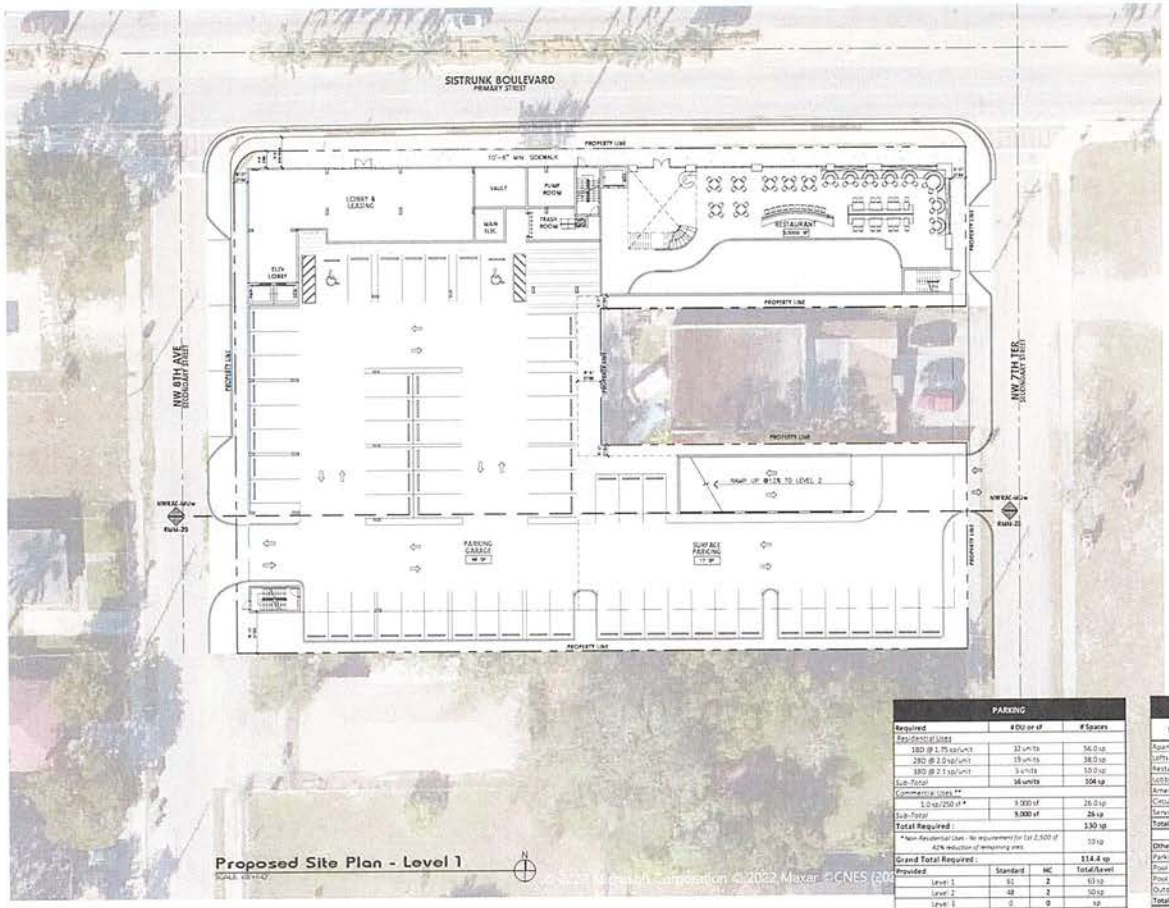
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Levels 4 to 6

#20103
03/05/2024
SCALE: 1/16"=1'-0"



Proposed Site Plan - Level 1

SCALE: 1/8"=1'-0"

Esri Community Maps Contributors, © 2022 Maxar, ©CNES (20

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"	8'-0"
Rear	15'-0"	15'-0"
SITE CALCULATIONS		
Open space	200 sf/du/11,200 sf	10,200 sf
Building Heights		

UNIT BREAKDOWN						
Unit Type	**SF/Unit Provided**	**Level 3**	**Levels 4 & 5 (Per Level)**	**Total # of Units**	**Leasable Area**	**% of Totals**
1BD						
A1	648 sf	0 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**	**19,036 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**	**18,800 sf**	**34%**
Lofts						
B4	1,600 sf	units	4 units	4 units	6,400 sf	
B5	1,600 sf	units	1 units	1 units	1,600 sf	
Sub-Total		units	5 units	**5 units**	**8,000 sf**	**9%**
Grand Total		12 units	18 units	**56 units**	**33,166 sf**	**100%**
						592 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	**Standard**	**HC**	**Total/Level**
Level 1	61	2	63 sp
Level 2	48	2	50 sp
Level 3	0	0	sp
On-street Parking		4 sp	
Grand Total Provided :		**117 sp**	

GROSS BUILDING SQUARE FOOTAGE							
Type of SF	**Level 1**	**Level 2**	**Level 3**	**Levels 4 & 5 (per Level)**	**Level 6**	**Total**	**Leasable Area**
Apartments			8,897 sf	10,074 sf	10,074 sf	39,119 sf	
Lofts				4,065 sf		8,130 sf	
Restaurant	5,847 sf	3,509 sf				9,356 sf	16,189 sf
Lobby	2,550 sf					2,550 sf	
Amenity			7,034 sf			7,034 sf	
Circulation	883 sf	544 sf	2,858 sf	3,475 sf	2,432 sf	13,727 sf	13,667 sf
Service	1,143 sf	153 sf	161 sf	161 sf	161 sf	1,940 sf	
Total	**10,423 sf**	**4,206 sf**	**18,950 sf**	**17,775 sf**	**12,727 sf**	**81,856 sf**	
						Efficiency 81%	
Other Areas							
Parking Garage	16,002 sf	21,934 sf	10,720 sf			48,686 sf	
Pool			520 sf			520 sf	
Pool Deck			4,644 sf			4,644 sf	
Outdoor Seating		1,826 sf				1,826 sf	
Total						**55,676 sf**	
Overall Total Area :						**137,532 sf**	

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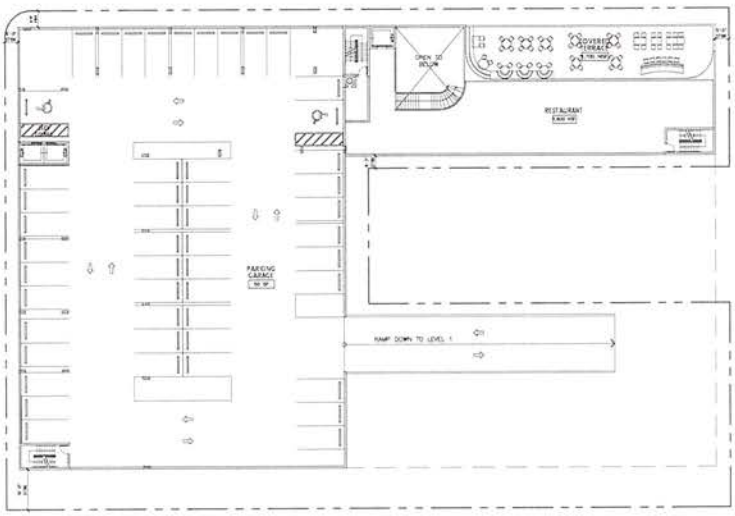
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The Allen at Sistrunk

Ft. Lauderdale, Florida

Site Plan

#20183
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SCALE: 1/16"=1'-0"



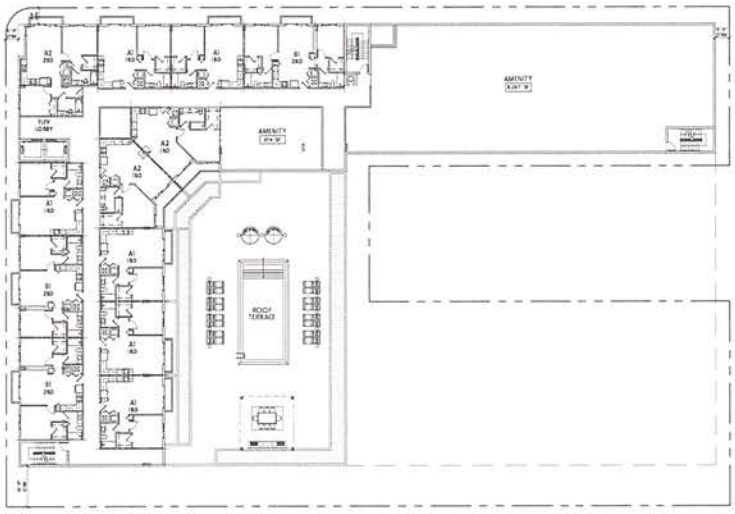
Proposed Level 2

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The Allen at Sistrunk
Ft. Lauderdale, Florida

Level 2

#20183
03/20/2024
SCALE: 1/16"=1'-0"



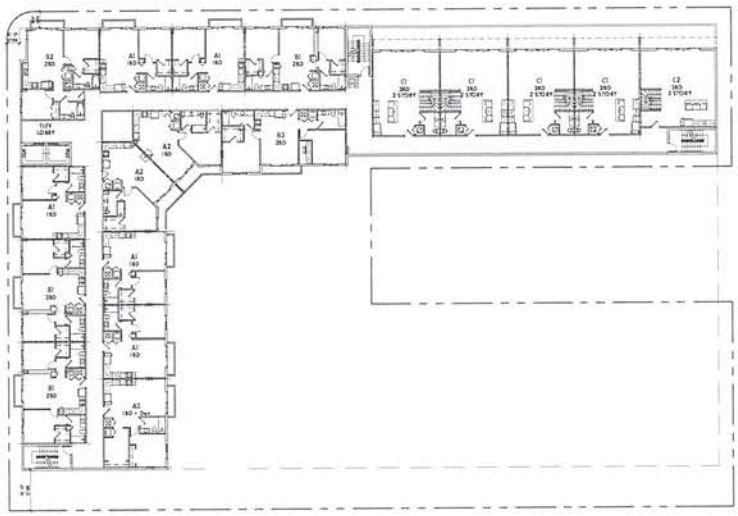
Proposed Level 3

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The Allen at Sistrunk
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Level 3

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



Proposed Levels 4-6

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The Allen at Sistrunk
Ft. Lauderdale, Florida

Levels 4 to 6

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03/20/2024
SCALE: 1/16"= 1'-0"



...Many were railroad workers who settled in shanties along the railroad tracks before the turn of the twentieth century. After the tracks and stations were completed, some found other work and were residents at the time of Fort Lauderdale's incorporation as a city in 1911.

-Source: CRA website Rooted In History

Section 3

The Development Team

Expertise and Vision in Action

About Urban Pointe Developers:

Empowering Communities and Redefining Urban Development

Urban Pointe Developers stands as a beacon of innovation and dedication in the realm of real estate, construction, and asset management, especially within the urban landscapes of the southeastern United States. Since its inception, the company has been committed to delivering exceptional value and quality across a broad spectrum of sectors, including government projects, residential developments, commercial endeavors, non-profit partnerships, and private equity ventures. Our mission extends beyond transforming physical spaces; we aim to ignite job creation, enhance infrastructure, and empower communities to create sustainable environments where prosperity is tangible and sustained.

Our guiding principles—Fidelity, Integrity, Reliability, and Excellence (FIRE)—are at the core of our operations, ensuring that we not only meet but exceed the expectations of our partners and the communities we serve. These values reflect our dedication to efficiency, effectiveness, and the highest standards of service.

The essence of Urban Pointe Developers' success is our unwavering commitment to socially responsible investments and projects. We hold a firm belief in our corporate responsibility to contribute meaningfully to community upliftment and environmental sustainability. This ethos is evident in our strategic decisions, such as dedicating a significant portion of our residential units to low-income families and engaging in projects with a profound impact on community development and well-being.

Urban Pointe Developers embodies a visionary approach to urban development, anchored in the belief that every community has the potential to flourish and deserves the opportunity to experience the quality of life promised by the American dream. Our devotion to revealing the hidden potential of underserved communities through thoughtful and socially responsible investments has established us as a leader in the revitalization of urban America.

Our extensive experience, combined with a collaborative approach with local governments, non-profits, and investors, enables us to deliver solutions that address the needs of the communities we serve. Urban Pointe Developers is not just about building structures; we are committed to building hope, fostering economic growth, and contributing to the creation of vibrant, sustainable communities.

As we continue to expand our reach and impact, Urban Pointe Developers remains dedicated to the principles of social responsibility and excellence in all aspects of our work. We invite partners, stakeholders, and communities to join us in our journey towards building a brighter, more prosperous urban America, where every individual can thrive.



Eric L. Haynes, Co-Founder/Chief Executive Officer of Urban Pointe Developers, specializes in urban real estate development across Florida. A licensed general contractor and real estate agent since 1994, Eric has spearheaded over $100 million in construction projects and managed portfolios exceeding $55 million. His expertise spans affordable housing programs, including Low Income Housing Tax Credits and Opportunity Zones. With nearly 13 years in public service, including roles as city commissioner and vice mayor, he has a strong background in urban redevelopment. As Executive Director of St. John Community Development Corporation in Miami, he oversees significant affordable housing initiatives. Eric is a U.S. Army veteran, a member of Alpha Phi Alpha Fraternity, Inc., and an alumnus of Florida A&M University, where he majored in Business Economics.



Maurice Egozi, Co- Founder/Chief Financial Officer of Urban Pointe Developers, is a seasoned professional in the real estate industry, focusing on the acquisition, development, syndication, management, renovation, and sale of commercial investment properties. Graduating with a Master of Business Administration from the University of Florida in 1981, Egozi has been a significant presence in real estate since 1983. His career is particularly noted for the development of retail centers, where he leverages a keen market sense to ensure a synergy among retailers and restaurants, offering upscale design and shopping experiences without the burden of high rents.

Egozi is renowned for his financial acumen, particularly evident in the financial turnaround of properties through expense reduction, efficiency increase, and value addition without significant costs. On the development front, Egozi is celebrated for completing beautifully-designed projects ahead of schedule and under budget, underscoring his significant contributions to the real estate landscape.



Matthew Fornaro serves as General Counsel for Urban Pointe Developers and has been a business law attorney in South Florida, since 2003. Prior to starting his own law firm, he was an attorney at a 300+ attorney civil practice law firm that served local, national, and international clients, and was also an attorney at a prestigious national law firm. Matthew practices complex commercial litigation, including contract disputes.

Matthew, a member of the Florida Bar and District of Columbia Bar, also practices construction law, intellectual property law, homeowner and condominium association representation, and drafts and revises of business documents, including the formation of business organizations.



Ivo Fernandez, As Principal & Co-Founder of MODIS Architects, 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.

TEAM COMPOSITION: Hierarchical Overview and Role Definitions



Team Member / Affiliation	Role Definitions
Urban Pointe Developers, LLC.	Lead Developer (Eric L. Haynes)
Proposed CRA/IFL - Passive Equity Investor	Passive Equity Investor
Modis Architects	Project Architect
Nelson Mullins Affordable Housing Practice	Tax Credit and Legal Counsel
TBD Green Building Consultant	Developer's Green Building Consultant
TBD Owner's Representative	Developer's Construction Management Representative
TBD General Contractor	General Contractor
TBD Property Management Co.	Property Management
TBD Minority Interior Design Firm	Interior Design Themes

Portfolio Highlights: Showcase of Developer Successes



St. John Plaza- Miami, FL
90 Units



The Crossings- North Lauderdale, FL
46 Units - $11mm no financing



Lake Van Estates- Auburndale, FL
106 Units



Bella Lago- Clermont, FL
75 Units



Starbucks- Irving, TX



Fresh Market- Plantation, FL

Architectural Excellence: A Record of Notable Achievements



Bay Pointe- Homestead, FL
269 Units



Metro Parc- Hialeah, FL
433 Units



The Princeton- Princeton, FL
150 Units



Soleste Westgate- Lauderhill, FL
501 Units



Kavista- El Portal, Miami, FL
282 Units



The Nine- Miami, FL
81 Units



"Our investments stimulate economic growth, instill community pride, and showcase urban areas as attractive places to live, work, and conduct business."

-Eric L. Haynes, Co-Founder Urban Pointe Developers, LLC.

Section 4

Financial Overview

Analysis and Projections

Integrated Financial Planning and Proactive Risk Management

The financial plan for The Allen at Sistrunk development is crafted to leverage their extensive experience in construction, real estate, and project management, along with their proven track record in completing projects. The plan is structured into two main sections: the detailed financial strategy for project development and a separate analysis of potential risks and mitigation strategies.

With a deep well of experience in construction, real estate, and affordable housing development, Urban Pointe Developers (UPD), led by principals including Eric L. Haynes and Maurice Egozi, is exceptionally positioned to manage the complexities of The Allen at Sistrunk project. Eric L. Haynes brings invaluable expertise from his extensive background in construction and affordable housing programs, ensuring projects not only meet but exceed community and stakeholder expectations. Maurice Egozi contributes strategic insights into financial structuring and market dynamics, offering a critical perspective that enhances UPD's ability to navigate financial challenges and capitalize on market opportunities.

This blend of on-the-ground experience and strategic financial acumen equips UPD with a comprehensive ability to oversee complex financing structures and development challenges. Our strategic approach to financing, which includes the use of deferred developer fees, a mix of bond and conventional financing, non-competitive 4% tax credits, and proposed CRA funding, showcases our adaptability and foresight in managing the project's financial health.

Moreover, UPD's commitment to addressing potential capital shortfalls, leveraging our strong relationships with financial institutions, and our proactive risk management strategies demonstrate a well-rounded and resilient capability. This ensures the successful completion of The Allen at Sistrunk, affirming our dedication to contributing positively to the community and achieving the project's financial and social goals.

Through this comprehensive approach, combining practical construction management with sophisticated financial strategies and a keen understanding of market dynamics, UPD asserts its unmatched capacity to bring The Allen at Sistrunk to successful fruition.

Financial Plan Overview

Capital Structure and Funding Strategy

- **Debt Financing:** UPD plans to utilize a combination of multi-family bond financing and conventional financing methods. This strategic mix allows us to leverage the strengths of both financing types, securing a robust foundation for the project's financial structure.
- **Non-Competitive 4% Tax Credits:** These credits will be an essential part of our funding strategy, optimizing our financial setup for efficiency and aligning with our affordable housing objectives.
- **Community Redevelopment Agency (CRA) Funding**: UPD proposes to incorporate CRA funding into the project's capital stack, leveraging these funds to support the project's role in community redevelopment.
- **Deferred Developer Fees:** As part of our commitment to the project's success, UPD is prepared to defer developer fees, further enhancing our financial flexibility and demonstrating our investment in the project's long-term viability.

Risk Analysis and Mitigation Strategies

Potential Capital Shortfalls and Equity Contributions

Market, Financial, Construction, and Regulatory Risks are addressed with a balanced mix of strategic planning, financial foresight, and leveraging UPD's extensive experience. Mitigation strategies include a diversified tenant base, securing favorable financing terms, careful contractor selection, and leveraging UPD's expertise in navigating regulatory challenges.

- Addressing Shortfalls: UPD acknowledges the potential for capital shortfalls and is committed to addressing these through strategic financial planning and management. Our readiness to fund up-front predevelopment costs exemplifies our proactive approach to financial stewardship, ensuring the project progresses smoothly towards financial closing.
- Equity Contributions and Guarantees: UPD will provide necessary equity contributions and any required guarantees to our financial partners. This level of commitment underscores our confidence in the project and our determination to see it through to successful completion.

Revenue Projections and Cost Management

By catering to mixed-income residents, UPD ensures a stable, diversified income stream. Strict cost management and our comprehensive understanding of the financing landscape will ensure the project remains within budget and financially viable.

To truly make The Allen at Sistrunk a true mixed-use, mixed-income development, UPD is proposing a hybrid financial strategy that includes the use of 4% non-competitive tax credits and bond financing from the Broward County Housing Finance Agency. The tax credit/bond financing combination will assist with the construction of the 23- 60% set-aside low-income units.

Request From CRA- Development Incentive Program (DIP):

We are requesting a $5,000,000 non-forgivable loan from the development incentive program. The loan would be interest only for a term of thirty years. Interest would be deferred in years 1-2 non-cumulative with payments beginning in year 3 from developer cash flow. The interest payment would be $50k annually paid in monthly installments of $4,166.67. These payment terms result in the CRA or its surviving entity receiving monthly cash flows. The total of payments over the term to include principal repayment would be $6.5 million dollars**.

We are also requesting a forgivable loan from the DIP in the amount of $2,000,000, in exchange for a 25% equity stake in the development to be held by the CRA or its surviving entity Invest Ft. Lauderdale. The equity stake entitles the CRA or its surviving entity to participate in the cash flow from the development to include developer fees, cash flow from operations, cash flow from appreciation, and cash flow from amortization.

Land Acquisition – CRA Seller's Note

We are proposing to pay $1,456,000 for the CRA Land subject to this proposal. To facilitate the acquisition of the land, we are proposing that the CRA provides Urban Pointe Developers with a seller's note for the purchase price. The loan would be interest only for a term of thirty years. Interest would be deferred in years 1-2 non-cumulative with payments beginning in year 3 from developer cash flow. The interest payment would be $14,560k annually paid in monthly installments of $1,213.33. These payment terms result in the CRA or its surviving entity receiving monthly cash flows. The total of payments over the term to include principal repayment would be $1.893 million dollars**.

** It should be noted that repayment of the principal balances is possible before the expiration of the requested term.

SECTION VI – PROPERTY PURCHASE OFFER PAGE (To be submitted with RFP Proposal)

Developer Name: The Allen at Sistrunk, LLc. c/o Urban Pointe Developers, LLC.

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

The Developer acknowledges and understands the Florida Statues, 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.

Purchase Offer for Property $1,456,000

CRA Financial Resources (If Required) $ 1,456,000 *

*Seller's note 30yr amort @ 1% Interest Only beginning at project stabilization or 24 months after award.

Submitted by:

Eric L. Haynes
Name (printed)

Signature

March 23, 2024
Date

Manager of Member c/o Urban Pointe Developers, LLC.
Title

OCEAN BANK

March 22nd, 2024

Mr. Eric L. Haynes
The Allen at Sistrunk, LLC
C/o Urban Pointe Developers, LLC
140 S. University Drive, Suite E
Plantation, FL 33324

Re: Construction financing for a 56 unit multifamily project located at NW 6th Street, Fort Lauderdale, Florida 33311. The project is sponsored by The Allen at Sistrunk, LLC/Urban Pointe Developers, LLC

Dear Mr. Haynes:

This letter is to serve as confirmation that we have received a preliminary financing information package, which outlines the construction financing requirements of the referenced project. Please note that we have commenced the review of the aforementioned financing information package and we will contact you with any questions or request any additional information that we may require during our review.

Please note that this letter cannot not be construed as a commitment to lend. A commitment to lend may only be granted in writing after completion of all underwriting, and subject to approval by the proper approval levels of authority of Ocean Bank.

Ocean Bank sincerely appreciates that you have considered us for the potential financing of the referenced project. Should you require any additional information, please feel free to contact me at (305) 569-8105 or 305-978-3935.

Sincerely,

Jesus R. Garcia
Senior Vice President
Commercial Real Estate
Ocean Bank
Suite 501
780 N.W. 42nd Avenue
Miami, Florida 33126
jrgarcia@oceanbank.com
Phone # 305-569-8105
Cell # 305-978-3935

RAYMOND JAMES

March 21, 2024

Mr. Eric L. Haynes
The Allen at Sistrunk, LLC
c/o Urban Pointe Developers, LLC
140 S. University Drive, Suite E
Plantation, FL 33324

Re:		
	Project:	The Allen at Sistrunk
	Company/Applicant:	The Allen at Sistrunk, LLC/Urban Pointe Developers, LLC
	Fund:	To be determined
	Property Location:	Fort Lauderdale, Broward County, Florida

Dear Mr. Haynes,

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 company ("Company") 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 Company receiving $375,911 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 is $3,571,153 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 $3,759,108 (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% ($535,673) paid prior to or simultaneous with the closing of construction financing
- 25% ($892,789) paid at 98% construction completion
- Balance ($2,142,691) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $1,428,462.

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.

Since 1987, Raymond James Affordable Housing Investments and our affiliates have been involved with the development of affordable housing. We have provided equity for more than 2,200 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:

The Allen at Sistrunk, LLC, a Florida limited liability company

By: Eric L. Haynes
Its: Non-Investor Member and Manager



By: _____
Name: Eric L. Haynes
Title: Authorized Member



The Allen at Sistrunk, LLC.

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, Mixed-Income Affordable and Workforce Apartments

Over 9,300 sq. ft. Ideally Designed for Upscale

Over 71% of Units Serving between 60% and 120% AMI

Prepared for

Ft. Lauderdale NPFCRA

Presented by

The Allen at Sistrunk c/o Urban Pointe

Urban Pointe-Eric L Haynes

954-388-7012

eric.haynes@schumercapital.com

140 S. University Drive

Suite E

Plantation, Florida 33324

Urban Pointe-Eric L Haynes
The Allen at Sistrunk c/o Urban Pointe
954-388-7012

Executive Summary



The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311



Income, Expenses & Cash Flow

Potential Rental Income	$ 1,369,128
Commercial Space- CRA	109,200
Total Vacancy and Credits	(68,456)
Operating Expenses	$ (666,342)
Annual Reserves:	$ (17,850)
Net Operating Income (NOI)	**$ 725,680**
Debt Service: Incl CRA $64,560 Payment	$ (616,872)
Cash Flow Before Taxes	**$ 108,808**

Property Overview

Purchase/Asking Price	$
Improvements	
Other	
Closing Costs	
Finance Points	
Total Acquisition Cost	$
Mortgage (s)	$ 14,076,481
Down Payment / Investment	**$ (14,076,481)**

Property Type	Multi-Family
No. of Units	56
Price Per Unit	
Total Sq Ft	46,966
Price Per Sq Ft	
Income per Unit	$ 26,399
Expenses per Unit	$ (11,899)

Assumptions

Rental Growth Rate:	2.00%
Expense Growth Rate:	2.00%
Capitalization Rate (Resale):	6.15%

Loan Information

		% of Asking	% of Cost
Down Payment:	$ (14,076,481)	0.00%	0.00%
Initial Loan Balance:	$ 14,076,481	0.00%	0.00%

Loan Amount	Interest Rate	Term	Payment
$	0.00%	0	$0
$ 7,620,481	7.00%	30	$50,699
$ 6,456,000	1.00%	30	$5,380

Financial Measurements

		Year 1	Year 10	Year 20
Debt Coverage Ratio (DCR)		1.18	1.29	1.58
Loan-to-Value Ratio (LVR)		118.7%	91.9%	62.6%
Capitalization Rate Based on Cost				
Capitalization Rate Based on Resale Price		6.15%	6.15%	6.15%
Gross Rent Multiplier			8.65	8.68
Net Present Value (NPV) - B/ Taxes	8.00%	12,134,585	15,421,168	17,176,643
Cash on Cash Return - Before Taxes		Can't Comp.	Can't Comp.	Can't Comp.
Internal Rate of Return - Before Taxes			Can't Comp.	Can't Comp.
Modified Internal Rate of Return - Before Taxes			Can't Comp.	Can't Comp.

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.

The Allen at Sistrunk, LLC.



Enter Description



Front Perspective Massing



Aerial Overlay



Site Plan Level 1



Rear Perspective Massing



Enter Description



Level 3



Levels 4-6

The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Cash Flow Analysis

Urban Pointe-Eric L Haynes
954-388-7012

Rental Activity Analysis	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	**$ 1,369,128**	**$ 1,396,511**	**$ 1,424,441**	**$ 1,452,930**	**$ 1,481,988**
Commercial - CRA Master Lease	109,200	111,384	113,612	115,884	118,202
Less: Vacancy & Credit Losses	(68,456)	(69,826)	(71,222)	(72,646)	(74,099)
Effective Gross Income	$ 1,409,872	$ 1,438,069	$ 1,466,830	$ 1,496,167	$ 1,526,090
Less: Funded Reserves and/or Improvements	(17,850)	(17,850)	(17,850)	(17,850)	(17,850)
Less: Operating Expenses	(666,342)	(679,668)	(693,262)	(707,127)	(721,270)
Net Operating Income (NOI)	$ 725,680	$ 740,551	$ 755,719	$ 771,190	$ 786,971
Less: Annual Debt Service (Incl. CRA $64,560 Payment)	(616,872)	(672,951)	(672,951)	(672,951)	(672,951)
CASH FLOW Before Taxes	$ 108,808	$ 67,600	$ 82,768	$ 98,239	$ 114,020

Property Resale Analysis					
Projected Sales Price	**$ 11,799,675**	**$ 12,041,474**	**$ 12,288,108**	**$ 12,539,675**	**$ 12,796,273**
Less: Selling Expenses	-	-	-	-	-
Adjusted Projected Sales Price	$ 11,799,675	$ 12,041,474	$ 12,288,108	$ 12,539,675	$ 12,796,273
Less: Mortgage(s) Balance Payoff	(14,005,731)	(13,923,206)	(13,834,717)	(13,739,830)	(13,638,084)
SALE PROCEEDS Before Taxes	$ (2,206,055)	$ (1,881,733)	$ (1,546,609)	$ (1,200,155)	$ (841,810)

Cash Position					
Cash Generated in Current Year	$ 48,593	$ 16,907	$ 25,416	$ 33,994	$ 42,634
Cash Generated in Previous Years	n/a	48,593	65,500	90,917	124,911
Cash Generated from Property Sale	(2,206,055)	(1,881,733)	(1,546,609)	(1,200,155)	(841,810)
Original Initial Investment	14,076,481	14,076,481	14,076,481	14,076,481	14,076,481
Total Potential CASH Generated	**$ 11,919,019**	**$ 12,260,248**	**$ 12,620,789**	**$ 13,001,237**	**$ 13,402,215**

Financial Measurements						
Debt Coverage Ratio (DCR)		1.18	1.10	1.12	1.15	1.17
Loan-to-Value Ratio (LVR)		118.7%	115.6%	112.6%	109.6%	106.6%
Capitalization Rate Based on Cost		0.00%	0.00%	0.00%	0.00%	0.00%
Capitalization Rate Based on Resale Price		6.15%	6.15%	6.15%	6.15%	6.15%
Break-Even Ratio		88.01%	90.89%	89.99%	89.11%	88.24%
Operating Expense Ratio		47.26%	47.26%	47.26%	47.26%	47.26%
Net Present Value (NPV) - Before Taxes	8.00%	12,134,585	12,621,902	13,073,141	13,490,948	13,877,775
Cash-on-Cash Return with Equity		0.00%	0.00%	0.00%	0.00%	0.00%
Cash-on-Cash Return - Before Taxes		Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.
Internal Rate-of-Return (IRR) - Before Taxes		-85.10%	-64.48%	-53.57%	-48.05%	-46.25%
Modified Internal Rate-of-Return (MIRR) - Before Taxes		**604.75%**	**193.56%**	**124.15%**	**99.34%**	**90.73%**

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The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Cash Flow Analysis

Urban Pointe-Eric L Haynes
954-388-7012

Rental Activity Analysis	Year 6	Year 7	Year 8	Year 9	Year 10
Potential Rental Income	$ 1,511,628	$ 1,541,861	$ 1,572,698	$ 1,604,152	$ 1,636,235
Commercial - CRA Master Lease	120,566	122,977	125,436	127,945	130,504
Less: Vacancy & Credit Losses	(75,581)	(77,093)	(78,635)	(80,208)	(81,812)
Effective Gross Income	$ 1,556,612	$ 1,587,744	$ 1,619,499	$ 1,651,889	$ 1,684,927
Less: Funded Reserves and/or Improvements	(17,850)	(17,850)	(17,850)	(17,850)	(17,850)
Less: Operating Expenses	(735,695)	(750,409)	(765,417)	(780,725)	(796,340)
Net Operating Income (NOI)	$ 803,067	$ 819,486	$ 836,232	$ 853,314	$ 870,737
Less: Annual Debt Service (Incl. CRA $64,560 Payment)	(672,951)	(672,951)	(672,951)	(672,951)	(672,951)
CASH FLOW Before Taxes	$ 130,116	$ 146,535	$ 163,281	$ 180,363	$ 197,786

Property Resale Analysis					
Projected Sales Price	$ 13,058,004	$ 13,324,969	$ 13,597,273	$ 13,875,023	$ 14,158,328
Less: Selling Expenses	-	-	-	-	-
Adjusted Projected Sales Price	$ 13,058,004	$ 13,324,969	$ 13,597,273	$ 13,875,023	$ 14,158,328
Less: Mortgage(s) Balance Payoff	(13,528,982)	(13,411,994)	(13,286,549)	(13,152,035)	(13,007,797)
SALE PROCEEDS Before Taxes	$ (470,979)	$ (87,025)	$ 310,724	$ 722,988	$ 1,150,532

Cash Position					
Cash Generated in Current Year	$ 51,329	$ 60,074	$ 68,859	$ 77,677	$ 86,517
Cash Generated in Previous Years	167,544	218,874	278,948	347,807	425,484
Cash Generated from Property Sale	(470,979)	(87,025)	310,724	722,988	1,150,532
Original Initial Investment	14,076,481	14,076,481	14,076,481	14,076,481	14,076,481
Total Potential CASH Generated	$ 13,824,376	$ 14,268,403	$ 14,735,012	$ 15,224,953	$ 15,739,013

Financial Measurements						
Debt Coverage Ratio (DCR)		1.19	1.22	1.24	1.27	1.29
Loan-to-Value Ratio (LVR)		103.6%	100.7%	97.7%	94.8%	91.9%
Capitalization Rate Based on Cost		0.00%	0.00%	0.00%	0.00%	0.00%
Capitalization Rate Based on Resale Price		6.15%	6.15%	6.15%	6.15%	6.15%
Break-Even Ratio		87.40%	86.57%	85.75%	84.96%	84.17%
Operating Expense Ratio		47.26%	47.26%	47.26%	47.26%	47.26%
Net Present Value (NPV) - Before Taxes	8.00%	14,235,896	14,567,416	14,874,285	15,158,311	15,421,168
Cash-on-Cash Return with Equity		0.00%	0.00%	0.00%	157.68%	71.10%
Cash-on-Cash Return - Before Taxes		Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.	Can't Comp.
Internal Rate-of-Return (IRR) - Before Taxes		**Can't Comp.**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**
Modified Internal Rate-of-Return (MIRR) - Before Taxes		**96.14%**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**	**Can't Comp.**

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The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Rent Roll Summary

Urban Pointe-Eric L Haynes
954-388-7012

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 60%	17	648	11,016	23.46%	1.670	$ 1,080	$ 18,360	$ 220,320
1 Bed ,1 Bath 80 to 120	4	648	2,592	5.52%	3.330	$ 2,160	$ 8,640	$ 103,680
1 Bed - 120 to 140	4	691	2,764	5.89%	3.650	$ 2,520	$ 10,080	$ 120,960
1 Bed -80 to 120	4	691	2,764	5.89%	3.130	$ 2,160	$ 8,640	$ 103,680
1 Bed Den 80 to 120	2	786	1,572	3.35%	2.750	$ 2,160	$ 4,320	$ 51,840
1 Bed Den 80 to 140	1	786	786	1.67%	3.210	$ 2,520	$ 2,520	$ 30,240
2 Bed 60	6	900	5,400	11.50%	1.440	$ 1,296	$ 7,776	$ 93,312
2 Bed 80 to 120	3	900	2,700	5.75%	2.880	$ 2,592	$ 7,776	$ 93,312
2 Bed 120 to 140	3	900	2,700	5.75%	3.360	$ 3,024	$ 9,072	$ 108,864
2 Bed 80 to 120	4	918	3,672	7.82%	2.820	$ 2,592	$ 10,368	$ 124,416
2 Bed 120 to 140	3	1,000	3,000	6.39%	3.020	$ 3,024	$ 9,072	$ 108,864
3 Bed 120 to 140	5	1,600	8,000	17.03%	2.180	$ 3,494	$ 17,470	$ 209,640
Totals	**56**	**10,468**	**46,966**	**100.0%**	**2.429**	**28,622**	**$ 114,094**	**$ 1,369,128**

The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Other Income

Urban Pointe-Eric L Haynes
954-388-7012

Description	Monthly Amount	Annual Amount	Per Unit	Per Unit Sq. Ft.	Total Sq. Ft.
Commercial 7,100	$ 7,100	$ 85,200	$ 127	0.68	0.15
Commercial 2,000	2,000	24,000	$ 36	0.19	0.04
Totals	**$ 9,100**	**$ 109,200**	**$ 163**	**0.87**	**0.19**

Annual Property Operating Data

The Allen at Sistrunk, LLC.

NW 6th Street
Fort Lauderdale, FL, 33311

Urban Pointe-Eric L Haynes
954-388-7012

	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	$ 1,369,128	2.43	2,037.39	$ 1,396,511	2.48	2,078.14	$ 1,424,441	2.53	2,119.70	$ 1,452,930	2.58	2,162.10	$ 1,481,988	2.63	2,205.34
Less: Vacancy & Credit Losses	(68,456)	-0.12	-101.87	(69,826)	-0.12	-103.91	(71,222)	-0.13	-105.99	(72,646)	-0.13	-108.10	(74,099)	-0.13	-110.27
Commercial -CRA	109,200	0.19	162.50	111,384	0.20	165.75	113,612	0.20	169.07	115,884	0.21	172.45	118,202	0.21	175.90
Effective Gross Income	$ 1,409,872	2.50	2,098.02	$ 1,438,069	2.55	2,139.98	$ 1,466,830	2.60	2,182.78	$ 1,496,167	2.65	2,226.44	$ 1,526,090	2.71	2,270.97
Operating Expenses															
Accounting	5,000	0.01	7.44	5,100	0.01	7.59	5,202	0.01	7.74	5,306	0.01	7.90	5,412	0.01	8.05
Advertising	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
AH Related Fees	30,000	0.05	44.64	30,600	0.05	45.54	31,212	0.06	46.45	31,836	0.06	47.38	32,473	0.06	48.32
Insurance	85,288	0.15	126.92	86,994	0.15	129.46	88,734	0.16	132.04	90,508	0.16	134.68	92,318	0.16	137.38
Maintenance	18,000	0.03	26.79	18,360	0.03	27.32	18,727	0.03	27.87	19,102	0.03	28.43	19,484	0.03	28.99
Management Fee	70,494	0.13	104.90	71,903	0.13	107.00	73,342	0.13	109.14	74,808	0.13	111.32	76,305	0.14	113.55
Payroll	102,000	0.18	151.79	104,040	0.18	154.82	106,121	0.19	157.92	108,243	0.19	161.08	110,408	0.20	164.30
Professional Fees	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
Contracted Services	45,000	0.08	66.96	45,900	0.08	68.30	46,818	0.08	69.67	47,754	0.08	71.06	48,709	0.09	72.48
Commercial Expenses	14,560	0.03	21.67	14,851	0.03	22.10	15,148	0.03	22.54	15,451	0.03	22.99	15,760	0.03	23.45
Property Taxes	260,000	0.46	386.90	265,200	0.47	394.64	270,504	0.48	402.54	275,914	0.49	410.59	281,432	0.50	418.80
Utilities	16,000	0.03	23.81	16,320	0.03	24.29	16,646	0.03	24.77	16,979	0.03	25.27	17,319	0.03	25.77
Total Operating Expenses	$ 666,342	1.18	991.58	$ 679,668	1.21	1,011.41	$ 693,262	1.23	1,031.64	$ 707,127	1.26	1,052.27	$ 721,270	1.28	1,073.32
Less: Funded Reserves and/or Improvements	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56
Net Operating Income (NOI)	$ 725,680	1.29	1,079.88	$ 740,551	1.31	1,102.01	$ 755,719	1.34	1,124.58	$ 771,190	1.37	1,147.60	$ 786,971	1.40	1,171.09
Less: Annual Debt Service	(616,872)	-1.09	-917.96	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42
Cash Flow Before Taxes	$ 108,808	0.19	161.92	$ 67,600	0.12	100.59	$ 82,768	0.15	123.17	$ 98,239	0.17	146.19	$ 114,020	0.20	169.67

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Annual Property Operating Data

The Allen at Sistrunk, LLC

NW 6th Street
Fort Lauderdale, FL, 33311

Urban Pointe-Eric L Haynes
954-368-7012

	Year 6	Sq Ft	Per Unit	Year 7	Sq Ft	Per Unit	Year 8	Sq Ft	Per Unit	Year 9	Sq Ft	Per Unit	Year 10	Sq Ft	Per Unit
Potential Rental Income	$ 1,511,628	2.68	2,249.45	$ 1,541,861	2.74	2,294.44	$ 1,572,698	2.79	2,340.32	$ 1,604,152	2.85	2,387.13	$ 1,636,235	2.90	2,434.87
Less: Vacancy & Credit Losses	(75,581)	-0.13	-112.47	(77,093)	-0.14	-114.72	(78,635)	-0.14	-117.02	(80,208)	-0.14	-119.36	(81,812)	-0.15	-121.74
Commercial -CRA	120,566	0.21	179.41	122,977	0.22	183.00	125,436	0.22	186.66	127,945	0.23	190.39	130,504	0.23	194.20
Effective Gross Income	$ 1,556,612	2.76	2,316.39	$ 1,587,744	2.82	2,362.71	$ 1,619,499	2.87	2,409.97	$ 1,651,889	2.93	2,458.17	$ 1,684,927	2.99	2,507.33
Operating Expenses															
Accounting	5,520	0.01	8.21	5,631	0.01	8.38	5,743	0.01	8.55	5,858	0.01	8.72	5,975	0.01	8.89
Advertising	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
AH Related Fees	33,122	0.06	49.29	33,785	0.06	50.28	34,461	0.06	51.28	35,150	0.06	52.31	35,853	0.06	53.35
Insurance	94,165	0.17	140.13	96,048	0.17	142.93	97,969	0.17	145.79	99,928	0.18	148.70	101,927	0.18	151.68
Maintenance	19,873	0.04	29.57	20,271	0.04	30.17	20,676	0.04	30.77	21,090	0.04	31.38	21,512	0.04	32.01
Management Fee	77,831	0.14	115.82	79,387	0.14	118.14	80,975	0.14	120.50	82,594	0.15	122.91	84,246	0.15	125.37
Payroll	112,616	0.20	167.58	114,869	0.20	170.94	117,166	0.21	174.35	119,509	0.21	177.84	121,899	0.22	181.40
Professional Fees	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
Contracted Services	49,684	0.09	73.93	50,677	0.09	75.41	51,691	0.09	76.92	52,725	0.09	78.48	53,779	0.10	80.03
Commercial Expenses	16,075	0.03	23.92	16,397	0.03	24.40	16,725	0.03	24.89	17,059	0.03	25.39	17,401	0.03	25.89
Property Taxes	287,061	0.51	427.17	292,802	0.52	435.72	298,658	0.53	444.43	304,631	0.54	453.32	310,724	0.55	462.39
Utilities	17,665	0.03	26.29	18,019	0.03	26.81	18,379	0.03	27.35	18,747	0.03	27.90	19,121	0.03	28.45
Total Operating Expenses	$ 735,695	1.31	1,094.78	$ 750,409	1.33	1,116.68	$ 765,417	1.36	1,139.01	$ 780,725	1.39	1,161.79	$ 796,340	1.41	1,185.03
Less: Funded Reserves and/or Improvements	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56	17,850	0.03	26.56
Net Operating Income (NOI)	$ 803,067	1.42	1,195.04	$ 819,486	1.45	1,219.47	$ 836,232	1.48	1,244.39	$ 853,314	1.51	1,269.81	$ 870,737	1.54	1,295.74
Less: Annual Debt Service	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42	(672,951)	-1.19	-1,001.42
Cash Flow Before Taxes	$ 130,116	0.23	193.63	$ 146,535	0.26	218.06	$ 163,281	0.29	242.98	$ 180,363	0.32	268.40	$ 197,786	0.35	294.32

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The Allen at Sistrunk
c/o Urban Pointe Developers, LLC.
March 21, 2024

Deal Information	
Property Address	The Allen at Sistrunk
City/State/Zip	Ft. Laud, FL
Development Cost	$22,405,054.00
Number of Units	56
Number of SF	26766
Loan Interest Rate	7.00%
Loan Term	30
DSCR	1.2
Loan-To-Value	75%
Structure Parking Cost/Space	$ 28,000.00
Justified Equity	$481,845.33
Loan Amount	$7,620,481.54
Vacancy Allowance	5%
Operating Expense Percentage	46%
Const. Cost Per Unit	$322,725.00
Parking Ratio	2
Land Cost	$1,456,000.00
Average Rent	2238
Investor ROI	12%

BOE Analysis			
Potential Gross Rent	$1,503,936.00		
Vacancy Allowance	($75,196.80)		
Effective Gross Income	$1,428,739.20		
Less Operating Expenses	($691,810.56)		
Net Operating Income	$736,928.64		
Less Mortgage Payment	$614,107.20	DSCR Payment	$614,107.20
Less CRA Loan Payments	($65,000.00)		
Cash Flow After Financing	$57,821.44	Actual DCSR	1.20x

Construction	
Buildings	$17,813,054.00
Structured Parking	$3,136,000.00
Land	$1,456,000.00
Total	$22,405,054.00

Conventional	
Project Cost	$22,405,054.00
Less Supported Debt	-$7,620,481.54
Required Equity	$14,784,572.46
Less Justified Equity	-$481,845.33
Financing Gap	$14,302,727.13

Sources		
	Construction	Permanent
Tax Credit Equity	$ 1,428,461	$ 3,571,153.07
Permanent Loan		$7,620,482
CRA Loan	$5,000,000	$5,000,000
CRA Forgivable Loan	$2,000,000	$2,000,000
CRA Land Note	$1,456,000	$1,456,000
MMRB Construction Loan	$10,366,253	$0
Developer's Fee	$2,261,475	$2,757,420
Total Sources	$22,512,189	$22,405,055
Financing Gap	-$107,135	



...Like elsewhere in the segregated United States, a close-knit Black community emerged to provide living essentials, share values of hard work, integrity and faith, and courageously advocate for full participation for all citizens in the American dream.

-Source: CRA website Rooted In History

Section 5

Uplifting The Community

The Community and Economic Benefit Plan

The Allen at Sistrunk: The Comprehensive Community Impact

The community stands to benefit from The Allen at Sistrunk development in several substantial ways:

1. Affordable and Workforce Housing: With 23 units reserved for individuals earning up to 60% of the Area Median Income (AMI) and 17 units designated for workforce housing (for incomes up to 120% of AMI), the project directly addresses the critical need for affordable living spaces. This ensures that lower and middle-income families and individuals have access to quality housing at significantly reduced costs, translating into an estimated savings of over $4.2 million in rental payments over a 30-year period.

2. Job Creation: The construction phase of the development will generate over 300 direct and indirect temporary jobs, providing a significant boost to local employment and economy. Additionally, the project will create two permanent jobs, further contributing to economic stability and growth within the Sistrunk community.

3. Economic Injection and Growth: With a project valuation exceeding $22 million, The Allen at Sistrunk introduces a substantial economic injection into the local community. This includes the immediate financial infusion during the construction phase and the sustained economic activity resulting from the operation and maintenance of the development.

4. Financial Returns to the Community: The Community Redevelopment Agency (CRA) or its surviving entity, proposed to be Invest Fort Lauderdale, LLC, will benefit from monthly cash flows of at least $5,300, along with the repayment of loans and a 25% equity stake in the project. This provides a direct financial return to the community, fostering further investments and developments.

5. Historical and Cultural Preservation: Naming the building after W. George Allen honors a renowned civil rights attorney and preserves his legacy within the community. This aspect of the project underscores the importance of remembering and celebrating local trailblazers, ensuring that the community's rich history and contributions to civil rights are not forgotten.

6. Overall Community Value: Beyond the immediate financial and economic benefits, the development is projected to generate over $50 million in value to the Sistrunk community. This includes not just the tangible monetary gains but also the intangible benefits of community pride, historical preservation, and the empowerment of its residents.

In essence, The Allen at Sistrunk is more than just a housing development; it's a comprehensive initiative aimed at uplifting the Sistrunk community through affordable housing, economic growth, job creation, and the preservation of its cultural and historical heritage.



" I was proud to be the President of the Broward Bar Association. We made the Bar relevant. We brought in a lot of Blacks and a lot of Women."

-W. George Allen, Renowned Civil Rights Attorney and Entrepreneur

Section 6

Diversity In Action

MBE and WBE Engagement Strategy

Diversity & Inclusion: Cornerstones at The Allen at Sistrunk

Objective: To aim for a minimum 30% participation of minority and women-owned businesses (MWBEs) and local community members in the development of The Allen at Sistrunk, fostering economic growth and empowerment within the community.

Strategy Overview:

1.Community and Stakeholder Engagement:

- **Initial Community Meetings:** Host meetings to introduce the project to the community and outline opportunities for local businesses and workers.
- **Partnerships with Local Organizations:** Collaborate with local chambers of commerce, minority business associations, women's business centers, and community organizations to reach MWBEs and local community members.
- **Dedicated Project Liaison:** Appoint a liaison responsible for engaging with MWBEs and the local community, serving as a point of contact for information and resources related to the project.

2.Outreach and Communication:

- **Development of an Engagement Website:** Create a dedicated website or web page to disseminate information, including details on upcoming job fairs, training sessions, procurement opportunities, and application processes.
- **Social Media Campaign:** Utilize social media platforms to promote opportunities and highlight ongoing engagement efforts, spotlighting success stories of local and MWBE involvement.
- **Informational Workshops and Webinars:** Conduct workshops and webinars to educate MWBEs and community members on how to participate in the project, including sessions on procurement processes, certification assistance, and financial management.

3.Capacity Building and Support:

- **Business Development Training:** Offer training programs for MWBEs and local businesses on bidding procedures, project management, and financial planning to enhance their competitiveness.
- **Mentorship Programs:** Establish mentorship opportunities where established firms can provide guidance to newer MWBEs and local businesses, focusing on navigating the complexities of large-scale construction projects.
- **Access to Financing:** Facilitate access to financing options for MWBEs and local contractors by partnering with local financial institutions to create tailored loan programs or financial workshops.

4. **Recruitment and Employment Initiatives:**

- **Job Fairs:** Organize job fairs in collaboration with local workforce development agencies, focusing on construction trades, administrative roles, and other project-related employment opportunities.
- **Internship and Apprenticeship Programs:** Develop internship and apprenticeship programs in partnership with local educational institutions and trade unions, targeting the engagement of young people and community members in the construction industry.

5.Monitoring and Reporting:

- **Performance Metrics:** Establish clear metrics to track the participation of MWBEs and local community members in the project, including employment figures, contract values, and training outcomes.
- **Regular Updates:** Provide regular updates to the community and stakeholders on the progress towards the participation goals, challenges faced, and strategies implemented to address them.

6.Sustainable Community Investment:

- **Long-Term Engagement:** Beyond the immediate project, develop strategies for sustaining the engagement of MWBEs and local businesses in future developments and economic activities in the Sistrunk community.
- **Feedback Mechanism:** Implement a feedback mechanism to gather insights from participants and the community on the effectiveness of the engagement strategy and areas for improvement.

By adopting this comprehensive strategy, The Allen at Sistrunk development will not only achieve its participation goals but also contribute to the economic empowerment of minority and women-owned businesses and the broader local community, laying the groundwork for long-term partnerships and community development.



"Urban Pointe Developers aims to make urban communities more desirable to live, visit, AND thrive. Renewal would then spur job creation, enhanced infrastructure, and the community empowerment needed to sustain healthy, prosperous communities—even in urban America!"

-Eric L. Haynes, Co-Founder, Urban Pointe Developers, LLC.

Section 7

Essential Documentation

Forms and Attachments for Submission

Essential Documentation
Forms and Attachments for Submission

1) Development Incentive Program Application
2) Supplemental Responses to DIP Application
3) Corporate Information
4) Project References
5) Miscellaneous Forms

City of Fort Lauderdale

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

APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge	Tel. No.	E-Mail Address
Eric L. Haynes	954-444-6794	elhaynes@urbanpointellc.com
Primary Contact for this CRA Request	Tel. No.	E-Mail Address
Eric L. Haynes	954-444-6794	elhaynes@urbanpointellc.com
Name of Business Urban Pointe Developers,LLC. for The Allen at Sistrunk, LLC (In Process SPE Doc # W24000044171)	Tax I.D. No. In Process	Company Website pointecompanies.com (Affiliate)
Business Address 140 S.University Drive, Suite E	Tel. No. 954-388-7012	Fax No. 954-388-7012
City Plantation	State FL	Zip Code 33324

Commencement Date to Begin Project: Pre-Development August 24, 2024 or Sooner

Completion Date for Project: on or before August 2026

Check Appropriate Description	Project Type	Facility Description
†Existing Business ☐	†Expansion ☒	Existing Space _____ sq. ft.
†New Business ☒	†Relocation ☐	New Space 137,532 sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
236116 Multi-Family Construction	3/24/15	Florida

Proposed Project Location/City	Proposed Address
Fort Lauderdale	790 Sistrunk Blvd.

Property Control Number(s)	Property Owner
504203011600,504203011610,504203011630,504203011850,504203011860,504203011870,504203011880,504203011890	Fort Lauderdale Community Redevelopment Agency

Owner Tel. No. (include Area Code)	Is there a lien on the property?
954-828-4519	† Yes † No No

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created	2
Existing Jobs	0
Total FTE Jobs	2

TYPE OF BUSINESS

Sole Proprietor	
Partnership	
Joint Venture	
Corporation	
Cooperative	
Limited Liability Company	x
Non-Profit Org.	
Other:	

Bank(s) Where Business Accounts for Projects Are Held

1. TD Bank, NA (Accounts to be formed)
2. Ocean Bank, NA (Accounts to be formed)

Name of Participating Bank/Lender: Ocean Bank, NA

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 7,620,000	Jesus Garcia	305-569-8105	

Name of Other Financial Source: Raymond James Tax Credit Equity Funds

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$ 3,571,153	Sean Jones	727-567-5703	

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

Six--story mixed use, mixed-income multifamily apartment complex. 56 Units: one, two and three-bedroom apartment homes. Income based allocation-40% for up to 60% AMI, 31% for up to 120% AMI and 29% for up to 140% AMI. Over 9,300 sq ft of commercial space on two levels, ideal for an upscale restaurant with 1,700 sq ft of covered terrace seating overlooking Sistrunk Boulevard. More than 11,000 sq ft of active amenity space for residents. 117 parking spaces. Designed to foster community engagement, wellness and relaxation.

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
Urban Pointe Developers, LLC.	140 S. University Drive, Suite E Plantation, FL 33324	80	March 22	Present
Name	Complete Address	% Owned	From	To
Proposed- Invest Ft. Lauderdale or CRA Managed Entity	914 NW 6th Street, Suite 200 Ft. Lauderdale, FL 33311	20	March 22	Present
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: $ 22,405,055
2. Please state the overall project costs related to the CRA's assisted activity? $ 22,405,055
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)	$10,367,000	Est 7%	2 yr	Const/Perm
City funds				
CRA funds	$ 5,000,000	1%	30*	non-forgivable
Company's current cash assets				
Owner equity (specify) Deferred Developer's Fee	$2,153,593			
Other (specify) Tax Credit Equity During Construction	$1,428,462	1%	30*	non-forgivable
Other (specify) CRA Seller's Land Note	$1,456,000			
Other (specify) CRA Forgivable Loan	$2,000,000			In return for 20% equity
Total Sources	$22,405,055			

Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount
Land Acquisition	No	$1,456,000
Real Property Acquisition		
Utility and road infrastructure improvements		
New construction of commercial and industrial buildings	Yes	$20,949,055
Rehabilitation of commercial and industrial buildings		
Purchase and installation of equipment and fixtures		
Other (specify)		
Other (specify)		
Other (specify)		
Total Uses		$22,405,055

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

* Maximum term, percentage portion of outstanding balance pref. can retire debt sooner at significant cash events.

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: 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: The Allen at Sistrunk, LLC. c/o Urban Pointe Developers, LLC.

By: Eric L. Haynes , Manager of Member — March 23, 2024
Signature and Title — Date

Guarantors:

Eric L. Haynes , Manager of Member — March 23, 2024
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	$5,000,000 Non-Forgivable $ $2,000,000 Forgivable
☐	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 your 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 <u>two</u> 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 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.

_____ Signature of Property Owner or Business Owner

Eric L. Haynes as manager of a member of The Allen at Sistrunk, LLC. c/o 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	Responsible for total property management	$52,000	$50,000	Experience with property management
Maintenance Supervisor	1	Responsible for building maintenance	$43,000	$38,000	Experience with maintenance

*USE ADDITIONAL SHEETS IF NECESSARY

The Allen at Sistrunk CRA Business Incentive Application
Supplemental Responses
3-22-24

1. Please describe your project.

"The Allen at Sistrunk" is a tribute to Allen's lifelong dedication to equality and justice, reflecting his achievements through the design of a low-density, truly mixed-income development. This project is intended to be a living testament to inclusivity and community betterment, principles that defined Allen's life work.

Key aspects of our proposal include:

Mixed-Use, Mixed-Income Development: A six-story complex offering fifty-six one, two, and three-bedroom apartment homes, designed to accommodate a diverse resident demographic.

- Income-Based Unit Allocations:
- 40% for up to 60% AMI.
- 31% for up to 120% AMI.
- 29% for up to 140% AMI.

Strategic Commercial Space: Over 9,356 square feet, with prime Sistrunk Boulevard visibility, perfect for upscale dining, including an outdoor terrace for al fresco dining and events.

Active Amenity Space: More than 11,000 square feet for resident engagement and wellness.

Sustainable Living: Commitment to a Green-Certified development.

Community Partnership: Proposing a twenty-five percent equity stake for the CRA or Invest Fort Lauderdale, ensuring shared success and benefits.

Our development emphasizes local and minority-owned business participation, aligning with our core values of community empowerment and economic inclusivity. Moreover, the formation of a community advisory board will enable us to integrate continuous feedback from local homeowners' associations, ensuring the project truly reflects community needs and aspirations.

By naming our development after W. George Allen, we aim to embody the spirit of inclusivity and community progress he championed. "The Allen at Sistrunk" is poised to be a beacon of mixed-use, mixed income living that serves as a model for future developments.

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 primarily individuals and families whose income is between 60% and 120% 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 2 permanent jobs for property operations. The annual salaries are projected to average $45,000 for an annual payroll projection, not including benefits, of $92,000.

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 $163,800.00 for a total of over $3.27 million over the initial 20-year term of the master lease.

8. The projected total development cost is $22,405,000 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 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.

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.

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 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, The Allen at Sistrunk 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 The Allen at Sistrunk 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

The Allen at Sistrunk 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 The Allen at Sistrunk, 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, The Allen at Sistrunk 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?

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 $1,456,000.

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 The Allen at Sistrunk is $22,405,000.

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 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 NFPCRA and the applicant is seeking to acquire the property with the NFPCRA as owner of record via Response to an owner issued RFP.

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 two permanent jobs, as follows:

1. Property Manager - Full-Time
2. Maintenance Engineer - 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 30 days of obtaining NPFCRA funding approval.

The Allen at Sistrunk CRA Business Incentive Application
Supplemental Responses
3-22-24

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.

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. (See Financial Letters in Proposal)

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 NFPCRA.

I Eric L. Haynes 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

Print Name

Exhibit 6

RFP Evaluation Committee Meeting - June 10, 2024
Presentations, Q & A and Final Scoring of Proposals for Purchase and Developmentr of CRA Property on Sistrunk Blvd, NW 7 Terrace and NW 8 Avenue
Proposals Received March 25, 2024

	RFP Evaluation Criteria																
	1 Is in the best Interest of the CRA and in furtherance of the purposes of the CRA Plan and Vison Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.				2 The Developer demonstates the financial capacity, development experience, qualifications, and ability best suited to carry out the proposal.				3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.				4 The proposed project does not require significant CRA financial resources, as reflected in the Developers purchase offer made for the Property and CRA development incentives requested by the Developer				
Proposing Firm **Sistrunk View, LLC /Housing Trust Group**																	**Total Points**
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		
Rater # 1 Rhoda Glasco-Foderingham	Wt .25	2	0.5		Wt .25	1	0.25		Wt .25	2	0.5		Wt .25	1	0.25		1.5
Rater # 2 Corey Ritchie	Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		1
Rater #3 Avis Wilkinson	Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		Wt .25	1	0.25		1
																	3.5

	1 Is in the best Interest of the CRA and in furtherance of the purposes of the CRA Plan and Vison Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.				2 The Developer demonstates the financial capacity, development experience, qualifications, and ability best suited to carry out the proposal.				3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.				4 The proposed project does not require significant CRA financial resources, as reflected in the Developers purchase offer made for the Property and CRA development incentives requested by the Developer				
Proposing Firm **Smith and Henzy Affordable Group**																	**Total Points**
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		
Rater # 1 Rhoda Glasco-Foderingham	Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		3
Rater # 2 Corey Ritchie	Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		3
Rater #3 Avis Wilkinson	Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		Wt .25	3	0.75		3
																	9

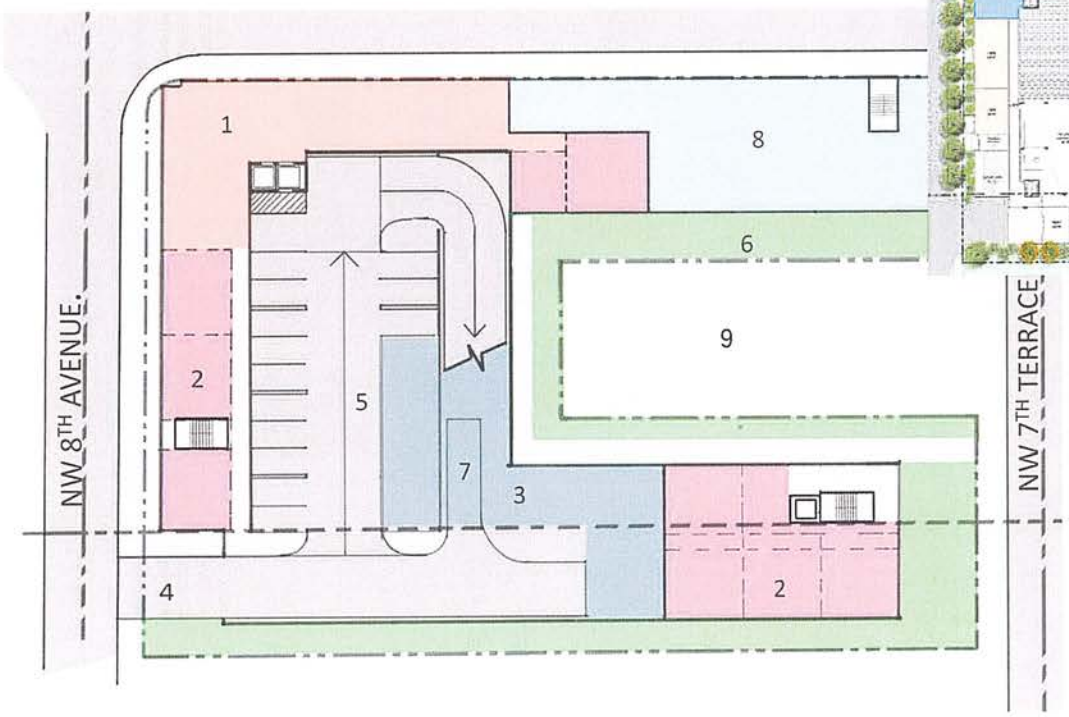
	RFP Evaluation Criteria																
	1 Is in the best Interest of the CRA and in furtherance of the purposes of the CRA Plan and Vison Statement for the area, provides community benefit, economic Impact and is most responsive to the requirements of the RFP.				2 The Developer demonstates the financial capacity, development experience, qualifications, and ability best suited to carry out the proposal.				3 The Conceptual Project Plans demonstrate sustainability, superior design, construction and features.				4 The proposed project does not require significant CRA financial resources, as reflected in the Developers purchase offer made for the Property and CRA development incentives requested by the Developer				
Proposing Firm **The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC**																	**Total Points**
	Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		Weight	Ranking	Point Subtotal		
Rater # 1 Rhoda Glasco-Foderingham	Wt .25	1	0.25		Wt .25	2	0.5		Wt .25	1	0.25		Wt .25	2	0.5		1.5
Rater # 2 Corey Ritchie	Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		2
Rater #3 Avis Wilkinson	Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		Wt .25	2	0.5		2
																	5.5

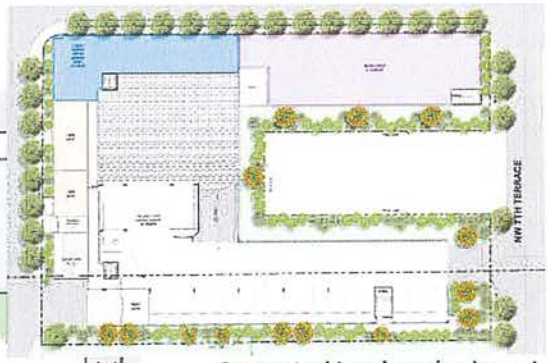
Summary Analysis	Total Points	Ranking
Proposing Firm **Sistrunk View LLC/Housing Trust Group**	3.5	1
Proposing Firm **Smith and Henzy Affordable Group**	9	3
Proposing Firm **The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC**	5.5	2

Exhibit 7

6. 5 STORY CONCEPTUAL SITE + LANDSCAPE PLAN

GROUND FLOOR

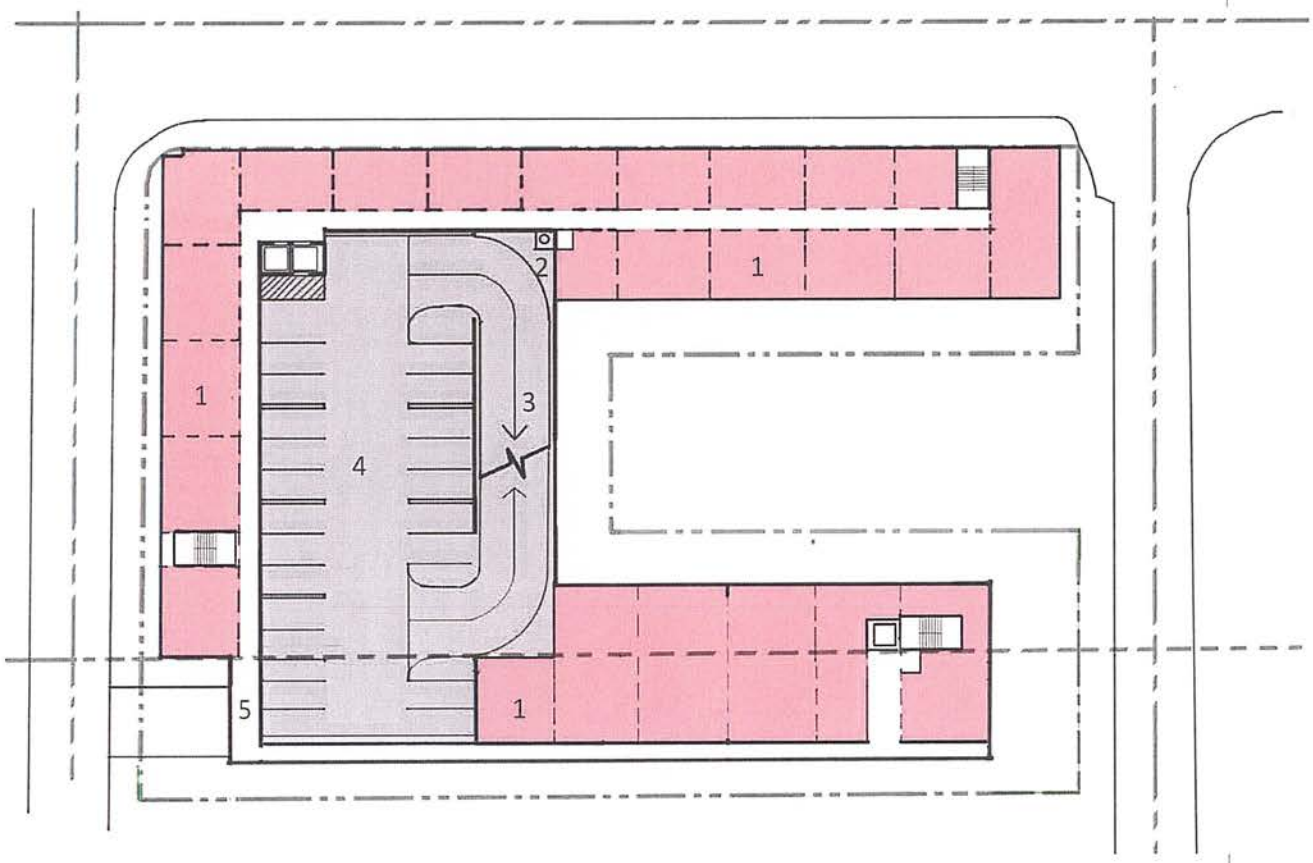




Conceptual Landscaping Layout

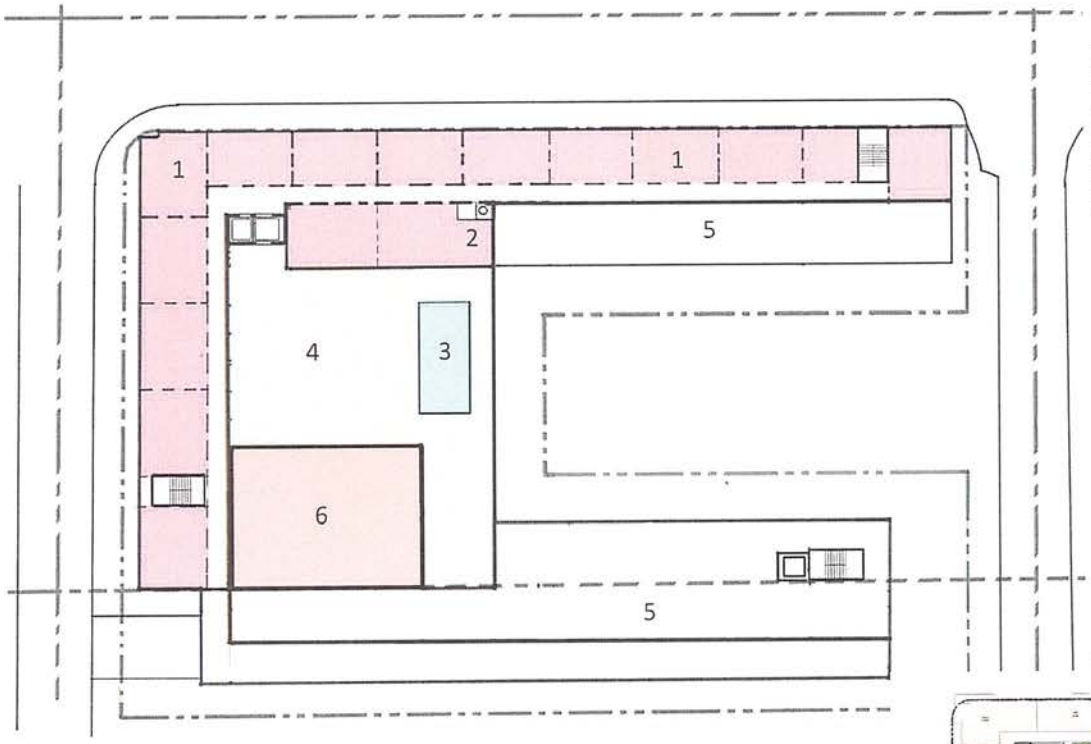
1	Sistrunk View Lobby & Management Office
2	Ground floor apartment units
3	BOH
4	Garage Access
5	Parking Garage
6	Open Areas
7	Loading Zone
8	5,700 SF of Commercial Retail Space
9	Bi-Aids, Inc.

CONCEPTUAL FLOOR PLANS: LEVELS 2-4



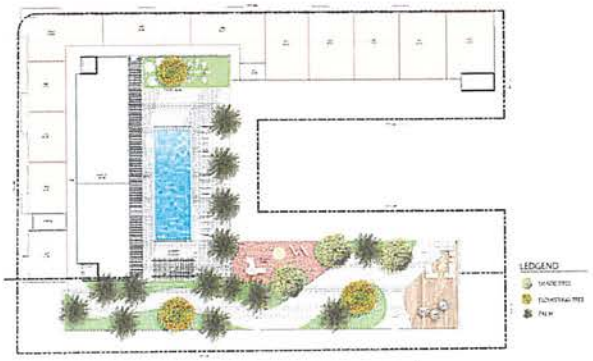
1. Dwelling Units
2. Trash Chute
3. Garage Ramp
4. Parking Garage
5. Open Breezeway

CONCEPTUAL SITE + LANDSCAPE PLAN: LEVEL 5



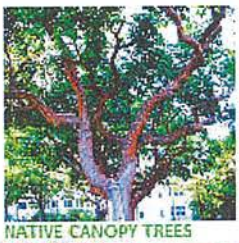
1. Dwelling Units
2. Trash Chute
3. Swimming Pool
4. Pool Deck Area
5. Roof Area Below
6. Amenity Area

Alternative Conceptual Landscaping Layout



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

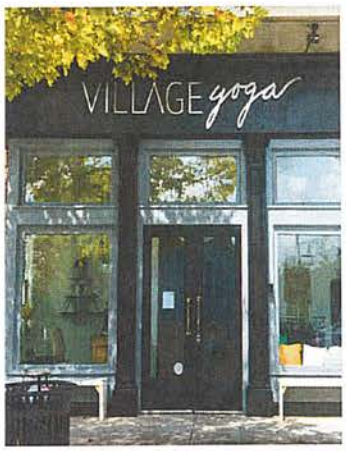
WITKIN HULTS LANDSCAPE ARCHITECT:

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 CONCEPTUAL





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



NORTHWEST CORNER CONCEPTUAL

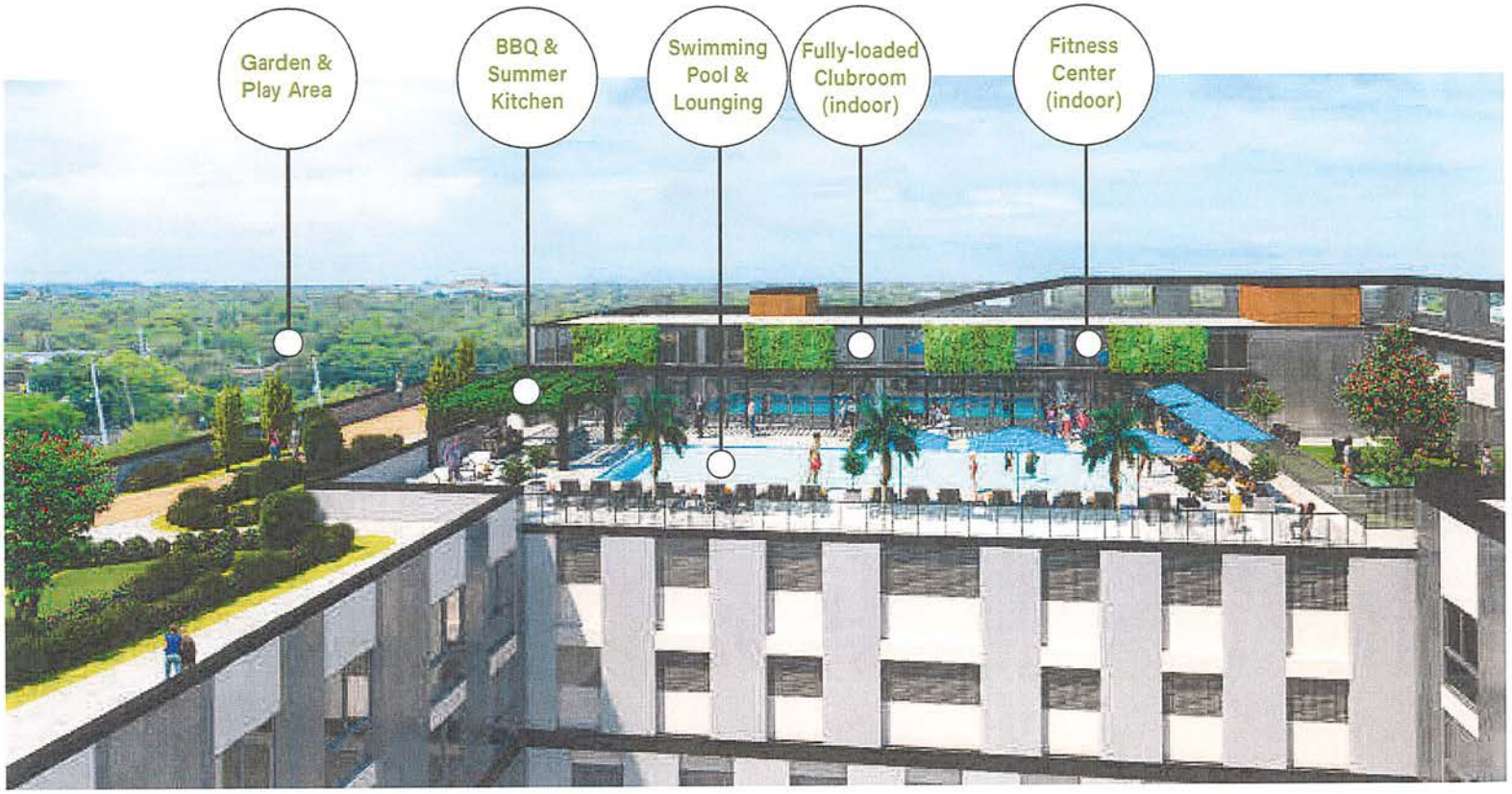






Actual photographs of the entrance and lobby areas of Village View, HTG's most recently completed development in Fort Lauderdale.

RESIDENTIAL AMENITIES DECK



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 AMENITIES IN HTG COMMUNITIES:













PHOTOGRAPHS OF UNIT INTERIORS IN HTG COMMUNITIES:











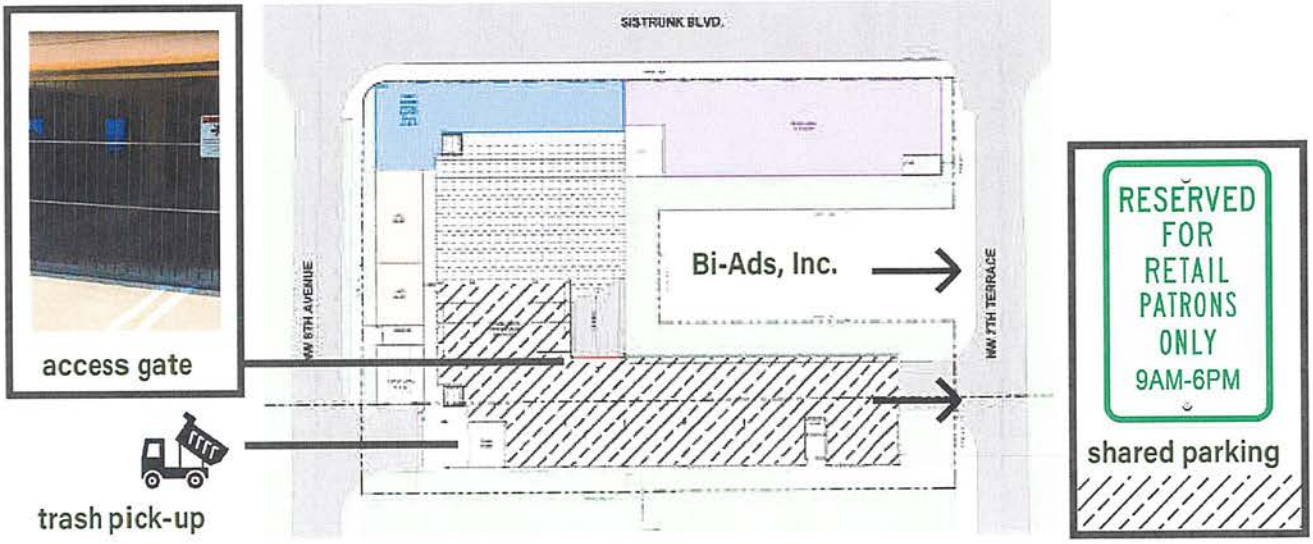


Exhibit 8

2. 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 78 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 63 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.

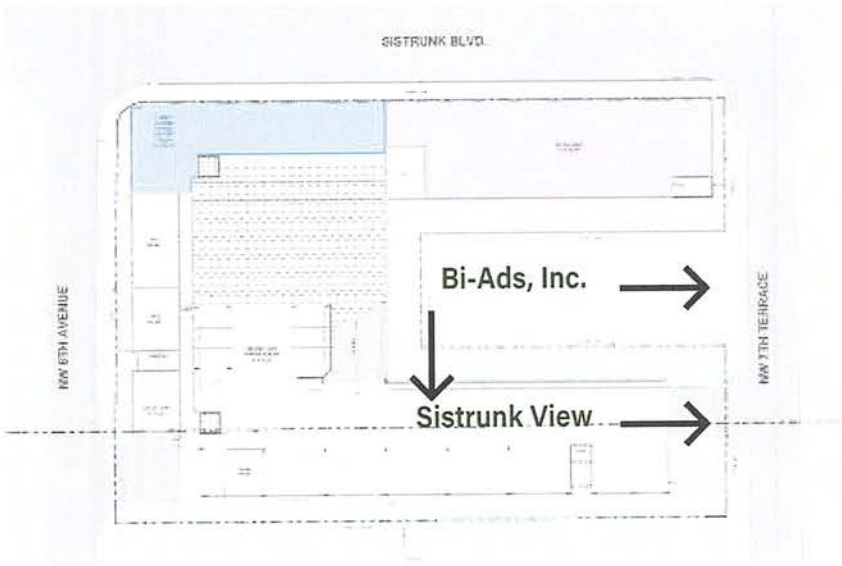


We are also conscious of the existing right-of-access that Bi-Ads has towards Sistrunk Boulevard, and as such, we have ensured that our design has the flexibility to accommodate three different solutions to this problem. It is our philosophy to always design with future issues in mind, applying that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

On the following pages 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 decreased.

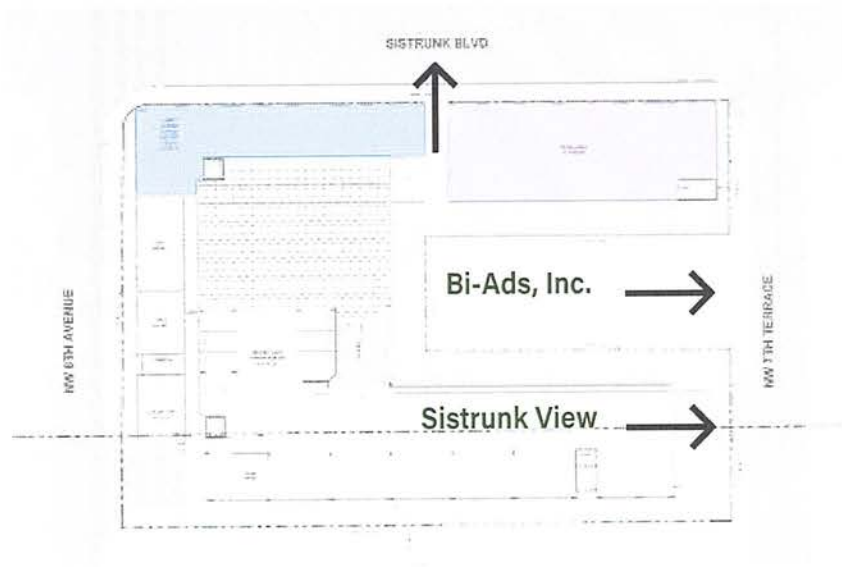
The current site plan design without modifications is the best option in terms of urban design, pedestrian safety and overall safety for both Bi-Ads and Sistrunk View tenants. The access point on NW 7th Terrace was chosen strategically to avoid another curb cut on Sistrunk Boulevard that would be less 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.

Exhibit 9

March 12, 2024

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 **$16,000,000**, 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 **$7,879,000.**
Borrower:	Sistrunk View, LLC
Developer:	A to-be-formed single-asset entity affiliated with the Developer.
Project:	Sistrunk View will consist of a 75-unit affordable housing development targeted towards family-oriented households and to be located in Fort Lauderdale, Broward County, Florida.

Construction Loan

Amount:	Approximately $16,000,000; subject to final budget, sources and uses of funds, and LIHTC equity pay-in schedule.
Initial Term:	24 months.
Interest Rate:	The Construction Loan (including the principal amount of any advance after the initial advance) shall bear interest at a per annum interest rate equal to the One-Month Term SOFR plus 200 basis points (the "Interest Rate"). Any one-month Term SOFR less than 3.00% shall be deemed to be 3.00%. The construction

JPMorgan Chase Bank, N.A. • 100 N Tampa Street, Suite 3300, Tampa, FL 33602
Telephone: 813.483.8297; tammy.haylock-moore@chase.com

	interest reserve will be calculated with a cushion determined by Lender. The current indicative rate is **7.33%.**
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:	**$7,879,000** 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 interest rate for the Permanent Loan shall be locked at Construction Loan closing. The applicable interest rate shall be the 10-Year Swap Rate plus 200 bps. Current indicative bond rate is **5.77%**
	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 July 31, 2024 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

March 12, 2024

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 $1,385,216 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 is $12,742,712 or $0.92 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 $13,850,774 (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% ($1,911,407) paid prior to or simultaneous with the closing of construction financing
- 25% ($3,185,678) paid at 50% construction completion
- 20% ($2,548,542) paid at 98% construction completion
- Balance ($5,097,085) paid at project stabilization and receipt of 8609s
- The amount of equity to be paid prior to construction completion shall be $7,645,627.

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.

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

Date: March 19, 2024

Exhibit 10

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 leveraging the available funding to allow for a blend of residential and commercial space allowed by each of the two different zoning designations. That is how we arrived at a minimum of 75 apartments, which, as outlined in the previous page, will all be rented at affordable and workforce levels and have the potential for an increased unit count of 106 units based on the availability of additional funding and market conditions. At the minimum of 75 units, accounting for operating expenses, the project can only leverage about $7.9 Million as a first mortgage. As such, an affordable housing development on this site will require financial support from the NPF-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 full application for this DIP incentive request is included in the additionally provided **SISTRUNK VIEW, LLC - TRADE SECRET - FINANCIAL STATEMENTS AND CRA APPLICATION** document due to sensitive information being contained within the Credit Check Release and Personal History Statement forms within. Only a portion of the application is shown within this proposal.

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 NPF-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 $5,512,790 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	DSCR
Construction Loan (JPMorgan Chase Bank, N.A. LOI)	$ 16,000,000	7.33%			
Permanent Loan (JPMorgan Chase Bank, N.A. LOI)	$ 7,879,000	5.77%	$ 524,579	35	1.20X; 1.15X all-in
TOTAL HARD DEBT PAYMENTS			**$ 524,579**		

HARD DEBT	PRINCIPAL	RATE	ANNUAL PAYMENT	TERM	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
90,181 S.F.	**$18,263,939**	**$202.53**	**$243,519**

6. SOURCES & USES BREAKDOWN

Breakdown for the Construction and Permanent phases by activity.

DEVELOPMENT COSTS/ USES	AMOUNT	% OF TOTAL
Hard Construction Costs	$ 18,263,939	61%
Hard Cost Contingency (5% of Hard Costs)	$ 913,197	3%
Financial Costs (Loans and Bond Fees)	$ 2,215,071	7%
General Development Costs	$ 1,543,541	5%
Permit & Impact Fees	$ 530,000	2%
Utility Connection Fees	$ 157,500	1%
Legal Fees	$ 335,144	1%
Marketing & Lease-Up	$ 100,000	0.5%
Soft Cost Contingency (5% of Soft Costs)	$ 115,809	0.5%
Operating Deficit Reserve	$ 264,897	1%
Developer Fee	$ 4,351,356	14%
Land Acquisition	$ 1,300,000	4%
TOTAL USES	**$ 30,090,454**	

DEVELOPMENT SOURCES	AMOUNT (CONST.)	AMOUNT (PERM.)
4% Tax Credit Equity	$ 5,097,085	$ 12,742,712
Private Construction Loan (Bond-Financed)	$ 16,000,000	-
Private Permanent Loan (Bond-Financed)	-	$ 7,879,000
NPF-CRA DIP Soft Loan	$ 5,000,000	$ 5,000,000
NPF-CRA Seller's Note	$ 1,300,000	$ 1,300,000
Deferred Developer Fee	$ 2,693,369	$ 3,168,742
TOTAL SOURCES	**$ 30,090,454**	**$ 30,090,454**

Chase Bank Financial Commitment

Chase Bank N.A. ("Chase") will provide a $16M Construction and a $7.9M Permanent Loan that can be backed by Freddie Mac. Please see attached Letter of Intent within this section 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 $12,742,712 in equity through the syndication of non-competitive 4% tax credits from Florida Housing Finance Corporation. Please see attached Letter of Intent within this section outlining the preliminary terms and demonstrating RJ's interest in this product and location.

7. 10-YEAR OPERATING STATEMENT

INCOME & EXPENSES

Income:	*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	13,771	1,032,857	1,053,514	1,074,584	1,096,076	1,117,997	1,140,357	1,163,165	1,186,428	1,210,156	1,234,359
Laundry	518	38,880	39,658	40,451	41,260	42,085	42,927	43,785	44,661	45,554	46,465
Other	230	17,280	17,626	17,978	18,338	18,704	19,079	19,460	19,849	20,246	20,651
Vacancy Reserve @ 4.0%	(551)	(41,314)	(42,141)	(42,983)	(43,843)	(44,720)	(45,614)	(46,527)	(47,457)	(48,406)	(49,374)
Total Housing	**13,969**	**1,047,703**	**1,068,657**	**1,090,030**	**1,111,830**	**1,134,067**	**1,156,748**	**1,179,883**	**1,203,481**	**1,227,550**	**1,252,102**
Commercial	***Per Sq Ft***										
Net Rental Income	17	94,050	96,872	99,778	102,771	105,854	109,030	112,301	115,670	119,140	122,714
Reserve for Vacancy @ 10.0%	(2)	(9,405)	(9,687)	(9,978)	(10,277)	(10,585)	(10,903)	(11,230)	(11,567)	(11,914)	(12,271)
Total Commercial	**15**	**84,645**	**87,184**	**89,800**	**92,494**	**95,269**	**98,127**	**101,071**	**104,103**	**107,226**	**110,443**
Total Income	**15,098**	**1,132,348**	**1,155,841**	**1,179,830**	**1,204,324**	**1,229,336**	**1,254,875**	**1,280,954**	**1,307,584**	**1,334,776**	**1,362,544**
Expenses:	***Per Unit***										
Management Fee (% of EGI)	559	41,908	42,746	43,601	44,473	45,363	46,270	47,195	48,139	49,102	50,084
Administrative	408	30,577	31,494	32,439	33,412	34,414	35,447	36,510	37,605	38,734	39,896
Contracted Services	331	24,842	25,587	26,355	27,146	27,960	28,799	29,663	30,553	31,469	32,413
Leasing and Marketing	54	4,035	4,156	4,281	4,409	4,541	4,678	4,818	4,963	5,111	5,265
Maintenance	279	20,947	21,575	22,223	22,889	23,576	24,283	25,012	25,762	26,535	27,331
Payroll	1,699	127,413	131,235	135,172	139,228	143,404	147,707	152,138	156,702	161,403	166,245
Utilities	331	24,844	25,589	26,357	27,147	27,962	28,801	29,665	30,555	31,471	32,415
Real Estate Taxes	1,400	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001
Insurance	1,659	124,392	128,124	131,968	135,927	140,005	144,205	148,531	152,987	157,576	162,304
Replacement Reserves	300	22,500	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357
Bond/SAIL/ELI Fees	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses	**7,019**	**526,458**	**541,832**	**557,660**	**573,953**	**590,727**	**607,996**	**625,773**	**644,074**	**662,915**	**682,311**
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	**7,133**	**535,008**	**550,639**	**566,730**	**583,296**	**600,350**	**617,907**	**635,982**	**654,589**	**673,746**	**693,467**
Net Operating Income	**8,079**	**605,890**	**614,009**	**622,170**	**630,371**	**638,608**	**646,879**	**655,181**	**663,510**	**671,862**	**680,233**

DEBT SERVICE & CASH FLOW

Permanent Loan 1	6,994	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579	524,579
Total Hard Debt	**6,994**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**	**524,579**
1st Mort Coverage + Hard Fees		*1.16x*	*1.17x*	*1.19x*	*1.20x*	*1.22x*	*1.23x*	*1.25x*	*1.26x*	*1.28x*	*1.30x*
Waterfall Cashflow	2,087,147	81,311	89,430	97,591	105,792	114,029	122,300	130,602	138,930	147,282	155,654
Soft Debt											
CRA D.I.P. Loan	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Seller Note	74	5,569	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
Total Soft Paid		-	13,001	56,120	63,001	50,000	63,001	63,001	63,001	63,001	63,001
All DSCR		*1.14x*	*1.14x*	*1.06x*	*1.07x*	*1.09x*	*1.10x*	*1.12x*	*1.13x*	*1.14x*	*1.16x*
Net Cashflow	**1,084**	**81,311**	**76,428**	**41,471**	**42,790**	**64,029**	**59,299**	**67,601**	**75,929**	**84,281**	**92,653**

Exhibit 11

VILLAGE VIEW









PROJECT INFORMATION:

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
Status: Completed

DEVELOPMENT COMPLETED WITHIN THE NPF-CRA BOUNDARIES

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.


















EXIT


VILLAGE VIEW
640



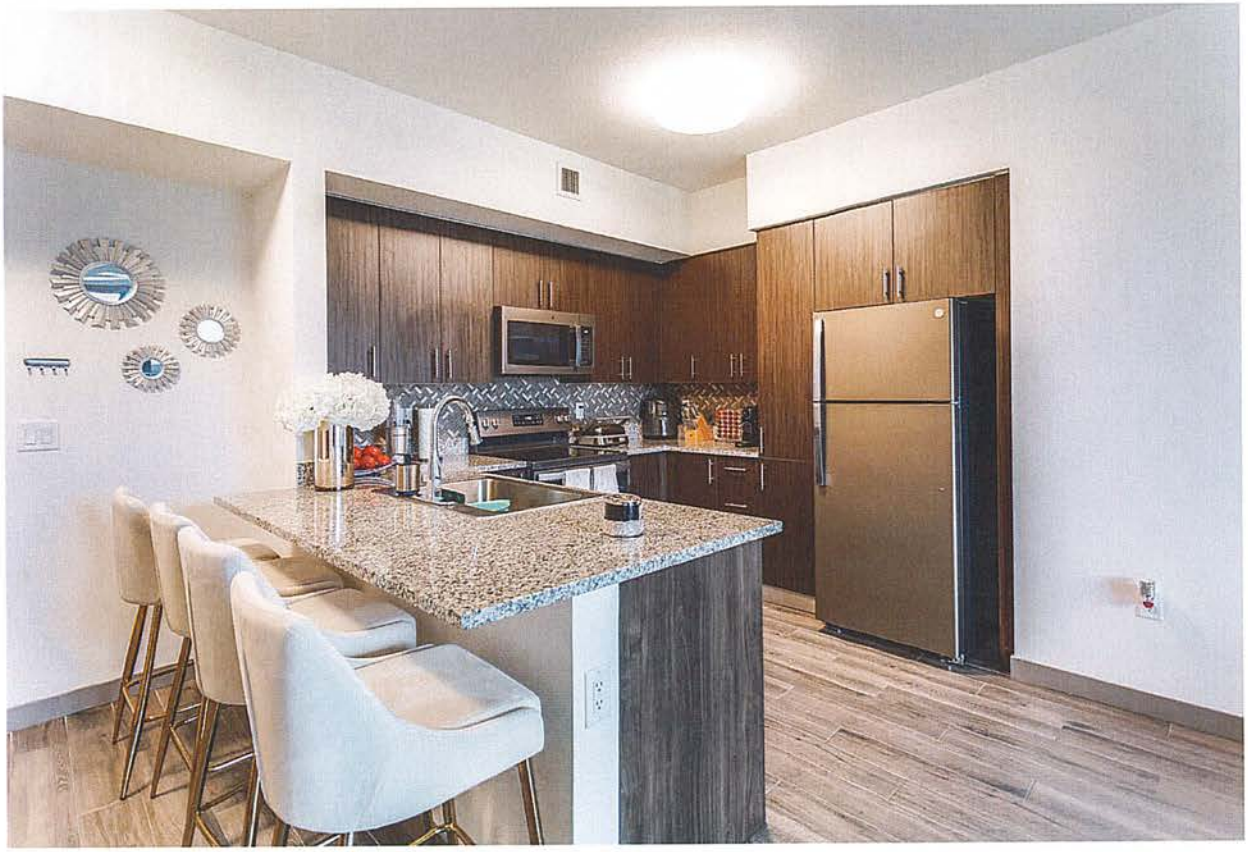


Exhibit 12

VILLAGE PLACE









PROJECT INFORMATION:

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
Status: Completed

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

























Exhibit 13

MOUNT HERMON APARTMENTS







PROJECT INFORMATION:

Address:
750 NW 4th Street
Fort Lauderdale, FL 33128

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: High-rise
Building Height: 7 stories
Number of Buildings: 1
Number of Units: 104
Funding: 9% tax credits
Completion Date: Est. Fall 2024
Status: Under Construction

DEVELOPMENT UNDER CONSTRUCTION WITHIN THE NPF-CRA BOUNDARIES

PROJECT DESCRIPTION:

Mount Hermon Apartments will be reserved for income-qualifying residents 62 and older who earn at or below 25 and 60 percent of the area median income (AMI), with rents ranging from $425 to $1,225 per month.

The 7-story development will offer a mix of one- and two-bedroom units ranging from 650 square feet to 950 square feet. Amenities include but are not limited to a rooftop pool and expansive deck with lounge seating, state-of-the-art fitness center, a multipurpose clubroom with kitchenette, and an outdoor community gathering space.



2/2 Bedroom



2/2 Bedroom



1/1 Bedroom

MEMORANDUM

DATE: August 13, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Disposition and Development of CRA Property at 724 NW 15 Way for Affordable Housing - Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to Sefton and Beverly Chambers for the Conveyance and Renovation of the Property

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SUMMARY

On January 18, 2022, the City of Fort Lauderdale transferred surplus scattered sites in the NPF CRA area to the CRA for affordable housing and the properties were conveyed to the CRA at no cost. Florida Statutes requires cities to prepare an inventory list of City owned property within its jurisdiction which are deemed appropriate for affordable housing. All properties under the City Affordable Housing Surplus List are dedicated to permanent affordable housing, according to Florida Statutes and must remain affordable to families not exceeding 120% of the area median income. In response to community stakeholder interest in being able to participate in the redevelopment process, on April 4, 2024, the CRA issued a Notice of Intent to accept proposals and dispose of CRA property at 724 NW 15 Way for Affordable Housing. A copy of the location map, Broward County Property Appraiser information and photos of the property are attached as **Exhibit 1,** and the Notice of Intent (RFP Notice) published in the Sun Sentinel and Westside Gazette is attached as **Exhibit 2**

The property at 724 NW 15 Way is zoned RD -15 (Residential Singe Family/Duplex/Low-Medium Density District) and contains a 874 square foot deteriorated, vacant single family home constructed in 1961 on a 5,625 square foot parcel. Proposals could include the purchase, rehabilitation and reuse of the existing structure, or demolition and construction of a new residential structure for affordable housing.

On May 6, 2024, a single proposal from Sefton and Beverly Chambers was received for the conveyance and renovation of the existing structure. A copy of the Proposal is attached as **Exhibit 3**. Their proposal is to purchase the property for $1.00 and to completely renovate the property at their expense, estimated at approximately $190,000. The severely deteriorated roof structure, water damaged interior and deteriorated electrical, plumbing and other systems will require the property be completed gutted and rebuilt. The property has a fair market value of $104,063 based on an appraisal by Vance Real Estate Service as of June 1, 2023. (**Exhibit 4**). Because of the condition of the

property the appraiser assigned no value to the existing improvements and the valuation represents only the land value.

Sefton Chambers works in the construction industry and is experienced in renovation of this type. Mrs. Chambers is an experienced real estate professional and together the husband and wife team who live in Dorsey Riverbend have renovated and sold or managed numerous rental properties. The Chambers will fund the renovations from personal cash equity and line of credit. The Developer's timeline for the project is to commence with development approvals immediately upon award and to complete the project within 8 months.

An Evaluation Committee was established and met on June 24, 2024 to review and score the proposal based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHED EVALUATION CRITERIA	Wt.
Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP;	33.33%
Demonstrates quality construction, materials and features of the structure and site; and.	33.33%
Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal.	33.33%
TOTAL PERCENT AVAILABLE:	100%

The Evaluation Committee consisted of:

- Vanessa Martin, Community Redevelopment Agency Business Manager
- Eleni Ward-Jankovic, CRA Housing and Economic Development Manager, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager and State Certified General Contractor

The Evaluation Committee scored the proposal the maximum possible points and approved a motion to award the project to Sefton and Beverly Chambers.

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CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low and moderate income households within the CRA should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee and award an Agreement to Sefton and Beverly Chambers for the conveyance and renovation of CRA property at 724 NW 15 Way for affordable housing.

BW/CEW

Attachments

Exhibit 1 – Location Map, BC Property Information and Photos
Exhibit 2 – RFP Notice and Exhibits for 724 NW 15 Way
Exhibit 3 – Proposal by Sefton and Beverly Chambers
Exhibit 4 – Property Appraisal – Vance Real Estate Service
,

MEMORANDUM

DATE: August 13, 2024

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Disposition and Development of CRA Property at 724 NW 15 Way for Affordable Housing - Acceptance of the Recommendation of the RFP Evaluation Committee to Award an Agreement to Sefton and Beverly Chambers for the Conveyance and Renovation of the Property

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SUMMARY

On January 18, 2022, the City of Fort Lauderdale transferred surplus scattered sites in the NPF CRA area to the CRA for affordable housing and the properties were conveyed to the CRA at no cost. Florida Statutes requires cities to prepare an inventory list of City owned property within its jurisdiction which are deemed appropriate for affordable housing. All properties under the City Affordable Housing Surplus List are dedicated to permanent affordable housing, according to Florida Statutes and must remain affordable to families not exceeding 120% of the area median income. In response to community stakeholder interest in being able to participate in the redevelopment process, on April 4, 2024, the CRA issued a Notice of Intent to accept proposals and dispose of CRA property at 724 NW 15 Way for Affordable Housing. A copy of the location map, Broward County Property Appraiser information and photos of the property are attached as **Exhibit 1,** and the Notice of Intent (RFP Notice) published in the Sun Sentinel and Westside Gazette is attached as **Exhibit 2**

The property at 724 NW 15 Way is zoned RD -15 (Residential Singe Family/Duplex/Low-Medium Density District) and contains a 874 square foot deteriorated, vacant single family home constructed in 1961 on a 5,625 square foot parcel. Proposals could include the purchase, rehabilitation and reuse of the existing structure, or demolition and construction of a new residential structure for affordable housing.

On May 6, 2024, a single proposal from Sefton and Beverly Chambers was received for the conveyance and renovation of the existing structure. A copy of the Proposal is attached as **Exhibit 3**. Their proposal is to purchase the property for $1.00 and to completely renovate the property at their expense, estimated at approximately $190,000. The severely deteriorated roof structure, water damaged interior and deteriorated electrical, plumbing and other systems will require the property be completed gutted and rebuilt. The property has a fair market value of $104,063 based on an appraisal by Vance Real Estate Service as of June 1, 2023. (**Exhibit 4**). Because of the condition of the

property the appraiser assigned no value to the existing improvements and the valuation represents only the land value.

Sefton Chambers works in the construction industry and is experienced in renovation of this type. Mrs. Chambers is an experienced real estate professional and together the husband and wife team who live in Dorsey Riverbend have renovated and sold or managed numerous rental properties. The Chambers will fund the renovations from personal cash equity and line of credit. The Developer's timeline for the project is to commence with development approvals immediately upon award and to complete the project within 8 months.

An Evaluation Committee was established and met on June 24, 2024 to review and score the proposal based on the Evaluation Criteria below as stated in the RFP.

RFP WEIGHED EVALUATION CRITERIA	Wt.
Is in the best interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan, and is most responsive to the requirements of the RFP;	33.33%
Demonstrates quality construction, materials and features of the structure and site; and.	33.33%
Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal.	33.33%
TOTAL PERCENT AVAILABLE:	100%

The Evaluation Committee consisted of:

- Vanessa Martin, Community Redevelopment Agency Business Manager
- Eleni Ward-Jankovic, CRA Housing and Economic Development Manager, and
- Corey Ritchie, Fort Lauderdale Community Redevelopment Agency Project Manager and State Certified General Contractor

The Evaluation Committee scored the proposal the maximum possible points and approved a motion to award the project to Sefton and Beverly Chambers.

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CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The Redevelopment Program seeks to preserve and expand affordable housing, commercial development and job opportunities. The NPF CRA Community Redevelopment Plan is designed in part to stimulate private development of areas. The Project is consistent with NPF CRA Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life, promote public private partnerships, and investment in the area. In addition, per the Future Land Use Plan and CRA Plan, redevelopment and housing opportunities for low and moderate income households within the CRA should be encouraged.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accept the ranking by the CRA Evaluation Committee and award an Agreement to Sefton and Beverly Chambers for the conveyance and renovation of CRA property at 724 NW 15 Way for affordable housing.

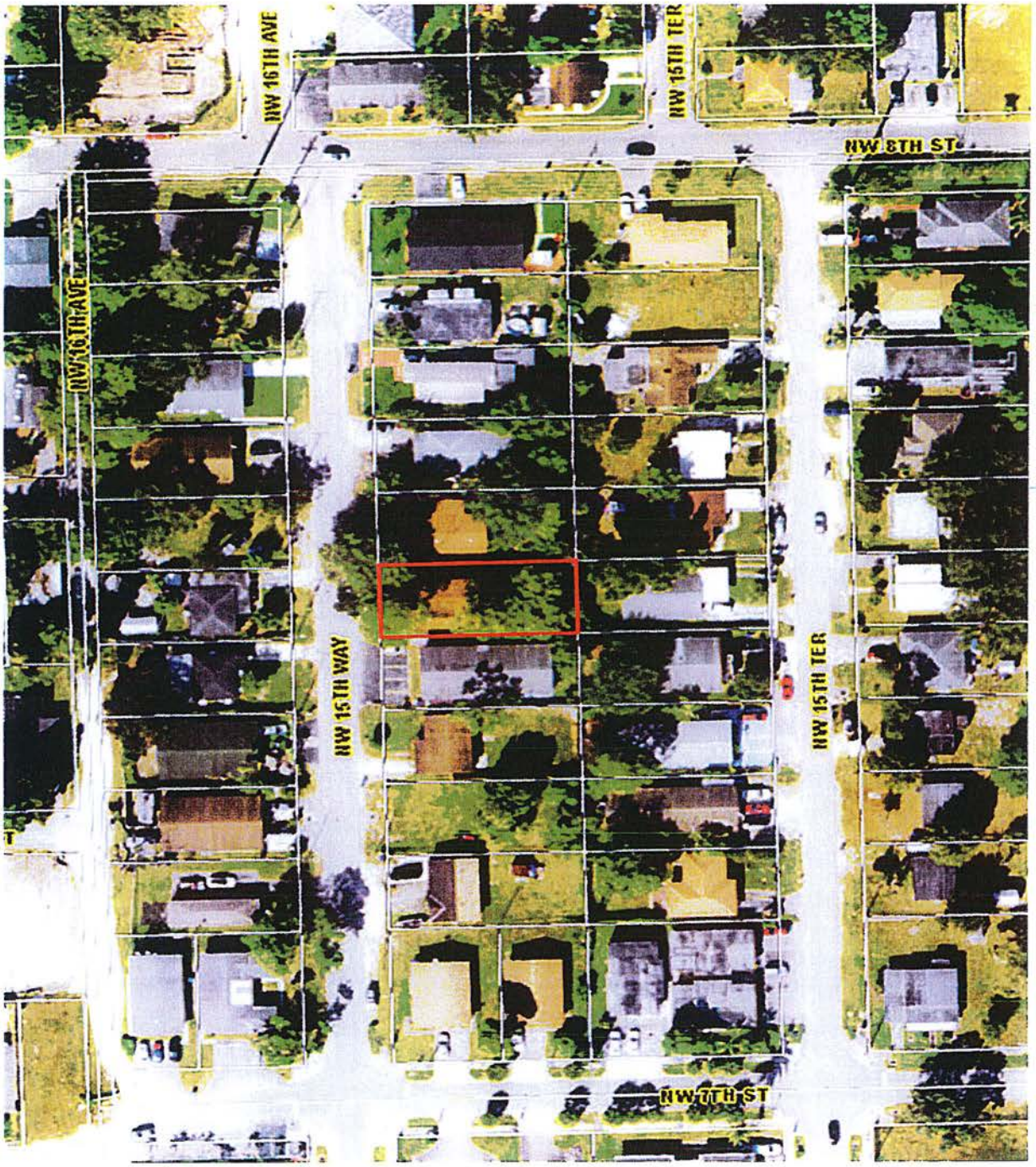
BW/CEW

Attachments

Exhibit 1 – Location Map, BC Property Information and Photos
Exhibit 2 – RFP Notice and Exhibits for 724 NW 15 Way
Exhibit 3 – Proposal by Sefton and Beverly Chambers
Exhibit 4 – Property Appraisal – Vance Real Estate Service
,

Exhibit 1

Location Map



724 NW 15 Way (Property ID 5042 04 28 0170)



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	724 NW 15 WAY, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 28 0170
Millage	0312
Use	01-01

Abbr Legal Description	CARVER PARK 19-21 B LOT 6 BLK 2

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$16,880	$160,800	$177,680	$157,590	
2022	$16,880	$126,390	$143,270	$143,270	
2021	$16,880	$119,600	$136,480	$89,550	

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$177,680	$177,680	$177,680	$177,680
Portability	0	0	0	0
Assessed/SOH	$157,590	$177,680	$157,590	$157,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$157,590	$177,680	$157,590	$157,590
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871934
9/8/2014	ACT-T		112511195
7/10/2014	CET-D	$1,100	112462131
1/1/1983	PRD	$19,000	11216 / 410

Land Calculations

Price	Factor	Type
$3.00	5,625	SF
Adj. Bldg. S.F. (Card, Sketch)		874
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

Property Id: 504204280170 Please see map disclaimer



August 1, 2023

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0 25 50 100 ft

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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Photographs for Parcel ID 504204-28-0170, displayed on 8 1 2023

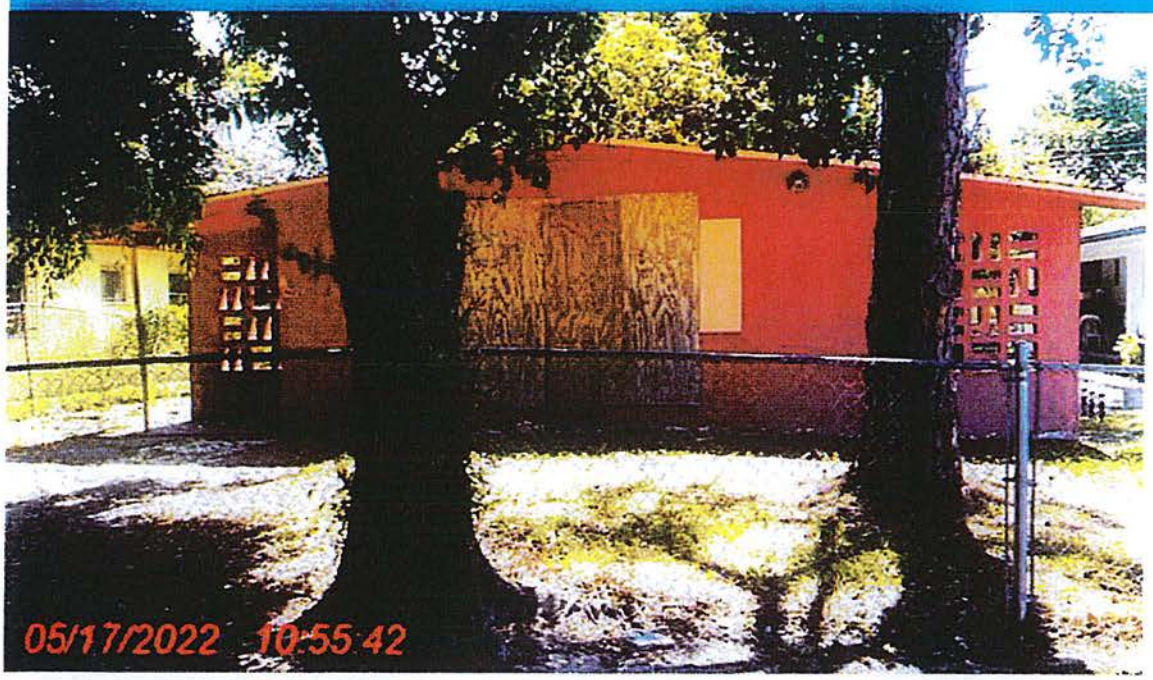




Exhibit 2

NOTICE OF INTENT TO ACCEPT PROPOSALS AND DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY AT 724 NW 15 WAY FOR THE DEVELOPMENT OF AFFORDABLE HOUSING IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

The Fort Lauderdale Community Redevelopment Agency (the "FL CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2021), as amended from time to time, of its intent to accept proposals for development of affordable housing and dispose of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Notice of Intent issued by the FL CRA. The Property consists of a residential lot containing a vacant single family home offered for purchase in "As Is" condition by the FL CRA for this project to be used as permanent affordable housing in accordance with Section 420.0004 of Florida Statutes. The Property must be affordable to and occupied by individuals or families whose gross income does not exceed one hundred and twenty percent (120%) of the area median income for the metropolitan statistical area of Broward County, Florida as adjusted for family size. The property is zoned RD-15 (Residential Single Family/Duplex/Low Medium Density District) and contains a 874 square foot deteriorated structure constructed in 1961 on a 5,625 square foot parcel. Proposals may include purchase, rehabilitation and reuse of the existing structure, or demolition and construction of a new residential structure for affordable housing subject to existing land use, zoning, building code requirements and Fort Lauderdale Unified Land Development Regulations.

The real property referred to herein is identified and is legally described as:

724 NW 15 Way

Lot 6, Block 2, CARVER PARK, a Subdivision According to the Plat Thereof, Recorded in Plat Book19, Page 21 of the Public Records of Broward County Florida.

(Property ID 5042 04 28 0170)

(The "Property")

The Property was conveyed to the FLCRA by the City of Fort Lauderdale in "As-Is" condition on January 18, 2022 by Quit Claim Deed.

Files containing information regarding the Property are available on the CRA web site at www.fortlauderdalecra.com under NOTICES - NOTICE OF INTENT TO ACCEPT PROPOSALS AND DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY AT 724 NW 15 WAY FOR THE

DEVELOPMENT OF AFFORDABLE HOUSING IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITIY REDEVELOPMENT AREA.– **Files, consisting of Notice of Intent to Accept Proposals, Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property Information), Exhibit 3 (Survey), Exhibit 4 (Deed), Exhibit 5 (Appraisal of Property), Exhibit 6 (NPF CRA Community Redevelopment Plan) and Exhibit 7 (Section 420.0004 Florida Statutes)**

For information concerning procedures for responding to this solicitation, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521 or email bwojcik@fortlauderdale.gov Such contact shall be for clarification purposes only.

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before 4:00 P.M. on May 6, 2024, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

City of Fort Lauderdale Community Redevelopment Agency (CRA)
914 NW 6th Street (Sistrunk Boulevard), Suite 200
Fort Lauderdale, Florida 33311

Submission must include one (1) signed original cover letter with a Purchase Offer for the property and ten (10) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

"724 NW 15 Way Affordable Housing Proposal"

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required number of copies and in the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA shall not be responsible for the applicant's cost and expense to assemble and prepare a response to this invitation. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

It is the intent of the CRA to select the proposer who submits a development proposal that, as determined by the CRA Board of Commissioners, in its sole discretion:

1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan; and is Most Responsive to the Requirements of the RFP;
2) Demonstrates quality construction, materials and features of the structure and site; and
3) Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria of the RFP.

Development Proposals shall include at minimum 1) An Executive Summary that summarizes the project, whether it is new construction or rehabilitation, how it will be maintained as permanent affordable housing in compliance with Section 420,.0004(3) Florida Statutes; 2) information on the Proposer including name, address, email, phone number, background information, management structure of proposer (SUNBIZ printout) ie. corporation, partnership, limited liability company; 3) Background information on Proposer's development team; 4) Proof of Financial Capacity including tax returns for the last three years and bank statements; 5) Proposed financing plan and detailed projected Sources and Uses of funding for the project; 6) Development cost of construction including all hard and soft cost; 7) For rental property, a minimum 5 year proforma of projected income, expenses, debt service and profit; 8) If new construction, conceptual plans of the project including site and landscape plans, building plan, elevations, features and amenities; and 9) A timeline/schedule for completion of project The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this notice of intent or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into several agreements with the CRA. The selected proposer will be required to complete the project within 18 months of execution of the development agreement. Negotiation of the Development Agreement must be completed within six (6) months of award by the governing body. The Development Agreement may include, but not be limited to, restrictions on the sale or lease of the Property, annual reporting and income certifications, approval rights over development, rights of reverter, mortgage, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants will be required restricting occupancy of the property to households that meet the income and other requirements of Section 420.0004(3) of the Florida Statutes in order to ensure continuity of the proposed uses.

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept a proposal and convey the Property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan., and to enter into a Development Agreement, Purchase and Sale Agreement and such other appropriate agreements with the selected Developer and to transfer fee simple title to the Property to the Developer selected by the CRA.

Dated: April 4, 2024

Exhibit 1

Location Map



724 NW 15 Way (Property ID 5042 04 28 0170)

Exhibit 2



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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X								
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Property Id: 504204280170 **Please see map disclaimer



August 1, 2023

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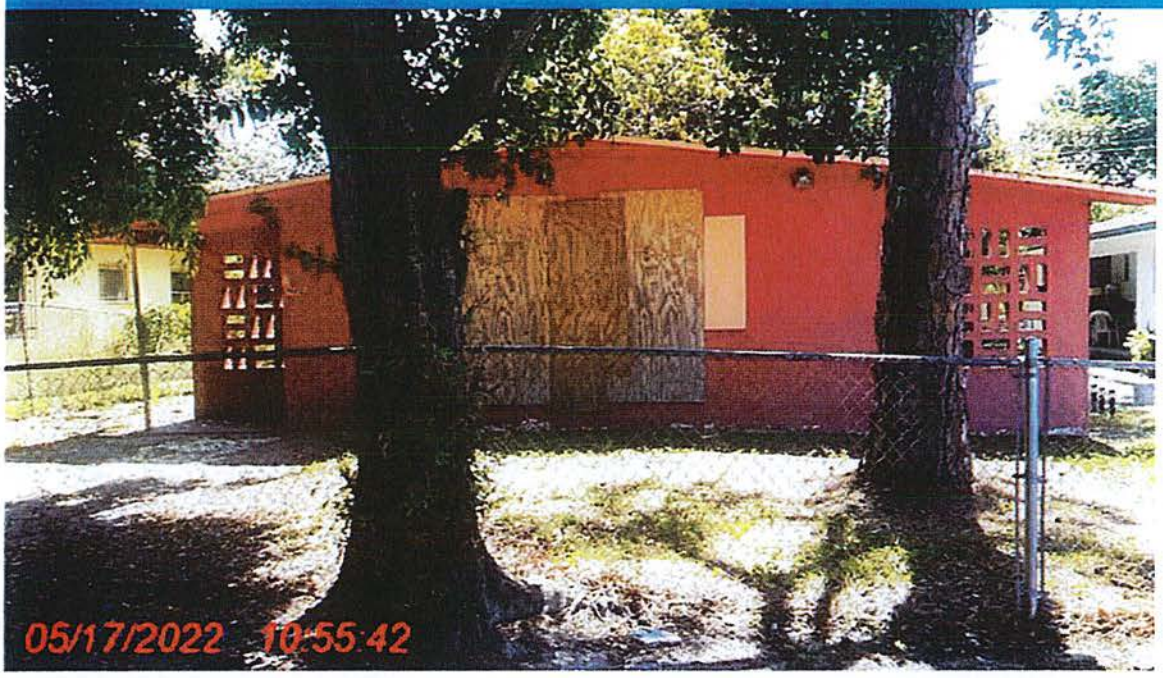
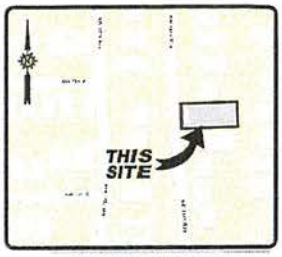




Exhibit 3

SKETCH OF BOUNDARY SURVEY OF: 724 N.W. 15TH WAY, FORT LAUDERDALE, FL.



LOCATION MAP
NOT TO SCALE





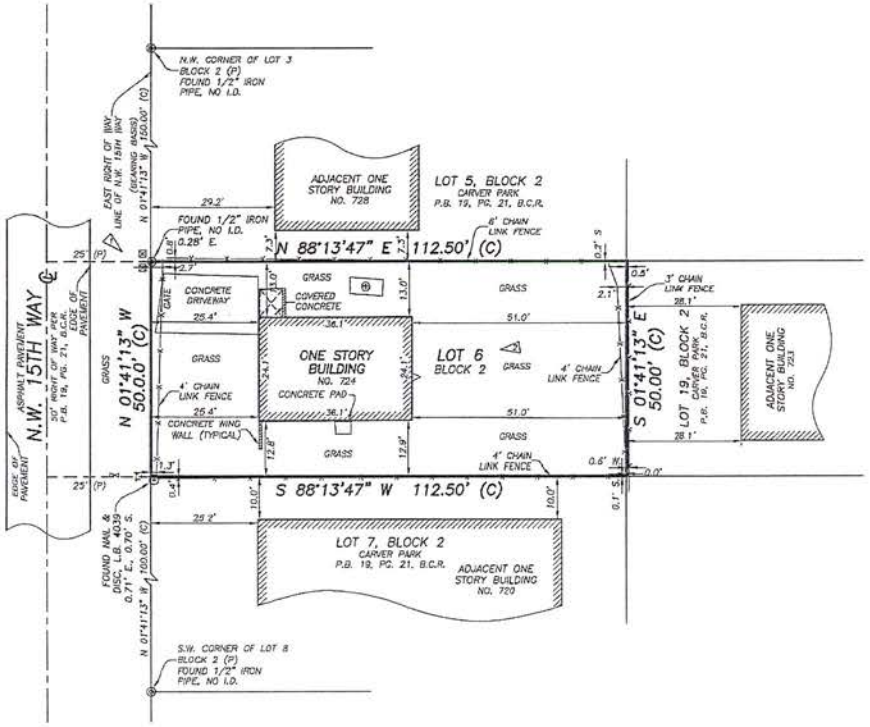
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
℄	CENTERLINE
	SEPTIC TANK MANHOLE
	FIRE HYDRANT
	WATER METER
	ELECTRICAL METER
	WATER VALVE
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	BREAK IN SCALE
	VIEW 1



LEGAL DESCRIPTION:

LOT 6, BLOCK 2, CARVER PARK, A SUBDIVISION ACCORDING TO THE PLAT THERE RECORDED AT PLAT BOOK 19, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
5. TREES, HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.13 ACRES (5,625 SQUARE FEET), MORE OR LESS.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AH, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.

SURVEY NOTES (CONT.):

10. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
12. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°41'13"W. ALONG THE EAST RIGHT OF WAY LINE OF N.W. 15TH WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by Javier De La Rocha
Date: 2023.03.29 09:58:45 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecssurveyors.com

ECS
LAND SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SKETCH OF BOUNDARY SURVEY

LOT 6, LOCK 2
CARVER PARK
PLAT BOOK 19, PAGE 21, B.C.R.
724 N.W. 15TH WAY, FORT LAUDERDALE, FL 33311

CLIENT: CITY OF FORT LAUDERDALE, CRA
DATE: 03/27/23
DRWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 03/13/23
REVISIONS:
JOB NO. ECS3351
SHEET NO. 01 OF 01

Exhibit 4

Instr# 117871934 , Page 1 of 3, Recorded 01/18/2022 at 12:57 PM
Broward County Commission
Deed Doc Stamps: $0.00

PREPARED BY AND RETURN TO:
Lynn Solomon, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio No.
5042 04 28 0170

Space Reserved for Recording Information

QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 21 day of December, 2021, by and between:

CITY OF FORT LAUDERDALE, a Florida Municipal Corporation, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR,"

And

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale, Florida 33311 hereinafter "GRANTEE,"

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00), and other valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, convey and quitclaim unto the Grantee all of the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 6, Block 2, CARVER PARK, a subdivision according to the plat there recorded at Plat Book 19, Page 21 of the Public Records of Broward County, Florida.

(hereinafter, the "Property")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

[Witness-print or type name]

[Witness-print or type name]

(CORPORATE SEAL)

CITY OF FORT LAUDERDALE,
a Florida municipal corporation

By: _____
Dean J. Trantalis, Mayor

By: _____
Christopher J. Lagerbloom, ICMA-CM
City Manager

ATTEST:

FOR _____
Jeffrey A. Modarelli, City Clerk

Approved as to form:
Alain E. Boileau, City Attorney

By: _____
Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online, this 21st day of December, 2021, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

_____
Notary Public, State of Florida

Jeanette A. Johnson
Name of Notary Typed, Printed or Stamped

JEANETTE A JOHNSON
Notary Public - State of Florida
Commission # GG 276785
My Comm. Expires Jan 31, 2023
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online, this 17 day of December, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

Notary Public, State of Florida

Aimee Llauro
Name of Notary Typed, Printed or Stamped

Notary Public State of Florida
Aimee Llauro
My Commission GG 321478
Expires 05/08/2023

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

Instr# 118185886 , Page 1 of 1, Recorded 06/02/2022 at 02:48 PM
Broward County Commission

ADMINISTRATIVE RELEASE OF LIEN

Pursuant to City of Fort Lauderdale Resolution No. 04-174, adopted September 21, 2004, the City of Fort Lauderdale, Florida, by its undersigned City Manager hereby releases the property described below from a certain Lot Clearing Lien that was recorded at Instrument #113919736, of the Official Records of Broward County, Florida, on September 8, 2016.

Legal description: CARVER PARK 19-21 B LOT 6 BLK 2

Property address: 724 NW 15th Way

Property owner: Corbel G Cooper
Hilda Cooper

Case #: CE13100624

City Manager

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of MAY, 2022, by Christopher J. Lagerbloom, City Manager of the City of Fort Lauderdale.

DAPHNEE ANNE SAINVIL
Notary Public - State of Florida
Commission # GG 350983
My Comm. Expires Sep 17, 2023
Bonded through National Notary Assn.

(Signature of Notary Public – State of Florida)

DAPHNEE ANNE SAINVIL
Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known X OR Produced Identification ____
Type of Identification Produced_____

Approved as to form:

Assistant City Attorney

Prepared by:
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

CERTIFICATION
I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.
WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 6th day of JAN 2016
City Clerk

RESOLUTION NO. 16-125

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, MADE PURSUANT TO CHAPTER 18 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE, FLORIDA, ASSESSING AGAINST THE PROPERTIES DESCRIBED IN THE SCHEDULE ATTACHED HERETO THE COST AND EXPENSE OF LOT CLEARING AND IMPOSING A SPECIAL ASSESSMENT LIEN AGAINST EACH PROPERTY FOR THE ASSESSED AMOUNT, AND DIRECTING THE PROPER CITY OFFICIALS TO RECORD A NOTICE OF SPECIAL ASSESSMENT LIEN IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

WHEREAS, the lots or parcels described on the report of lot clearing/cleaning charges attached hereto were found to be in violation of Sec. 18-12 of the Code of Ordinances of the City of Fort Lauderdale, Florida and a nuisance for excessive overgrowth, rubbish, trash and debris; and

WHEREAS, the property owners owning the lots or parcels described in the attached report of lot clearing/cleaning charges were provided with Notice of Violations of Code Section 18-12 and failed to voluntarily comply the violation within the time prescribed by Code Section 18-13; and

WHEREAS, as a result of failure of the property owners to maintain their lots or parcels in accordance with Code Section 18-12, the City of Fort Lauderdale abated the violation in accordance with Code Section 18-14; and

WHEREAS, a statement of the cost and expense incurred in abating the public nuisance was served upon the property owners, but the property owners failed to reimburse the City for such costs and expenses; and

WHEREAS, pursuant to Code Section 18-16, the property owners have been given the opportunity to contest the charges, but did not;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the costs and expenses incurred by the City of Fort Lauderdale in abating the public nuisances of the properties, described in the attached report of lot clearing/cleaning charges under the process and procedures set forth in Code Sections 18-12, 18-13, 18-14 and 18-15 are hereby assessed against such properties, and a special assessment lien is hereby imposed against such properties.

SECTION 2. That the proper City officials are hereby authorized and directed to record a notice or claim of special assessment lien in the Public Records of Broward County, Florida as against the properties described in the attached report.

ADOPTED this the 16th day of August, 2016.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI

S:\CityClerk\REDLINE\2016\Aug 16\Resolutions\16-125.docx

Lot Clearing and Cleaning Report for August 16, 2016 Commission Meeting

	PROPERTY OWNER	SITE ADDRESS	LEGAL DESCRIPTION	DATE COMPLIED	FOLIO #	CASE #	$Amount Owed
1	20 AVE INVESTMENTS LLC	220 SW 20 AVENUE 1-2	ROBERTSON PARK 22-30 B LOT 4 BLK 1	3/31/2016	5042 09 21 0030	CE16031843	$317.78
2	20TH AVE INVESTMENTS LLC	280 SW 20 AVENUE 1-2	ROBERTSON PARK 22-30 B LOT 7 BLK 1	3/31/2016	5042 09 21 0051	CE16031842	$343.30
3	GIBNEY,MICHAEL J	307 NW 11 STREET	PROGRESSO 2-18 D LOT 22,23,24 BLK 136	4/30/2016	4942 34 03 8360	CE16020898	$266.00
4	GIBNEY,MICHAEL J	307 NW 11 STREET	PROGRESSO 2-18 D LOT 22,23,24 BLK 136	1/7/2016	4942 34 03 8360	CE15121522	$460.32
5	GARRETT,STEVEN	NW 14 WAY	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 38 BLK 9	4/20/2016	5042 04 06 2190	CE16040221	$327.10
6	PEIXOTO,MARCIO A	448 NW 21 AVENUE	RIVER BEND 25-50 B LOT 1 BLK 5	3/20/2016	5042 04 30 0750	CE16030166	$418.00
7	K M & BUSCHBAUM INC	NW 8 AVENUE	NORTH LAUDERDALE 1-48 D LOT 40 BLK 15	4/28/2016	5042 03 01 1820	CE16040395	$317.76
8	DAVIS,EVA MAE EST	561 SW 20 AVENUE	FORT LAUDERDALE HOUSING AUTHORITY 174 55 B LOT 1	3/26/2016	5042 09 44 0010	CE16031292	$447.46
9	UNITED GLORIOUS CHURCH OF CHRIST INC	646 NW 14 WAY	LINCOLN PARK CORR PLAT 5-2 B LOT 28,29 BLK 3	4/21/2016	5042 04 11 0680	CE16010517	$336.00
10	COOPER,CORBEL G COOPER,HILDA	724 NW 15 WAY	CARVER PARK 19-21 B LOT 6 BLK 2	10/24/2013	5042 04 28 0170	CE13100624	$273.90
11	DAVIS,JACK & YOLANDA	808 NW 16 AVENUE	LINCOLN PARK SIXTH ADD AMEN PLAT 7-2 B LOT 3,4 BLK 3	4/6/2016	5042 04 17 0430	CE16031527	$360.00
12	SIMPHONY 1414N LLC	822 NW 3 AVENUE	PROGRESSO 2-18 D LOT 35,36,37 BLK 261	3/24/2016	4942 34 06 3680	CE16030586	$422.00
13	KAYLA SEMINOLE PROPERTIES INC	926 NW 2 STREET	SEMINOLE ADD F R OLIVERS AMEN PLAT 1-88 D LOT 8 & E 25 OF ABUT VAC NW 10 AVE DESC IN ORD NO C-86-90 BLK 205	3/24/2016	5042 04 01 0450	CE16021496	$284.00
14	SUNRISE DEVELOPMENT GROUP LLC	1015 NW 6 AVENUE	PROGRESSO 2-18 D LOTS 16,17,18 BLK 193	5/23/2016	4942 34 05 0800	CE16041652	$266.00
15	CONE,WILLIAM J & ELECTA C	1018-1020 NW 6 STREET	TUSKEGEE PARK 3-9 B PART OF LOT 5 SHOWN AS ENCROACHMENT OF ONE-STORY CBS ON CERT OF SURVEY BY MC LAUGHLIN ENG CO,FIELD BOOK L B 31-59,JOB ORDER NO H-6241,A COPY OF WHICH IS RECORDED WITH OR 6282/639, LOT 6 LESS RD BLK 2	4/14/2016	5042 04 05 0160	CE16031147	$326.18
16	CONE,WILLIAM J & ELECTA C	1022-1030 NW 6 STREET	TUSKEGEE PARK 3-9 B LOT 7 LESS RD R/W BLK 2	4/14/2016	5042 04 05 0170	CE16031276	$300.76
17	KING,EDDIE JAMES EST	1206 NW 4 AVENUE	PROGRESSO 2-18 D LOT 28,29,30 BLK 123	5/6/2016	4942 34 03 4450	CE16042045	$420.42
18	12TH LLC	1512 SW 25 STREET	OSBORNE PARK 22-34 B LOT 4 BLK 2	5/12/2016	5042 21 12 0171	CE16030298	$357.70
19	GLASS, OLIVER C JR.	1517 NW 5 STREET	DORSEY PARK FIRST ADD 21-30 B LOT 18 BLK 1	3/10/2016	5042 04 24 0170	CE16030047	$352.36
20	BINO,ADRIAN	1520 NE 63 COURT	BOULEVARD PARK ISLES SEC 1 50-6 B LOT 25	4/27/2016	4942 11 08 0250	CE16041381	$424.78
21	BINO,ADRIAN	1520 NE 63 COURT	BOULEVARD PARK ISLES SEC 1 50-6 B LOT 25	12/8/2015	4942 11 08 0250	CE15111575	$424.78
22	BINO,ADRIAN	1520 NE 63 COURT	BOULEVARD PARK ISLES SEC 1 50-6 B LOT 25	3/11/2016	4942 11 08 0250	CE16030103	$424.78
23	ROBBINS,BRET & MELISSA	1541 SW 22 AVENUE	FLAMINGO PARK SEC C 38-30 B LOT 11 BLK 6	4/13/2016	5042 17 23 0280	CE16021345	$442.60
24	LOVETTE,LEROY & ALSIE % WANDA LOVETTE	NW 5 STREET	DORSEY PARK SECOND ADD 23-10 B LOT 2 BLK 11	5/7/2016	5042 04 25 0630	CE16032125	$352.00

Instr# 118185863 , Page 1 of 1, Recorded 06/02/2022 at 02:47 PM
Broward County Commission

ADMINISTRATIVE PARTIAL RELEASE OF SPECIAL MAGISTRATE ORDER IMPOSING A FINE

CITY OF FORT LAUDERDALE,
Petitioner,
v.

CASE NO. CE07010670

COOPER, CORBEL G & HILDA
Respondent(s)
_____/

Pursuant to City of Fort Lauderdale Resolution 04-174, adopted September 4, 2004, the City of Fort Lauderdale, by its undersigned City Manager hereby only releases the property described below from a certain Special Magistrate Order Imposing a Fine that was recorded at Instrument #107290797, of the Official Records of Broward County, Florida, on August 10, 2007.

The Property is legally described as: CARVER PARK 19-21 B LOT 6 BLK 2

Address: 724 NW 15th Way

_____
City Manager

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of MAY, 2022, by Christopher J. Lagerbloom, City Manager of the City of Fort Lauderdale.

DAPHNEE ANNE SAINVIL
Notary Public - State of Florida
Commission # GG 350983
My Comm. Expires Sep 17, 2023
Bonded through National Notary Assn.

_____
(Signature of Notary Public – State of Florida)

DAPHNEE ANNE SAINVIL
Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known X OR Produced Identification ____
Type of Identification Produced_____

Approved as to form:

_____
Assistant City Attorney

Prepared by:
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

ORDER IMPOSING A FINE

SPECIAL MAGISTRATE
CITY OF FORT LAUDERDALE, FLORIDA

Space Reserved for Recording Information

CITY OF FORT LAUDERDALE
Petitioner,

CASE NO. CE07010670

v.

COOPER, CORBEL G & HILDA
Respondent(s)

_____/

That pursuant to Section 162.09 of the Florida Statutes, the City of Fort Lauderdale Special Magistrate, 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereby enters its Order based on the following findings of fact and conclusions of law. Please be advised that this Order shall constitute a lien on your property.

1. That the violation(s) of the City of Fort Lauderdale Code of Ordinances occurred on the following described real property situate, lying and being in Broward County, Florida, to wit:

   Folio: 0204280170

   Legal: CARVER PARK 19-21 B LOT 6 BLK 2

   More commonly known as: 724 NW 15 WAY

2. That the Special Magistrate did issue on the 7th day of June 2007, a Final Order in the above captioned case commanding the above named respondent(s) to bring the violations specified in said Final Order into compliance on or before the 21st day of June 2007, or pay a fine in the amount of $500.00 per day for each day of non-compliance thereafter.

3. That the respondent(s) did not comply with the Final Order on or before the date specified therein as evidenced by the Inspector filing an executed Affidavit of Non-Compliance with the Special Magistrate.

4. It is the order of the Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified, and shall accrue at the per diem specified until such time as the above named Respondent(s) shall comply with said Final Order, plus the recovery of reasonable attorney's fees in any foreclosure of the lien.

5. The City shall record a certified copy of this Order in the Public Records of Broward County. Once recorded, this Order shall constitute a lien on the subject property as well as on any other real or personal property owned by the Respondent.

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on 3/8/ 20 07
Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.

(2)

Case No: CE07010670
Property: 724 NW 15 WAY

LIEN AND FORECLOSURE NOTICE:

Please be advised that this lien shall be recorded in the public records for Broward County and may be foreclosed by the City of Fort Lauderdale if not paid in full within ninety days.

DONE AND ORDERED this 2nd day of August 2007.

Special Magistrate

ATTEST:

Clerk, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Floyd V. Hull, Special Magistrate, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he executed same, and who did (did not) take an Oath.

WITNESS my hand and official seal in the County and State as aforesaid this 8 day of August 2007.

This instrument prepared by:
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

NOTARY PUBLIC, State of Florida

Mark D Campbell
Print Name

My Commission Expires

MARK D. CAMPBELL
MY COMMISSION # DD 570169
EXPIRES: July 4, 2010
Bonded Thru Budget Notary Services

Return to:
Erin M. Peck
Code Enforcement Division
City of Fort Lauderdale
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311
(954) 828-5327

I certify this document to be a true and correct copy of the original.
WITNESS MY HAND AND SEAL
on 8/15/2007
Clerk, Code Enforcement Board/Special Magistrate
Unsafe Structures Board
City of Fort Lauderdale, Fla.

Exhibit 5

June 1, 2023

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Eleven (11) properties in the Northwest Regional Activity Center
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of June 1, 2023. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2023). This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH ONE HUNDRED TWENTY-NINE (129) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116 vanceval@att.net

VALUES FOR APPRAISED SUBJECT PROPERTIES

Number	Location	Zoning	Sq.Ft. Land	Value/Sq.Ft.	Final Values
1	521 NW 13 Avenue Fort Lauderdale, FL	"RS-8"	7,910	$18.00	$142,380
2	427 NW 20 Avenue Fort Lauderdale, FL	"RS-8"	5,500	$17.00	$93,500
3	724 NW 5 Way Fort Lauderdale, FL	"RD-15"	5,625	$18.50	$104,063
4	1951 NW 7 Place Fort Lauderdale, FL	"RM-15"	5,000	$18.50	$92,500
5	1207 NW 2 Street Fort Lauderdale, FL	"RMM-25"	6,000	$18.50	$111,000
6	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
7	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
8	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
9	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
10	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$20.00	$100,080
11	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
TOTAL					TOTAL VALUE $1,173,907

Exhibit 6

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN: NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED

MARCH 15, 2016

Exhibit 7

The Florida Senate

2021 Florida Statutes (Including 2021B Session)

Title XII MUNICIPALITIES	Chapter 166 MUNICIPALITIES Entire Chapter	SECTION 0451 **Disposition of municipal property for affordable housing.**

166.0451 Disposition of municipal property for affordable housing.—

(1) By July 1, 2007, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality holds fee simple title that is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such property.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the municipality may be offered for sale and the proceeds may be used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing. Alternatively, the municipality may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term "affordable" has the same meaning as in s. 420.0004(3).

History.—s. 4, ch. 2006-69.

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CP

The Florida Senate

2021 Florida Statutes (Including 2021B Session)

Title XXX SOCIAL WELFARE	Chapter 420 HOUSING Entire Chapter	**SECTION 0004** **Definitions.**

420.0004 Definitions.— As used in this part, unless the context otherwise indicates:

(1) "Adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in subsection (9), subsection (11), subsection (12), or subsection (17), based upon a formula as established by the United States Department of Housing and Urban Development.

(2) "Adjusted gross income" means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

(3) "Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).

(4) "Corporation" means the Florida Housing Finance Corporation.

(5) "Community-based organization" or "nonprofit organization" means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing.

(6) "Department" means the Department of Economic Opportunity.

(7) "Disabling condition" means a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:

(a) Expected to be of long-continued and indefinite duration; and

(b) Not expected to impair the ability of the person with special needs to live independently with appropriate supports.

(8) "Elderly" describes persons 62 years of age or older.

(9) "Extremely-low-income persons" means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(10) "Local public body" means any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.

(11) "Low-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(12) "Moderate-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(13) "Person with special needs" means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care

who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.

(14) "Student" means any person not living with his or her parent or guardian who is eligible to be claimed by his or her parent or guardian as a dependent under the federal income tax code and who is enrolled on at least a half-time basis in a secondary school, career center, community college, college, or university.

(15) "Substandard" means:

(a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

(b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

(c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

(16) "Substantial rehabilitation" means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

(17) "Very-low-income persons" means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

History.—s. 2, ch. 88-376; s. 1, ch. 89-121; s. 13, ch. 90-275; s. 72, ch. 2000-153; s. 36, ch. 2004-357; ss. 44, 53, ch. 2006-26; s. 14, ch. 2006-69; s. 323, ch. 2011-142; s. 7, ch. 2011-189.

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Exhibit 3

724 NW 15TH WAY
AFFORDABLE HOUSING PROPOSAL

Sefton & Beverly Chambers
431 NW 17th Avenue
Fort Lauderdale Florida 33311

Executive Summary ..... Page 1
Purchasers ..... Page 3
Offer Amount ..... Page 3
Completion Date ..... Page 3

Exhibit 1 - Location Map ..... Page 4
Exhibit 2 - Property Appraisers ID ..... Page 5
Exhibit 3 - Survey ECS Land Surveyors, Inc. ..... Page 7
Exhibit 4 - Appraisal Report Vance Real Estate Services ..... Page 8

Personal Resumes & Business Structure ..... Page 12
Financial Capacity ..... Page 12
Bank Statements ..... Page 12
Tax Returns - Attached Separately ..... Page 12

Consultant/Legal/Accountant/Construction Team ..... Page 13

Rehabilitation Cost ..... Page 14

Affordable Rental Home Operating Budget ..... Page 15

5 Year Operating Statement ..... Page 16

2023 Income Limits and Rent Limits Florida Housing Finance Corporation

SHIP AND HHRP Program ..... Page 17

Compliance Florida Statue 420.004(3) ..... Page 18

Project Sources of Fund ..... Page 19

Bank Loan ..... Page 20

Owners Equity (Cash) ..... Page 21

Completed Projects

Before and After Photos ..... Page 23
431 NW 17th Avenue, Fort Lauderdale, Florida 33311 ..... Page 24
1624 NW 7th Street, Fort Lauderdale, Florida 33311 ..... Page 25
1615 NW 5th Street, Fort Lauderdale, Florida 33311 ..... Page 29
1700 NW 4th Street, Fort Lauderdale, Florida 33311 ..... Page 50

EXECUTIVE SUMMARY

PRESENT STATE OF PROPERTY

This property is 62 years of age and has been unoccupied over 10+ years. Interior wiring, electric materials and plumbing has been removed or destroyed beyond repair. The roof has a gaping hole in the right side of the property and the entire roof must be replaced. There are no appliances and all plumbing, electrical, and drywall must be replaced on initial appearance. This property is not functional or in living condition.

WORK TO BE COMPLETED

Renovation starts with a complete clean out and removal of all debris that has been stored in the property. Removal and replacement of the entire roof based on the recommendation of roofing contractor. Plumbing contractor will provide a complete outline of damages of interior and exterior plumbing systems and propose work to be completed to meet the requirements for Broward County Compliance. Plumber will also confirm or deny the interference of any underground root damage to plumbing system. Electrician will complete a damage report and submit recommendations. He will work closely with the designer for upgraded electrical options. General Contractor and Mr. Chambers will coordinate the removal and replacement of all windows, interior and exterior doors, and state required hurricane proof purchases in compliance of Miami-Dade County Notice of Acceptance.

Walnut, matte porcelain wood looking tile will be installed throughout the home; bedrooms, living space, dining and kitchen areas with 4-inch baseboards. The kitchen will be equipped with stainless-steel appliances and shaker cabinetry extending to the ceiling and below the marble countertop with a double quartz sink. The bathroom will be completely renovated with universal design in mind for comfort and safety. The open shower will include a versatile handheld shower sprayer for more enjoyable use. Overhead shower lighting and boutique tile on shower walls with a bench for seating and a grab bar. A 2-drawer vanity and mirrored cabinet for maximum storage. 2-piece gravity flush toilet installed under non-glossy ceramic tile. Bathroom hardware installed will be upgraded with a single lever door handle for easy grasp and rotation, with towel bars. The laundry room will be furnished with a family sized stackable washer and dryer. The home does require tenting for termites. The General contractor and Mr. Chambers will decide on the design of the driveway and landscaping. Total rehabilitation of the property is necessary.

Address:	724 NW 15th Way Fort Lauderdale, Fl. 33311 **Exhibit 1 – Location Map**
Type:	Residential
Zoned:	RD-15 Residential Single Family, Duplex Low Medium Density District
Lot Size:	5625 SF
Building Size:	874 SF
Year Built:	1961
Compliance:	Affordable housing compliance Florida Statue 420.0004(3)
Highest & Best Use:	Single Family Residential
Target Audience:	Broward County median income of $115,200 family of 4 at 120% AMI 120% AMI. **Exhibit 5**

PURCHASERS

Sefton & Beverly Chambers
431 NW 17th Avenue
Fort Lauderdale Florida 33311

Sefton Chambers 954-638-4068 mrseftonchambers@yahoo.com
Beverly Chambers 954-868-0856 mrsbeverlychambers@yahoo.com

OFFER PRICE

$1.00

COMPLETION DATE

6 to 8 months after acceptance

Property Id: 504204280170 **Please see map disclaimer



January 25, 2024

1:600

0 25 50 100 ft

0 5 10 20 m

724 NW 15 WAY (Property ID 5042 04 28 0170)



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

EXHIBIT 2
PROPERTY APPRAISERS ID

Site Address	724 NW 15 WAY, FORT LAUDERDALE FL 33311
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311

ID #	5042 04 28 0170
Millage	0312
Use	01-01

Abbr Legal Description	CARVER PARK 19-21 B LOT 6 BLK 2

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	[illegible]	[illegible]	[illegible]	[illegible]	
2023	$16,880	$160,800	$177,680	$157,590	
2022	$16,880	$126,390	$143,270	$143,270	

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$177,680	$177,680	$177,680	$177,680
Portability	0	0	0	0
Assessed/SOH	$173,340	$177,680	$173,340	$173,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	$173,340	$177,680	$173,340	$173,340
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
12/21/2021	QCD-T		117871934
9/8/2014	ACT-T		112511195
7/10/2014	CET-D	$1,100	112462131
1/1/1983	PRD	$19,000	11216 / 410

Land Calculations

Price	Factor	Type
$3.00	5,625	SF
Adj. Bldg. S.F. (Card, Sketch)		874
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1962/1961		

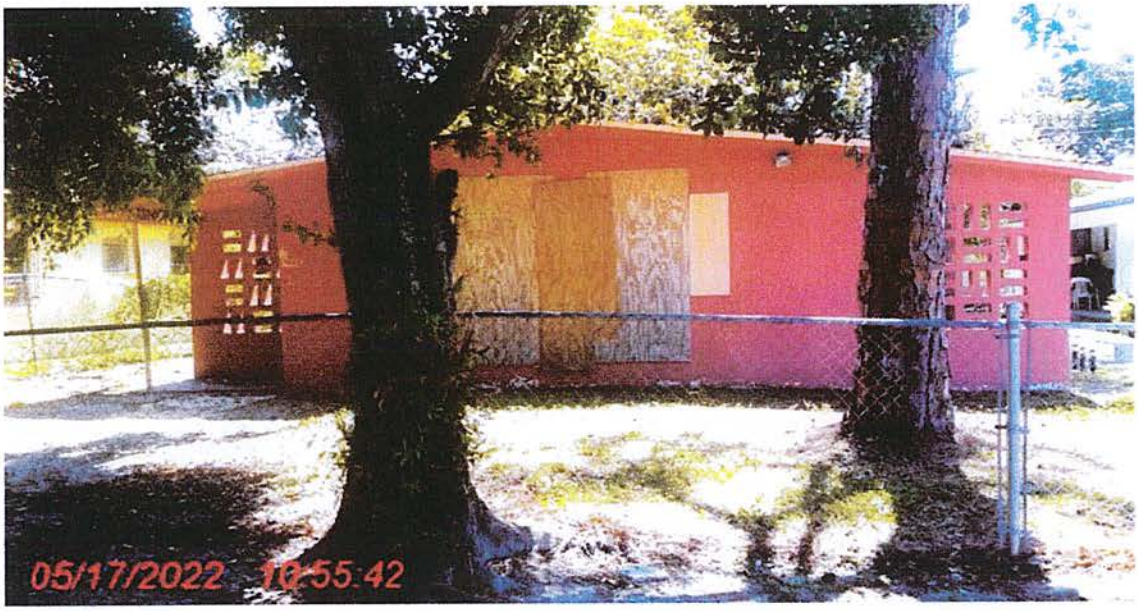
Special Assessments

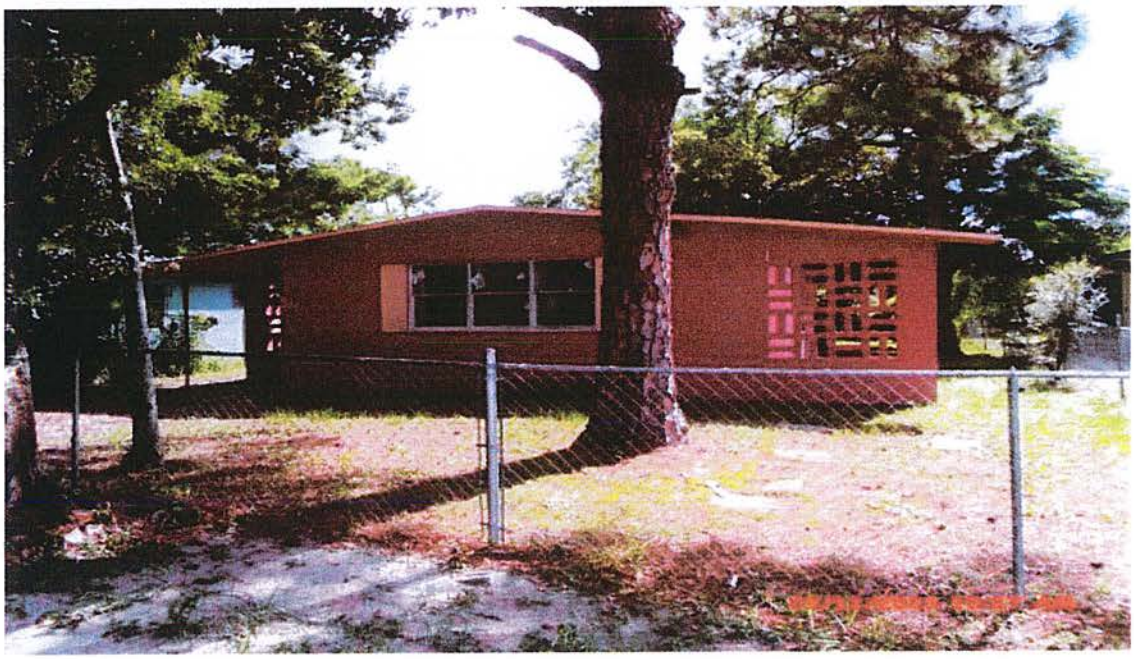
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								



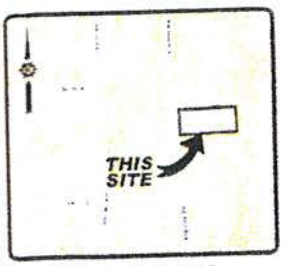
MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Photographs for Parcel ID 504204-28-0170





SKETCH OF BOUNDARY SURVEY OF **724 N.W. 15TH WAY, FORT LAUDERDALE, FL.**



LOCATION MAP
NOT TO SCALE





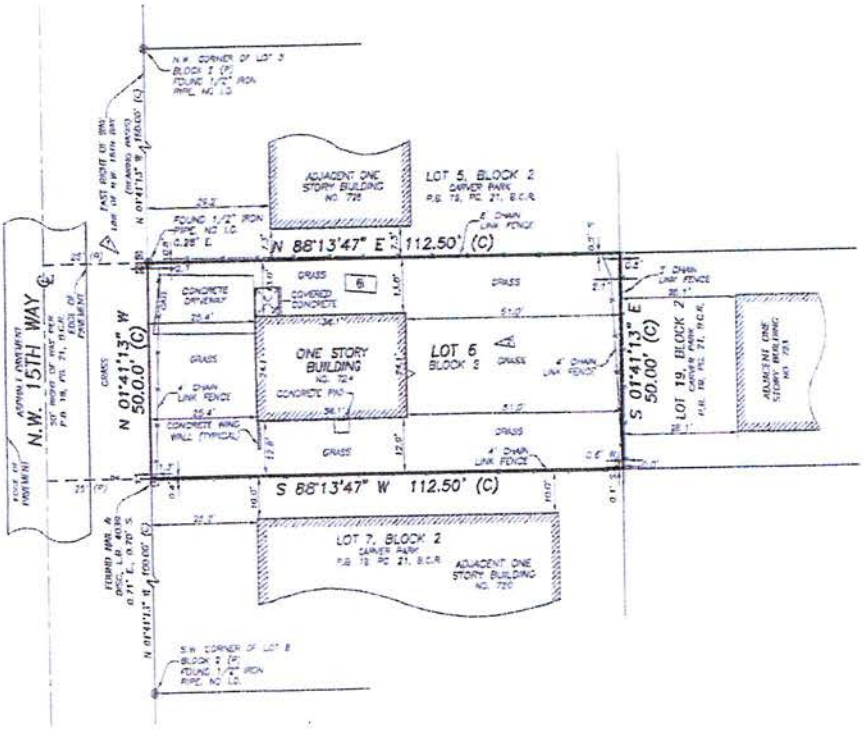
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
I.D.	IDENTIFICATION
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORD
L.B.	LICENSED BUSINESS
(C)	CALCULATED
℄	CENTERLINE
	SEPTIC TANK MANHOLE
	FIRE HYDRANT
	WATER METER
	ELECTRICAL METER
	WATER VALVE
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	BREAK IN SCALE
	VIEW 1



LEGAL DESCRIPTION:

LOT 6, BLOCK 2, CARVER PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 19, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
5. TREES, HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.13 ACRES (5,625 SQUARE FEET), MORE OR LESS.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AH, ELEVATION=8' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0308 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP EFFECTIVE DATE: AUGUST 18, 2014.

SURVEY NOTES (CONT.)

10. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
12. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 01°41'13"W, ALONG THE EAST RIGHT OF WAY LINE OF N.W. 15TH WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by Javier De La Rocha
Date: 2023.03.29 09:58:45 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. LB 7551
javier@ecssurveyors.com

ECS LAND SURVEYORS, INC.
LB 7551
3504 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

SKETCH OF BOUNDARY SURVEY

LOT 6, LOCK 2
CARVER PARK
PLAT BOOK 19, PAGE 21, B.C.R.
724 NW 15TH WAY FORT LAUDERDALE, FL 3311

CLIENT: CITY OF FORT LAUDERDALE CRA
DATE: 03/27/23
DRWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 03/13/23
REVISIONS:
JOB NO. ECS3351
SHEET NO. 01 OF 01

EXHIBIT 4

APPRAISAL REPORT

VANCE REAL ESTATE SERVICES

6/1/2023

SALES COMPARISON APPROACH

The appraised value by Vance Real Estate Service was concluded with sales comparison approach of recent and similar sales data collected, and drive by appearance, also known as summary appraisal. However, after internal inspection with staff of the property in October it was established that the appraised amount should be considered as subjective due to extensive interior damages and deterioration that could not be considered during time property was appraised. Thereby suggesting a substantial decrease in valuation.

A drive-by appraisal, also known as a summary appraisal, is a simplified version of a traditional home appraisal where the appraiser only examines the exterior of the property and any available real estate records to determine the home's value. This type of appraisal is usually less expensive than a full appraisal, but may not be accepted by a lender . It is sometimes used for refinance appraisals, especially in light of recent pandemic-related concerns

$ 134,063.00

APPRAISAL REPORT

RESIDENTIAL AND COMMERCIAL PROPERTIES
NORTHWEST REGIONAL ACTIVITY CENTER
FORT LAUDERDALE, FL 33311

by

Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Fort Lauderdale Community Redevelopment Agency
Attention: Mr. Robert Wojcik
CRA Housing and Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

June 1, 2023

June 1, 2023

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Eleven (11) properties in the Northwest Regional Activity Center
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of June 1, 2023. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2023). This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH ONE HUNDRED TWENTY-NINE (129) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116 vanceval@att.net

VALUES FOR APPRAISED SUBJECT PROPERTIES

Number	Location	Zoning	Sq.Ft. Land	Value/Sq.Ft.	Final Values
1	521 NW 13 Avenue Fort Lauderdale, FL	"RS-8"	7,910	$18.00	$142,380
2	427 NW 20 Avenue Fort Lauderdale, FL	"RS-8"	5,500	$17.00	$93,500
3	724 NW 5 Way Fort Lauderdale, FL	"RD-15"	5,625	$18.50	$104,063
4	1951 NW 7 Place Fort Lauderdale, FL	"RM-15"	5,000	$18.50	$92,500
5	1207 NW 2 Street Fort Lauderdale, FL	"RMM-25"	6,000	$18.50	$111,000
6	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
7	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
8	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
9	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
10	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$20.00	$100,080
11	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
TOTAL					TOTAL VALUE $1,173,907

PERSONAL RESUMES & BUSINESS STRUCTURE

Sefton Chambers is the **Project Manager** on all projects listed below. His work resume includes employment with builders, developers and private investors in both Broward and Palm Beach County. Mr. Chambers is hands on with most of the construction and works directly with General Contractor and labor staff until completion.

Reference: Tom Reich – Builder/Investor – 786-873-9500
Blanton Mitchell - Investor 954-253-1701
Roschell Franklin - Investor 954-224-9866
Christoper Roland - Investor 954-830-5597

Beverly Chambers is the **Administrator and Financial Officer** on all projects listed below. Her work resume includes various administration positions with attorneys, developers, Arvida at Weston Closing Department and New Construction Department. Presently Mrs. Chambers is a licensed Real Estate Associate with Charles Rutenberg Realty and is a Million Dollar Producer.

The Chambers' are a staple in the community and have affiliations with Mount Bethel Baptist Church, Honorary Member of the Kawanis Club of Central Broward, Historic Dorsey River Bend Homeowners Association member, Board of Directors for Black Boys & Books, Inc., and both volunteer in the community in which they live.

BUSINESS STRUCTURE

Sefton Chambers	Project Management/Construction
Beverly Chambers	Administration/Finance

FINANCIAL CAPACITY

Tax Returns 2021 & 2022 - (Attached Separately)
Bank Loan - Ronald B. Sicilia Trust
Bank Statements - 1/2024 Beverly Chambers, P.A.
1/2024 Sefton Chambers

CONSULTANT --- LEGAL COUNSEL --- ACCOUNTANT --- TEAM

Consultant: Bishop Clarence E. Glover 901 NW C. E. Glover Avenue, Ft. Lauderdale, Florida 33311 954-401-5635 Clarenceeglover@bellsouth.net

Legal: TBD

Accountant: Mahamoud Babikir of A&L Multi Services – 561-997-9262, 2650 NW 38th Street, Boca Raton, Florida 33434 Romabab@bellsouth.net

CONSTRUCTION TEAM

General Contractor: **TBD**

Electrician: Louis Little of Sunco Electric – 954-605-3926 2309, NW 8th Street, Fort Lauderdale, Florida 33311

Plumber: Winfred Glover of Wins' Plumbing - 954-914-3038, 1760 NW 28th Avenue, Fort Lauderdale, Florida 33311 954-817-1313

Designer: Jerome Key of Key Painting and Design, Inc. - 954-797-7917 2224 SW 68th Terrace, Miramar, Florida 33023

Architect: **TBD**

Roofer: **TBD**

Cost Breakdown 724 NW 15th Way
Fort Lauderdale Rehabilitation

Structure	Cost
HARD COST	
Contractor	15,000.00
Plumbing Work	20,000.00
Driveway	8,000.00
Landscaping	4,000.00
Roofing and Sheet Metal Work	30,000.00
Electric Work	15,000.00
Cabinets/Counter Tops/Vanity	3,000.00
Windows/Screens/Doors/Hardware	30,000.00
Millwork - Base and Trim	2,000.00
Air Conditioning and Heating	5,000.00
Flooring	6,000.00
Painting Interior & Exterior	2,500.00
Appliances/Tub/Shower Enclosure/Toilet	11,000.00
Fixtures	1,500.00
Framing and Drywall	6,500.00
All Labor	8,000.00
Cleaning	500.00
Sub Total	**168,000.00**
SOFT COST	
Builders Risk Insurance	3,000.00
Architect	12,000.00
Permits/Miscellanous	5,000.00
Extermination	2,000.00
Sub Total	**22,000.00**

Projected Total **$190,000.00**

Affordable Rental Home Operating Budget

Project Name:		**Chambers Investment Project**				
Address:		**724 NW 15th Way, Fort Lauderdale, FL 33311**				
Total Number of Units:						**1**
Income:				# Units	Monthly	Annual
Rent:				1	$ 2,592	$ 31,104
Other Income:					$ 26	$ 311
Less:						
			Gross Income		$ 2,618	$ 31,415
	Vacancy			5.0%	$ (131)	$ (1,570.75)
	Eviction Costs			3.0%	$ (79)	$ (942.45)
Gross Effective Income:					***$ 2,408***	***$ 28,902***
Expenses:						
Administrative					Monthly	Annual
	Advertising & Marketing Vacancies				$ 25	$ 300
	Property Management				$ -	$ -
	Property Maintenance (5%)				$ 130	$ 1,560
	Property Taxes @ $3,791/yr				$ 316	$ 3,791
	Property Insurance @ $2,450/yr				$ 204	$ 2,450
	Legal				$ -	$ -
	Banking Service Charges				$ -	$ -
	Debt Service				$ 1,030	$ 12,358
	Reserves (5% of Rents)				$ 120	$ 1,445
Total Annual Operating Expenses:					***$ 1,825***	***$ 21,904***
Net Operating Income					**$583**	**$6,998**

Chambers Investment Property — 5 Year Operating Statement

Revenues	2024	2025	2026	2027	2028
Rental Income	$31,104	$32,037	$32,998	$33,988	$35,008
Other	$311	$320	$330	$340	$350
Total Gross Revenues	$31,415	$32,357	$33,328	$34,328	$35,358
Vacancy	-$131	-$135	-$139	-$143	-$147
Eviction Costs	-$79	-$81	-$83	-$86	-$88
Total Net Revenues	**$28,902**	**$29,769**	**$30,662**	**$31,582**	**$32,529**

Operating Expenses

Advertising & Marketing Vacancies	$300	$309	$318	$328	$338
Property Management	$0	$0	$0	$0	$0
Property Maintenance	$1,560	$1,607	$1,655	$1,705	$1,756
Property Taxes @ $3,791/yr	$3,791	$3,905	$4,022	$4,143	$4,267
Property Insurance @ $2,450/yr	$2,450	$2,524	$2,599	$2,677	$2,757
Legal	$0	$0	$0	$0	$0
Banking Service Charges	$0	$0	$0	$0	$0
Debt Service*	$12,358	$12,358	$12,358	$12,358	$12,358
Reserves	$1,445	$1,488	$1,533	$1,579	$1,626
Total Annual Expenses	**$21,904**	**$22,561**	**$23,238**	**$23,935**	**$24,654**
Net Income	**$6,998**	**$7,207**	**$7,424**	**$7,646**	**$7,876**

Debt service includes payments on $50,000 Loan with interest rate of 7.5% APY via 5 annual payments of $12,358.24

HUD release: 5/15/2023
Effective: 5/15/2023

2023 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County	30%	18,200	20,800	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		455	487	621	814	1,007	1,199
(Gainesville HMFA)	**50%**	**30,350**	**34,700**	**39,050**	**43,350**	**46,850**	**50,300**	**53,800**	**57,250**	**60,690**	**64,158**	**758**	**813**	**976**	**1,127**	**1,257**	**1,388**
	80%	48,550	55,500	62,450	69,350	74,900	80,450	86,000	91,550	97,104	102,653	1,213	1,300	1,561	1,803	2,011	2,219
Median: 90,800	**120%**	**72,840**	**83,280**	**93,720**	**104,040**	**112,440**	**120,720**	**129,120**	**137,400**	**145,656**	**153,979**	**1,821**	**1,951**	**2,343**	**2,706**	**3,018**	**3,331**
	140%	84,980	97,160	109,340	121,380	131,180	140,840	150,640	160,300	169,932	179,642	2,124	2,276	2,733	3,157	3,521	3,886
Baker County	30%	18,100	20,650	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		452	484	621	814	1,007	1,199
(Jacksonville MSA;	**50%**	**30,100**	**34,400**	**38,700**	**43,000**	**46,450**	**49,900**	**53,350**	**56,800**	**60,200**	**63,640**	**752**	**806**	**967**	**1,118**	**1,247**	**1,376**
(Baker County HMFA;	80%	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750	96,320	101,824	1,203	1,289	1,547	1,787	1,993	2,200
Median: 86,100	**120%**	**72,240**	**82,560**	**92,880**	**103,200**	**111,480**	**119,760**	**128,040**	**136,320**	**144,480**	**152,736**	**1,806**	**1,935**	**2,322**	**2,683**	**2,994**	**3,304**
	140%	84,280	96,320	108,360	120,400	130,060	139,720	149,380	159,040	168,560	178,192	2,107	2,257	2,709	3,130	3,493	3,855
Bay County	30%	16,550	19,720	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		413	453	621	814	1,007	1,199
(Panama City MSA;	**50%**	**27,550**	**31,500**	**35,450**	**39,350**	**42,500**	**45,650**	**48,800**	**51,950**	**55,090**	**58,238**	**688**	**738**	**886**	**1,023**	**1,141**	**1,259**
Panama City-Lynn Haven-Panam	80%	44,100	50,400	56,700	62,950	68,000	73,050	78,100	83,100	88,144	93,181	1,102	1,181	1,417	1,636	1,826	2,015
Median: 78,700	**120%**	**66,120**	**75,600**	**85,080**	**94,440**	**102,000**	**109,560**	**117,120**	**124,680**	**132,216**	**139,771**	**1,653**	**1,771**	**2,127**	**2,455**	**2,739**	**3,022**
	140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460	154,252	163,066	1,928	2,066	2,481	2,864	3,195	3,526
Bradford County	30%	14,580	19,720	24,860	30,000	34,700	37,250	39,850	42,400	Refer to HUD		364	428	621	808	931	1,028
	50%	**22,500**	**25,700**	**28,900**	**32,100**	**34,700**	**37,250**	**39,850**	**42,400**	**44,940**	**47,508**	**562**	**602**	**722**	**835**	**931**	**1,028**
	80%	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800	71,904	76,013	898	963	1,156	1,335	1,490	1,643
Median: 66,400	**120%**	**54,000**	**61,680**	**69,360**	**77,040**	**83,280**	**89,400**	**95,640**	**101,760**	**107,856**	**114,019**	**1,350**	**1,446**	**1,734**	**2,004**	**2,235**	**2,467**
	140%	63,000	71,960	80,920	89,880	97,160	104,300	111,580	118,720	125,832	133,022	1,575	1,687	2,023	2,338	2,607	2,878
Brevard County	30%	18,100	20,650	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		452	484	621	814	1,007	1,199
(Palm Bay-Melbourne-	**50%**	**30,100**	**34,400**	**38,700**	**43,000**	**46,450**	**49,900**	**53,350**	**56,800**	**60,200**	**63,640**	**752**	**806**	**967**	**1,118**	**1,247**	**1,376**
Titusville MSA)	80%	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750	96,320	101,824	1,203	1,289	1,547	1,787	1,993	2,200
Median: 89,600	**120%**	**72,240**	**82,560**	**92,880**	**103,200**	**111,480**	**119,760**	**128,040**	**136,320**	**144,480**	**152,736**	**1,806**	**1,935**	**2,322**	**2,683**	**2,994**	**3,304**
	140%	84,280	96,320	108,360	120,400	130,060	139,720	149,380	159,040	168,560	178,192	2,107	2,257	2,709	3,130	3,493	3,855
Broward County	30%	20,200	23,050	25,950	30,000	35,140	40,280	45,420	50,560	Refer to HUD		505	540	648	814	1,007	1,199
(Fort Lauderdale HMFA;	**50%**	**33,600**	**38,400**	**43,200**	**48,000**	**51,850**	**55,700**	**59,550**	**63,400**	**67,200**	**71,040**	**840**	**900**	**1,080**	**1,248**	**1,392**	**1,536**
Miami-Ft. Lauderdale-West Palm Bch	80%	53,800	61,450	69,150	76,800	82,950	89,100	95,250	101,400	107,520	113,664	1,345	1,440	1,728	1,996	2,227	2,458
Median: 88,500	**120%**	**80,640**	**92,160**	**103,680**	**115,200**	**124,440**	**133,680**	**142,920**	**152,160**	**161,280**	**170,496**	**2,016**	**2,160**	**2,592**	**2,995**	**3,342**	**3,688**
	140%	94,080	107,520	120,960	134,400	145,180	155,960	166,740	177,520	188,160	198,912	2,352	2,520	3,024	3,494	3,899	4,303

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are

In Compliance with Florida Statues 420.004(3)

"Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9) - Extremely low-income persons, subsection (11) - Low income persons, subsection (12) - Moderate income persons, or subsection (17) - Very low income persons.

Our Target Audience

"Moderate-income persons" or **"moderate-income household"** means one or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for a family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household's annual income at the time of initial occupancy may not exceed 120 percent of the area's median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual income may increase to an amount not to exceed 140 percent of 120 percent of the area's median income adjusted for family size.

Project Sources of Funds

Project Source of Funds	Amount	Rate	Term
Bank Loan (specify)	50,000.00	7.5%	5 years
CRA funds	$0		
Owner equity (specify)	140,510.00		
Total Sources	$190,000.00		

Project Use of Funds	Amount
Land Acquisition	$0
Hard Construction Cost	168,000.00
Permits/Fees	5,000.00
Builders Risk Insurance	3,000.00
Architectural Plans	12,000.00
Extermination	2,000.00
Total Uses	$190,000.00

Ronald B. Sicilia Trust dated October 26, 2022
Ronald Sicilia, Trustee
1771 Lake Miona Dr.
The Villages, FL 32162
(954) 707-1469
carmensicilia06@gmail.com

Jan. 23, 2024

To whom it may concern:

I am pleased to inform you that **BEVERLY CHAMBERS, P.A.** has been approved for a Hard Equity Money Loan in the amount of FIFTY THOUSAND DOLLARS ($50,000) for the purchase of any real estate in the State of Florida.

This transaction by **BEVERLY CHAMBERS, P.A.** is a **CASH OFFER** without any contingencies from the lender.

If you have any questions, please feel free to contact me.

Thank you,
Ronald Sicilia

CHASE

Deposit Account Balance Summary

01/25/2024

Requestor information:

BEVERLY CHAMBERS, P.A.

1615 NW 5TH ST
FORT LAUDERDALE, FL 33311-8835

Summary of Deposit Account				
Account Number	**Account Type**	**Open Date**	**Current Balance**	**Avg Balance (12 mos)**
	Chase Business Complete Checking	01/06/2023	$67,700.19	$38,409.00

Customer Information	
BEVERLY CHAMBERS, P.A.	Sole Owner
BEVERLY CHAMBERS	Signer

Deposit Account Balance Summary request completed by:

YASMIN RODRIGUEZ BRANAS
(614) 248-5800
Broward and 441

PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS LETTER WILL BE THE ONLY INFORMATION RELEASED BY JPMorgan Chase, N.A.

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CHASE

Deposit Account Balance Summary

01/23/2024

Requestor information:

SEFTON N CHAMBERS

431 NW 17TH AVE
FORT LAUDERDALE, FL 33311-8733

Summary of Deposit Account				
Account Number	**Account Type**	**Open Date**	**Current Balance**	**Avg Balance (12 mos)**
	Chase Secure Banking	04/10/2019	$80,810.36	$25,589.00

Customer Information	
SEFTON N CHAMBERS	Sole Owner
BEVERLY CHAMBERS	Beneficiary

Deposit Account Balance Summary request completed by:

MABEL LIU
(954) 443-0432
Broward and 441

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CHAMBERS COMPLETED REHABILITATION PROJECTS

Property Address	Purchase Price	Start	Completion	Budget	Sold	Value
431 NW 17th Avenue	60K	2014	2015	35K	N/A	460K
1624 NW 7th Avenue	12K	2016	2016	35K	155K	N/A
1615 NW 5th Street	25K	2018	2019	65K	N/A	300K
1700 NW 4th Street	40K	2020	2021	250K	580K	N/A

431 NW 17TH AVENUE



BEFORE



AFTER

1624 NW 7TH STREET



BEFORE



AFTER







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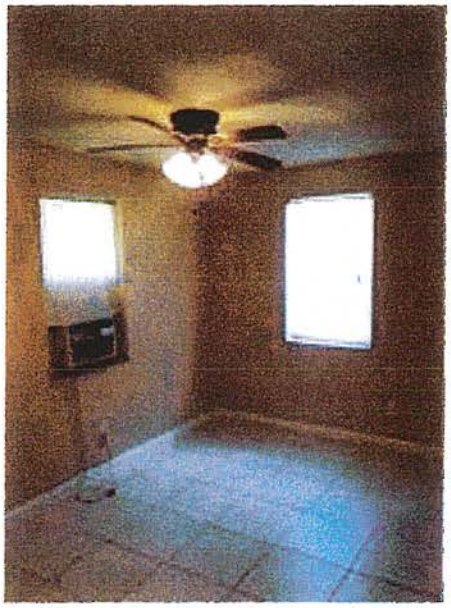






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1615 NW 5TH STREET



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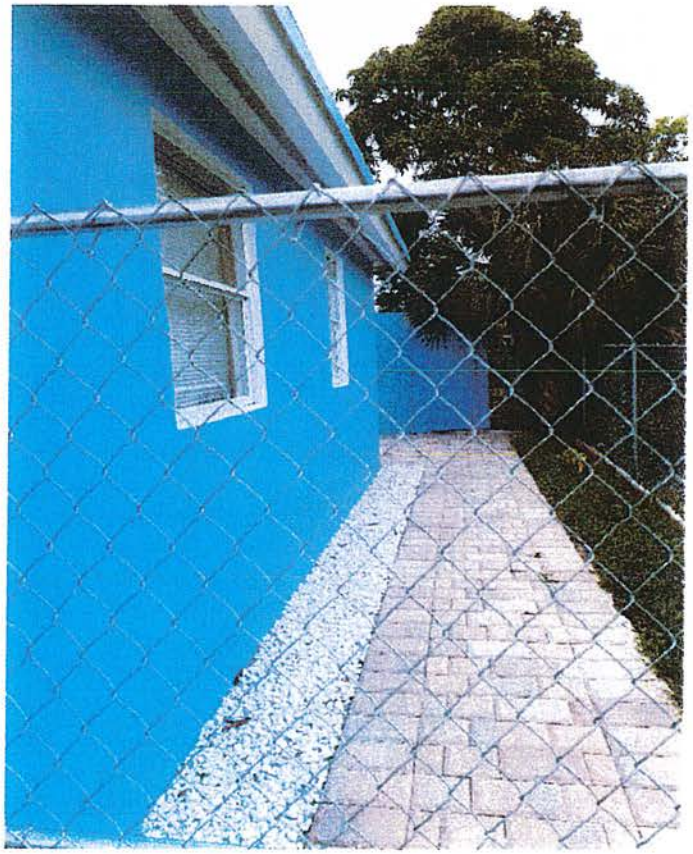
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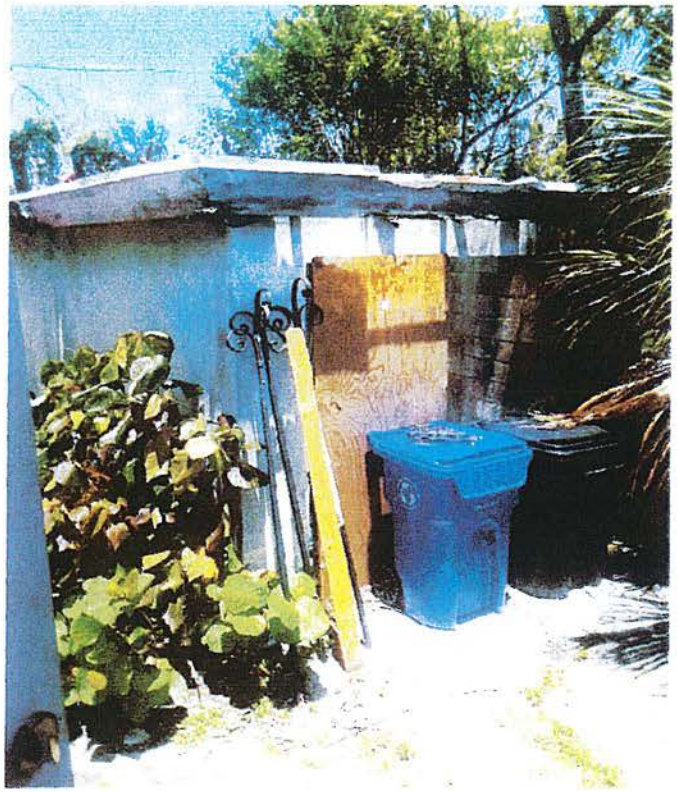


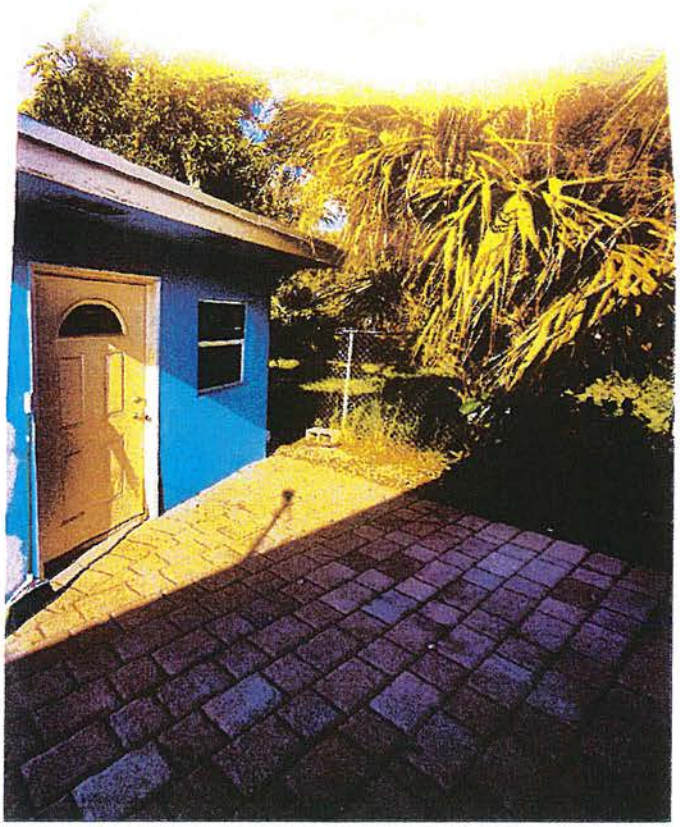
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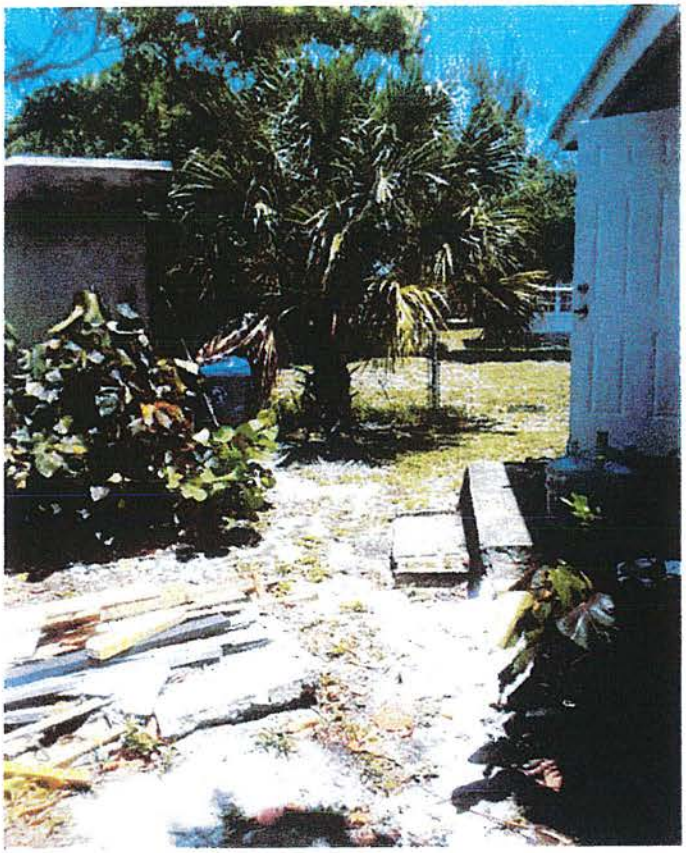
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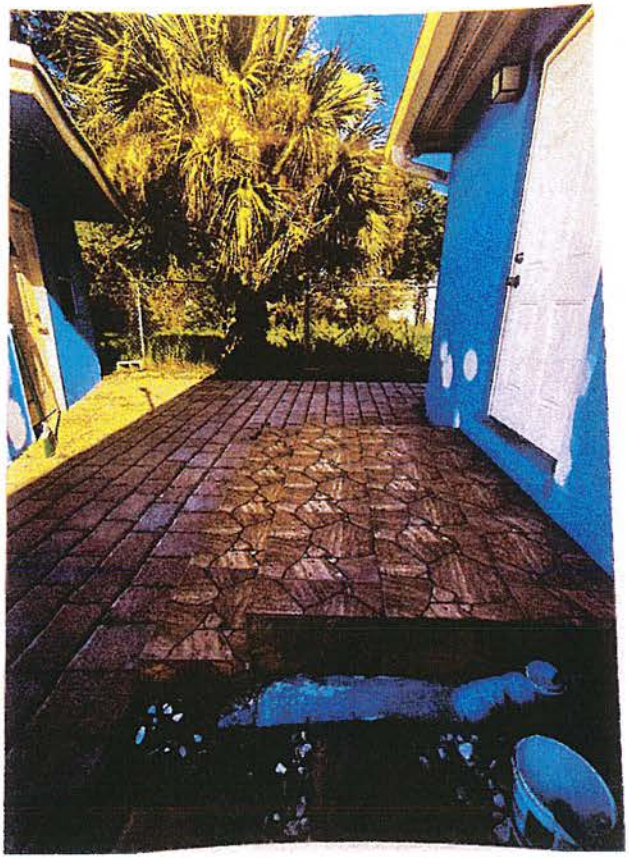




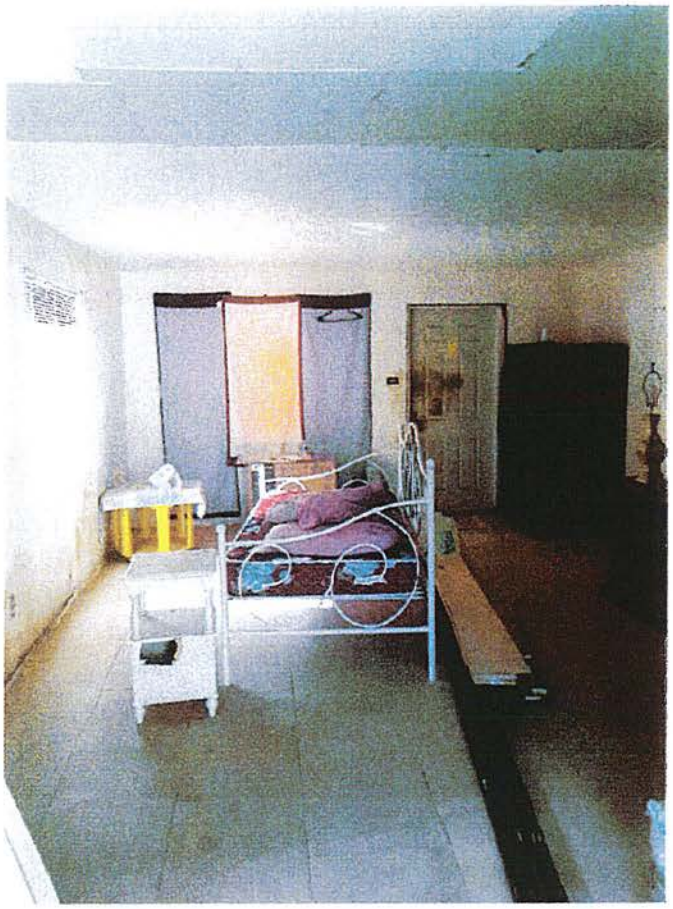
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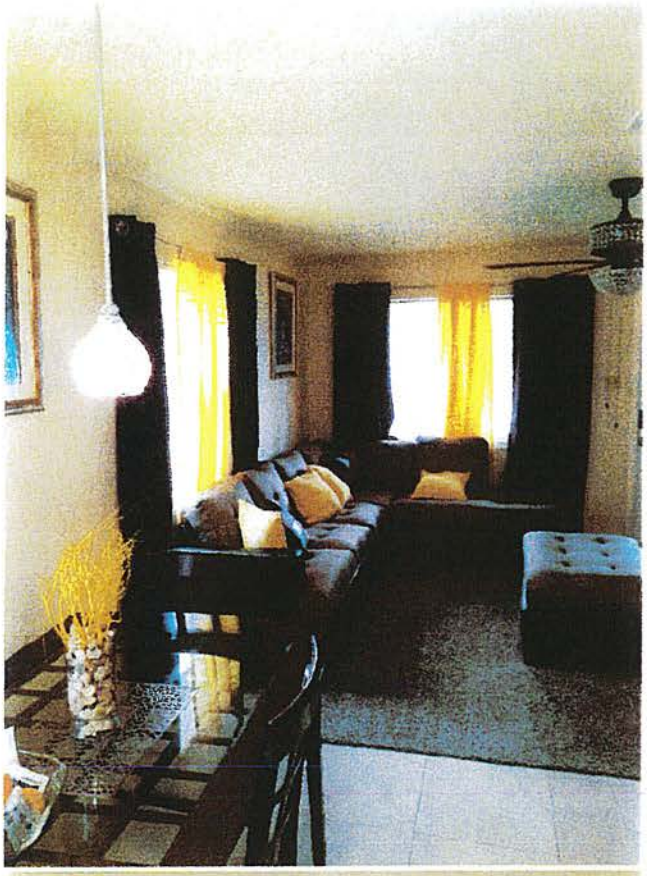
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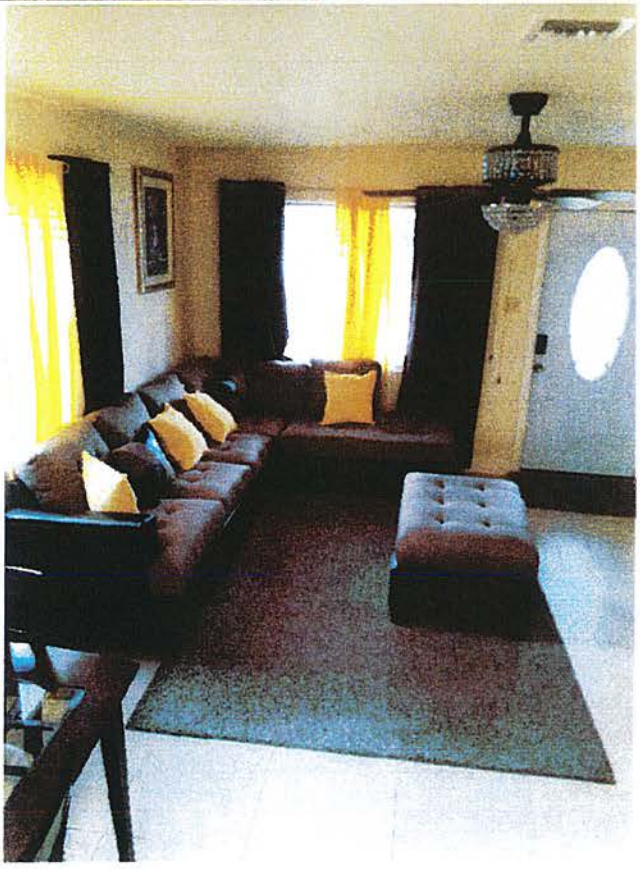
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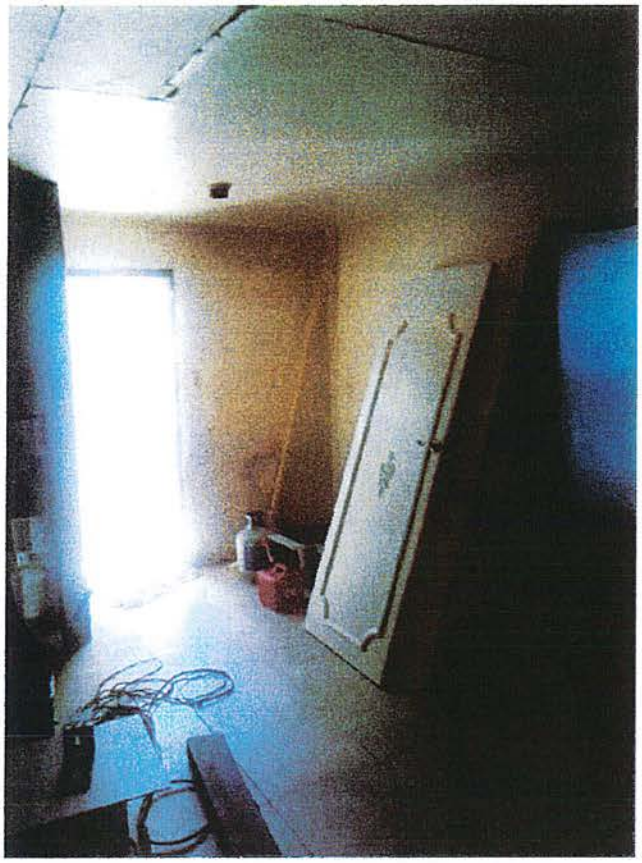


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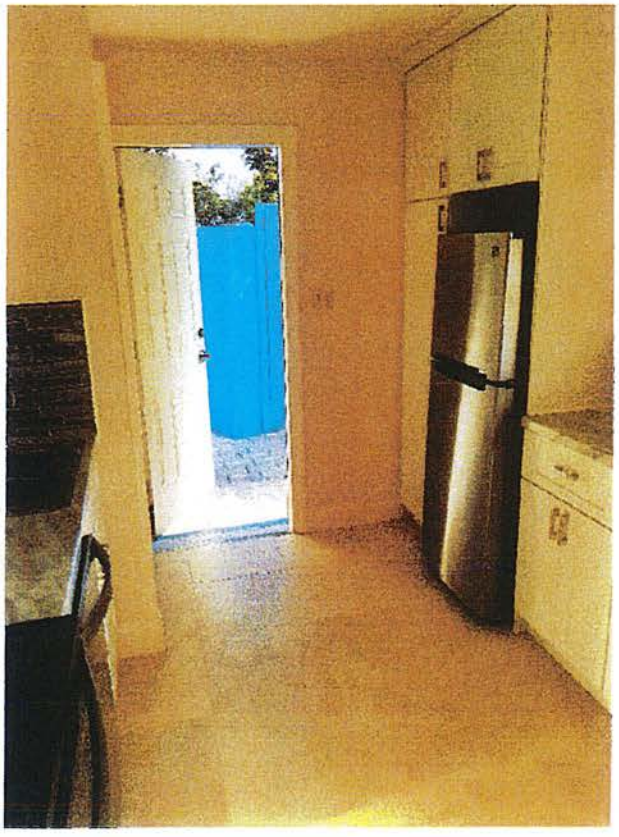


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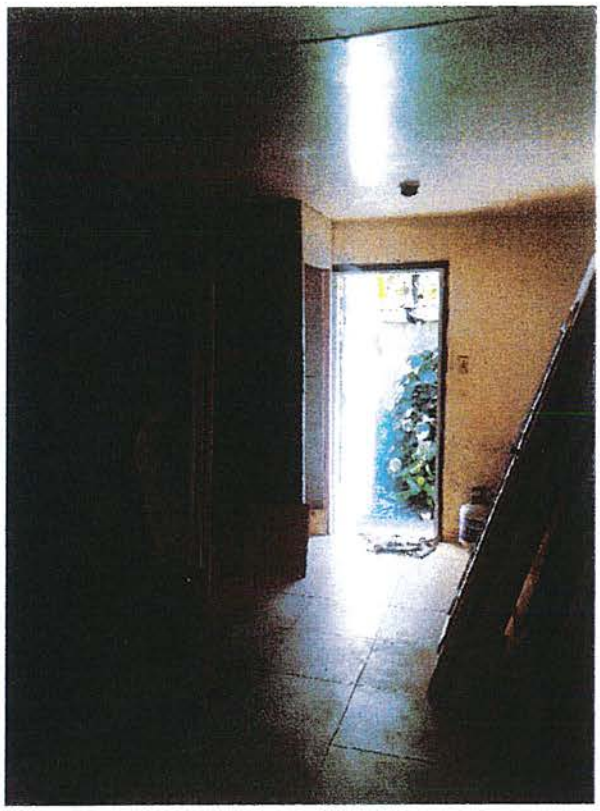




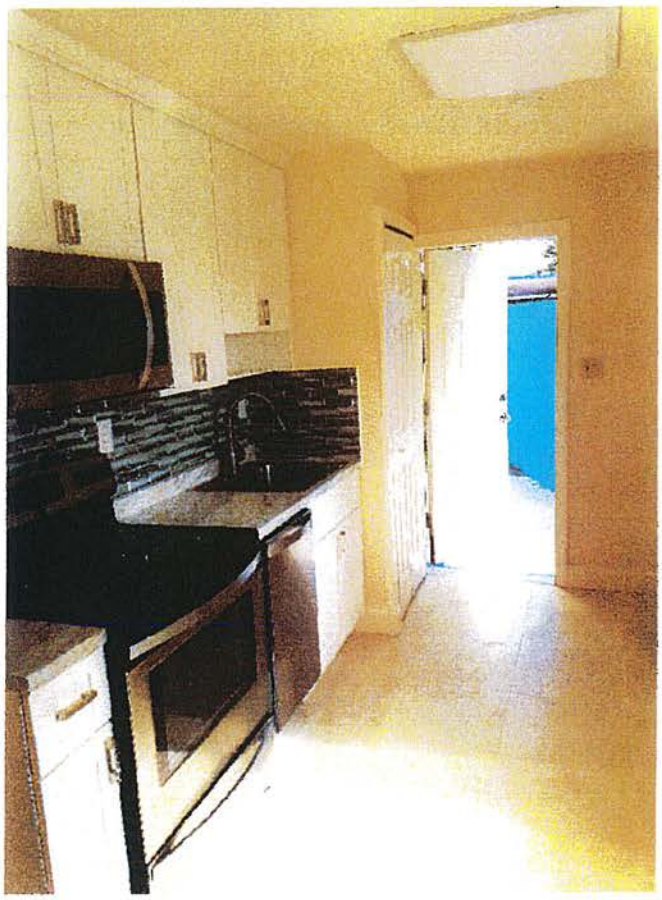
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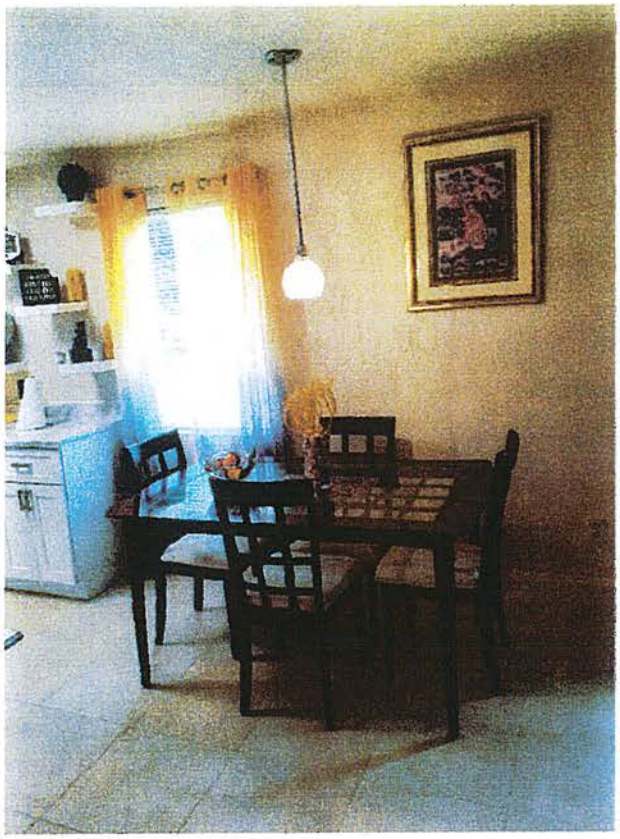
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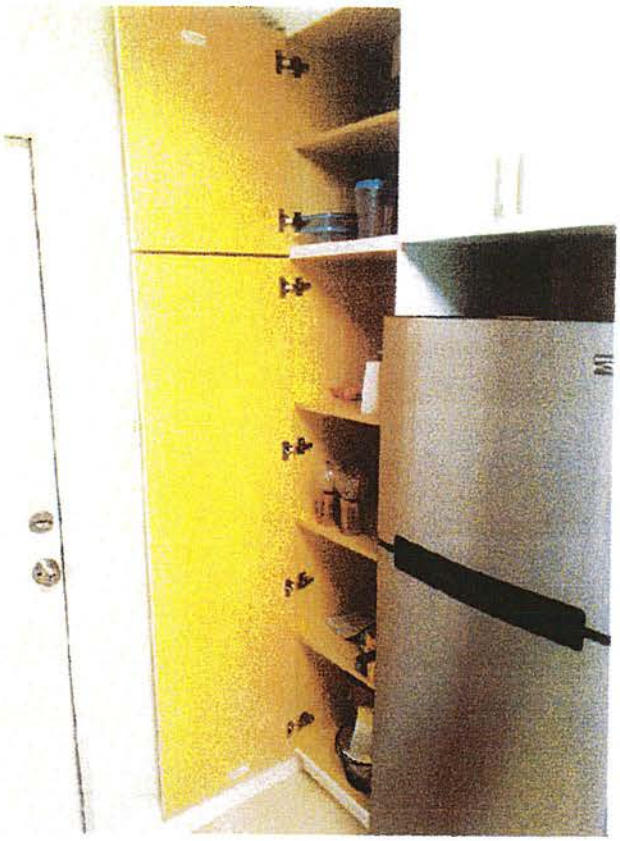


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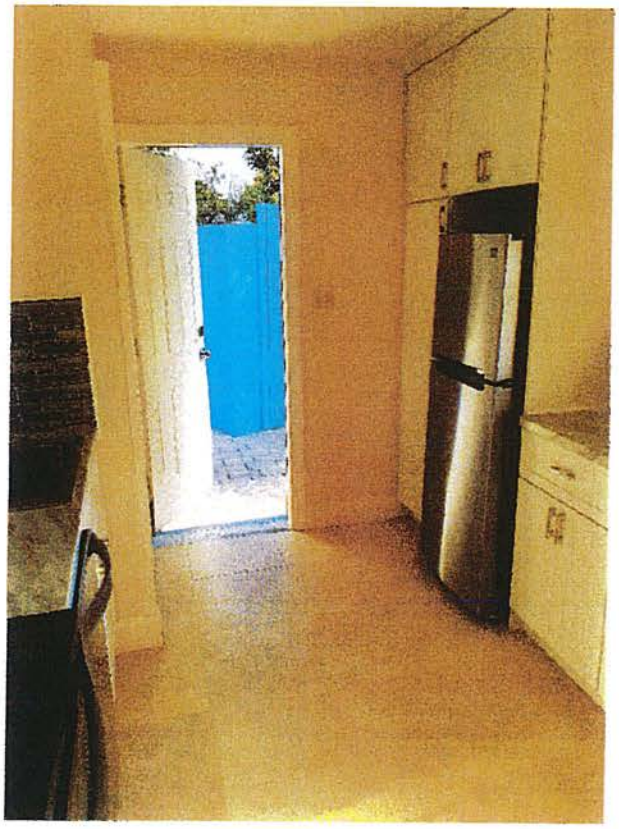


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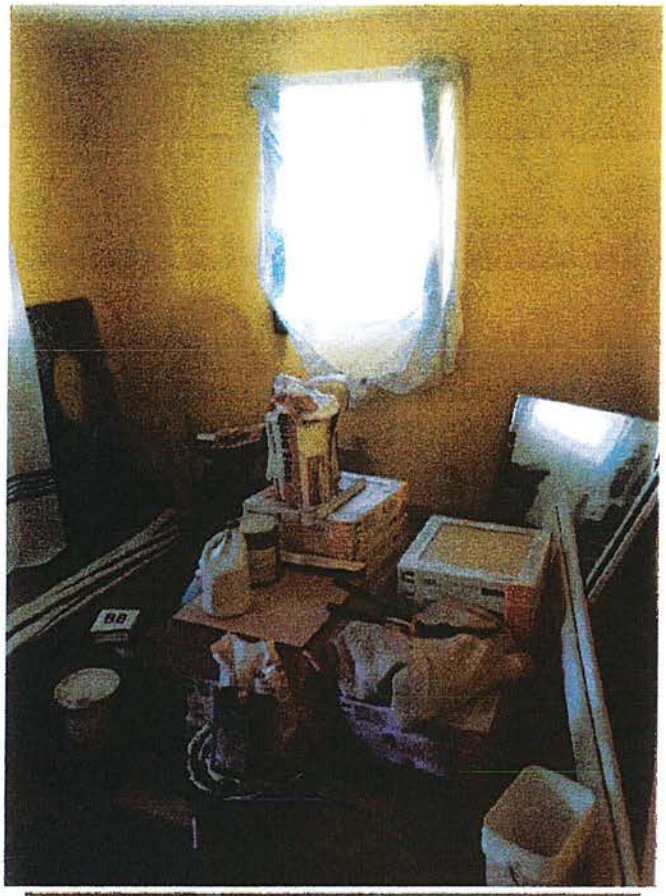
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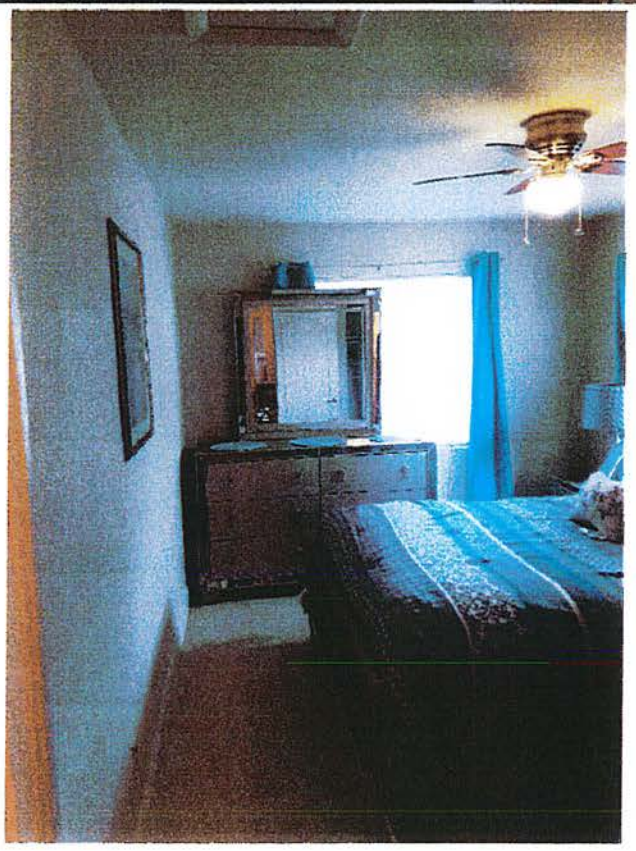


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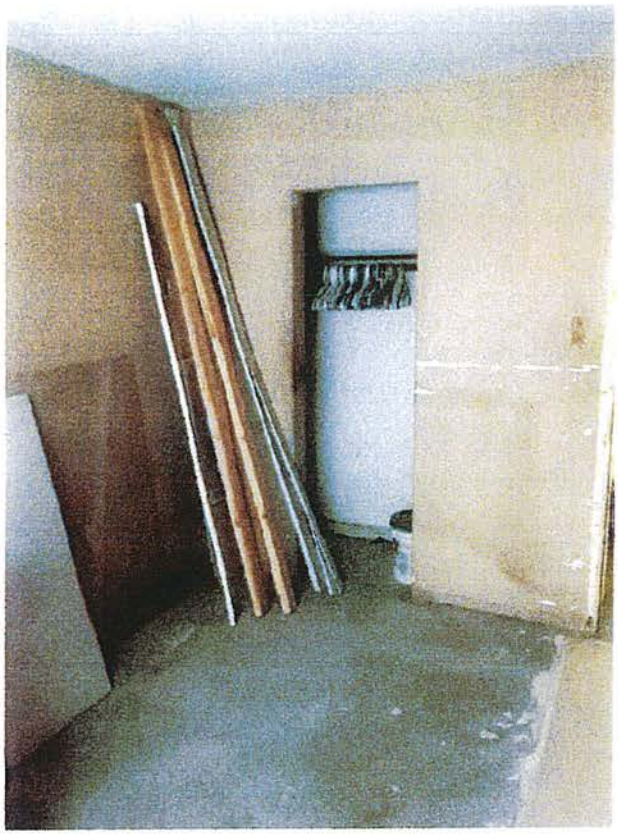




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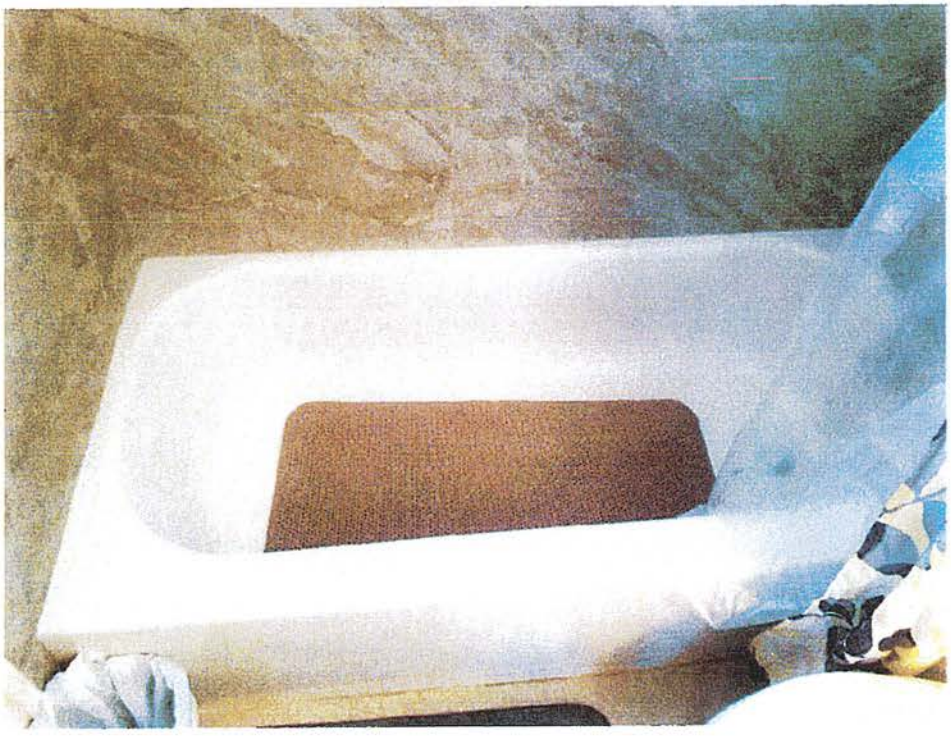
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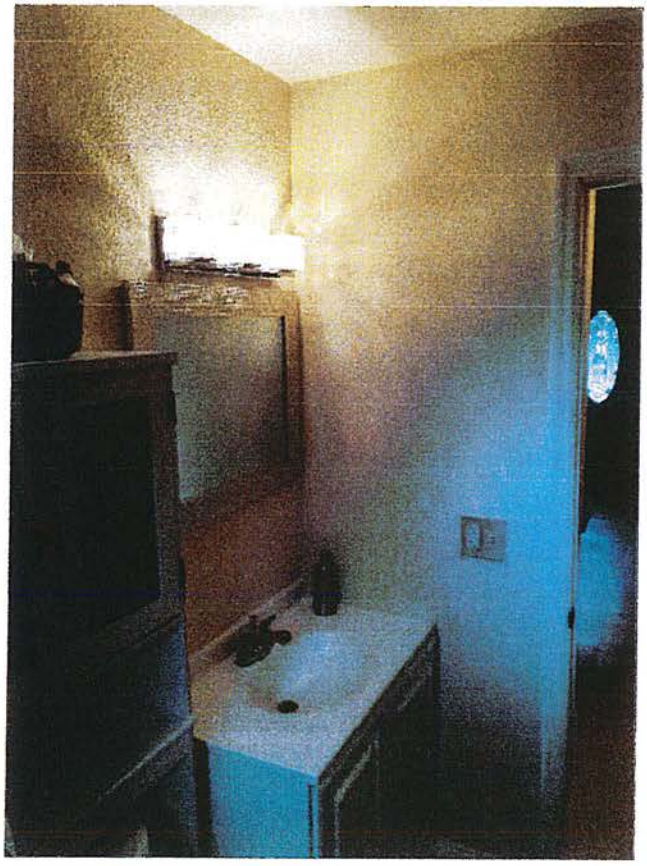
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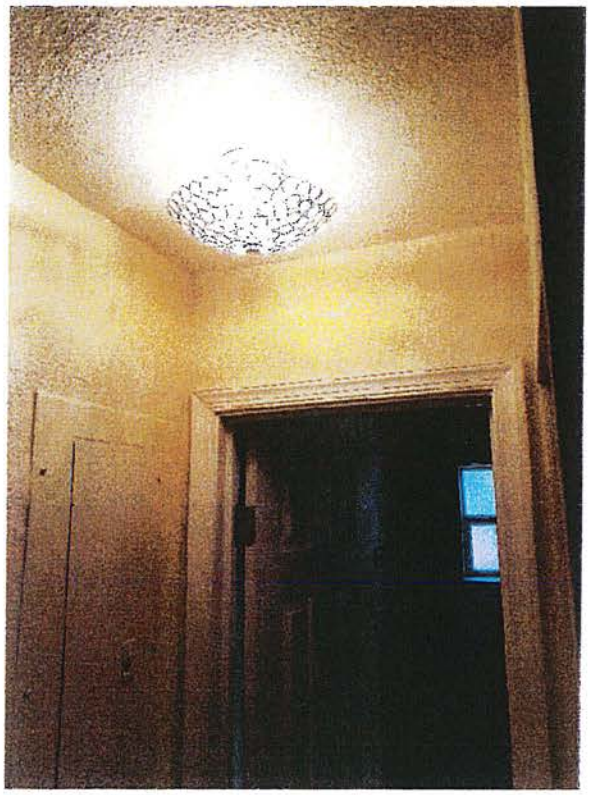
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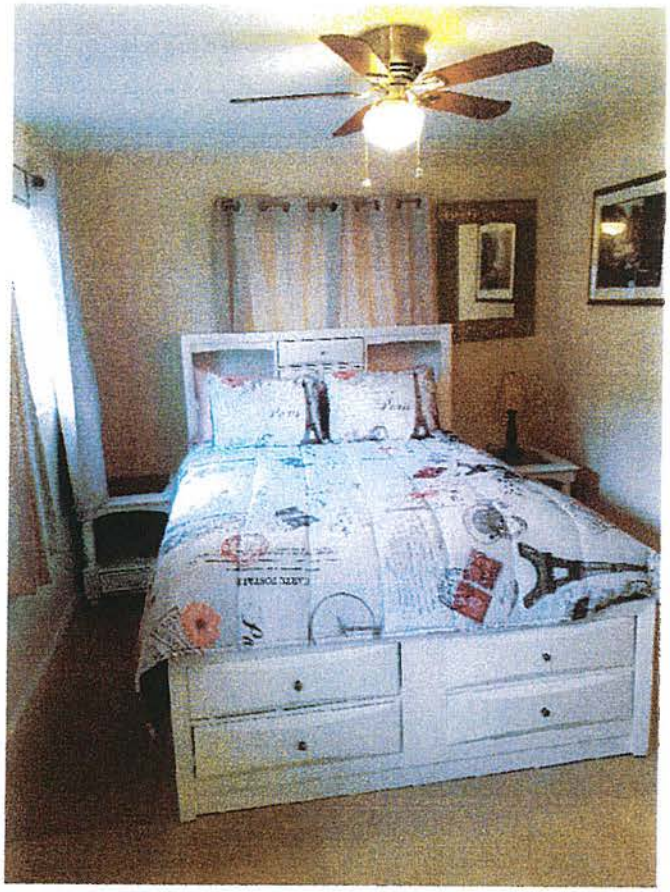
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LIGHTING



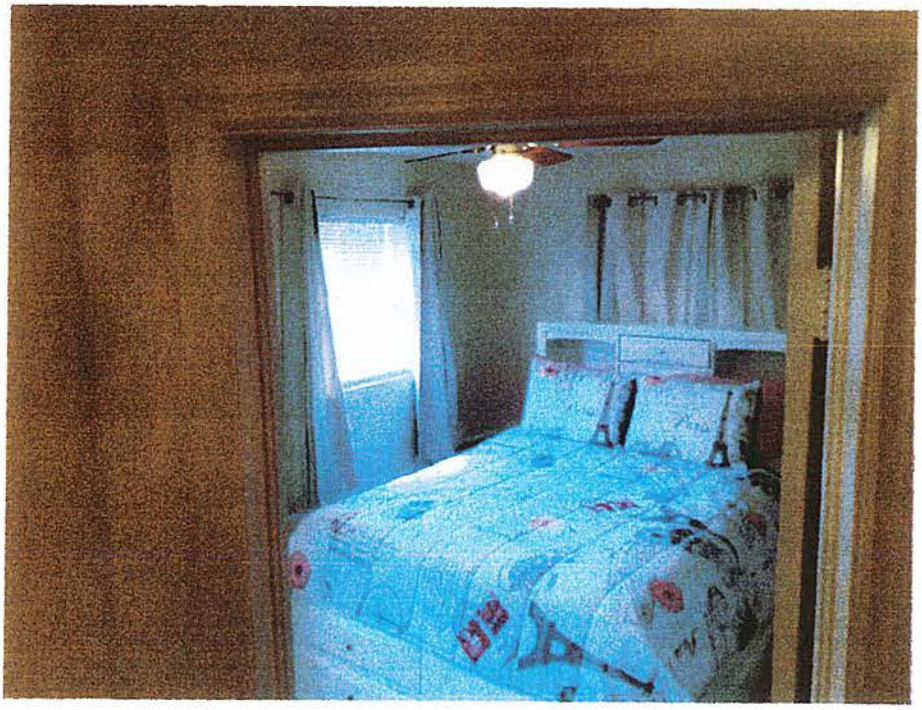
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1700 NW 4TH STREET



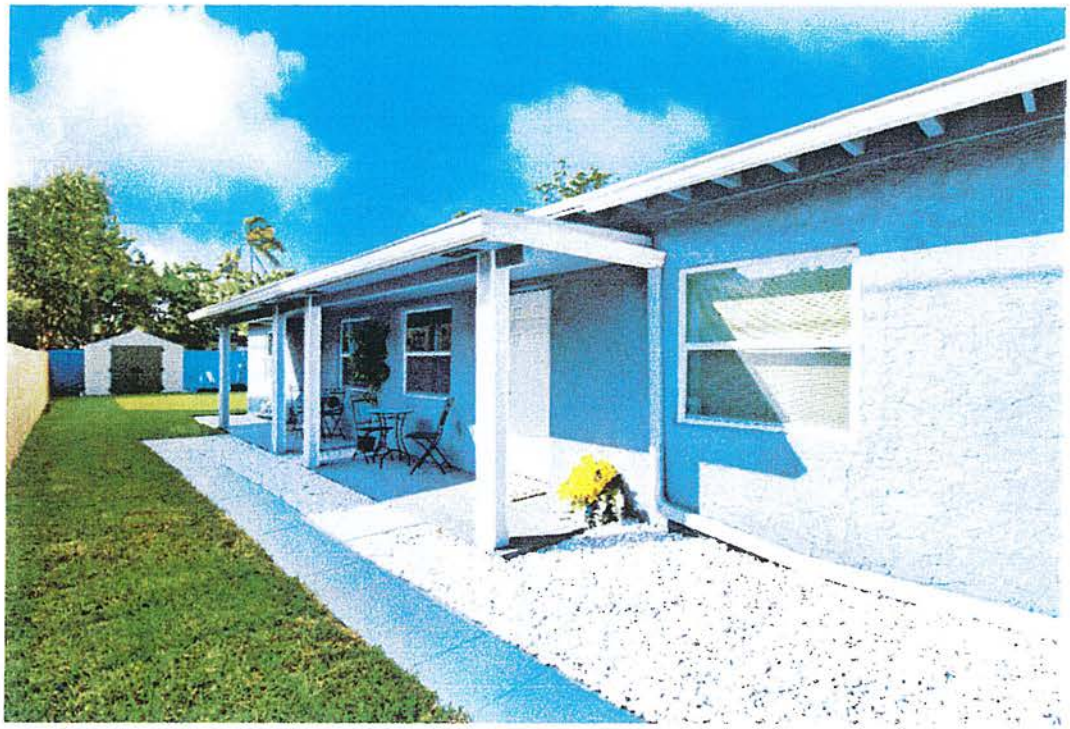
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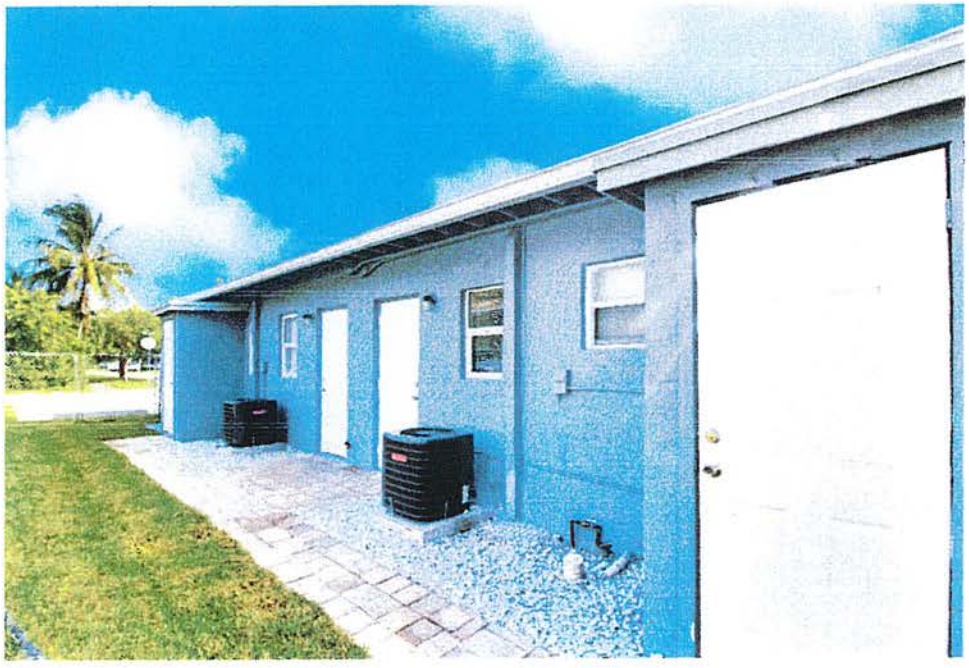
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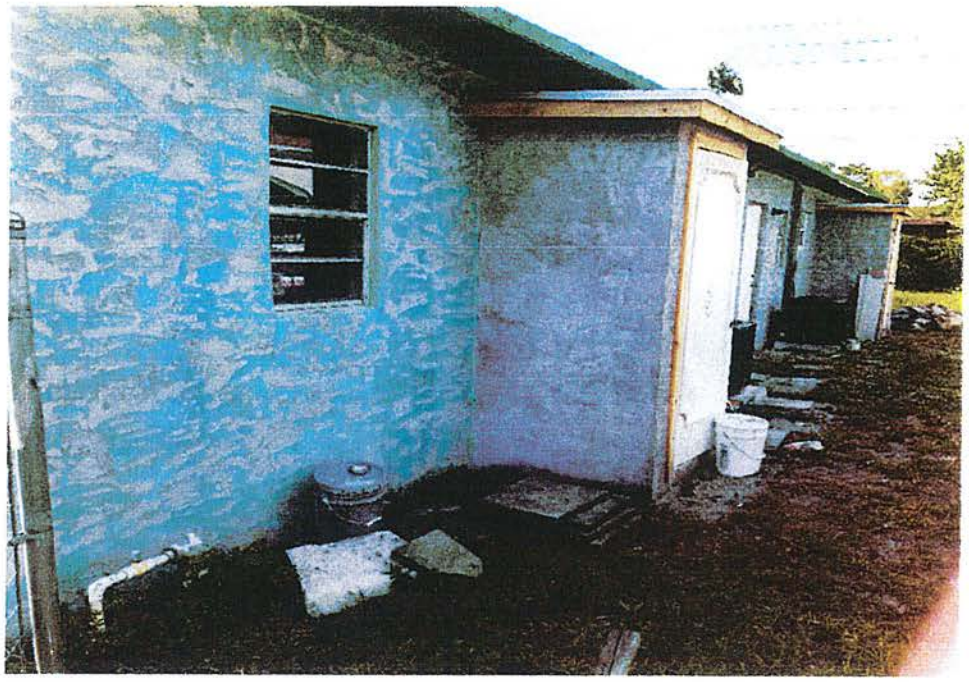
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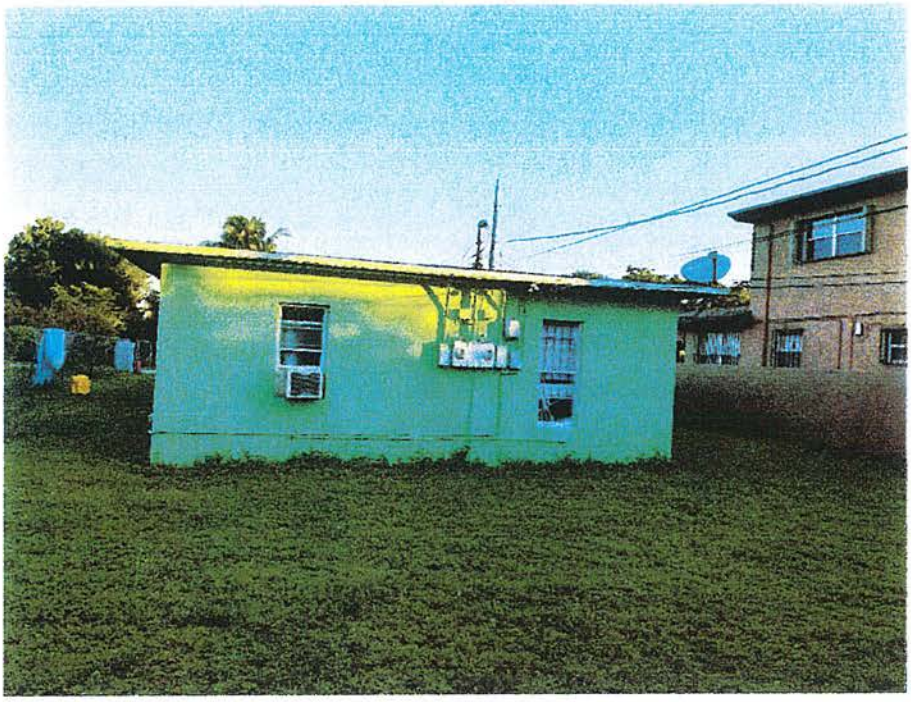
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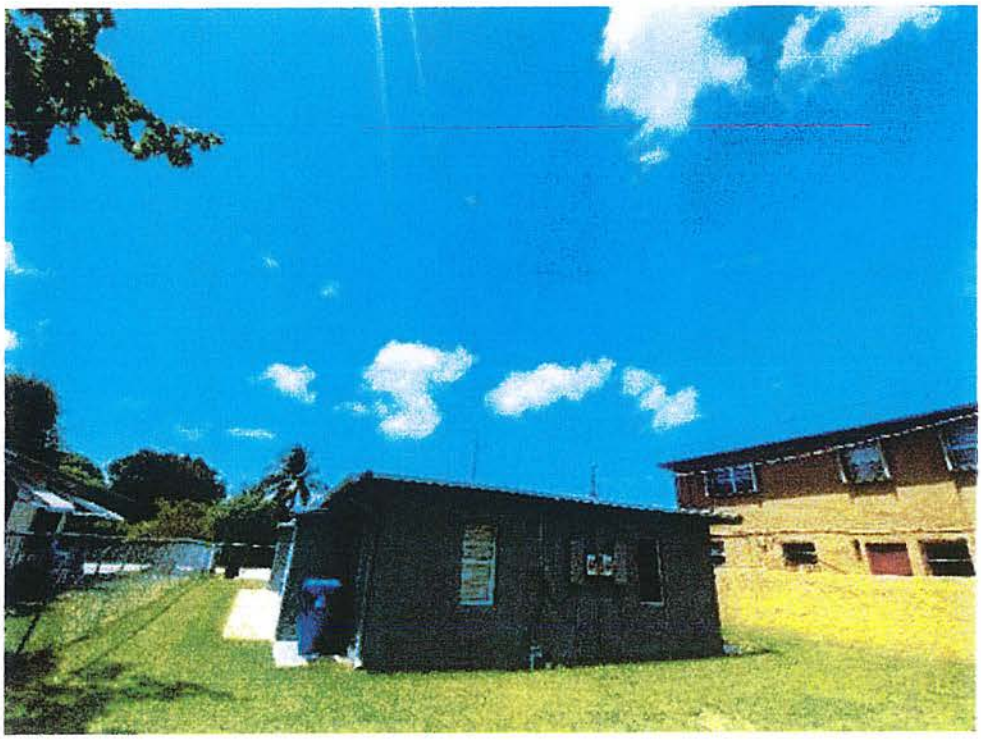
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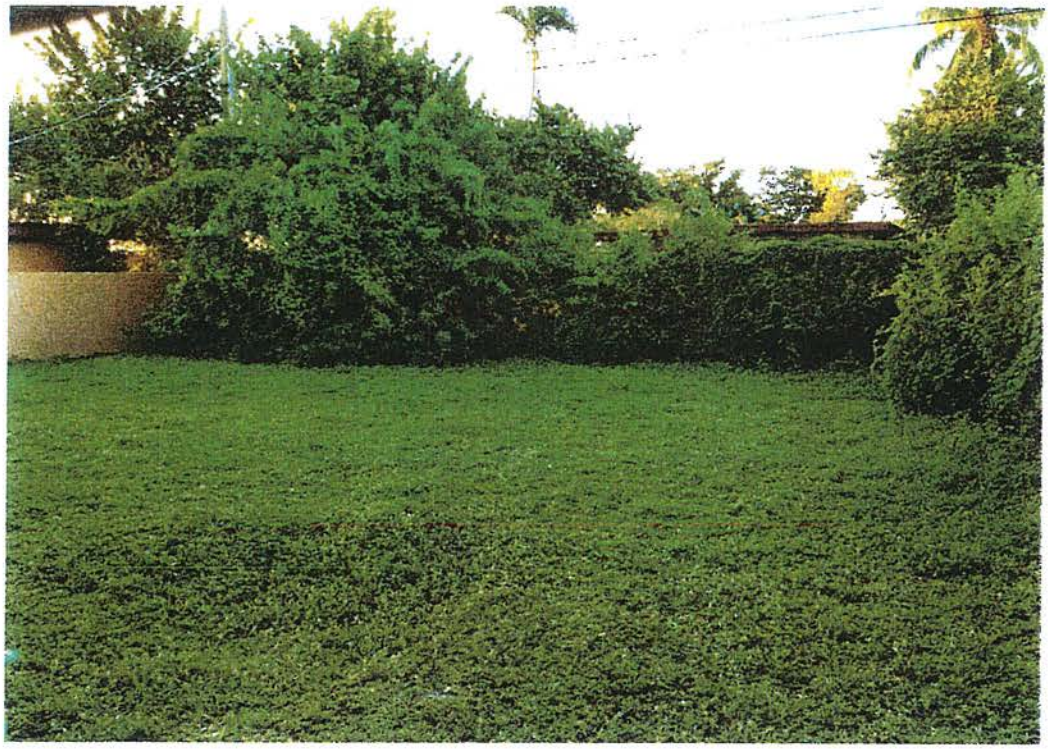
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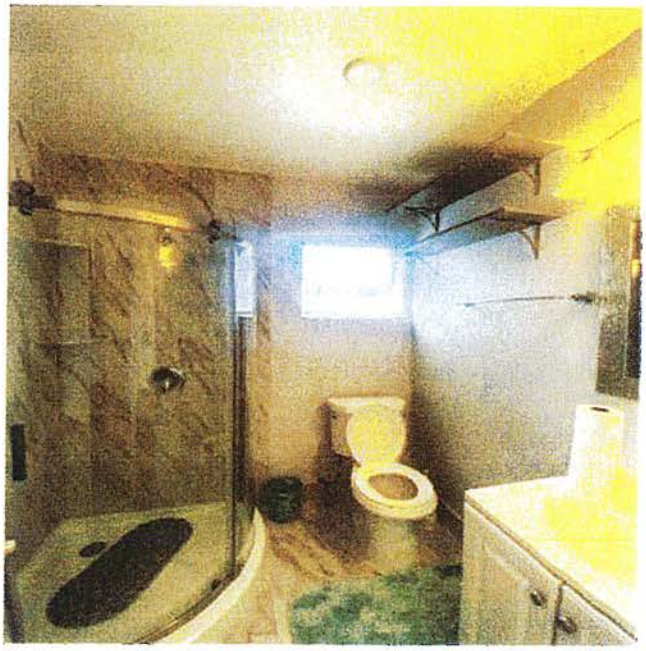
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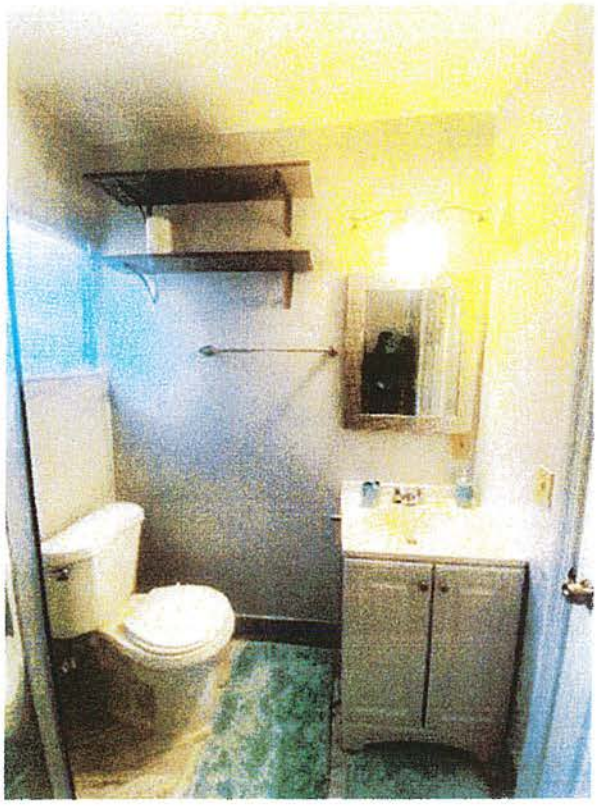
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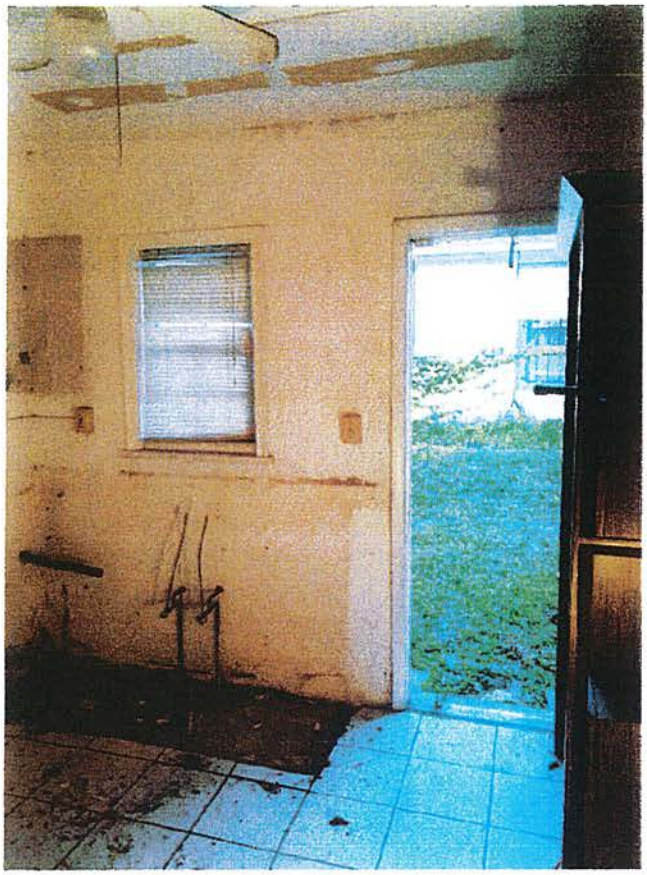
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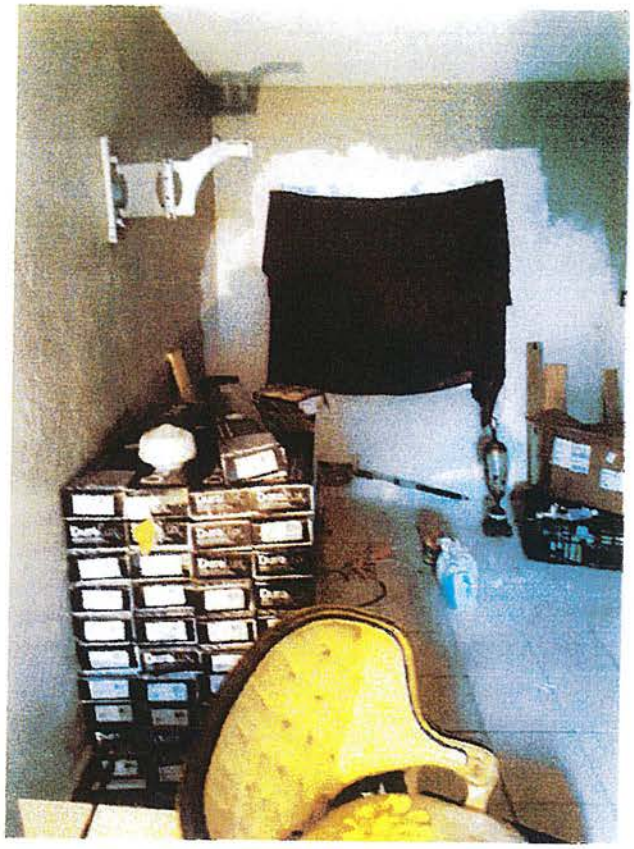


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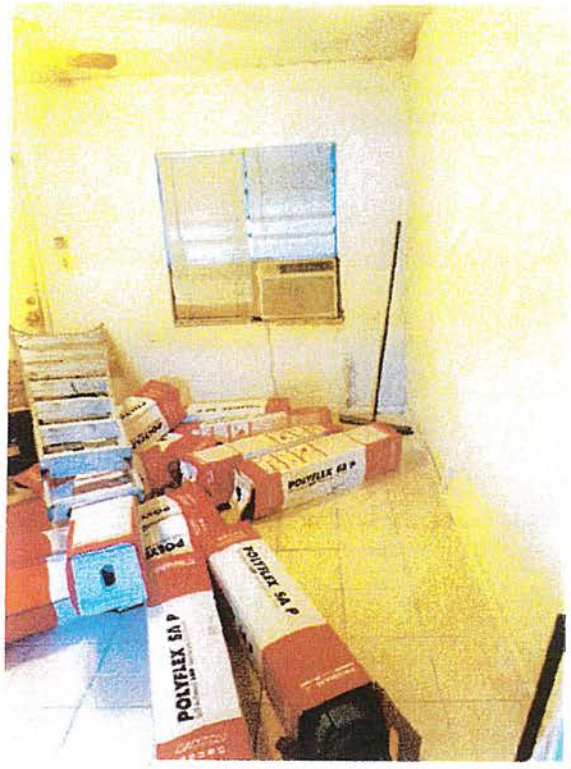
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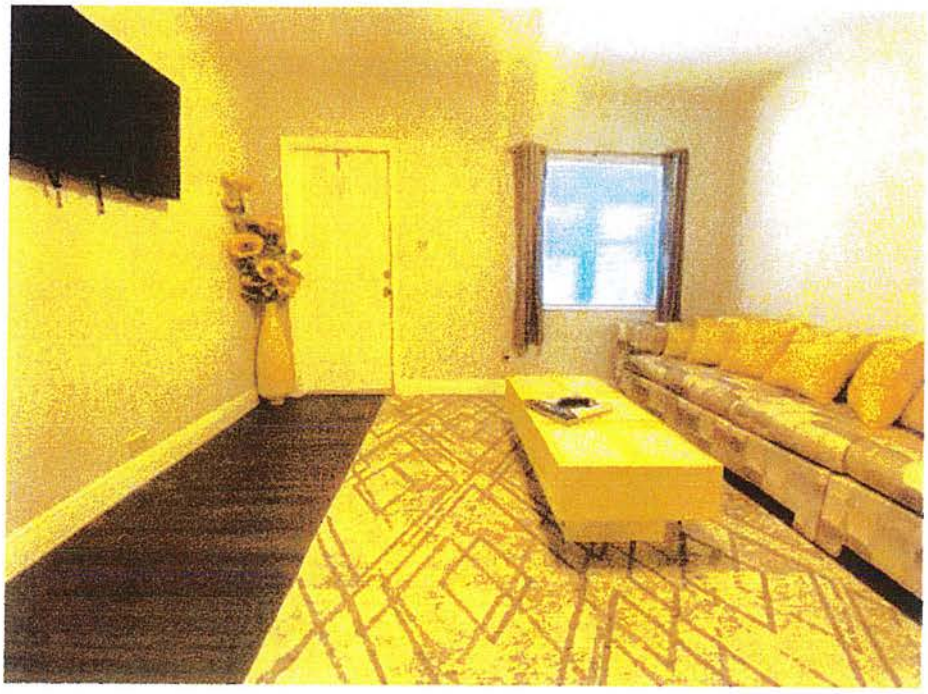


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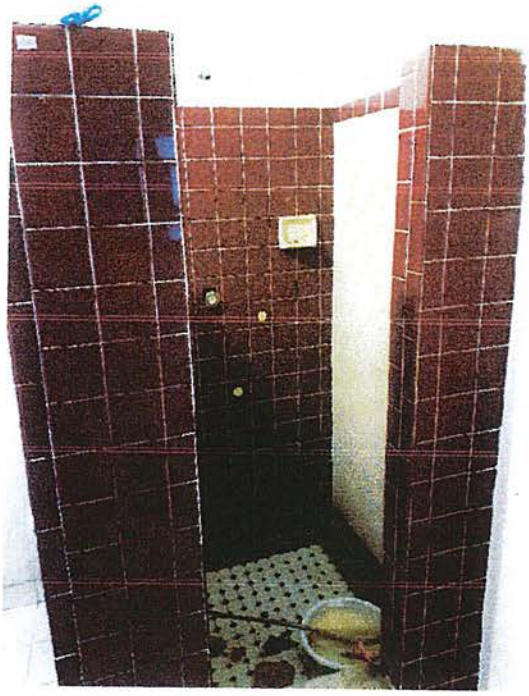
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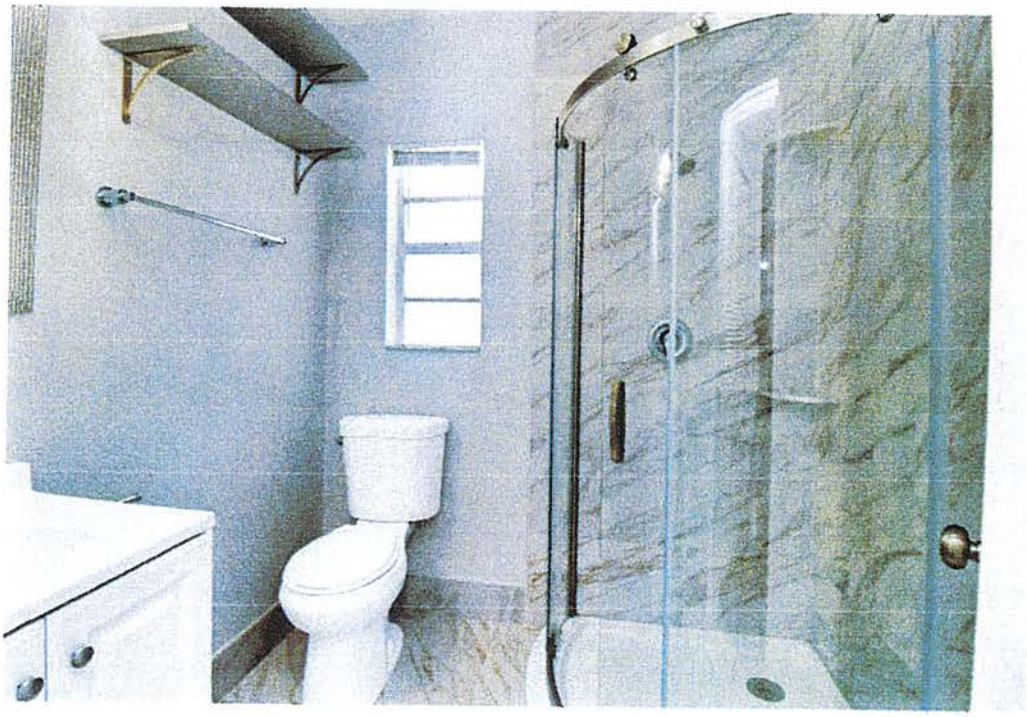


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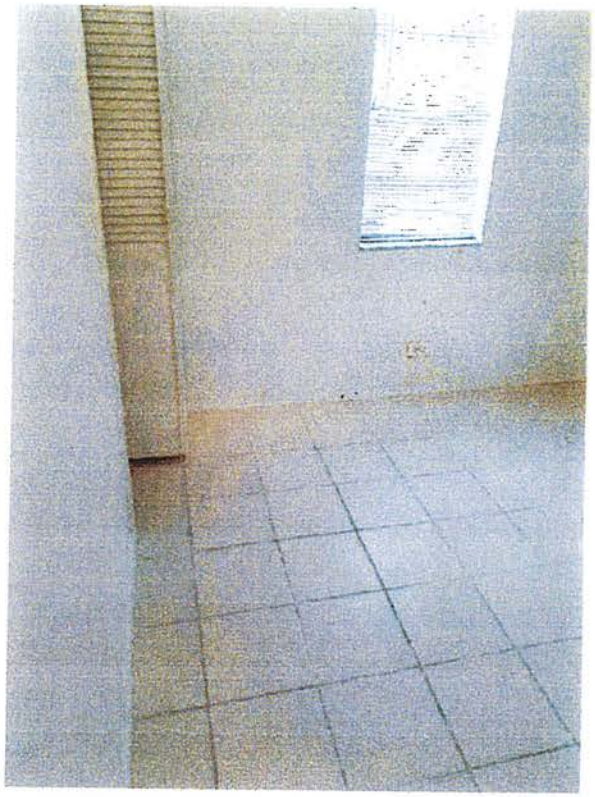


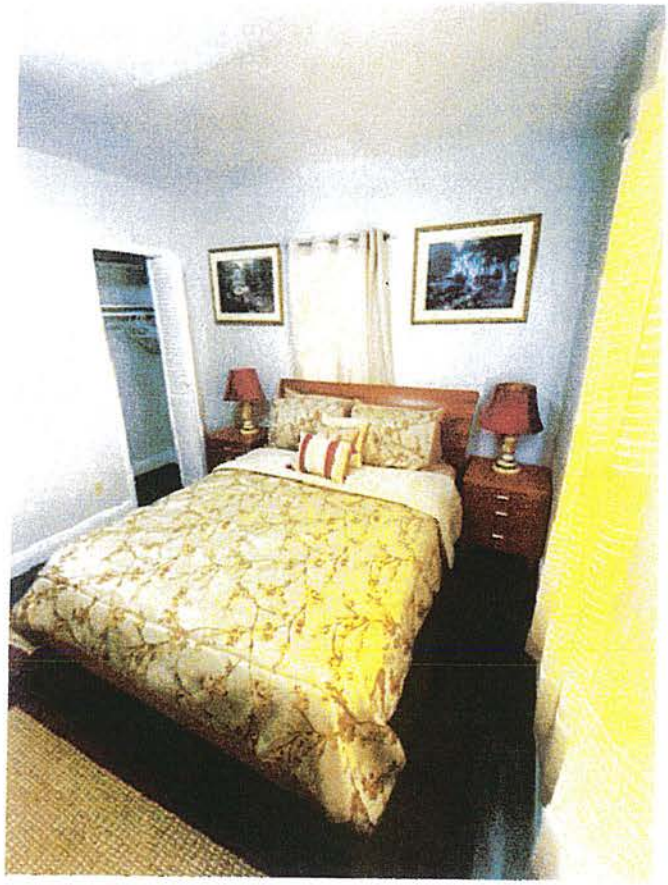
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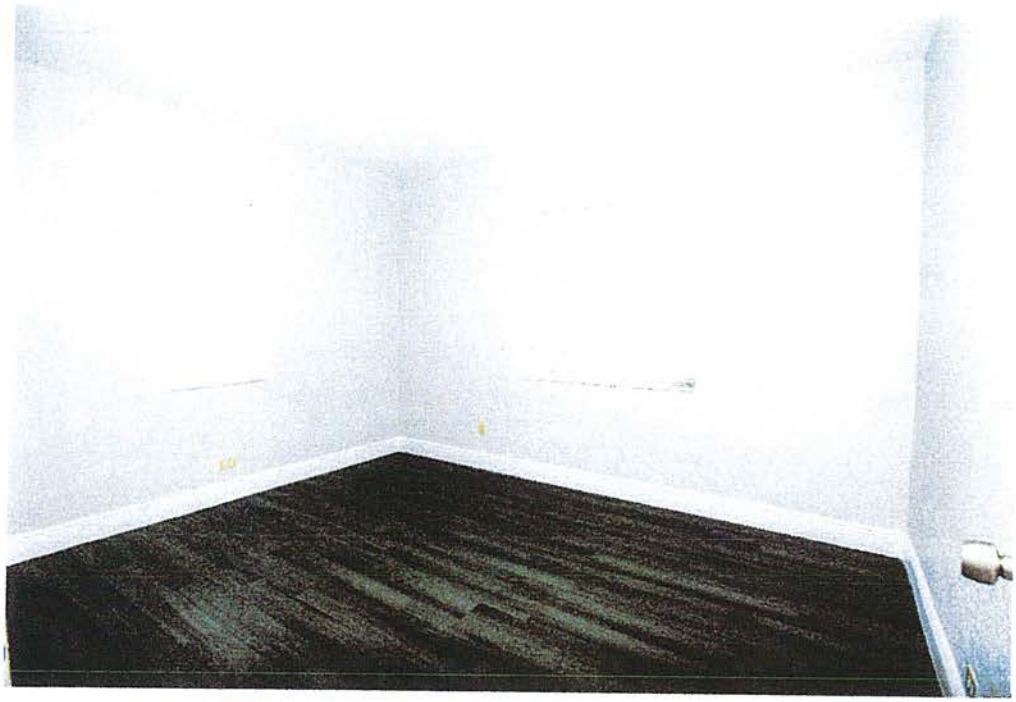
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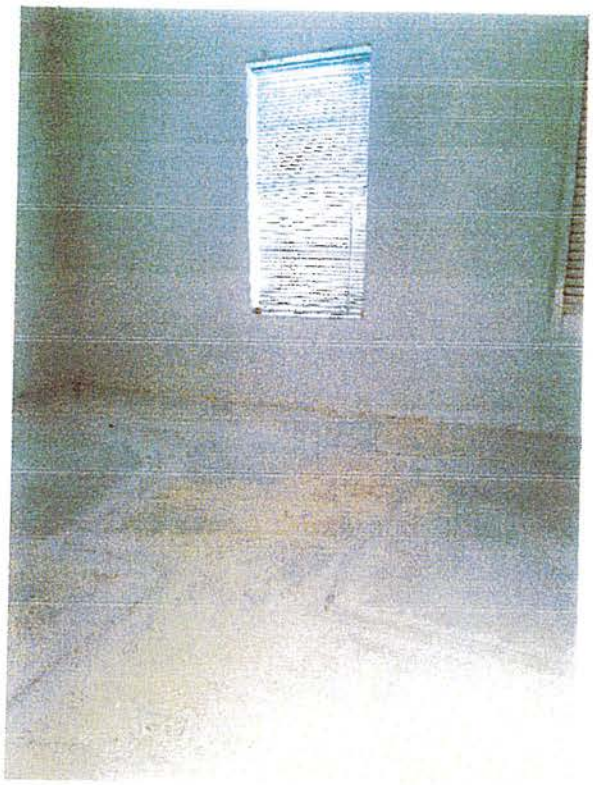
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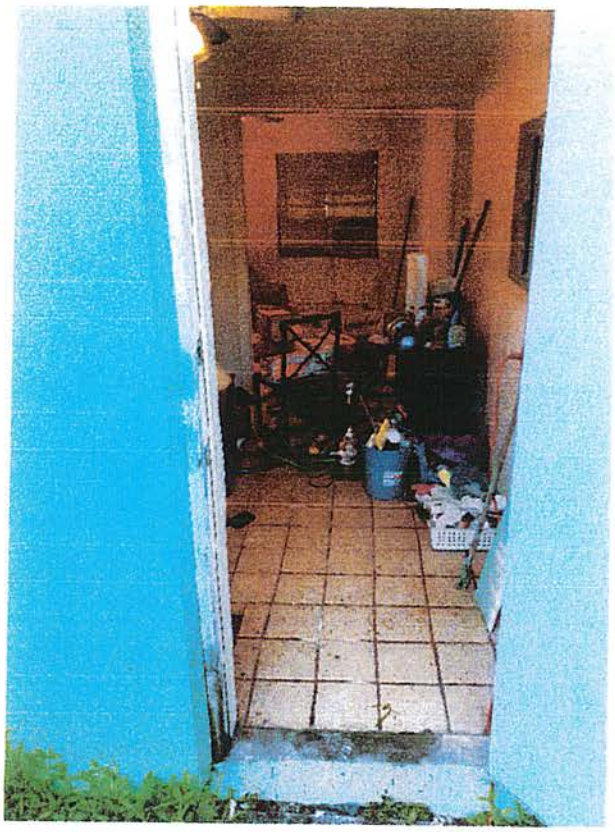
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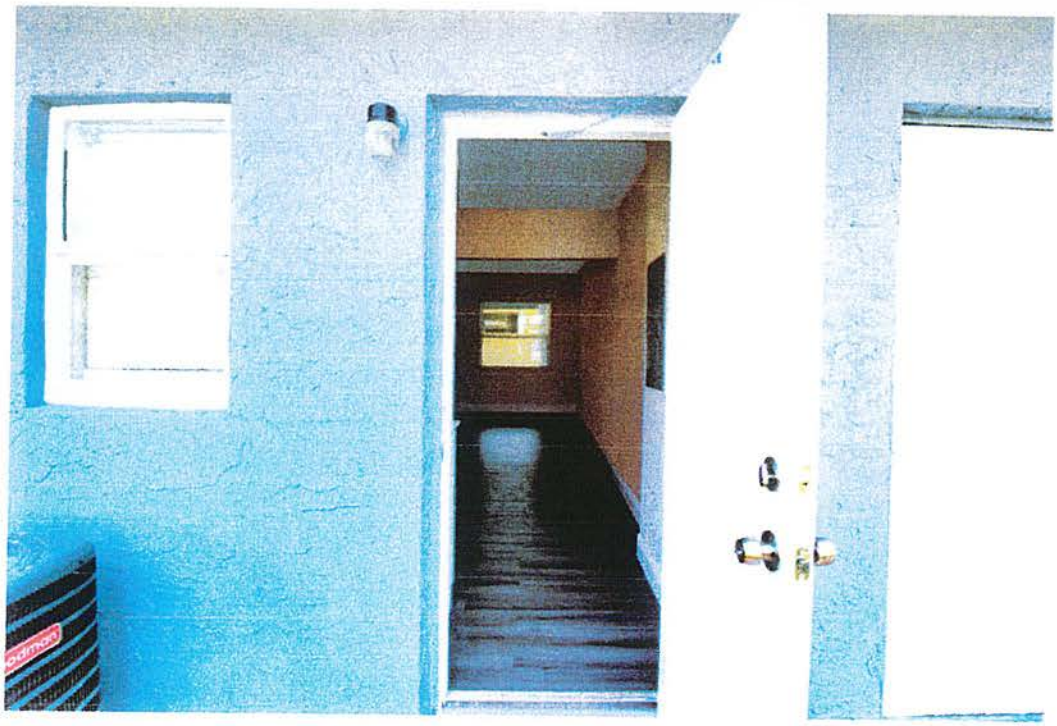




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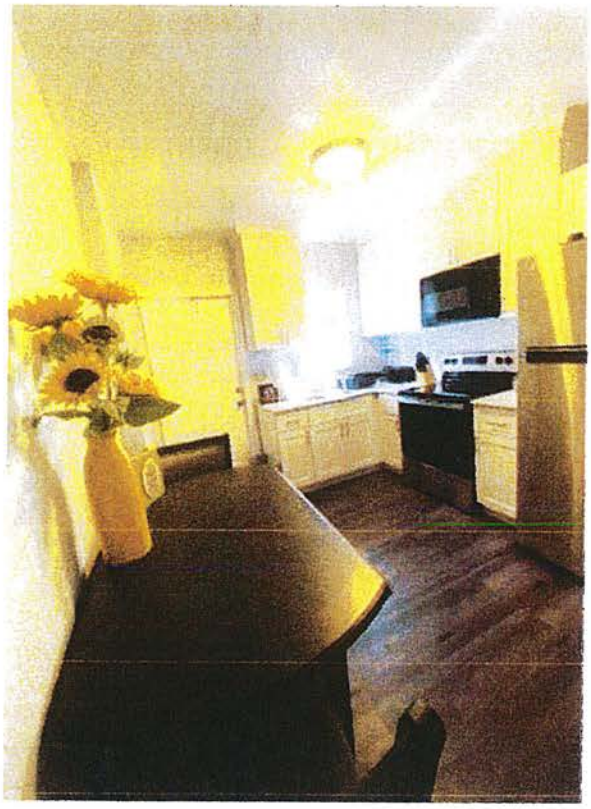




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AFTER

Exhibit 4

APPRAISAL REPORT

RESIDENTIAL AND COMMERCIAL PROPERTIES
NORTHWEST REGIONAL ACTIVITY CENTER
FORT LAUDERDALE, FL 33311

by

Vance Real Estate Service
7481 Northwest Fourth Street
Plantation, Florida 33317-2204

for

Fort Lauderdale Community Redevelopment Agency
Attention: Mr. Robert Wojcik
CRA Housing and Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

June 1, 2023

Vance Real Estate Service

June 1, 2023

Fort Lauderdale Community Redevelopment Agency
Attn: Mr. Robert Wojcik, CRA Housing & Economic Development Manager
914 Sistrunk Boulevard Suite 200
Fort Lauderdale, FL 33311

RE: Eleven (11) properties in the Northwest Regional Activity Center
Fort Lauderdale, Florida 33311

Dear Mr. Wojcik:

In fulfillment of our agreement, we transmit our appraisal report, in which we develop opinions of market value for the fee simple estate in the referenced real properties as of June 1, 2023. The report sets forth the value conclusions, along with data and reasoning supporting the opinions.

This report was prepared for and our professional fee billed to Fort Lauderdale Community Redevelopment Agency. Our analyses have been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2023). This report is for exclusive use of the client for possible sale of the appraised properties.

Jesse B. Vance, Jr. and Claudia Vance visited the properties. If you have questions or further needs, please contact the undersigned.

As a result of our analyses, we have developed the opinions of market value, subject to definitions, certifications, and limiting conditions listed on the following page and set forth in the attached report.

(THIS LETTER MUST REMAIN ATTACHED TO THE REPORT WITH ONE HUNDRED TWENTY-NINE (129) NUMBERED PAGES FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.)

Respectfully submitted,

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA
State-Certified General Real Estate Appraiser #RZ-85

Claudia Vance, MAI
State-Certified General Real Estate Appraiser #RZ-173

MBA in Real Estate Development & Management

7481 Northwest 4th Street, Plantation, FL 33317-2204 954/583-2116 vanceval@att.net

VALUES FOR APPRAISED SUBJECT PROPERTIES

Number	Location	Zoning	Sq.Ft. Land	Value/Sq.Ft.	Final Values
1	521 NW 13 Avenue Fort Lauderdale, FL	"RS-8"	7,910	$18.00	$142,380
2	427 NW 20 Avenue Fort Lauderdale, FL	"RS-8"	5,500	$17.00	$93,500
3	724 NW 15 Way Fort Lauderdale, FL	"RD-15"	5,625	$18.50	$104,063
4	1951 NW 7 Place Fort Lauderdale, FL	"RM-15"	5,000	$18.50	$92,500
5	1207 NW 2 Street Fort Lauderdale, FL	"RMM-25"	6,000	$18.50	$111,000
6	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
7	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
8	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
9	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
10	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$20.00	$100,080
11	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
TOTAL					TOTAL VALUE $1,173,907

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INTRODUCTION



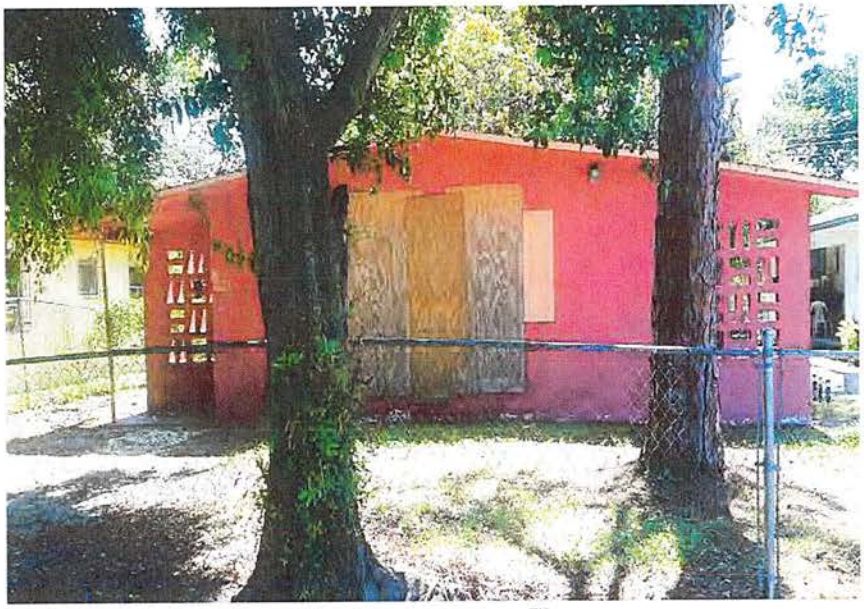
521 NW 13 AVENUE LOOKING SW
FORT LAUDERDALE, FLORIDA



521 NW 13 AVENUE – N. PART OF PROPERTY
FORT LAUDERDALE, FLORIDA



SUBJECT 2 – 427 NW 20 AVENUE
FORT LAUDERDALE, FLORIDA



SUBJECT 3 – 724 NW 15TH WAY
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 4 – 1951 NW 7TH PLACE
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 5 – 1207 NW 2 STREET
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 6 – 660 NW 22 ROAD
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 7 – 708 NW 22 ROAD
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 8 – 712 NW 22 ROAD
FORT LAUDERDALE, FLORIDA



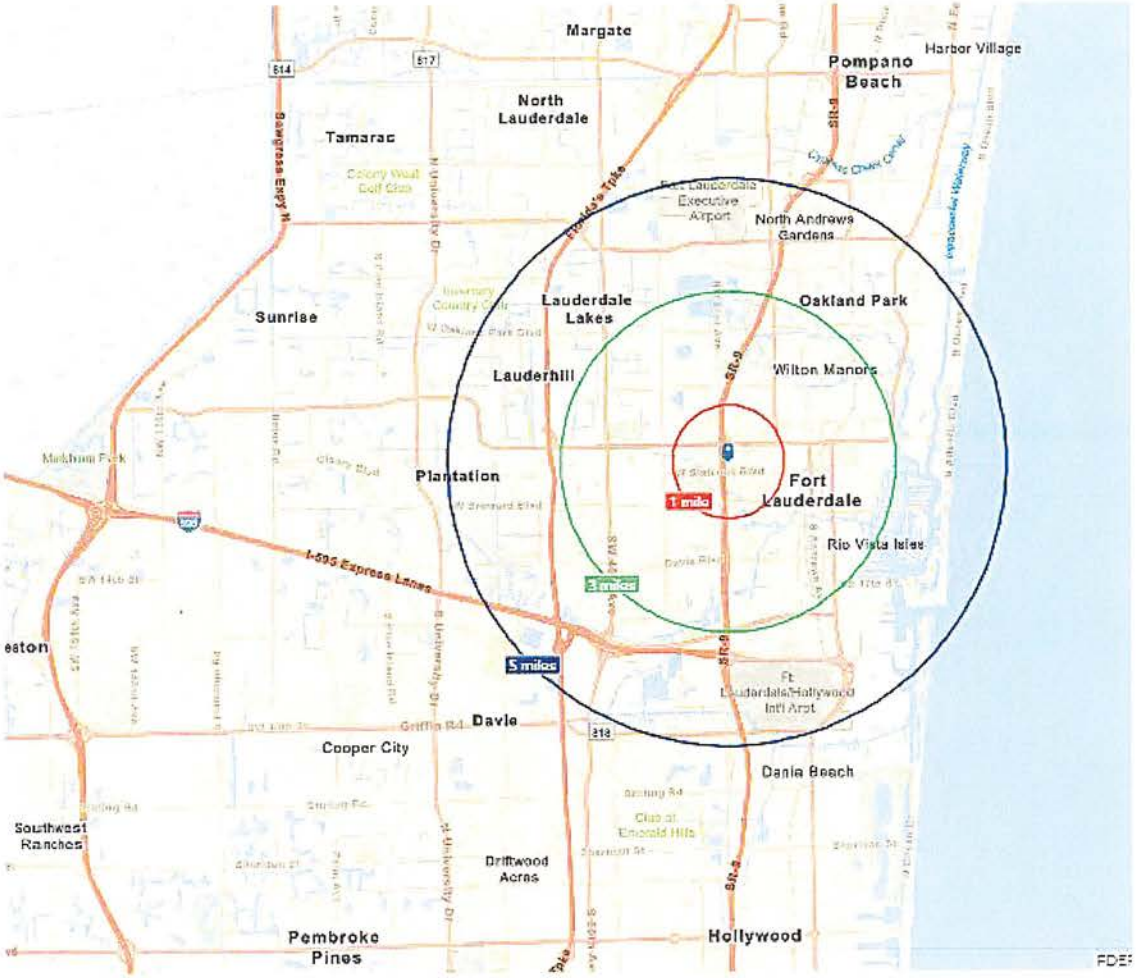
SUBJECT PICTURE 9 – 716 NW 22 ROAD
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 10 – 744 NW 22 ROAD
FORT LAUDERDALE, FLORIDA



SUBJECT PICTURE 11 – 761 NW 22 ROAD
FORT LAUDERDALE, FLORIDA



1-3-5 MILE RADII FROM APPRAISED PROPERTY

1951 NW 7TH PLACE

FORT LAUDERDALE, FLORIDA

	1 mile	3 miles	5 miles
Population			
2010 Population	17,776	166,708	341,699
2020 Population	20,584	183,344	379,349
2022 Population	21,071	192,596	390,404
2027 Population	21,338	198,466	396,848
2010-2020 Annual Rate	1.48%	0.96%	1.05%
2020-2022 Annual Rate	1.04%	2.21%	1.28%
2022-2027 Annual Rate	0.25%	0.60%	0.33%
2022 Male Population	47.0%	51.0%	50.3%
2022 Female Population	53.0%	49.0%	49.7%
2022 Median Age	33.7	38.7	40.6

In the identified area, the current year population is 390,404. In 2020, the Census count in the area was 379,349. The rate of change since 2020 was 1.28% annually. The five-year projection for the population in the area is 396,848 representing a change of 0.33% annually from 2022 to 2027. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	5.8%	31.8%	34.5%
2022 Black Alone	86.0%	49.4%	44.0%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2022 Asian Alone	0.3%	1.7%	2.0%
2022 Pacific Islander Alone	0.0%	0.0%	0.1%
2022 Other Race	2.7%	5.7%	6.5%
2022 Two or More Races	4.9%	11.1%	12.6%
2022 Hispanic Origin (Any Race)	7.8%	17.1%	20.0%

Persons of Hispanic origin represent 20.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	30	68	82
2010 Households	6,100	67,648	139,971
2020 Households	7,251	76,615	156,984
2022 Households	7,357	81,060	161,986
2027 Households	7,415	83,722	164,719
2010-2020 Annual Rate	1.74%	1.25%	1.15%
2020-2022 Annual Rate	0.65%	2.54%	1.40%
2022-2027 Annual Rate	0.16%	0.65%	0.34%
2022 Average Household Size	2.85	2.35	2.39

The household count in this area has changed from 156,984 in 2020 to 161,986 in the current year, a change of 1.40% annually. The five-year projection of households is 164,719, a change of 0.34% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2020. The number of families in the current year is 85,486 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

April 26, 2023

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	35.8%	29.3%	29.9%
Median Household Income			
2022 Median Household Income	$34,938	$58,667	$58,922
2027 Median Household Income	$40,686	$74,139	$73,511
2022-2027 Annual Rate	3.09%	4.79%	4.52%
Average Household Income			
2022 Average Household Income	$50,998	$93,309	$94,588
2027 Average Household Income	$62,468	$112,468	$113,031
2022-2027 Annual Rate	4.14%	3.81%	3.63%
Per Capita Income			
2022 Per Capita Income	$17,694	$39,329	$39,240
2027 Per Capita Income	$21,557	$47,518	$46,907
2022-2027 Annual Rate	4.03%	3.86%	3.63%

Households by Income

Current median household income is $58,922 in the area, compared to $72,414 for all U.S. households. Median household income is projected to be $73,511 in five years, compared to $84,445 for all U.S. households

Current average household income is $94,588 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $113,031 in five years, compared to $122,155 for all U.S. households

Current per capita income is $39,240 in the area, compared to the U.S. per capita income of $40,363. The per capita income is projected to be $46,907 in five years, compared to $47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	70	81	80
2010 Total Housing Units	7,392	79,107	167,483
2010 Owner Occupied Housing Units	2,118	32,547	78,402
2010 Renter Occupied Housing Units	3,981	35,101	61,567
2010 Vacant Housing Units	1,292	11,459	27,512
2020 Total Housing Units	7,920	86,433	180,728
2020 Vacant Housing Units	669	9,818	23,744
2022 Total Housing Units	7,993	91,935	186,295
2022 Owner Occupied Housing Units	1,958	33,960	81,491
2022 Renter Occupied Housing Units	5,399	47,100	80,495
2022 Vacant Housing Units	636	10,875	24,309
2027 Total Housing Units	8,059	93,340	188,444
2027 Owner Occupied Housing Units	2,079	34,930	82,833
2027 Renter Occupied Housing Units	5,336	48,792	81,886
2027 Vacant Housing Units	644	9,618	23,725

Currently, 43.7% of the 186,295 housing units in the area are owner occupied; 43.2%, renter occupied; and 13.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 180,728 housing units in the area and 13.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.36%. Median home value in the area is $334,412, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change by 2.34% annually to $375,362.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

April 26, 2023

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

PROPERTY APPRAISED:	Eleven (11) Residential or Commercial Properties In the Northwest Regional Activity Center Fort Lauderdale, FL 33311 Information about each property is on the following chart, including location, folio number, land size, number of lots and zoning.
OWNERSHIP:	Fort Lauderdale Community Redevelopment Agency 914 Sistrunk Boulevard Fort Lauderdale, FL 33311
IMPROVEMENTS:	Existing building improvements, if any, do not contribute to the value of the property.
LAND USE:	Regional Activity Center
ZONING:	Zoning for each property is listed on the chart
APPRAISAL PURPOSE:	To develop opinions of market value
INTEREST APPRAISED:	Fee simple
CURRENT USE:	Vacant land for nine properties; two are improved with old residences that have no current contributory value to the properties.
HIGHEST AND BEST USE:	Residentially zoned properties: One-occupant residence Commercially zoned properties: Small, low-intensity commercial building

FINAL VALUE OPINION BY SALES COMPARISON APPROACH: on following list

VALUATION DATE: **June 1, 2023**

Exposure Time: 6-9 months prior to selling at the appraised values.

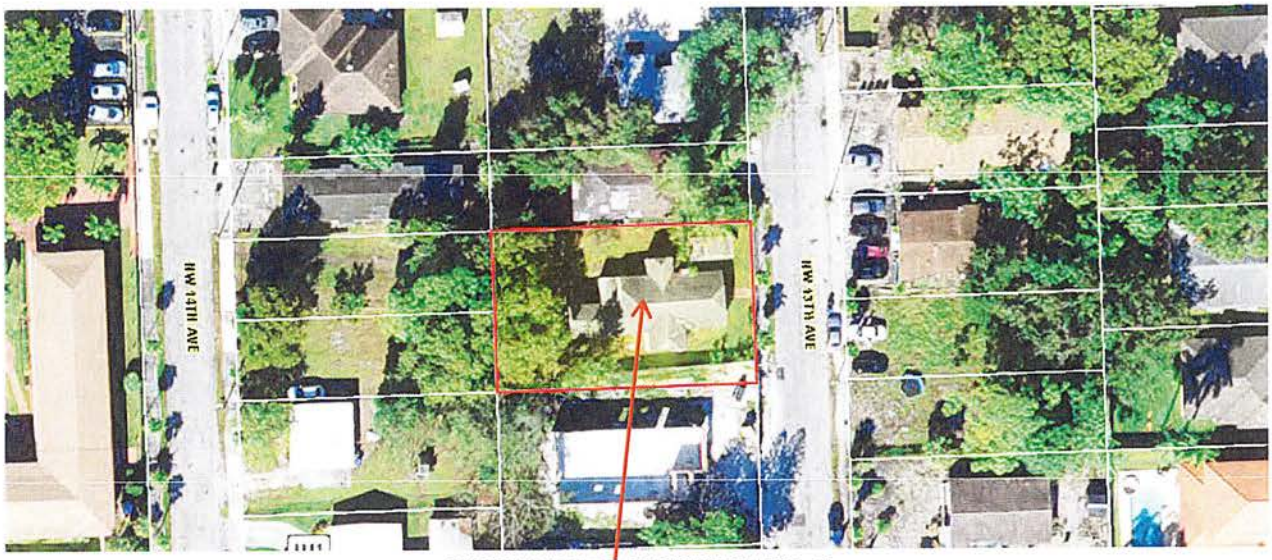
Marketing Time: 6-9 months immediately following the effective date of appraisal during which time the subject property should sell at the appraised value.

VALUES FOR APPRAISED SUBJECT PROPERTIES

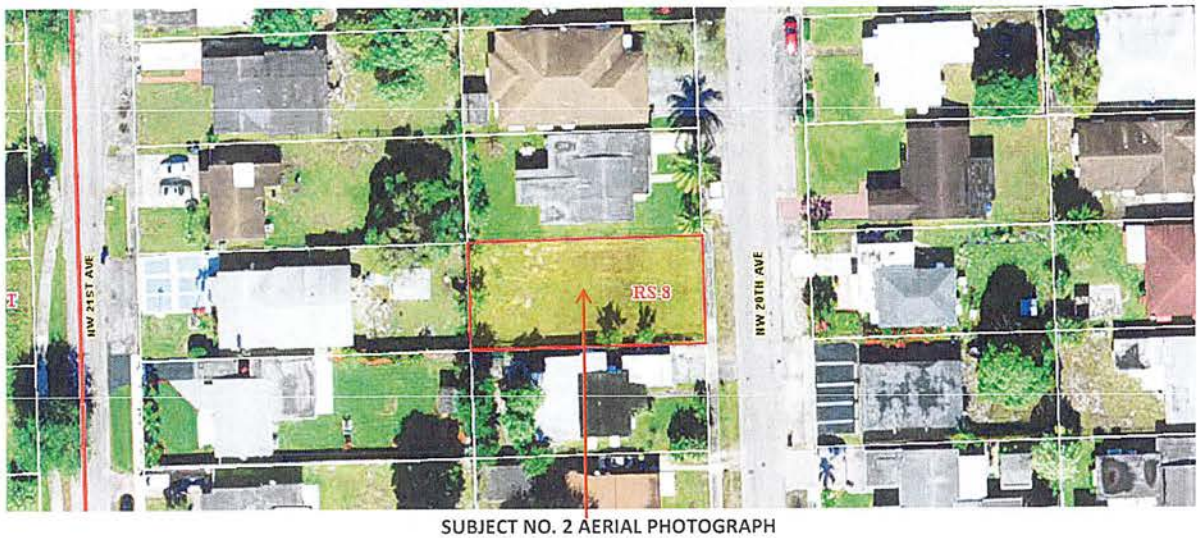
Number	Location	Zoning	Sq.Ft. Land	Value/Sq.Ft.	Final Values
1	521 NW 13 Avenue Fort Lauderdale, FL	"RS-8"	7,910	$18.00	$142,380
2	427 NW 20 Avenue Fort Lauderdale, FL	"RS-8"	5,500	$17.00	$93,500
3	724 NW 15 Way Fort Lauderdale, FL	"RD-15"	5,625	$18.50	$104,063
4	1951 NW 7 Place Fort Lauderdale, FL	"RM-15"	5,000	$18.50	$92,500
5	1207 NW 2 Street Fort Lauderdale, FL	"RMM-25"	6,000	$18.50	$111,000
6	660 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
7	708 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
8	712 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
9	716 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$22.00	$110,088
10	744 NW 22 Road Fort Lauderdale, FL	"CB"	5,004	$20.00	$100,080
11	761 NW 22 Road Fort Lauderdale, FL	"CB"	5,003	$20.00	$100,060
					TOTAL VALUE
TOTAL					**$1,173,907**

DESCRIPTIONS, ANALYSES, CONCLUSIONS


Location Map of Appraised Properties
SUBJECT 1
SUBJECT 2
SUBJECT 3
SUBJECT 4
SUBJECT 5
SUBJECT 6
SUBJECT 7
SUBJECT 8
SUBJECT 9
SUBJECT 10
SUBJECT 11
Sunland Park
SUNSET MHP
W SUNRISE BLVD
SUNRISE BLVD
W BROWARD BLVD
W LAS OLAS BLVD
LAUDERDALE MANOR DR
CHATEAU PARK DR
ACCESS RD
DeLORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2009.
www.delorme.com
MN (7.0° W)
0 400 800 1200 1600 2000 ft
Data Zoom 14-0



AERIAL PHOTO OF SUBJECT NO. 1
521 NW 13 AVENUE
FORT LAUDERDALE, FLORIDA 33311
"RS-8" ZONED



SUBJECT NO. 2 AERIAL PHOTOGRAPH
427 NW 20 AVENUE
FORT LAUDERDALE, FLORIDA 33311



SUBJECT NO. 3 AERIAL PHOTOGRAPH
724 NW 15TH WAY
FORT LAUDERDALE, FLORIDA 33311



SUBJECT NO. 4 AERIAL PHOTOGRAPH
1951 NW 7TH PLACE
FORT LAUDERDALE, FLORIDA 33311



SUBJECT NO. 4 AERIAL PHOTOGRAPH
1951 NW 7TH PLACE
FORT LAUDERDALE, FLORIDA 33311



SUBJECT APPRAISED PROPERTIES LOCATION MAP NO. 2 (SALES 6 THRU 11)

LIST OF APPRAISED SUBJECT PROPERTIES

Number	Location	Folio Number	Sq.Ft. Land	Min. Size S.F.	Zoning	Comments
1	521 NW 13 Avenue Fort Lauderdale, FL	5042-04-06-0680	7,910	6,000	"RS-8"	2 Contiguous Lots; Deprec. Impvt. On Site
2	427 NW 20 Avenue Fort Lauderdale, FL	5042-04-30-0960	5,500	6,000	"RS-8"	Vacant Lot
3	724 NW 15 Way Fort Lauderdale, FL	5042-04-28-0170	5,625	6,000	"RD-15"	Single Vacant Lot; Deprec. Impvt. On Site
4	1951 NW 7 Place Fort Lauderdale, FL	5042-04-18-0630	5,000	5,000	"RM-15"	Single Lot
5	1207 NW 2 Street Fort Lauderdale, FL	5042-04-20-0330	6,000	5,000	"RMM-25"	Single Lot
6	660 NW 22 Road Fort Lauderdale, FL	5042-05-01-1990	5,003	None	"CB"	Single Lot
7	708 NW 22 Road Fort Lauderdale, FL	5042-05-01-1820	5,004	None	"CB"	Single Lot
8	712 NW 22 Road Fort Lauderdale, FL	5042-05-01-1810	5,004	None	"CB"	Single Lot
9	716 NW 22 Road Fort Lauderdale, FL	5042-05-01-1800	5,004	None	"CB"	Single Lot
10	744 NW 22 Road Fort Lauderdale, FL	5042-05-01-1550	5,004	None	"CB"	Single Lot
11	761 NW 22 Road Fort Lauderdale, FL	5042-05-01-1370	5,003	None	"CB"	Single Lot

LIST OF APPRAISED SUBJECT PROPERTIES

Number	Location	Folio Number	Census Tract	Legal Description
1	521 NW 13 Avenue Fort Lauderdale, FL	5042-04-06-0680	416	Lots 14 & 15, Block 4, First Addition to Tuskegee Park, Plat Book 9, Page 65, Broward County Public Records
2	427 NW 20 Avenue Fort Lauderdale, FL	5042-04-30-0960	414	Lot 22, Block 6, River Bend, Plat Book 25, Page 50, Broward County Public Records
3	724 NW 15 Way Fort Lauderdale, FL	5042-04-28-0170	417	Lot 6, Block 2, Carver Park, Plat Book 19, Page 21, Broward County Public Records
4	1951 NW 7 Place Fort Lauderdale, FL	5042-04-18-0630	414	S Half of East 100 feet of S Half of Block 10, Liberty Park, Plat Block 7, Page 27, Broward County Public Records
5	1207 NW 2 Street Fort Lauderdale, FL	5042-04-20-0330	416	Lot 2, Block 3, Seminole Forest, Plat Book 14, Pge 16, Broward County Public Records
6	660 NW 22 Road Fort Lauderdale, FL	5042-05-01-1990	414	Lot 8, block 13, Washington Park, Plat Book 19, Page 22, Broward County Public Records
7	708 NW 22 Road Fort Lauderdale, FL	5042-05-01-1820	414	Lot 13, Block 11, Washington Park, Plat Book 19, Page 22, Broward County Public Records
8	712 NW 22 Road Fort Lauderdale, FL	5042-05-01-1810	414	Lot 12, Block 11, Washington Park, Plat Book 19, Block 22, Broward County Public Records
9	716 NW 22 Road Fort Lauderdale, FL	5042-05-01-1800	414	Lot 11, Block 11, Washington Park, Plat Book 19, Page 22, Broward County Public rEcords
10	744 NW 22 Road Fort Lauderdale, FL	5042-05-01-1550	414	Lot 16, Block 10, Washington Park, Plat Book 19, Page 22, Broward County Public Records
11	761 NW 22 Road Fort Lauderdale, FL	5042-05-01-1370	414	Lot 3, Block 9, Washington Park, Plat Book 19, Page 22, Broward County Public Records

LIST OF APPRAISED SUBJECT PROPERTIES - Broward County Property Assessment Values for 2023

Number	Location	Folio Number	Comments	Land	Improvements	TOTAL
1	521 NW 13 Avenue Fort Lauderdale, FL	5042-04-06-0680	2 Contiguous Lots; Deprec. Impvt. On Site	$23,730	$192,610	$216,340
2	427 NW 20 Avenue Fort Lauderdale, FL	5042-04-30-0960	Vacant Lot	$82,500	$0	$82,500
3	724 NW 15 Way Fort Lauderdale, FL	5042-04-28-0170	Single Vacant Lot; Deprec. Impvt. On Site	$16,880	$126,390	$143,270
4	1951 NW 7 Place Fort Lauderdale, FL	5042-04-18-0630	Single Lot	$60,000	$0	$60,000
5	1207 NW 2 Street Fort Lauderdale, FL	5042-04-20-0330	Single Lot	$72,000	$0	$72,000
6	660 NW 22 Road Fort Lauderdale, FL	5042-05-01-1990	Single Lot	$70,040	$0	$70,040
7	708 NW 22 Road Fort Lauderdale, FL	5042-05-01-1820	Single Lot	$70,060	$0	$70,060
8	712 NW 22 Road Fort Lauderdale, FL	5042-05-01-1810	Single Lot	$70,060	$0	$70,060
9	716 NW 22 Road Fort Lauderdale, FL	5042-05-01-1800	Single Lot	$70,060	$0	$70,060
10	744 NW 22 Road Fort Lauderdale, FL	5042-05-01-1550	Single Lot	$70,060	$0	$70,060
11	761 NW 22 Road Fort Lauderdale, FL	5042-05-01-1370	Single Lot	$70,040	$9,900	$79,940

APPRAISAL REPORT

This is an APPRAISAL REPORT that complies with Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP 2020 - 2023)

2-2(a)(i) ***State the identity of the client;***

The client and intended user of this report is the Fort Lauderdale Community Redevelopment Agency.

2-2(a)(ii) ***State the identity of any other intended users by name or type;***
None

2-2(a)(iii) ***State the intended use of the appraisal;***

The intended use of this appraisal is to assist the Fort Lauderdale Community Redevelopment Agency in establishing the market value of the properties concerned for sale purposes. Any other use is not intended.

2-2(a)(iv) ***Contain information, documentation, and/or exhibits sufficient to identify the real estate involved in the appraisal, including the physical, legal and economic property characteristics relevant to the assignment;***

Ownership:	Fort Lauderdale Community Redevelopment Agency 914 Sistrunk Boulevard Fort Lauderdale, FL 3331
Property Addresses:	on the list
Census Tract Nos.	on the list

APPRAISAL REPORT (continued)

Legal Descriptions: on the list

Real Estate Tax: Folio Numbers and Assessed Values: on the list

The appraised properties are exempt from taxation because they are owned by an agency of a municipality. Therefore, no real estate tax is paid by the property owner.

521 NW 13 Avenue 50 42 04 06 0680 and
724 NW 15 Way 50 42 04 28 0170
have depreciated improvements on them which are listed on the tax roll until they are demolished and removed. When a property is not taxed, it may not be inspected by the Property Appraiser's office for some time, and its condition is not noted. Hence, the value for the improvement stays on the tax roll regardless of the state of the property. Improvement values for these two subject properties are not reflective of the market values they could command. The improvements on these properties are not the highest and best use and have no contributory value.

Market Area Description:
Boundaries and Market Composition

The subject market area is in the city of Fort Lauderdale which is the county seat of Broward County. The city encompasses 33 square miles of the southeast coast of Florida. Population is about 180,000 residents, being the largest of the 31 municipalities in the county and eighth largest city in Florida. The immediate subject market area is the central-western part of the city identified as the Northwest–Progresso-Flagler Heights Community Redevelopment Area (NPF CRA). Within this area is the Northwest Fort Lauderdale Regional Activity Center (NW RAC) by land use. Boundaries of the market area are Sunrise Boulevard on the north, Broward Boulevard on the south, NW 24 Avenue on the west, and NW/NE Flagler Avenue/ Progresso Drive on the east, flanking the Florida East Coast Railroad tracks. The CRA extends farther east and south than the RAC, but the majority of the geographic area is the same.

The RAC covers about 1,100 acres of land. The significance of being a RAC is to promote mixed use by application of flexibility, rearrangement of land uses and residential densities within a geographic area known as a flexibility zone. Existing land use types in the subject market area include: medium density-low rise multi-family dwellings, small area of single-family dwellings, commercial along the main arteries, and few segments of industrial that are uncommon in this part of Fort Lauderdale.

The subject market area is in the central-eastern part of Broward County. The Downtown Business District of Fort Lauderdale is on the eastern side of the immediate market area; Fort Lauderdale/ Hollywood International Airport is three miles to the south. The largest property owner in the market area is the city of Fort Lauderdale and its affiliated agencies. The Housing Authority of the City of Fort Lauderdale (HACFL) was created by the city in 1938, actively developing, managing and maintaining affordable housing for 85 years. HACFL has approximately 1,505 dwelling units in its control with the more recently constructed developments listed as follows.

Northwest Gardens I	143 units
Northwest Gardens II	128 units
Northwest Gardens III	150 units
Northwest Gardens IV	138 units
Dixie Court	254 units
Dr. Kennedy Homes	132 units
Total	945 units

Fort Lauderdale Community Redevelopment Agency established the Northwest–Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) to positively impact the quality of life of the residents there. The goal of the CRA is to eliminate slum and blight in redeveloping areas. In the Addenda is a map and list of projects in the NW RAC/CRA that are completed, under construction, approved or in review. The list is extensive with Sistrunk Boulevard being the centerpiece of the market area. The boulevard is named in honor of Dr. James Franklin Sistrunk, Broward County's first black doctor.

Properties sat on Sistrunk Boulevard for decades waiting for redevelopment. The impetus for the revitalization of the market area was the change of various zoning districts into the consolidated Northwest Regional Activity Center Mixed-Use (NWRAC MU), with increased building densities and greater heights.

New property types in the market area include: hotels, restaurants, single user houses, townhouses, apartment buildings, retail, entertainment centers, office-service, YMCA/ Community Center, and light manufacturing.

Transportation Infrastructure

The transportation infrastructure of the market area is a key factor of it being a regional activity center. Public transit is available with bus lines along the main arteries of the market area. Further, the area has access to the Tri-County Commuter Rail system. Brightline, the high speed passenger train, has a Fort Lauderdale station on the east side of the market area at 101 NW 2 Avenue. Currently, the train runs from Miami to West Palm Beach, and soon to Orlando.

Sunrise Boulevard is a principal east-west arterial in Broward County, commencing in the east at the Atlantic Ocean, extending west to the western edge of developable Broward County. It has interchanges with Interstate 95, Florida's Turnpike and the Sawgrass Expressway, as well as intersections with all surface, main north-south arteries. Broward Boulevard is a main thoroughfare commencing east of Federal Highway, extending west to meet Interstate 595. It also has an interchange with Interstate 95. Midway between Sunrise Boulevard and Broward Boulevard is Sistrunk Boulevard, extending east-west, recently redesigned to promote commercial activity along its route. The subject market area is easily accessible by roads and expressways.

Population Trends

In the report are statistics about the demographics of the immediate market area, including population, income, housing, et cetera. Population in the immediate area of one-mile radius is 21,071 people. In three miles, population is192,596; in five miles, it is 390,404. Annual population rate of increase for 2020- 2022 within one mile was 1.04%; however, it is expected to slow in the next five years to 0.25% annually. Similarly, in three miles, there was a population influx in the past two years at 2.21% annually, but will slow to 0.60% per year in the next five.

Median household income in the one mile circle is $34,938. In three miles, it is $58,667 and $58,822 for the five-mile circle. Median household income for Broward County is $54,400. Median home value in the area is $334,412; the country's median home value is $283,272. 44% of dwelling units are owner occupied, less than the county at 56%. 43% of the housing units are renter occupied. Reportedly, with 13% of housing is vacant; however, this percentage appears greater than actual.

Economic Trends

The life cycle stage of the market area is revitalization, a period of renewal, modernization and increasing demand. As mentioned, the city of Fort Lauderdale and its agencies are the primary influence of the revitalization. Fort Lauderdale CRA's Northwest – Progresso - Flagler Heights Community Redevelopment Area (NPF CRA) has brought about a transformation of Sistrunk Boulevard over a period of years. As mentioned, the boulevard was named after Dr. James Franklin Sistrunk, who along with Dr. Von Mizell, established the first medical facility in 1938 for blacks in Fort Lauderdale. It was located on Sistrunk Boulevard at Northwest 14 Terrace.

The city acquired numerous properties in the subject market area over the decades; then offered them for sale. They were granted or sold, funding was provided and tax deferments or exemptions were allowed to foster redevelopment. The city invested approximately $15 million in infrastructure improvements to modernize and beautify Sistrunk Boulevard, readying it for business and entertainment. Improvements include redesigning the boulevard to have on-street parking, wide sidewalks decorated with tile, bus shelters, attractive lighting, landscaping, et cetera. The Midtown Commerce Center, a LEED Certified Building, is the location of a welcome center, community development agency and Shoppes on Arts Avenue. The City's investment continues.

Previously discussed is the new zoning district, "NWRAC-MU", Northwest Regional Activity Center Mixed Use, for the properties flanking Sistrunk Boulevard. This district is accelerating the revitalization of the area. Also in the district are properties along NW 7 Avenue, south of Sistrunk Boulevard, and the triangular section of properties west of the Florida East Coast Railroad, south of Sunrise Boulevard.

The Fort Lauderdale Community Redevelopment Agency Scattered Site Infill Housing Development Program's mission is to provide affordable homeownership opportunities, while removing pockets of blighted and vacant land in the NPF CRA. The program grants vacant lots to approved developers. The grantee is required to build and sell single family homes to eligible buyers who must reside in the homes for seven years, with no leases or sales permitted during that time. The CRA owned over 90 sites, granting 43 of them to five qualified entities. Asking prices for the sale of the completed house and the lot are in the range of $260,000 to $370,000. This range is similar to other single user houses in the immediate market area.

Conclusion

The subject market area is located in central Fort Lauderdale, to the west of the downtown district. It is easily accessible by two Interstate 95 interchanges and major surface roads. Revitalization of downtown is pushing west into the NW-RAC for need of land for more projects. Old improvements are razed to make way for new developments. This movement will continue for the foreseeable future and bolster the upward trend in real estate prices.

Land Use: "RAC", Regional Activity Center, Northwest Fort Lauderdale

Platting: The appraised properties are platted lots.

Zoning:

521 NW 13 Avenue:	"RS-8"	7,910 square feet
427 NW 20 Avenue:	"RS-8"	5,500 square feet

"RS-8", Single family detached residences. Maximum density is eight dwelling units per net acre. Minimum lot size is 6,000 square feet. Lists of permitted uses for this and the other zoning districts of the appraised properties are in the Addenda.

521 NW 13 Avenue is larger than the minimum lot size for one single family house, but not large enough to be divided into two sites. If divided, the size of each lot would be 3,955 square feet and non-conforming in the "RS-8" district. As stated, city officials determine use and conformity.

724 NW 15 Way: "RD-15" 5,625 square feet
"RD-15", Single family detached dwellings and duplex units or two family residences, either attached or semi-attached. Maximum density is 15 dwelling units per acre. Minimum lot size is 6,000 square feet for single family or duplex.

1951 NW 7 Place: "RM-15" 5,000 square feet
"RM-15", Single family dwellings and low-rise multi-family residences. Maximum density is 15 dwelling units per acre. Minimum lot size is 5,000 square feet for single family or duplex; 7,500 square feet for attached townhouses or multi-family.

1207 NW 2 Street: "RMM-25" 6,000 square feet
"RMM-25", mid-rise multi-family residences and tourist accommodations. Maximum density is 25 dwelling units per acre. Minimum lot size is 5,000 square feet for single family, duplex or multi-family.

City officials determine conformity and permitted use for properties.

In Section 47-3.3 of the City of Fort Lauderdale Unified Land Development Regulations (ULDR), "A nonconforming lot may not be further subdivided or consolidated in whole or in part with another parcel, in a manner which increases the nonconformity." "A nonconforming lot in any residentially zoned district may be used for a standard single family or duplex structure or building only where a permitted use by the ULDR."

Hence, it is reasonably probably that following may be permitted on the appraised properties.

521 NW 13 Avenue:	one single-family residence
427 NW 20 Avenue:	one single-family residence
724 NW 15 Way:	one single-family residence or one duplex

1951 NW 7 Place:	one single-family residence or one duplex
1207 NW 2 Street:	one single-family residence or one duplex. Multi-family may be permitted if it could physically fit on the site.
	For all of the properties, setbacks, parking requirements, landscaping, et cetera must be met for the use to be permitted.

724 NW 15 Way and 1951 NW 7 Place could most probably be assembled with adjacent properties to be improved with dwellings at a density of 15 units per acre.
1207 NW 2 Street could most probably be assembled with adjacent properties to be improved with multi-family dwelling at a density of 25 units per acre.

660 NW 22 Road:	"CB"	5,003 square feet
708 NW 22 Road:	"CB"	5,004 square feet
712 NW 22 Road:	"CB"	5,004 square feet
716 NW 22 Road:	"CB"	5,004 square feet
744 NW 22 Road:	"CB"	5,004 square feet
761 NW 22 Road:	"CB"	5,003 square feet

"CB", Community Business is a district intended to meet the shopping and service needs of the community. It is the least intense business zoning district in the City. There is no minimum lot size; however, setbacks and parking requirements must be met. Zoning excerpt is in the Addenda. Permitted use list is long and in the Addenda, including stores, restaurants, houses of worship, hair salon, medical clinic, offices, and tattoo artist.

Site Description: Sizes of the appraised properties are on the list. Shape of the lots is essentially rectangular.

APPRAISAL REPORT (continued)

Utilities: All utilities are available to the sites.

Access: The appraised properties are accessible via public rights-of-way.

Easement: Utility easements are presumed to be around the perimeter of the sites.

Environmental conditions: There were no environmental site assessments for the appraisers to review.

Improvement Description:

521 NW 13 Avenue is improved with a residence constructed in 1961, containing 1,504 square feet of adjusted building area as listed on the Broward County tax roll. No occupants of the house were observed when viewed by the appraisers. Due to the age and condition of the improvement, the existing structure has no contributory value to the highest and best use of the property.

724 NW 15 Way is improved with a residence constructed in 1961, containing 874 square feet of adjusted building area as listed on the Broward County tax roll. No occupants of the house were observed when viewed by the appraisers. Due to the age and condition of the improvement, the existing structure has no contributory value to the highest and best use of the property.

There are no permanent building improvements on the other appraised properties.

761 NW 22 Road appears to have been the parking lot for the two-story mixed-use building adjacent to the northwest. Ownership of the two properties seems to have been divided years ago with the when the subject lot was sold by a tax deed. The depreciated site improvements of the parking lot remain with asphalt paving, concrete block retaining wall, wheel stops and striping.

2-2(a)(v) State the real property interest appraised;

A person who owns all the property rights is said to have *fee simple title. A fee simple title implies absolute ownership unencumbered by any other interest or estate.* Partial interests in real estate are created by selling, leasing, et cetera. Partial estates include *leased fee and leasehold estates.*

The interest appraised is fee simple.

2-2(a)(vi) State the type and definition of value and cite the source of the definition;

The purpose of the appraisal is to develop opinions of market value of the subject properties as of June 1, 2023.

MARKET VALUE: a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:

1. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
2. the terms of sale (e.g., cash, cash equivalent, or other terms); and
3. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

Market value appraisals are distinct from appraisals completed for other purposes because market value appraisals are based on a market perspective and on a normal or typical premise. These criteria are illustrated in the following definition of *Market Value**, provided here only as an example.

Market value *means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *buyer and seller are typically motivated;*
2. *both parties are well informed or well advised and acting in what they consider their own best interests;*
3. *a reasonable time is allowed for exposure in the open market;*
4. *payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

* This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated December, 2010.

Florida Court Definition: "Market Value is the price that a seller willing, but not compelled to sell, and a buyer willing, but not compelled to buy, would agree to in fair negotiations with knowledge of all the facts." [*Source: Fla. Power & Light Co., v. Jennings, 518 So.2d 895 (Fla. 1987)]*

2-2(a)(vii) State the effective date of the appraisal and the date of the report;

A) Effective Date of the Appraisal: June 1, 2023
B) Date of the Report: June 1, 2023

2-2(a)(viii) Summarize the scope of work used to develop the appraisal;

The appraisal problem is to develop opinions of value of the properties based on their highest and best use. The appraisers viewed the vicinity of the properties and photographed the area. An investigation was made into the physical characteristics of the properties that could affect value. The market area was surveyed to determine its stage of the life cycle. Research was conducted to ascertain economic factors that might influence value. Data research consisted of collecting, confirming, and reporting land sales. The process included searches and analyses, inspections and confirmations, and final reporting. The appraiser examined several sources of sales data, including CoStar Group, Corelogic, Realquest, Loopnet, Broward County Property Appraiser records, public records, and data from the appraisers' plant.

APPRAISAL REPORT (continued)

2-2(a)(ix) ***Summarize the extent of any significant real property appraisal assistance;***

The two signatory appraisers are the only people involved in the appraisal process.

2-2(a)(x)(1) ***Summarize the appraisal methods and techniques employed;***

(2) State the reasons for excluding any of the valuation approaches;

(3) Summarize the results of analyzing the subject sales, options and listings;

(4) State the value opinion and conclusion

(5) Summarize the information analyzed and the reasoning that supports the analyses, opinions, and conclusions

For Sales Comparison Approach, land sales are compared to each other and to the property under appraisement to arrive at an opinion of value.

The information analyzed and the appraisal method used is detailed in the valuation section of the report. Further, the reasoning that supports the analyses, opinions, and conclusions is explained in the valuation section. Cost Approach is not used because there are no permanent structures to that would contribute to the highest and best use of the properties. The Income Approach is not employed in this appraisal because most sites like the subjects are purchased and not leased. Exclusion of these approaches to value still produces a creditable report.

The value opinion and conclusion is stated at the end of the Sales Comparison Approach – Land Valuation.

SR 1-5 ***When the value opinion to be developed is market value, if such information is available in the normal course of business:***

a) analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal; and

There are no known agreements for sale, options or listings of the subject property as of the effective date of the appraisal.

b) analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.

The City of Fort Lauderdale transferred ownership of the appraised properties for a nominal consideration to the Fort Lauderdale Community Redevelopment Agency by quit claim deeds on December 21, 2021. Most of the properties were acquired by the City through tax deeds for non-payment of real estate tax. Sales of the properties in prior years have no relevance to current values.

2-2(a)(xi) State the use of the real estate existing as of the effective date and use of the real estate reflected in the appraisal;

The use of the real properties on the date of valuation is vacant land, and it is this use which is reflected in the appraisal. No personal property is included in the valuation.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

2-2(a)(xii) When an opinion of highest and best use was developed by the appraiser, state that opinion and summarize the support and rationale for that opinion;

Physically Possible as Vacant

No soil or subsoil tests were available for review for the appraised properties to ascertain if they are capable of supporting modern buildings. However, there are existing buildings in the immediate vicinities of the parcels. The sites are level and filled to street grade. The shape of the lots is rectangular which optimum to meet setback requirements. The properties are accessible via public rights-of-way. All utilities are available to the sites. The main physical factor is the size of the site which governs the size of the potential improvement that can be constructed on it.

Legally Permissible as Vacant

Legal constraints to the development of a site consist of land use designation, building and zoning codes, platting restrictions, and recorded deed restrictions of which none came to light during the investigation of the land. Land Use designation for all of the appraised properties is Regional Activity Center.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

In the zoning subsection of this report, for each property the following is listed: property address, land size (square feet), zoning district, minimum permitted lot size (square feet). City officials determine permitted use and conformity to the zoning code. If an appraised property is found to be a non-conforming site, the zoning code states "A nonconforming lot in any residentially zoned district may be used for a standard single family or duplex structure or building only where a permitted use by the ULDR." 427 NW 20 Avenue is substandard in size in the "RS-8" district, but may be able to be improved with a single family residence. 724 NW 15 Way is substandard in the "RD-15" district, but may be able to be improved with a single family residence or duplex. There is the future possibility of 724 NW 15 Way, 1951 NW 7 Place and 1207 NW 2 Street being assembled with adjacent properties to be of sufficient size for residential use denser than a single family residence or duplex.

The appraised properties fronting NW 22 Road are zoning "CB", Community Business, a district for smaller scale and less intense commercial uses such as stores, restaurants, services, et cetera. There is no minimum lot size in the business districts; however, to improve a property, it must meet setbacks, landscaping and parking standards. 708, 712 and 716 are contiguous and already assembled to have sufficient space for a building and parking.

Financially Feasible as Vacant

The third test of Highest and Best Use is economic feasibility. Demand for a certain property type must be evident for it to be feasible. For it to be financially feasible, the use must be marketable and provide the investor with a competitive return when compared with alternate uses. The subject market area is in the life stage of revitalization. Northwest Regional Activity Center Development projects are shown on a map in the Addenda. In addition to these larger projects, the Fort Lauderdale Community Redevelopment Agency Scattered Site Infill Housing Development Program is providing affordable homeownership opportunities in the NPF CRA to eligible buyers. The City of Fort Lauderdale and its agencies provide support to people who want to establish a business or purchase a home in the subject market area.

Financially feasible use of the residentially zoned subject properties is a single family residence. The most probable buyer of a site is a resident of Broward County who wants to continue to live close to downtown Fort Lauderdale. Time to improve the site is now with a strong demand for affordable single family residences.

HIGHEST AND BEST USE OF THE PROPERTY AS VACANT

Financially feasible use of the commercially zoned subject properties is a small commercial building such as a store or service center. The most probable buyer would be a local resident familiar with the revitalization of near northwest Fort Lauderdale. Time to develop the lot is now with new projects on Sistrunk Boulevard drawing interest to the immediate subject market area.

Maximally Productive as Vacant

In summary, the Highest and Best Use of the sites appraised are as follows. Such uses would be physically possible, probably legally permissible, financially feasible and maximally productive.

521 NW 13 Avenue:	one single-family residence
427 NW 20 Avenue:	one single-family residence
724 NW 15 Way:	one single-family residence or one duplex
1951 NW 7 Place:	one single-family residence or one duplex
1207 NW 2 Street:	one single-family residence or one duplex. Multi-family may be permitted if it could physically fit on the site.

724 NW 15 Way and 1951 NW 7 Place could most probably be assembled with adjacent properties to be improved with dwellings at a density of 15 units per acre.

1207 NW 2 Street could most probably be assembled with adjacent properties to be improved with multi-family dwelling at a density of 25 units per acre.

660 NW 22 Road:	single occupant commercial building
708 NW 22 Road:	single occupant commercial building
712 NW 22 Road:	single occupant commercial building
716 NW 22 Road:	single occupant commercial building
744 NW 22 Road:	single occupant commercial building
761 NW 22 Road:	single occupant commercial building

708, 712 and 716 NW 22 Road could be used as one site for a multi-tenanted commercial building.

APPRAISAL REPORT (continued)

2-2(a)(xiii) Clearly and Conspicuously: State all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment result.

There are no extraordinary assumptions or hypothetical conditions in this report.

2-2(a)(xiv) Include a signed certification in accordance with Standards Rule 2-1

See signed certification in report.

SALES COMPARISON APPROACH LAND VALUATION


VACANT LAND SALE LOCATION MAP
SALE 1
SALE 2
SALE 3
SALE 4
SALE 5
SALE 6
SALE 7
SALE 8
SALE 9
SALE 10
SALE 11
SALE 12
SALE 13
Fort Lauderdale
Dania
W MCNAB RD
NW 60TH ST
E COMMERCIAL BLVD
NE 44TH ST
NW 41ST ST
W OAKLAND PARK BLVD
NW 26TH ST
NW 19TH ST
SE 17TH ST
E BROWARD BLVD
E TROPICAL WAY
DAVIE BLVD
SOUTH MIAMI RD
17TH ST
TERMINAL DR
GRIFFIN RD
ORANGE DR
STIRLING RD
NW 33RD ST
HOOD ST
SHERIDAN ST
TAFT ST
SR 818
SR 811
SR 817
SR 7
FLORIDA TPKE
ROCK ISLAND RD
N UNIVERSITY DR
SUNSET STRIP
BAYVIEW DR
N OCEAN BLVD
S OCEAN BLVD
N ATLANTIC BLVD
SEABREEZE BLVD
SW 64TH AVE
NW 31ST AVE
SW 31ST AVE
NW 27TH AVE
NW 49TH AVE
NW 68TH AVE
NW 70TH AVE
NW 71ST AVE
NW 72ND AVE
NW 75TH AVE
NE 12TH AVE
NE 18TH AVE
N ANDREWS AVE
SW 27TH AVE
Middle River
West Lake
DELORME
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VACANT LAND SALES

SALE NO.	1
LEGAL DESCRIPTION	Lot 30, Block 5, First Addition to Tuskegee Park, Plat Book 9, Page 65, Broward County Public Records..
RECORDED	Instrument No. 118066455
GRANTOR	MOHOMES, LLC
GRANTEE	Mezzanine Capital USA, LLC
DATE OF SALE	April 6, 2022
LOCATION	518 NW 13 Avenue, Fort Lauderdale, Florida 33311
ZONING	"RS-8" Residential
SALE PRICE	$65,000
LAND SIZE	3,955 square feet
UNITS OF COMPARISON	$16.43/square foot
FOLIO NUMBER	5042 04 06 1140
CONFIRMED	Office of Closing attorney: Yindra Velazquez, Aventura, FL
COMMENTS	Typical Small Residential Lot sale



AERIAL PHOTO OF VACANT LAND SALE NO 1
518 NW 13 AVENUE
FORT LAUDERDALE, FLORIDA 33311



PHOTO OF LAND SALE NO.1
518 NW 13 AVENUE
FORT LAUDERDALE, FLORIDA

VACANT LAND SALES

SALE NO.	2
LEGAL DESCRIPTION	Lot 35, Block 5, First Addition to Tuskegee Park, Plat Book 9, Page 65, Broward County Public Records..
RECORDED	Instrument No. 118073213
GRANTOR	MOHOMES, LLC
GRANTEE	Mezzanine Capital USA, LLC
DATE OF SALE	April 6, 2022
LOCATION	530 NW 13 Avenue, Fort Lauderdale, Florida 33311
ZONING	"RS-8" Residential
SALE PRICE	$65,000
LAND SIZE	3,955 square feet
UNITS OF COMPARISON	$16.43/square foot
FOLIO NUMBER	5042 04 06 1170
CONFIRMED	Office of Closing attorney: Yindra Velazquez, Aventura, FL
COMMENTS	Typical Small Residential Lot sale



AERIAL OF VACANT LAND SALE NO.2

530 NW 13 AVENUE

FORT LAUDERDALE, FLORIDA 33311



PHOTO OF VACANT LAND SALE NO. 2
530 NW 13 AVENUE
FORT LAUDERDALE, FLORIDA

VACANT LAND SALES

SALE NO.	3
LEGAL DESCRIPTION	Lot 36, Block 5, First Addition to Tuskegee Park, Plat Book 9, Page 65, Broward County Public Records..
RECORDED	Instrument No. 118066300
GRANTOR	MOHOMES, LLC
GRANTEE	Mezzanine Capital USA, LLC
DATE OF SALE	April 6, 2022
LOCATION	536 NW 13 Avenue, Fort Lauderdale, Florida 33311
ZONING	"RS-8" Residential
SALE PRICE	$65,000
LAND SIZE	3,955 square feet
UNITS OF COMPARISON	$16.43/square foot
FOLIO NUMBER	5042 04 06 1180
CONFIRMED	Office of Closing attorney: Yindra Velazquez, Aventura, FL
COMMENTS	Typical Small Residential Lot sale



AERIAL PHOTO OF VACANT SALE 3
536 NW 13 AVENUE
FORT LAUDERDALE, FL 33311



PHOTO OF VACANT LAND SALE NO. 3
536 NW 13 AVENUE
FORT LAUDERDALE, FLORIDA

VACANT LAND SALES

SALE NO.	4
LEGAL DESCRIPTION	The East 12 feet of Lot 14, all of Lots 15 & 16, and the West 13 feet of Lot 17, Block 16, Lincoln Park First ADD Corrected Plat, Plat Book 5, Page 1 of Broward County Public Records.
RECORDED	Instrument No.118261154
GRANTOR	MM Development LLC
GRANTEE	Lottoya Lewinson, m/w
DATE OF SALE	July 7, 2022
LOCATION	1717 NW 6 Place, Fort Lauderdale, Florida 33311
ZONING	"RS-8" Residential
SALE PRICE	$116,400
LAND SIZE	7,500 square feet
UNITS OF COMPARISON	$15.52 per Square Foot of Land
FOLIO NUMBER	5042-04-12-0571
CONFIRMED	Office of Closing attorney: Lindsey Ripley, Lake Mary, FL
COMMENTS	Typical Small Residential Lot sale



AERIAL PHOTO OF VACANT SALE 4

1717 NW 6TH PLACE

FORT LAUDERDALE, FLORIDA



PHOTO OF VACANT LAND SALE NO. 4
1717 NW 6 PLACE
FORT LAUDERDALE, FLORIDA

VACANT LAND SALES

SALE NO.	5
LEGAL DESCRIPTION	Lot 10, Block 3, Broward Park, Plat Book 25, Page 49, Broward County Public Records.
RECORDED	Instrument No.118428371
GRANTOR	Prolific Direction, LLC
GRANTEE	Next Era Contractors Corporation, Miramar, Florida
DATE OF SALE	September 13, 2022
LOCATION	208 NW 28 Terrace, Unincorporated Broward County, Florida
ZONING	"RS-5" Residential
SALE PRICE	$105,000
LAND SIZE	6,001 square feet
UNITS OF COMPARISON	$17.50 per Square Foot of Land
FOLIO NUMBER	5042-05-13-0510
CONFIRMED	Office of Closing attorney: Miraym Hayyim
COMMENTS	Typical Small Residential Lot sale



AERIAL PHOTO OF VACANT SALE 5
208 NW 28 TERRACE
UNINCORPORATED BROWARD COUNTY, FL



PHOTO OF LAND SALE NO. 5

208 NW 28 TERRACE, FORT LAUDERDALE, FLORIDA

VACANT LAND SALES

SALE NO.	6
LEGAL DESCRIPTION	Lot 6, Block 6, Lauderdale Manor, Plat Book 25, Page 12, Broward County Public Records.
RECORDED	Instrument No.118720520
GRANTOR	Hallmark U.S. Property Development, LLC
GRANTEE	Ha Xuan Van Horn, s/w & David Pollock, s/m
DATE OF SALE	February 27, 2023
LOCATION	1609 NW 11 Court, Fort Lauderdale, Florida 33311
ZONING	"RS-8" Residential
SALE PRICE	$137,000
LAND SIZE	7,894 square feet
UNITS OF COMPARISON	$17.36 per Square Foot of Land
FOLIO NUMBER	4942-33-03-0450
CONFIRMED	Office of Closing attorney: Vanessa Delgado, Esq., Miami Lakes, Florida 33014
COMMENTS	Typical Small Residential Lot sale



AERIAL PHOTO OF VACANT LAND SALE NO 6

1609 NW 11TH COURT

FORT LAUDERDALE, FLORIDA 33311



PHOTO OF VACANT LAND SALE NO. 6
1609 NW 11 COURT
FORT LAUDERDALE, FLORIDA

VACANT LAND SALES

SALE NO.	7
LEGAL DESCRIPTION	Lot 18, Block 4, Roosevelt Gardens, Plat Book 24, Page 49, Broward County Public Records.
RECORDED	Instrument No.118527244
GRANTOR	Hallmark Place, LLC
GRANTEE	Frantz Aubourg, s/m & Eshia Baron, s/w
DATE OF SALE	November 18, 2022
LOCATION	2950 NW 10 Court, Unincorporated Broward County, Florida
ZONING	"RS-5" Residential
SALE PRICE	$110,000
LAND SIZE	8,129 square feet
UNITS OF COMPARISON	$13.53 per Square Foot of Land
FOLIO NUMBER	4942-32-06-1340
CONFIRMED	Office of closing attorney: Doris Yero., Miramar, Florida 33027
COMMENTS	Typical Small Residential Lot sale



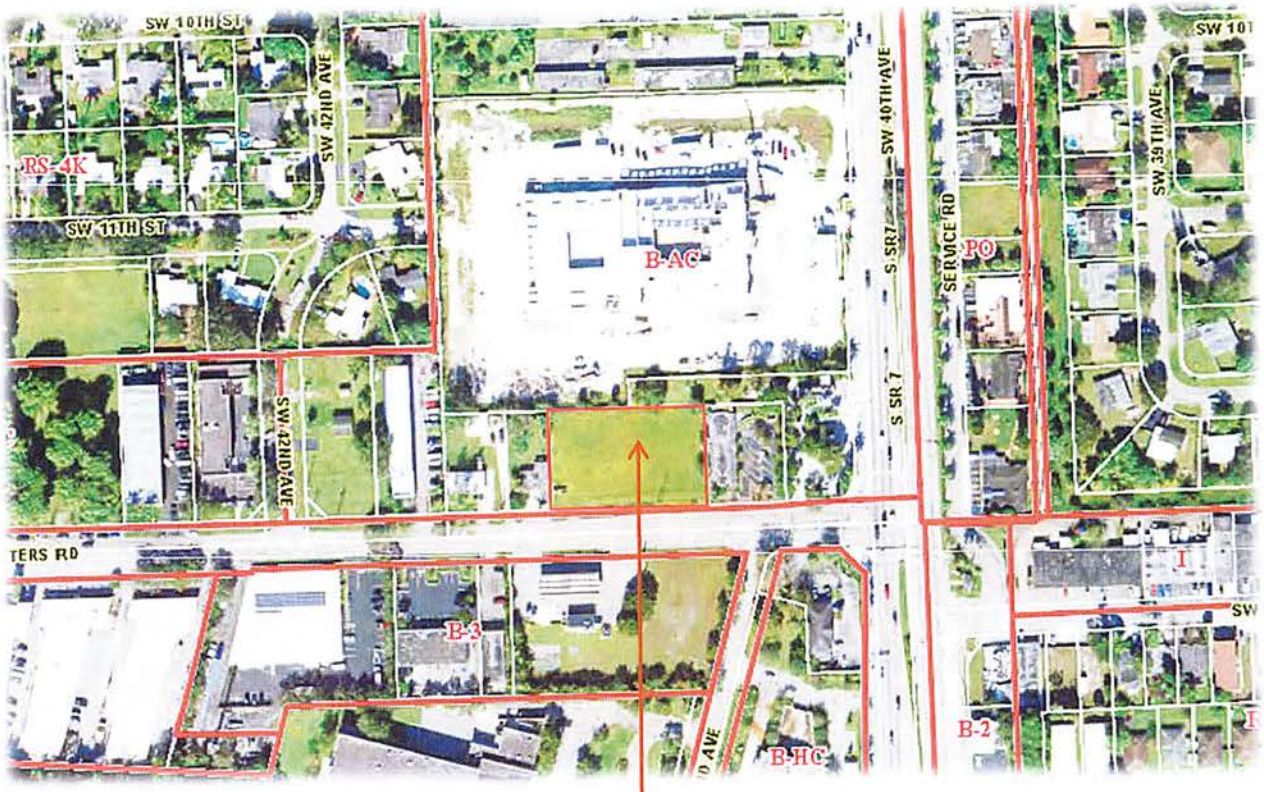
AERIAL PHOTO OF VACANT LAND SALE NO. 7
2950 NW 10 COURTH
UNINCORPORATED BROWARD COUNTY, FL



PHOTO OF VACANT LAND SALE NO. 7
2950 NW 10TH COURT
UNINCORPORATED BROWARD COUNTY, FLORIDA

VACANT LAND SALES

SALE NO.	8
LEGAL DESCRIPTION	Parcel "A", Katulka Plat, Plat Book 169, Page 5, Broward County Public Records.
RECORDED	Instrument No.118152201
GRANTOR	Sandra G. Tatulka, s/w & Trustee
GRANTEE	Ravencroft Holdings, LLC
DATE OF SALE	May 13, 2022
LOCATION	4031 Peters Road, Plantation, Florida 33324
ZONING	"B-AC" Commercial
SALE PRICE	$650,000
LAND SIZE	31,949 square feet
UNITS OF COMPARISON	$20.34 per Square Foot of Land
FOLIO NUMBER	5041-12-36-0010
CONFIRMED	Office of Closing attorney: Mark S. Grand, ESQ., Hollywood, Florida 33021
COMMENTS	Larger commercial land sale



AERIAL PHOTO OF VACANT LAND SALE 8
4031 PETERS ROAD
PLANTATION , FL 33324



PHOTO OF VACANT LAND SALE NO. 8
4031 PETERS ROAD
PLANTATION, FLORIDA 33324

VACANT LAND SALES

SALE NO.	9
LEGAL DESCRIPTION	The West 50 Feet of Lot 4 and all of Lot 5, Les the East 11.00 feet Block 17, Washington Park Third Addition, Plat Book 21, Page 43, Broward County Public Records.
RECORDED	Instrument No.118176942
GRANTOR	Eli and Ayala Nissim, h&w
GRANTEE	Samer Diab Agha, s/m
DATE OF SALE	May 27, 2022
LOCATION	701 NW 27 Avenue, Unincorporated Broward County, Florida 33311
ZONING	"B-3" Commercial
SALE PRICE	$110,000
LAND SIZE	7,082
UNITS OF COMPARISON	$15.53 per Square Foot of Land
FOLIO NUMBER	5042-05-06-0350
CONFIRMED	Office of Closing attorney: Jennifer Burke., Margate, Florida 33063
COMMENTS	Typical Small Commercial Lot Sale Grantee also owns three adjacent lots.



AERIAL PHOTO OF VACANT LAND SALE NO. 9
701 NW 27TH AVENUE
UNINCORPORATED BROWARD COUNTY, FLORIDA



PHOTO OF VACANT LAND SALE NO. 9

701 NW 27TH AVENUE

UNINCORPORATED BROWARD COUNTY, FLORIDA 33311

VACANT LAND SALES

SALE NO.	10
LEGAL DESCRIPTION	Lot 1, Block 1,Washington Park, Plat Book 19, Page 22, Broward County Public Records.
RECORDED	Instrument No.118436258
GRANTOR	Alvin and Lavettrick Lewis, s/men
GRANTEE	Prakash Baboolal, m/m
DATE OF SALE	September 28, 2022
LOCATION	2201 NW 6 Place, Fort Lauderdale, Florida 33311
ZONING	"CB" Commercial
SALE PRICE	$100,000
LAND SIZE	5,388 Square Feet of Land
UNITS OF COMPARISON	$18.73 per Square Foot of Land
FOLIO NUMBER	5042-05-01-0010
CONFIRMED	Office of Closing attorney: Latina Brown, Vero Beach, FL
COMMENTS	Typical Small Commercial Lot Sale



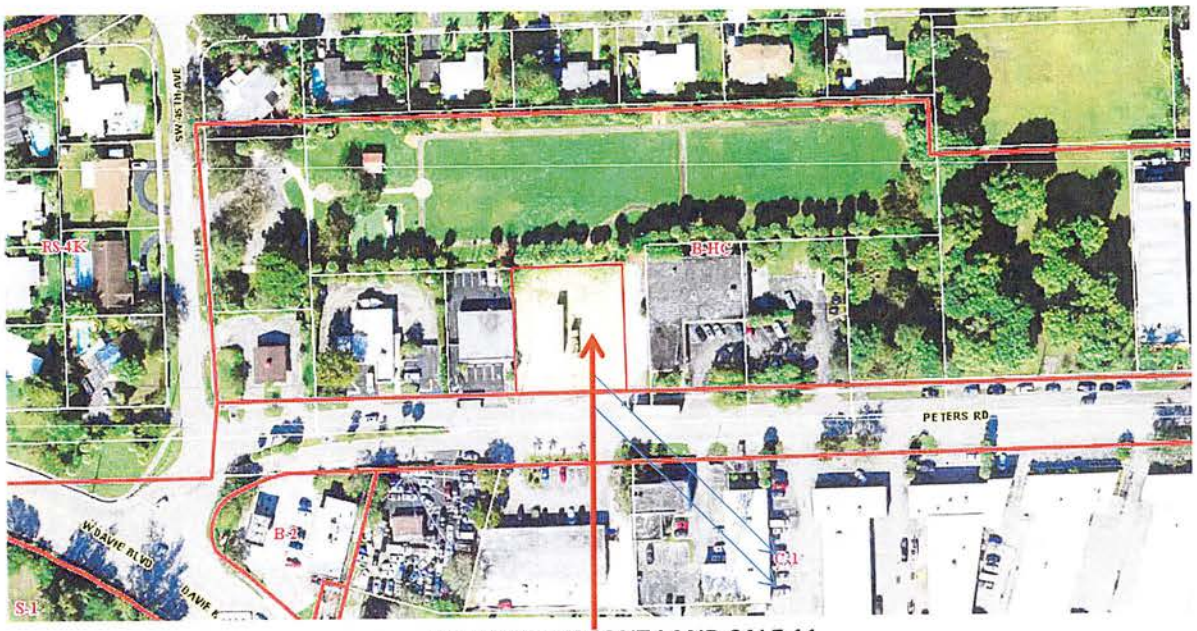
AERIAL PHOTO OF VACANT LAND SALE 10
2201 NW 6TH PLACE
FORT LAUDERDALE, FLORIDA 33311



PHOTO OF VACANT LAND SALE NO. 10
2201 NW 6 PLACE
FORT LAUDERDALE, FLORIDA 33311

VACANT LAND SALES

SALE NO.	11
LEGAL DESCRIPTION	Parcel "A", A & E Subdivision, Plat Book 64, Page 41, Broward County Public Records.
RECORDED	Instrument No.118053008
GRANTOR	Daniel A. Jaramillo, s/m
GRANTEE	Bill R. Boivin, m/m
DATE OF SALE	February 10, 2022
LOCATION	4367 Peters Road, Plantation, Florida 33317
ZONING	Hybrid Commercial
SALE PRICE	$475,000
LAND SIZE	14,950 square feet
UNITS OF COMPARISON	$31.77 per Square Foot of Land
FOLIO NUMBER	5042-12-15-0010
CONFIRMED	Office of closing attorney: Michael R. Fried, Weston, FL
COMMENTS	Sale closed after the buyer obtained approval to construct a daycare center on the site



AERIAL OF VACANT LAND SALE 11
4367 PETERS ROAD
PLANTATION, FLORIDA 33317



PHOTO OF VACANT LAND SALE 11
4367 PETERS ROAD
PLANTATION, FLORIDA 33317

VACANT LAND SALES

SALE NO.	12
LEGAL DESCRIPTION	Lots 15 to 17, Block 196, Progresso, Plat Book 2, Page 18, Broward County Public Records.
RECORDED	Instrument No.118722581
GRANTOR	Hans & Gisela A. Volkmeier, H & W
GRANTEE	Darryl Haile, et al
DATE OF SALE	February 24, 2023
LOCATION	951 NW 8 Avenue, Fort Lauderdale, Florida 33311
ZONING	"RD-15" Multi-family Zoning
SALE PRICE	$185,000
LAND SIZE	10,127 square feet of Land
UNITS OF COMPARISON	$18.27 per Square Foot of Land
FOLIO NUMBER	4942-34-05-1660
CONFIRMED	Office of closing attorney: Michael S. Bloom., Boca Raton, Florida 33431
COMMENTS	Typical small multi-family zoned lot sale Financed by a mortgage to First Florida Credit Union in the amount of $92,500.



AERIAL OF VACANT LAND SALE 12

951 NW 8TH AVENUE

FORT LAUDERDALE, FLORIDA 33311



PHOTO OF VACANT LAND SALE 12
951 NW 8 AVENUE
FORT LAUDERDALE, FLORIDA 33311

VACANT LAND SALES

SALE NO.	13
LEGAL DESCRIPTION	The South 40 Feet of Lot 1, the South 40 Feet of Lot 2, Block 205, Seminole Add. F.R. Olivers Amended Plat Book 1, Page 88, Miami-Dade County, Broward County Public Records.
RECORDED	Instrument No.118210757
GRANTOR	Henry Pleamon Bragdon Hichez
GRANTEE	Diversified Construction Concepts, LLC
DATE OF SALE	March 28, 2022
LOCATION	151 NW 9 Avenue, Fort Lauderdale, Florida 33311
ZONING	"RMM-25" Multi-family Zoning
SALE PRICE	$40,000
LAND SIZE	4,000 square feet of Land
UNITS OF COMPARISON	$10.00 per Square Foot of Land
FOLIO NUMBER	5042-04-01-0400
CONFIRMED	Office of Closing attorney: Lisa K. Crawford, Esq., Fort Lauderdale, Florida 33304
COMMENTS	Typical Small Multi-family zoned Lot Sale Financed by Goldmark Investment Inc. in the amount of $60,000 for a short term mortgage payable in two years.



AERIAL VIEW OF VACANT LAND SALE 13
151 NW 9 AVENUE
FORT LAUDERDALE, FL 33311



PHOTO OF VACANT LAND SALE 13
151 NW 9TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

LAND SALE COMPARISON & ADJUSTMENT CHART

LAND SALE	SALE PRICE PRICE/ SF	SALE DATE	LAND SIZE Sq.Ft.	ZONING	TRANSACTIONAL ADJUSTMENTS Market Conditions +7%/year	Market Adjusted Sale Price	Adjusted Price Per Sq.Ft.
1							
518 NW 13 Avenue	$65,000	4/6/2022	3,955	"RS-8"	$4,550	$69,550	$17.59
Fort Lauderdale, FL	$16.43				Inferior + 7%		
2							
530 NW 13 Avenue	$65,000	4/6/2022	3,955	"RS-8"	$4,550	$69,550	$17.59
Fort Lauderdale, FL 33311	$16.43				Inferior + 7%		
3							
536 NW 13 Avenue	$65,000	4/6/2022	3,955	"RS-8"	$4,550	$69,550	$17.59
Fort Lauderdale, FL 33311	$16.43				Inferior + 7%		
4							
1717 NW 6 Place	$116,400	7/7/2022	7,500	"RS-8"	$6,111	$122,511	$16.33
Fort Laudereale, FL 33311	$15.52				Inferior + 5.25%		
5							
208 NW 28 Terrace	$105,000	9/13/2022	6,001	"RS-5"	$4,200	$109,200	$18.20
Unincorp. Broward Cty, FL 33311	$17.50				Inferior + 4.00%		
6							
1609 NW 11 Court	$137,000	2/27/2023	7,894	"RS-8"	$1,630	$138,630	$17.56
Fort Lauderdale, FL 33311	$17.36				Inferior +1.19%		
7							
2950 NW 10th Court	$110,000.00	11/18/2022	8,129	"RS-5"	$3,234	$113,234	$13.93
Fort Lauderdale FL 33311	$13.58				Inferior +2.94%		
8							
4031 Peters Road	$650,000	5/13/2022	31,949	"B-AC"	$41,860	$691,860	$21.66
Plantation, FL 33317	$20.34				Inferior + 6.44%		
9							
701 NW 27 Avenue	$110,000	5/27/2022	7,082	"B-3"	$7,084	$117,084	$16.53
Unincorp. Broward Cty, FL 33311	$15.53				Inferior + 6.44%		
10							
2201 NW 6 Place	$100,000	9/28/2022	5,388	"CB"	$4,000	$104,000	$19.30
Fort Lauderdale, FL 33311	$18.73				Inferior + 4.00%		
11							
4367 Peters Road	$475,000	2/10/2022	14,950	"Commercial"	$38,903	$513,903	$34.37
Plantation, FL 33317	$31.77				Inferior + 8.19%		
12							
951 NW 8 Avenue	$185,000	2/22/2023	10,127	"RD-15"	$2,202	$187,202	$18.49
Fort Lauderdale, FL 33311	$18.27				Inferior +1.19%		
13							
151 NW 9th Avenue	$40,000	4/26/2022	4,000	"RMM-25"	$2,800	$42,800	$10.70
Fort Lauderdale, FL 33311	$10.00				Inferior +7.00%		

SALES COMPARISON APPROACH
LAND VALUATION FOR RESIDENTIAL PROPERTIES

OVERVIEW

Of the several methods to develop an opinion of land value, the one considered to be the most reliable is the Sales Comparison Approach. In this method, sales of other similar vacant parcels are compared to the site concerned; then adjusted for differences to arrive at land value
The steps of Sales Comparison in Land Valuation are:

1) Locate and collect information of recent sales of sites most similar to the land being appraised.

2) Verify the sales information with the most reliable sources, including details of financing and any special considerations or non-typical market features.

3) Select relevant units of comparison and develop a comparative analysis.

4) Compare and adjust the sales to the subject using significant, market-derived units of comparison.

5) Reconcile all value indications from the comparisons into a value opinion by this approach.

The appraised properties with a residential highest and best use are as follows.

Location	Zoning	Size S.F.	Highest & Best Use
521 NW 13 Avenue	RS-8	7,910	one single-family residence
427 NW 20 Avenue	RS-8	5,500	one single-family residence
724 NW 15 Way	RD-15	5,625	one single-family residence or duplex
1951 NW 7 Place	RM-15	5,000	one single-family residence or duplex
1207 NW 2 Street	RMM-25	6,000	one single-family residence or duplex multi-family if physically possible

All of the appraised properties are located in the Northwest – Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) of the city of Fort Lauderdale. Land use for all of the properties is Northwest Regional Activity Center. A thorough search was conducted of properties in the NPF-CRA and areas close-by. Of the transactions reviewed, Land Sales 1, 2, 3, 4, 5, 6, 7, 12 and 13 are more similar to the appraised residential properties and provide an overview of market activity in the vicinity. Details of the nine transactions are on individual land sales sheets and the Land Sales Comparison & Adjustment Chart in the report.

A unit of comparison used by buyers and sellers of this type site is the Sale Price per Square Foot of Land. The range of unit prices of the land sales (before adjustments) is from $10.00 to $18.27 per square foot.

(Continued)

ELEMENTS OF COMPARISON

Elements of comparison are the characteristics of transactions and properties that cause variation in prices paid for real estate. ***The Appraisal of Real Estate*** *states that there are several basic elements of comparison to consider in sales comparison analysis for land valuation. The first group is termed* ***transactional elements*** *being: real property rights conveyed, financing terms, conditions of sale and market conditions. Adjustments for transactional elements are made, then, attention is focused on the second group,* ***property elements.*** *This second group of property elements consists of location, physical characteristics and use. The relevant elements are hereafter discussed.*

Real Property Rights Conveyed

A transaction price is always predicated on the real property interest conveyed. Property interests conveyed can either be fee simple (without tenants) or leased fee (subject to leases). An adjustment for property rights conveyed is based on whether a leased fee interest was sold with leases at, below, or above market rent.

The interest valued for the subject property is fee simple. The land sales were all conveyances of fee simple interests without leases or easements which were significant enough to affect the price. No adjustment is necessary for this element of comparison.

Financing Terms

Financing terms may have a bearing on the price paid for a property. Such terms that may affect price include assuming a mortgage at lower than current interest rates, the seller paying a buydown for the buyer to have a lower interest rate, or the seller providing financing for a transaction at lower than typical institutional rates. In all of these cases, the buyer could have paid higher prices in such transactions to obtain favorable financing. The reverse is also a possibility in which lower sale prices result from above market financing.

Land Sales 1, 2, 3, 4, 5, 6 and 7 were cash transactions, the most common method of payment for vacant land, especially small parcels. No. 12 was financed by a third party lender at a loan to price ratio of 50%. Grantee of No. 13 gave a mortgage of 150% of the sale price to a third party lender for a two year term. This appears to be more of a personal loan with the lot as collateral rather than a mortgage to buy the land. The unit price for Sale 13 is $10.00 per square foot, at the low end of the sales range reflective most significantly for its small size of 4,000 square feet. These factors are considered qualitatively rather than quantitatively in the final valuation. No adjustment is made to the other sales for this element of comparison.

(Continued)

Conditions of Sale

Condition of sale addresses the motivation of buyers and sellers. Such motivations include a seller accepting a lower than market price for needed cash, a lender selling a previously foreclosed property to comply with regulations imposed on the institution, or a buyer purchasing an adjacent property. Even arm's length transactions may be the result of atypical motivation, such as lack of exposure time to the market, the result of an eminent domain proceeding, or tax consideration.

None of the land sales are transactions by lenders after foreclosures of prior mortgages on the properties. The land sales were exposed to the open market for a reasonable time. Sales 1, 2 and 3 had a subsequent ownership transfer after the cited sale, but they were not arm's length transactions. The sale data shown for these sales are the market price. Conditions of sale were typical for the market, with no adjustment necessary.

Market Conditions

Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of the value estimate require adjustment for any differences that affect their value. The most common adjustment for market condition is time; however, the passage of time itself is not the cause of the adjustment. Market conditions which change over time are the reason to make the adjustment, such as appreciation or depreciation due to building inventory, changes in tax laws, investor's criteria, building moratoriums, fluctuation in supply and demand, et cetera. It is also possible that there is no change in market condition over time.

Seven of the sales closed in 2022; two in 2023. In the spring of 2021, the downturn in the economy due to the Covid pandemic seemed to be waning. There were signs the economy was getting back on track, and prosperity would be the tone of the future. Sale prices took a sharp upward turn in 2022. In 2023, the economic outlook changed with concerns of inflation. Sale prices do not appear to have dropped, but the volume of sales decreased about 45%. Properties that sold are mostly in cash, with financing being avoided if possible. Though it fluctuates, price increase will level out at about 7% per year. Each of the improved sales is adjusted upward 7% annually for market conditions to the effective date of appraisal. The amounts of the adjustments are shown on the chart.

Adjustments have been made to the improved sales for transactional elements of comparison. Next, adjustments for property elements of comparison are considered.

Location

The location of a property is a key factor in prompting a buyer to purchase it. Location encompasses many aspects such as road frontage, access, proximity to other competing properties, proximity to a market that will use the goods and services housed in a property, governmental influences, average daily traffic flow, etc. Typically, properties in a neighborhood share some of the same locational characteristics such as age, condition, and style.

(Continued)

Six of the land sales are in the NPF CRA; three are not, but close-by. The in-fill sites are located on neighborhood roads. They appear to be purchased for stand-alone houses, with the exception of Sale 12. None of the sales, like the subjects, are part of on-going assemblages. Seven of the sales are zoned for single family use, as are two of the appraised properties. One sale is zoned for 15 units per acre; two of the subjects are. No. 13 is zoned for 25 unit per acre, as is one appraised parcel. Land Sale 12 has the potential of being improved with 15 units per acre. It is the largest of the residentially zoned sites with 10,127 square feet, and has a time-adjusted unit price of $18.49 per square foot, at the top of the range. Land Sale 13 has the potential of being improved with 25 unit per acre if it were assembled with other properties. As it sits, size is 4,000 square feet, substandard in the "RMM-25" district, with a probable use of a single-family residence. Previously noted, Sale 13 has the lowest unit price in the data set of $10.00 per square feet or $10.70 per square foot when adjusted for market conditions.

Larger size and potential for greater density are key factors in obtaining higher prices for properties. These factors are influential in developing unit values for the appraised properties.

Physical Characteristics

Physical characteristics to be considered for adjustments are those that cause a difference in price to be paid by the market. A wide range of such items includes land size, shape, frontage, topography, view, access, functional utility, degree of readiness for development, et cetera. Adjustments for physical characteristics are best derived from the market by paired sales comparison.

Through the process of searching for comparable sales, the physical characteristics are of great import. From the universe of possible comparable sales, those that are most similar to the site appraised are presented in the report for analysis and comparison to the subject. The lesser the number of physical differences, the better.

Land sale sizes range from 3,955 to 10,127 square feet; land sizes of the appraised properties also fit in that range. As discussed, larger sized parcels tend to have higher unit prices because there is more space for multiple units and/or amenities. All of the lots are rectangular in shape, and front neighborhood roads. Infrastructure is similar for the lots. No adjustments are necessary for this element of comparison.

Use

For sites to be comparable, they should have similar uses. The highest and best use for the appraised properties is residential use, either single-user, duplex or as many units as would be permissible if assembled with adjacent properties. The land sales have similar highest and best use. Land size and zoning govern highest and best use currently and future. Hence, no adjustment is made for this element of comparison.

(Continued)

FINAL VALUATION FOR RESIDENTIAL PROPERTIES

The adjusted unit prices for the residential sales are as follows:

Land Sale No.	Size SF	Adjusted Price/ SF
1	3,955	$17.59
2	3,955	$17.59
3	3,955	$17.59
4	7,500	$16.33
5	6,001	$18.20
6	7,894	$17.56
7	8,129	$13.93
12	10,127	$18.49
13	4,000	$10.70

The quantity of the comparable data is sufficient to have an overview of the market for land similar to the appraised parcels. The quality of the data is good in that it provides a sound basis to develop opinions of value for the land under appraisement. Revitalization of the market area is increasing demand for properties, both vacant and improved. Scarcity of available properties is a factor in the upward price trend. With this in mind and the foregoing discussion, it is our opinion that the Market Values of the Fee Simple Estates of the subject properties as of June 1, 2023 are as follows.

VALUES BY SALE COMPARISON APPROACH

Number	Location	Zoning	Sq.Ft. Land	Value/Sq.Ft.	Final Values
1	521 NW 13 Avenue	"RS-8"	7,910	$18.00	$142,380
2	427 NW 20 Avenue	"RS-8"	5,500	$17.00	$93,500
3	724 NW 5 Way	"RD-15"	5,625	$18.50	$104,063
4	1951 NW 7 Place	"RM-15"	5,000	$18.50	$92,500
5	1207 NW 2 Street	"RMM-25"	6,000	$18.50	$111,000

SALES COMPARISON APPROACH
LAND VALUATION FOR BUSINESS PROPERTIES

OVERVIEW

Of the several methods to develop an opinion of land value, the one considered to be the most reliable is the Sales Comparison Approach. In this method, sales of other similar vacant parcels are compared to the site concerned; then adjusted for differences to arrive at land value
The steps of Sales Comparison in Land Valuation are:

1) Locate and collect information of recent sales of sites most similar to the land being appraised.

2) Verify the sales information with the most reliable sources, including details of financing and any special considerations or non-typical market features.

3) Select relevant units of comparison and develop a comparative analysis.

4) Compare and adjust the sales to the subject using significant, market-derived units of comparison.

5) Reconcile all value indications from the comparisons into a value opinion by this approach.

The appraised properties with a business highest and best use are as follows.

Location	Zoning	Size S.F.	Highest & Best Use
660 NW 22 Road	CB	5,003	single occupant commercial building
708NW 22 Road	CB	5,004	single occupant commercial building
712 NW 22 Road	CB	5,004	single occupant commercial building
716 NW 22 Road	CB	5,004	single occupant commercial building
744 NW 22 Road	CB	5,004	single occupant commercial building
761 NW 22 Road	CB	5,003	single occupant commercial building

All of the appraised properties are located in the Northwest – Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) of the city of Fort Lauderdale. Land use for all of the properties is Northwest Regional Activity Center. A thorough search was conducted of properties in the NPF-CRA and areas close-by. Of the transactions reviewed, Land Sales 8, 9, 10 and 11 are more similar to the appraised business properties and provide an overview of market activity in the vicinity. Details of the four transactions are on individual land sales sheets and the Land Sales Comparison & Adjustment Chart in the report.

A unit of comparison used by buyers and sellers of this type site is the Sale Price per Square Foot of Land. The range of unit prices of the land sales (before adjustments) is from $15.53 to $31.77 per square foot.

(Continued)

SALES COMPARISON APPROACH
(Continued)

ELEMENTS OF COMPARISON

Elements of comparison are the characteristics of transactions and properties that cause variation in prices paid for real estate. ***The Appraisal of Real Estate*** *states that there are several basic elements of comparison to consider in sales comparison analysis for land valuation. The first group is termed* ***transactional elements*** *being: real property rights conveyed, financing terms, conditions of sale and market conditions. Adjustments for transactional elements are made, then, attention is focused on the second group,* ***property elements.*** *This second group of property elements consists of location, physical characteristics and use. The relevant elements are hereafter discussed.*

Real Property Rights Conveyed

A transaction price is always predicated on the real property interest conveyed. Property interests conveyed can either be fee simple (without tenants) or leased fee (subject to leases). An adjustment for property rights conveyed is based on whether a leased fee interest was sold with leases at, below, or above market rent.

The interest valued for the subject property is fee simple. The land sales were all conveyances of fee simple interests without leases or easements which were significant enough to affect the price. No adjustment is necessary for this element of comparison.

Financing Terms

Financing terms may have a bearing on the price paid for a property. Such terms that may affect price include assuming a mortgage at lower than current interest rates, the seller paying a buydown for the buyer to have a lower interest rate, or the seller providing financing for a transaction at lower than typical institutional rates. In all of these cases, the buyer could have paid higher prices in such transactions to obtain favorable financing. The reverse is also a possibility in which lower sale prices result from above market financing.

Land Sales 8, 9, 10 and 11were cash transactions, the most common method of payment for vacant land, especially small parcels. No adjustment is made to the other sales for this element of comparison.

Conditions of Sale

Condition of sale addresses the motivation of buyers and sellers. Such motivations include a seller accepting a lower than market price for needed cash, a lender selling a previously foreclosed property to comply with regulations imposed on the institution, or a buyer purchasing an adjacent property. Even arm's length transactions may be the result of atypical motivation, such as lack of exposure time to the market, the result of an eminent domain proceeding, or tax consideration.

(Continued)

None of the land sales are transactions by lenders after foreclosures of prior mortgages on the properties. The land sales were exposed to the open market for a reasonable time. Conditions of Sales 8, 9 and 10 were typical for the market, with no adjustment necessary. Grantee of Land Sale 9 owns three adjacent lots to the north. Purchase of No. 9 completes the assemblage of the NW 27 Avenue frontage in that short block. Assemblage purchases may increase the price paid; however, not in the case of No. 9. It has the lowest of the unit sale prices for the business zoned land.

Grantee of Land Sale 11 waited to close on the transaction until the City Council of Plantation approved the use of a childcare facility. Because of this contingency to the transaction, the seller had to hold the property off the market while the buyer took it through the development process and was assured the use would be permitted. There was a cost and benefit to both parties by this contingency. The seller obtained a higher price for the property, but had to wait to receive it. The buyer paid a higher price, but attained approval status for the project. This sale is included in the data set to show a common condition of sale usually for a larger property; lesser weight is placed on it for this reason. A quantitative adjustment is not made for this element of comparison; however, it will be considered qualitatively in the final valuation.

Market Conditions

Comparable sales that occurred under different market conditions than those applicable to the subject on the effective date of the value estimate require adjustment for any differences that affect their value. The most common adjustment for market condition is time; however, the passage of time itself is not the cause of the adjustment. Market conditions which change over time are the reason to make the adjustment, such as appreciation or depreciation due to building inventory, changes in tax laws, investor's criteria, building moratoriums, fluctuation in supply and demand, et cetera. It is also possible that there is no change in market condition over time.

The four business zoned sales closed in 2022. In the spring of 2021, the downturn in the economy due to the Covid pandemic seemed to be waning. There were signs the economy was getting back on track, and prosperity would be the tone of the future. Sale prices took a sharp upward turn in 2022. In 2023, the economic outlook changed with concerns of inflation. Sale prices do not appear to have dropped, but the volume of sales decreased about 45%. Properties that sold are mostly in cash, with financing being avoided if possible. Though it fluctuates, price increase will level out at about 7% per year. Each of the improved sales is adjusted upward 7% annually for market conditions to the effective date of appraisal. The amounts of the adjustments are shown on the chart.

Adjustments have been made to the improved sales for transactional elements of comparison. Next, adjustments for property elements of comparison are considered.

(Continued)

SALES COMPARISON APPROACH
(Continued)

Location

The location of a property is a key factor in prompting a buyer to purchase it. Location encompasses many aspects such as road frontage, access, proximity to other competing properties, proximity to a market that will use the goods and services housed in a property, governmental influences, average daily traffic flow, etc. Typically, properties in a neighborhood share some of the same locational characteristics such as age, condition, and style.

The six business zoned appraised properties border NW 22 Road in the NPF CRA. Land Sale 10 is also in the NPF CRA, with a tip of the lot touching NW 22 Road. Land Sale 9 is located on NW 27 Avenue, a secondary connector between Sunrise Boulevard and Riverland Road. Land Sales 8 and 11 are located on Peters Road, a secondary commercial street in the Plantation Gateway 7 CRA. That market area is given attention and support by the city to promote local, small businesses there. As mentioned, Land Sale 11 was approved to be improved with a day care center. Plans are still pending for No. 8.

There are few vacant business zoned parcels. Commercial properties are usually larger to have land area for parking, setbacks, landscaping, et cetera. Small business zoned sites provide an opportunity for an entrepreneur to establish a business. The subject market area is in the life stage of revitalization with Sistrunk Boulevard the center of activity. The subject location of NW 22 Road intersects with Sistrunk Boulevard at the west end of the NPF CRA. Population within one mile of the appraised properties is high at 21,071 residents, with 192,596 within in three miles. For these reasons, the appraised unit values for the subjects would be in the mid-range of more similar Land Sales 8, 9 and 10.

Physical Characteristics

Physical characteristics to be considered for adjustments are those that cause a difference in price to be paid by the market. A wide range of such items includes land size, shape, frontage, topography, view, access, functional utility, degree of readiness for development, et cetera. Adjustments for physical characteristics are best derived from the market by paired sales comparison.

Through the process of searching for comparable sales, the physical characteristics are of great import. From the universe of possible comparable sales, those that are most similar to the site appraised are presented in the report for analysis and comparison to the subject. The lesser the number of physical differences, the better.

Appraised property land sizes are each basically 5,000 square feet. 708, 712 and 714 are contiguous and could form a parcel of 15,000 square feet. There is no minimum land size in the "CB" zoning district; however, requirements have to be met to obtain approval for a project. Land Sale 10, essentially on NW 22 Road, has a size of 5,388 square feet with a sale price of $19.30, time adjustment. As mentioned, grantee of No. 9 was an adjacent property owner; sale unit price for the 7,082 square foot sized site was $16.53, time adjusted. Land Sale 8, largest in the data set with 31,949 square feet, has a time adjusted unit price of $21.66 per square foot. No. 11 has a time adjusted unit price of $34.37 per square foot. As discussed, this 14,950 square foot parcel has the highest unit price because approval for a day care center was obtained before closing the sale.

(Continued)

As discussed, larger sized parcels tend to have higher unit prices because there is more space for parking and driveways. Land Sales 9 and 10 are more similar to the business zoned subject properties for physical characteristics. Land Sale 8 is more similar to the three contiguous subject lots.

Use

For sites to be comparable, they should have similar uses. The highest and best use for the business zoned appraised properties is a single occupant commercial building. 708, 712, 716 NW 22 Road could be used as one site for a multi-tenanted building. The land sales have similar highest and best uses of low intensity commercial projects. Hence, no adjustment is made for this element of comparison.

FINAL VALUATION FOR BUSINESS PROPERTIES

The adjusted unit prices for the residential sales are as follows:

Land Sale No.	Size SF	Adjusted Price/ SF
8	31,949	$21.66
9	7,082	$16.53
10	5,388	$19.30
11	14,950	$34.37

The quantity of the comparable data is sufficient to have an overview of the market for land similar to the appraised parcels. The quality of the data is good in that it provides a sound basis to develop opinions of value for the land under appraisement. Revitalization of the market area is increasing demand for properties, both vacant and improved. Scarcity of available properties is a factor in the upward price trend. Lesser weight is placed on Land Sale 11 because of the conditions of sale of the transaction. As discussed, closing on the contract to purchase was held until the city of Plantation granted permission for the parcel to be improved with a day care center. No. 11 is included in the data set to illustrate the rise in unit price once approval for a use is secured.

Based on the foregoing discussion, it is our opinion that the Market Values of the Fee Simple Estates of the subject properties as of June 1, 2023 are as follows.

(Continued)

FINAL VALUATION FOR BUSINESS PROPERTIES (continued)

VALUES BY SALE COMPARISON APPROACH

Number	Location	Zoning	Size SF	Value/ SF	Final Values
6	660 NW 22 Road	"CB"	5,003	$20.00	$100,060
7	708 NW 22 Road	"CB"	5,004	$22.00	$110,088
8	712 NW 22 Road	"CB"	5,004	$22.00	$110,088
9	716 NW 22 Road	"CB"	5,004	$22.00	$110,088
10	744 NW 22 Road	"CB"	5,004	$20.00	$100,080
11	761 NW 22 Road	"CB"	5,003	$20.00	$100,060

CERTIFICATION

I certify that, to the best of my knowledge and belief, the statements contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.
My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

We have appraised the vacant lots on NW 22 Road, Fort Lauderdale, FL within the three-year period (on different dates) prior to the acceptance of this assignment. We have not appraised the other properties which are the subjects in this report.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The analyses, opinions and conclusions were also developed and the report prepared in conformity with the Uniform Standards of Professional Appraisal Practice, which is included in the Appraisal Institute's Standards, and Chapter 475, Part II F.S.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The use of this report is (*also*) subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.

I have visited the properties that are the subjects of this report on April 5, 2023.

Jesse B. Vance, Jr. and Claudia Vance are responsible for the analyses, conclusions and opinions concerning real estate set forth in this report. No one else has provided significant professional service to the persons signing this certification.

The Appraisal Institute and the American Society of Appraisers each conduct programs of continuing education for their designated members. As of the date of this report, Jesse B. Vance, Jr. and Claudia Vance have completed the continuing education program for Designated Members of the Appraisal Institute. Continuing education programs are also completed for the American Society of Appraisers and the State of Florida.



June 1, 2023

Jesse B. Vance, Jr., MAI, SRA, ASA
Florida State-Certified General Real Estate Appraiser No. RZ-85



June 1, 2023

Claudia Vance, MAI
Florida State-Certified General Real Estate Appraiser No. RZ-173

CERTIFICATION AND LIMITING CONDITIONS

The statements and conclusions contained in this report, subject to the limiting conditions hereafter cited, are correct to the best of the writers' knowledge.

1. The undersigned have personally inspected the subject of this report. No pertinent information has been knowingly withheld.

2. Unless specifically included, the subject is analyzed as though free and clear of liens and encumbrances.

3. No responsibility is assumed for legal matters, nor is an opinion of title rendered. Title is assumed to be good and held in Fee Simple, unless excepted.

4. Legal descriptions and property dimensions have been furnished by others; no responsibility for their correctness is assumed. Sketches which may be in the report are for illustrative purposes only.

5. Possession of any copy of this report does not carry with it the right of publication, duplication, or advertising using the writers' names or professional designations or membership organizations.

6. The writers are not required to testify without prior agreement.

7. Neither the employment to make this appraisal nor compensation therefore is contingent on the value reported.

8. Where divisions are made between land, improvements, etc., the values estimated for each apply only under the cited use or uses.

9. The value applies ONLY as of the date of valuation stated within the report.

10. The writers certify that they have no present, past or contemplated interest in the subject of this report - unless specifically stated.

11. This report is the property of the indicated client. It may not be used by any other party for any purpose not consistent with the written function of this report without the express written consent of the writers AND client.

12. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice and Conduct of the Appraisal Institute. The work also conforms to the Uniform Standards of Professional Appraisal Practice.

13. Soil or sub-soil contamination may exist from current or prior users, or users outside the property concerned. The appraisers are not qualified to detect such substances. We urge the client to retain an expert in this field if desired.

14. The appraisers have not been provided a Habitat Survey, Endangered Species Survey, or analysis by a qualified environmental specialist indicating the presence of or proximity to environmentally sensitive and/or protected land or species which could affect the use, and possibly, value of the appraised property. The appraisers are not qualified to identify these factors. We recommend that an expert be hired where there may be reasonable cause to expect the presence of any of the cited elements.

15. Jesse B. Vance, Jr. and Claudia Vance are responsible for the analyses, conclusions, and opinions of real estate set forth in this report. No one else provided significant professional assistance to the signers of this report.

16. Prospective value is based on current conditions and trends. The appraisers cannot be held responsible for unforeseeable events which might alter market conditions upon which market value opinion has been developed.

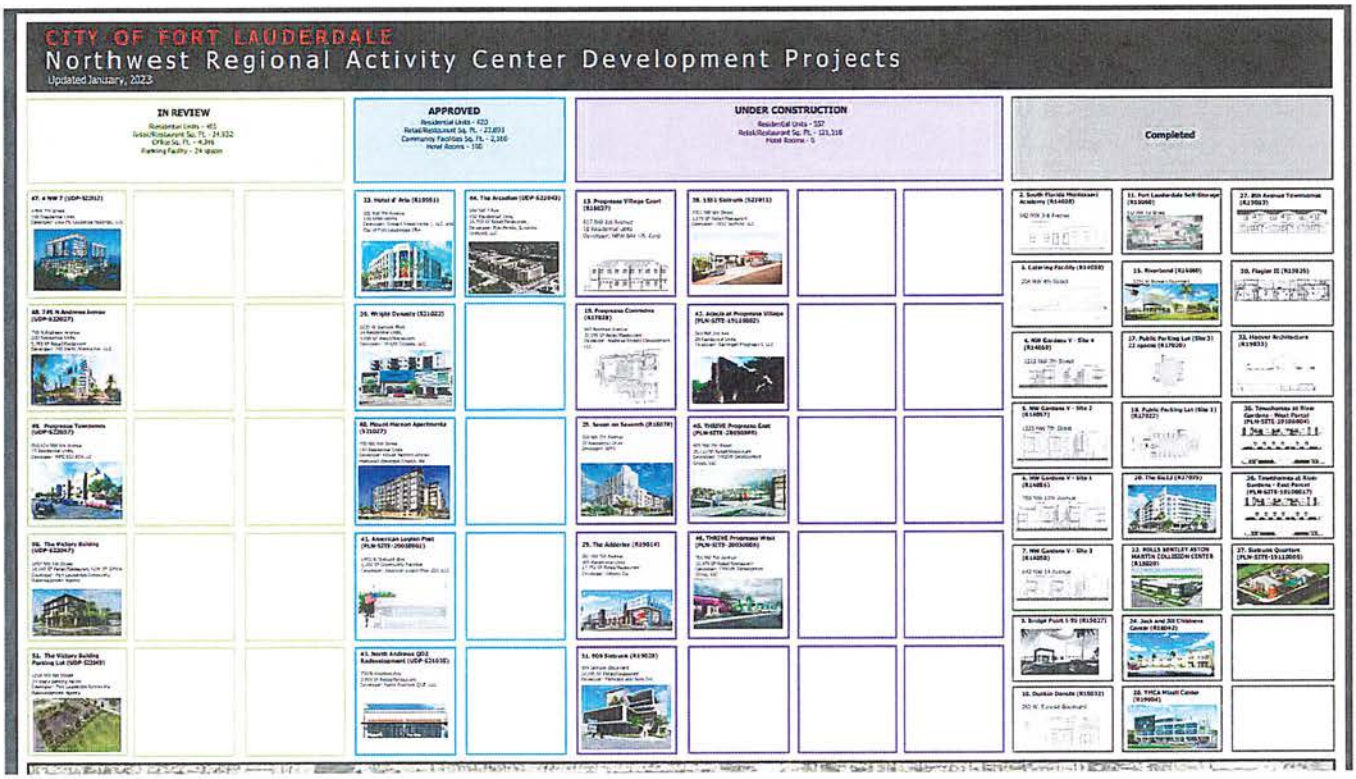
17. The appraisers certify that they have the knowledge and experience required to perform this appraisal assignment.

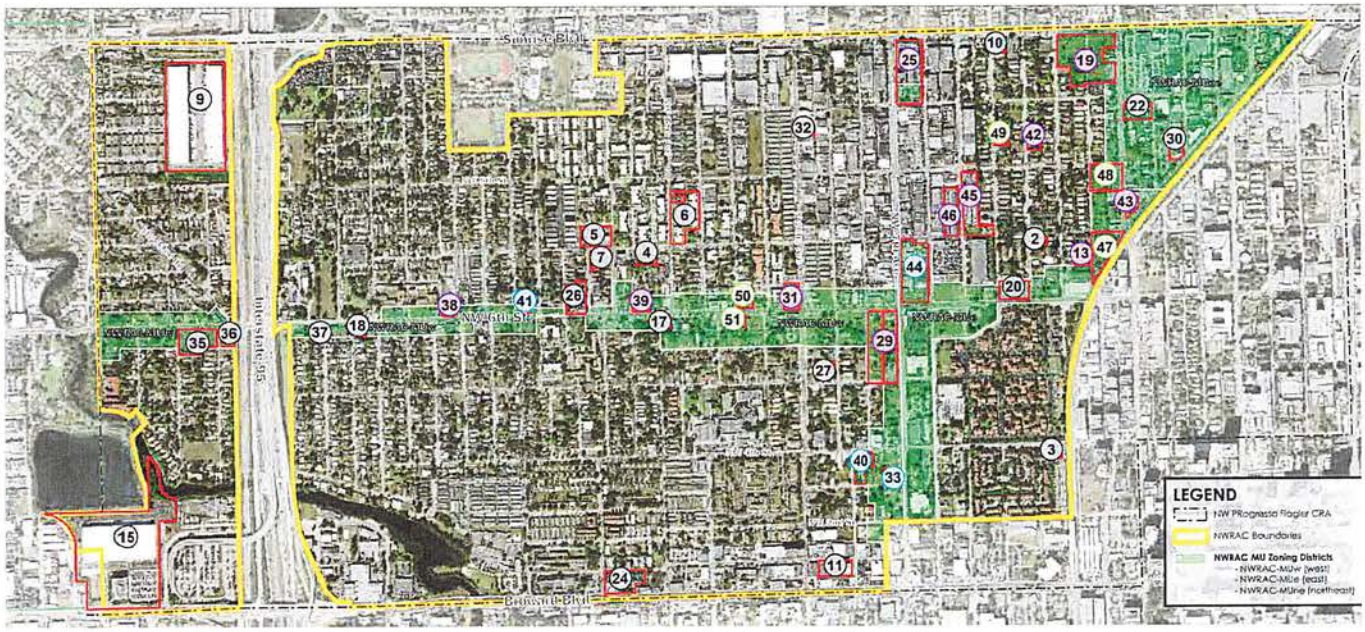
18. The appraisers reserve the right to amend or change this report at any time additional market information is obtained which would significantly affect the value.

Jesse B. Vance, Jr., MAI, SRA, ASA
State-Certified General Real Estate Appraiser No. RZ 85 June 1, 2023

Claudia Vance, MAI
State-Certified General Real Estate Appraiser No. RZ 173 June 1, 2023

ADDENDA


CITY OF FORT LAUDERDALE
Northwest Regional Activity Center Development Projects
Updated January, 2023
IN REVIEW
APPROVED
UNDER CONSTRUCTION
Completed


Sunrise Blvd
Broward Blvd
Interstate 95
NW 6th St
LEGEND
NW Progresso Flagler CRA
NWRAC Boundaries
NWRAC MU Zoning Districts
- NWRAC-MUw (west)
- NWRAC-MUe (east)
- NWRAC-MUne (northeast)

• SECTION 47-5. - RESIDENTIAL ZONING DISTRICTS AND RESIDENTIAL OFFICE ZONING DISTRICTS

Sec. 47-5.2. - Intent and purpose of each district.

RS-8 district is intended to provide areas within the city for single family detached residences and accessory uses. The RS-8 district has a maximum density of eight dwelling units per net acre, which is consistent with the density permitted by the residential low-medium category of the city's comprehensive plan.

RD-15 district is intended to provide areas within the city for single family detached dwellings and for duplex units or two family residences where two units are either attached or semi-attached. The RD-15 district permits single family dwelling units including zero lot line dwellings and cluster dwellings designed in a manner that is compatible and complementary to the surrounding area. This provides for a more efficient use of land resources by allowing for a modification of yards to provide for innovative site design and open space on lots which, because of their size and/or configuration, could not be efficiently used otherwise. The RD-15 district has a maximum density of15 dwelling units per net acre, which is consistent with the density permitted by the residential medium category of the city's comprehensive plan.

RM-15 district is intended to provide areas in the city for single family residences and low-rise multifamily residences in a manner which ensures, to the greatest extent possible, compatibility with adjacent development and existing residential neighborhoods. Parcels so designated shall serve as a transition from medium high and high density multifamily housing to single family neighborhoods, and shall be limited to locations on or within reasonable proximity to arterial or collector streets or generally near community facilities, office or commercial development. The RM-15 district has a maximum density of15 dwelling units per net acre, which is consistent with the residential medium category of the city's comprehensive plan.

RMM-25 district is intended for mid-rise multifamily residences and tourist accommodations. The RMM-25 district has a maximum density of 25 dwelling units per net acre and a maximum density of 30 hotel/motel or nursing home rooms per net acre, which is consistent with the residential medium high category of the city's comprehensive plan. Parcels so designated shall serve as a transition from medium high density multifamily housing and hotel development to single family and midrise multifamily residential neighborhoods and shall be located in proximity to arterial or collector streets or adjacent or near to commercial shopping and office facilities or services.

Sec. 47-5.11 - List of permitted and conditional uses, RS-8 and RS-8A Residential Single Family/Low Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A.	***PERMITTED USES***	*B.*	***CONDITIONAL USES:*** See Section 47-24.3.
1.	*Residential Uses*		
a.	Single Family Dwelling		
b.	Community Residence, 3 residents maximum. See Sec. 47-18.47.		
c.	Family Community Residence, 4 to 10 residents; 1,000' distance separation. See Sec. 47-18.47.		Family Community Residence, less than 1,000' distance separation. See Sec. 47-18.47.
d.			Transitional Community Residence, more than 4 residents /Family Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.
2.	*Public Purpose Facilities*		
a.	Active and Passive Park, see Section 47-18.44.		
b.	Social Service Residential Facility, Level I, see Section 47-18.32.		
3.	*Child Day Care Facilities*		
a.	Family Day Care Home, see Section 47-18.8.		
4.	*Accessory Uses, Buildings and Structures*		
a.	See Section 47-19.		
5.	*Urban Agriculture* See Section 47-18.41.		

Sec. 47-5.12. - List of permitted and conditional uses, RD-15 Residential Single Family/Duplex/Low Medium Density District.

District Categories—Residential Dwellings, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A.	*PERMITTED USES*	B.	*CONDITIONAL USES:* See Section 47-24.3.
1.	*Residential Uses*		
a.	Single Family Dwelling		
b.	Single Family Dwelling, Attached: Cluster, see Section 47-18.9.		
c.	Single Family Dwelling, Attached: Duplex/Two (2) Family Dwelling, see Section 47-18.45.		
d.	Single Family Dwelling: Zero-lot-line, see Section 47-18.38.		
e.	Community Residence, 3 residents maximum. See Sec. 47-18.47.		
f.	Family Community Residence, 4 to 10 residents; 1,000' distance separation. See Sec. 47-18.47.		Family Community Residence, less than 1,000' distance separation. See Sec. 47-18.47.
g.			Transitional Community Residence, more than 4 residents /Family Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.
2.	*Public Purpose Facilities*		
a.	Active and Passive Park, see Section 47-18.44.		
b.	Social Service Residential Facility, Level I, see Section 47-18.32.		
3.	*Child Day Care Facilities*		
a.	Family Day Care Home, see Section 47-18.8.		
4.	*Accessory Uses, Buildings and Structures*		
a.	See Section 47-19.		
5.	*Urban Agriculture* See Section 47-18.41.		

Sec. 47-5.16. - List of permitted and conditional uses, RM-15 Residential Low Rise Multifamily/Medium Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, and Accessory Uses, Buildings and Structures.

A.	*PERMITTED USES*	B.	*CONDITIONAL USES:* See Section 47-24.3.
1.	*Residential Uses*		
a.	Single Family Dwelling		
b.	Single Family Dwelling, Attached: Cluster, see Section 47-18.9.		
c.	Single Family Dwelling: Zero-lot-line, see Section 47-18.38.		
d.	Single Family Dwelling, Attached: Duplex/Two Family Dwelling, See Section 47-18.45.		
e.	Single Family Dwelling, Attached: Townhouses, see Section 47-18.33.		
f.	Multifamily Dwelling: Coach Home, see Section 47-18.10.		
g.	Multifamily Use		
h.	Community Residence, 3 residents maximum. See Sec. 47-18.47.		
i.	Community Residence 4 to 10 residents; 1,000' distance separation. See Sec. 47-18.47.		Community Residence 4 to 10 residents, less than 1,000' distance separation. See Sec. 47-18.47.
j.	Multifamily Dwelling		Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.
2.	*Lodging*		
		a.	Bed and Breakfast Dwelling, see Section 47-18.6.
3.	*Mixed Use Development*		
		a.	Mixed Use Development, see Section 47-18.21.
4.	*Public Purpose Facilities*		
a. Active and Passive Park, see Section 47-18.44. b. Social Service Residential Facility, Level I, see Section 47-18.32.		a. House of Worship, see Section 47-18.17. b. School. c. Social Service Residential Facility, Level II, see Section 47-18.32.	
5.	*Child Day Care Facilities*		
a.	Family Day Care Home, see Section 47-18.8.		
6.	*Accessory Uses, Buildings and Structures*		
a.	See Section 47-19.		
7.	*Urban Agriculture* See Section 47-18.41.		

Sec. 47-5.19. - List of permitted and conditional uses, RMM-25 Residential Mid Rise Multifamily/Medium High Density District.

District Categories—Residential Dwellings, Lodging, Mixed Use Development, Public Purpose Facilities, Child Day Care Facilities, Nursing Home Facilities, and Accessory Uses, Buildings and Structures.

A.	***PERMITTED USES***	*B.*	***CONDITIONAL USES:*** See Section 47-24.3.
1.	*Residential Uses*		
a.	Single Family Dwelling		
b.	Single Family Dwelling, Attached: Cluster Dwellings, see Section 47-18.9.		
c.	Single Family Dwelling: Zero-lot-line Dwelling, see Section 47-18.38.		
d.	Single Family Dwelling, Attached: Duplex/Two (2) Family/Dwelling, see Section 47-18.45.		
e.	Single Family Dwelling, Attached: Townhouses, see Section 47-18.33.		
f.	Multifamily Dwelling: Coach Home, see Section 47-18.10.		
g.	Multifamily use.		
h.	Community Residence, 3 residents maximum. See Sec. 47-18.47.		
i.	Community Residence, 4 to 10 residents; 1,000' distance separation. See Sec. 47-18.47.		Community Residence, 4 to 10 residents, less than 1,000' distance separation. See Sec. 47-18.47.
j.	Existing Multifamily Dwelling, see Section 47-18.39.		Community Residence, more than 10 residents/Community Residence, no license or certification available. See Sec. 47-18.47.
2.	*Lodging*		
		a.	Bed and Breakfast Dwelling, see Section 47-18.6.
		b.	Hotel, see Section 47-18.16.
3.	*Mixed Use Development*		
		a.	Mixed Use Development, see Section 47-18.21.
4.	*Public Purpose Facilities*		
a.	Active and Passive Park, see Section 47-18.44.	a.	House of Worship, see Section 47-18.17.
b.	Social Service Residential Facility, Level I, see Section 47-18.32.	b.	School.
		c.	Social Service Residential Facility, Level II,

			see Section 47-18.32.
5.	*Child Day Care Facilities*		
a.	Family Day Care Home, see Section 47-18.8.	a.	Small and Intermediate Child Day Care Facility, see Section 47-18.8.
6.	*Nursing Home Facilities*		
		a.	Nursing Homes, see Section 47-18.23.
7.	*Accessory Uses, Buildings and Structures*		
a.	See Section 47-19.		
8.	*Urban Agriculture* See Section 47-18.41.		

CB - Community Business District is intended to meet the shopping and service needs of the community. The size and scale of development and allowable uses within the CB district are intended to limit impact on the surrounding residential neighborhoods to be served by the commercial business. The CB district is located on collector and arterial streets, providing for both vehicular and pedestrian traffic.

Sec. 47-6.10. - List of permitted and conditional uses, Community Business (CB) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, and Accessory Uses, Buildings and Structures.

A.	***PERMITTED USES***	***B.***	***CONDITIONAL USES:*** See Section 47-24.3.
Any use in the Community Business district, and its accessory uses, together or individually, when greater than 10,000 square feet in total area, must be approved as a site plan level III, as provided in Section 47-24.2.			
1.	*Automotive*		
a.	Automotive Parts & Supplies Store.		
b.	Automotive Service Station, see Section 47-18.5.		
2.	*Boats, Watercraft and Marinas*		
a.	Marine Parts and Supplies Store.	a.	Marina, see Section 47-23.8.
3.	*Commercial Recreation*		
a.	Billiard Parlor.		
b.	Indoor Motion Picture Theater, less than Five Screens.		
c.	Performing Arts Theater, less than 300 Seats.		
4.	*Food and Beverage Service*		
a.	Bakery Store.		
b.	Bar, Cocktail Lounge, Nightclub.		

c.	Cafeteria.		
d.	Candy, Nuts Store.		
e.	Convenience Kiosk. See Sec. 47-18.43.		
f.	Convenience Store. See Sec. 47-18.43.		
g.	Convenience Store, Multi-Purpose. See Sec. 47-18.43.		
h.	Delicatessen.		
i.	Food and Beverage, Drive-Thru and Carry-Out.		
j.	Fruit and Produce Store.		
k.	Grocery/Food Store.		
l.	Ice Cream/Yogurt Store.		
m.	Liquor Store. See Sec. 47-18.43.		
n.	Meat and Poultry Store.		
o.	Package Liquor Store. See Sec. 47-18.43.		
p.	Restaurant.		
q.	Seafood Store.		
r.	Supermarket.		
5.	*Lodging*		
a.	Bed and Breakfast Dwelling, see Section 47-18.6.		
b.	Hotel, see Section 47-18.16.		
6.	*Mixed Use Developments*		
		a.	Mixed Use Development, see Section 47-18.21.
7.	*Public Purpose Facilities*		
a.	Civic and Private Club Facility.	a.	Social Service Residential Facility, see Section 47-18.32.
b.	Government Administration.	b.	Hospital.
c.	House of Worship.		
d.	Library Branch.		
e.	Museum.		
f.	Active and Passive Park, see Section 47-18.44.		
g.	Public/Private Recreation.		
h.	Police and Fire Substation.		
i.	Post Office Substation.		
j.	School.		
8.	*Retail Sales*		
a.	Antiques Store.		
b.	Apparel/Clothing, Accessories Store.		

c.	Arts & Crafts Supplies Store.	
d.	Art Galleries, Art Studio.	
e.	Bait and Tackle Store.	
f.	Bicycle Shop.	
g.	Book Store.	
h.	Camera, Photographic Supplies Store.	
i.	Card & Stationery Store.	
j.	Cigar, Tobacco Store.	
k.	Computer/Software Store.	
l.	Consignment, Thrift Store.	
m.	Cosmetic, Sundries Store.	
n.	Department Store.	
o.	[*Reserved.*]	
p.	Fabric, Needlework, Yarn Shop.	
q.	Flooring Store.	
r.	Florist Shop.	
s.	Furniture Store.	
t.	Gifts, Novelties, Souvenirs Store.	
u.	Glassware, China, Pottery Store.	
v.	Hardware Store.	
w.	Hobby Items, Toys, Games Store.	
x.	Holiday Merchandise, Outside Sales, see Section 47-18.15.	
y.	Household Appliances Store.	
z.	Jewelry Store.	
aa.	Lawn and Garden Center, Outdoor Display Permitted.	
bb.	Linen, Bath, Bedding Store.	
cc.	Luggage, Handbags, Leather Goods Store.	
dd.	Medical Supplies Sales.	
ee.	Music, Musical Instruments Store.	
ff.	Newspapers, Magazines Store.	
gg.	Office Supplies, Equipment Store.	
hh.	Optical Store.	
ii.	Paint, Wallpaper Store.	

jj.	Party Supply Store.		
kk-l.	Pharmacy.		
ll.	Security Systems.		
mm.	Shoe Store.		
nn.	Shopping Center.		
oo.	Sporting Goods Store.		
pp.	Tapes, Videos, Music CD's Stores.		
9.	*Services/Office Facilities*		
a.	Copy Center.	a.	Adult Gaming Center, see Section 47-18.42.
b.	Check Cashing Store.	b.	Nursing Home, see Section 47-18.23.
c.	Dry Cleaner, see Section 47-18.12.		
d.	Financial Institution, including Drive-Thru Banks.		
e.	Film Processing Store.		
f.	Formal Wear, Rental.		
g.	Hair Salon.		
h.	Health and Fitness Center.		
i.	Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater.		
j.	Interior Decorator.		
k.	Laundromat, see Section 47-18.19.		
l.	Mail, Postage, Fax Service.		
m.	Massage Therapist.		
n.	Medical Clinic.		
o.	Medical/Dental Office.		
p.	Nail Salon.		
q.	Parking Facility, see Section 47-20.		
r.	Personnel Services.		
s.	Photographic Studio.		
t.	Professional Office.		
u.	Security Systems.		
v.	Senior Citizen Center, see Section 47-18.30.		
w.	Shoe Repair, Shoe Shine.		
x.	Tailor, Dressmaking Store, Direct to the Customer.		
y.	Tanning Salon.		

z.	Tattoo Artist.	
aa.	Trade/Business School.	
bb.	Travel Agency.	
cc.	Veterinary Clinic, see Section 47-18.35.	
dd.	Watch and Jewelry Repair.	
10.	*Accessory Uses, Buildings and Structures* (See also Section 47-19.)	
a.	Accessory uses to Hotels, see Section 47-19.8.	
b.	Catering Services.	
c.	Child Day Care—Corporate/Employee Sponsors when accessory to professional office, see Section 47-18.8.	
d.	Film Processing—When accessory to a permitted use.	
e.	Outdoor Dining and Sidewalk Cafés, see Section 47-19.9.	
11.	*Urban Agriculture* See Section 47-18.41.	

Requirements	*RS-8*	*RS-8A*
Maximum density	8.0 du/net ac.	8.0 du/net ac.
Minimum lot size	6,000 sq. ft.	6,000 sq. ft.
Maximum structure height	35 ft.	28 ft.
Maximum structure length	None	None
Minimum lot width	50 ft. *75 ft. when abutting a waterway on any side	50 ft. *75 ft. when abutting a waterway on any side
Minimum floor area	1,000 sq. ft.	1,000 sq. ft.

RD-15

Requirements	*Single Family Dwelling*	*Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling*	*Single Family Dwelling: Zero-Lot-Line*	*Single Family Dwelling, Attached: Cluster*
Maximum density (du/net acre)	15	15	15	15
Minimum lot size (sq. ft.)	6,000	6,000 3,000 each du	4,000	3,000 each du
Maximum structure height (ft.)	35	35	35	35
Maximum structure length (ft.)	None	None	None	None
Minimum lot width (ft.)	50	50	40	See Section 47-18.9

RM-15 and RMs-15 districts.

Requirements	*Single Family Dwelling*	*Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling*	*Single Family Dwelling: Zero-Lot-Line*	*Single Family Dwelling, Attached: Cluster*	*Single Family Dwelling, Attached: Townhouses*	*Multifamily Dwelling*	*Bed and Breakfast Dwelling*	*Other Uses*
Maximum density (du/net acre)	15	15	15	15	15	15	30 sleeping rooms per net acre (maximum 9 sleeping rooms maximum per dwelling)	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	7,500	5,000	10,000

Maximum structure height (ft.)	35	35	35	35	35	35	35	35
Maximum structure length (ft.)	None	None	None	None	200	200 (Note B)	None	200 (Note B)
Minimum lot width	50	50	40	See Section 47-18.9	50	50	50	100
Minimum floor area (sq. ft.)	1,000	750 each du	1,000	750 each du	750 each du	400 each du	120 per sleeping room Historic designation = None	None

RMM-25

Requirements	*Single Family Dwelling*	*Single Family Dwelling, Attached: Duplex/Two(2) Family Dwelling*	*Single Family Dwelling: Zero-Lot-Line*	*Single Family Dwelling, Attached: Cluster*	*Single Family Dwelling, Attached: Townhouses*	*Multifamily Dwelling*	*Bed and Breakfast Dwelling*	*Hotel*	*Other Uses*
Maximum density (du/net acre) (Density bonus—See Section 47-23.12.)	25	25	25	25	25	25	30 sleeping rooms per net acre (9 sleeping rooms maximum per dwelling)	30 hotel sleeping rooms per net acre	None
Minimum lot size (sq. ft.)	5,000	5,000 2,500 each du	4,000	2,500 each du	7,500	5,000	5,000	10,000	10,000
Maximum structure height (ft.)	35	35	35	35	35	55	35	55	55
Maximum structure length (ft.)	None	None	None	None	200	200 (Note C)	None	200 (Note C)	200 (Note C)
Minimum lot width (ft.)	50	50	40	See Section 47-18.9	50	50	50	100	100

		District		
Requirements		*CB*	*B-1*	*B-2*
Maximum height (ft.) Note B		150	150	150
Minimum lot size Minimum lot width		None	None	None
Maximum FAR		None	None	None
Minimum front yard (ft.)		5*	5*	5*
Minimum corner yard (ft.)		5*	5*	5*
Minimum side yard (ft.):				
	When contiguous to residential property	10	10	15
	All others	None	None	None
Minimum rear yard (ft.):				
	When contiguous to residential property	15	15	20
	All others	None	None	None

Sec. 47-3.3. - Nonconforming lot.

A.

Generally. A nonconforming lot is a lot of record as shown on the latest recorded plat of property or described by deed recorded in the public records of the county which met the width, area and length requirements in effect when the lot first became of record, which lot would be prohibited or further restricted under the ULDR or would otherwise not conform to the ULDR.

B.

Continuation of a nonconforming lot. A nonconforming lot may continue in existence subject to the following:

1.

A nonconforming lot may not be further subdivided or consolidated in whole or in part with another parcel, in a manner which increases the nonconformity. The nonconforming lot may be subdivided or consolidated if such subdivision does not increase the nonconformity, subject to the subdivision regulations in Sec. 47-24.5.

2.

A nonconforming lot in any residentially zoned district may be used for a standard single family or duplex structure or building only where a permitted use by the ULDR. Minimum five (5) foot side yards shall be required and front and rear yards shall meet the yard requirements in the zoning district where the parcel is located.

3.

If two (2) or more lots with continuous frontage are in a single ownership and if any of the lots are nonconforming, the nonconforming lot and the parcel or lot abutting the nonconforming lot shall be deemed by operation of law to be merged and considered to be an undivided plot. No development permit shall thereafter be issued for a use of the nonconforming lot which has been merged with another parcel which recognizes a reduction of the merged parcel below the requirement for a lot which meets the ULDR requirements of the zoning district where the lot is located.

SUMMARY OF 2020-2023 USPAP (Uniform Standards of Professional Appraisal Practice)
Standard Rule 2: Real Property Appraisal, Reporting

In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading. STANDARD 2 addresses the content and level of information required in a report that communicates the results of the real property appraisal. STANDARD 2 does not dictate the form, format, or style of real property appraisal reports. The substantive content of a report determines its compliance.

STANDARDS RULE 2-1

Each written or oral real property appraisal report must:

(a) clearly and accurately set forth the appraisal in a manner that will not be misleading;

(b) contain sufficient information to enable the intended users of the appraisal to understand the report properly; and

(c) clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.

STANDARDS RULE 2-2

Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report.

An appraiser may use any other label in addition to, but not in place of, the labels set forth in this Standards Rule for the type of report produced. The use of additional labels such as analysis, consultation, evaluation, study, or valuation does not exempt an appraiser from adherence to USPAP. The report content and level of information requirements in this Standards Rule are minimal for each type of report. An appraiser must supplement a report form, when necessary, to insure that any intended user of the appraisal is not misled and that the report complies with the applicable content requirements.

(a) The content of an appraisal report must be appropriate for the intended use or the appraisal and, at a minimum:

- *(i) state the identity of the client, or if the client requested anonymity, state that the identity is withheld at the client's request but is retained in the appraiser's workfile;*
- *(ii) state the identity of any other intended users by name or type;*
- *(iii) state the intended use of the appraisal;*
- *(iv) contain information, documents, and/or exhibits sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment;*
- *(v) state the real property interest appraised;*
- *(vi) state the type and definition of value and cite the source of the definition;*
- *(vii) state the effective date of the appraisal and the date of the report;*
- *(viii) summarize the scope of work used to develop the appraisal;*
- *(ix) summarize the extent of any significant real property appraisal assistance;*

SUMMARY OF 2020–2021 USPAP (Uniform Standards of Professional Appraisal Practice)
Standard Rule 2: Real Property Appraisal, Reporting

(x) provide sufficient information to indicate that the appraiser complied with the requirements of STANDARD 1 by:
(1) summarizing the appraisal methods and techniques employed;
(2) stating the reasons for excluding the sales comparison, cost, or income approach(es) if any have not been developed;
(3) summarizing the results of analyzing the subject sales, options, and listings in accordance with Standards Rule 1-5;
(4) stating the value opinion(s) and conclusions(s); and
(5) summarizing the information analyzed and the reasoning that supports the analyses opinions, and conclusions, including reconciliation of the data and approaches;

(xi) state the use of the real estate existing as of the effective date and the use of the real estate reflected in the appraisal;
(xii) when an opinion of highest and best use was developed by the appraiser, state that opinion and summarize the support and rationale for that opinion;
(xiii) clearly and conspicuously:
- *state all extraordinary assumptions and hypothetical conditions, and*
- *state that their use might have affected the assignment results, and*

(xiv) include a signed certification in accordance with Standards Rule 2-1.

STANDARDS RULE 1-5

When the value opinion to be developed is market value, if such information is available in the normal course of business:

a) analyze all agreements of sale, options, or listings of the subject property current as of the effective date of the appraisal;

b) analyze all sales of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.

475.611 Florida Statutes: Definitions.-

(1) As used in this part, the term:

(a) "Appraisal" or "Appraisal Services" means the services provided by certified and licensed appraisers or registered trainee appraisers, and includes:

1. "Appraisal assignment" denotes an engagement for which a person is employed or retained to act, or could be perceived by third parties or the public as acting, as an agent or a disinterested third party in rendering an unbiased analysis, opinion, review, or conclusion relating to the nature, quality, value, or utility of specified interests in, or aspects of, identified real property.

2. "Analysis assignment" denotes appraisal services that relate to the employer's or client's individual needs or investment objectives and includes specialized marketing, financing, and feasibility studies as well as analyses, opinions, and conclusions given in connection with activities such as real estate brokerage, mortgage banking, real estate counseling, or real estate consulting.

3. "Appraisal review assignment" denotes an engagement for which an appraiser is employed or retained to develop and communicate an opinion about the quality of another appraiser's appraisal, appraisal report, or work. An appraisal review may or may not contain the reviewing appraiser's opinion of value.

(b) "Appraisal Foundation" or "foundation" means the Appraisal Foundation established on November 20, 1987, as a not-for-profit corporation under the laws of Illinois.

(c) "Appraisal report" means any communication, written or oral, of an appraisal, appraisal review, appraisal consulting service, analysis, opinion, or conclusion relating to the nature, quality, value, or utility of a specified interest in, or aspect of, identified real property, and includes any report communicating an appraisal analysis, opinion, or conclusion of value, regardless of title. However, in order to be recognized in a federally related transaction, an appraisal report must be written.

(d) "Appraisal review" means the act or process of developing and communicating an opinion about the quality of another appraiser's appraisal, appraisal report, or work.

(e) "Appraisal subcommittee" means the designees of the heads of the federal financial institutions regulatory agencies established by the Federal Financial Institutions Examination Council Act of 1978 (12 U.S.C. ss. 3301 et seq.), as amended.

(f) "Appraiser" means any person who is a registered trainee real estate appraiser, licensed real estate appraiser, or a certified real estate appraiser.
An appraiser renders a professional service and is a <u>professional</u> within the meaning of 95.11(4)(a).

(g) "Board" means the Florida Real Estate Appraisal Board established under this section.

(h) "**<u>Certified General Appraiser</u>**" means a person who is certified by the department **as <u>qualified to issue appraisal reports for any type of real property</u>**

(i) "Certified Residential Appraiser" means a person who is certified by the department as qualified to issue appraisal reports for residential real property of one to four residential units, without regard to transaction value or complexity, or real property as may be authorized by federal regulation.

(j) "Department" means the Department of Business and Professional Regulation.

475.628 Professional standards for appraisers registered, licensed, or certified under this part.—

(1) The board shall adopt rules establishing standards of professional practice which meet or exceed nationally recognized standards of appraisal practice, including standards adopted by the Appraisal Standards Board of the Appraisal Foundation. Each appraiser registered, licensed, or certified under this part must comply with the rules. Statements on appraisal standards which may be issued for the purpose of clarification, interpretation, explanation, or elaboration through the Appraisal Foundation are binding on any appraiser registered, licensed, or certified under this part, upon adoption by rule of the board.

(2) The board may adopt rules establishing standards of professional practice other than standards adopted by the Appraisal Standards Board of the Appraisal Foundation for nonfederally related transactions. The board shall require that when performing an appraisal or appraisal service for any purpose other than a federally related transaction, an appraiser must comply with the Ethics and Competency Rules of the standards adopted by the Appraisal Standards Board of the Appraisal Foundation, and other requirements as determined by rule of the board. An assignment completed using alternate standards does not satisfy the experience requirements under s. 475.617 unless the assignment complies with the standards adopted by the Appraisal Standards Board of the Appraisal Foundation.

History.—ss. 9, 11, ch. 91-89; s. 4, ch. 91-429; s. 35, ch. 98-250; s. 22, ch. 2012-61; s. 9, ch. 2017-30.

Jesse B. Vance, Jr., MAI, SRA, ASA, MBA

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Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 45 years. Designated appraisers perform the appraisal work, no trainees. Jesse B. Vance, Jr., MAI, SRA, ASA, MBA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, bankruptcies, deficiency judgments, marriage dissolution, and estate valuations. Our firm values most types of real property interests for sale, mortgage loans, litigation and investment reasonably, timely and professionally. As licensed real estate brokers, we perform most other real property functions. We also do "Valuations for Financial Reporting."

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ DEGREES/ LICENSES & CERTIFICATIONS

MAI DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781
SRA DESIGNATION - APPRAISAL INSTITUTE/Life Member No. 8781
ASA DESIGNATION - AMERICAN SOCIETY OF APPRAISERS (RE-Urban) #003439
MBA DEGREE - REAL ESTATE MANAGEMENT AND DEVELOPMENT
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER #RZ-85 (Florida)
FLORIDA STATE LICENSED REAL ESTATE BROKER NO. BK. 91050
REGISTERED VETERAN-OWNED SMALL BUSINESS (CCR/Duns 826494957)
FLORIDA CERTIFIED SDVBE BUSINESS ENTERPRISE (Minority Business Enterprise - MBE)
FLORIDA "D.E.P." APPROVED APPRAISER

B) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION

1. U.S. Court of Appeals, Eleventh Circuit
2. U.S. District Court, Southern District of South Florida
3. U.S. District Court, New Jersey
4. U.S. Bankruptcy Court, Southern District of Florida
5. U.S. Bankruptcy Court, District of New Jersey
6. U.S. Bankruptcy Court, Western (Pittsburgh) Division of Pennsylvania
7. Florida Circuit Courts: Broward, Dade, Palm Beach, Lee, Collier, Martin, and Okeechobee Counties
8. Appraiser on landmark eminent domain cases: TESSLER, NESS TRAILER PARK, PATEL, SIMPSON v. FILLICHIO, RUBANO, PALM BEACH COUNTY (FL) vs. COVE CLUB INVESTORS, LTD.

C) EXPERIENCE Over thirty-five (35) years appraising and analyzing real property interests in South Florida.
Partial list: RESIDENCES, RESTAURANTS/BARS, APARTMENT BUILDINGS, OFFICE BUILDINGS HOTELS/MOTELS, CHURCHES, CONDOMINIUMS/COOPS, HOSPITALS & NURSING HOMES, VACANT LAND, GOLF COURSES, GOLF CLUBS, GASOLINE SERVICE STATIONS, MARINAS, TRAILER PARKS, SHOPPING CENTERS, BANKS/THRIFT INSTITUTIONS, BOWLING ALLEYS, P.U.D.'S, INDUSTRIAL BUILDINGS, TIME-SHARE DEVELOPMENTS, ROCK PITS, SCHOOLS, AGRICULTURAL PROPERTIES, WATER MANAGEMENT DISTRICT, MARKETABILITY, FEASIBILITY ANALYSES, INVESTMENT ANALYSES, AUTO SALES FACILITIES, LEASE VALUATIONS, TAX & ASSESSMENT APPEALS, CONDEMNATION, EXPERT WITNESS (Member National Forensic Center), BUSINESS ENTERPRISE VALUATIONS (BEV), (VFR) VALUATION FOR FINANCIAL REPORTING, AVIGATION & CLEARANCE EASEMENTS, ESTATES, DIVORCES, PLANNING/LAND USE STUDIES, HIGHEST & BEST USE ANALYSES, DEPRECIATION ANALYSES, COMPONENT APPRAISALS, ENVIRONMENTALLY SENSITIVE LAND, CONTAMINATED PROPERTIES, SUGARCANE & TURFGRASS LAND, DAY CARE CENTERS, SELF-STORAGE FACILITIES, FUNERAL HOMES, ANIMAL HOSPITALS, SUBMERGED LAND, CITY CENTERS, etc.

D) PARTIAL LIST OF CLIENTS

PRIVATE INDIVIDUALS AND CORPORATIONS, ATTORNEYS, ACCOUNTANTS, TRUST DEPARTMENTS, **COMMERCIAL BANKS**: Wells Fargo; BankAtlantic; SunTrust; American National Bank; Landmark Bank; City National Bank; BankUnited; Gateway American Bank; State Farm Bank; Englewood Bank & Trust; SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES; **FLORIDA CITIES**: FORT LAUDERDALE, PLANTATION, COOPER CITY, TAMARAC, LAUDERHILL, BOCA RATON, DEERFIELD BEACH, OAKLAND PARK, WILTON MANORS, HOLLYWOOD, WEST PALM BEACH, DELRAY BEACH, HALLANDALE, PEMBROKE PINES, COOPER CITY, TOWN OF DAVIE, TOWN OF SOUTHWEST RANCHES, MIRAMAR. **FLORIDA COUNTIES**: BROWARD, PALM BEACH, COLLIER, OKEECHOBEE; BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS; OKEECHOBEE BOARD OF COUNTY COMMISSIONERS. **SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, BROWARD COUNTY HOUSING AUTHORITY, STATE OF FLORIDA** DEPARTMENT OF TRANSPORTATION (DOT); **STATE OF FLORIDA** DIVISION OF GENERAL SERVICES(GSA); N. BROWARD GENERAL HOSPITAL DISTRICT; **STATE OF FLORIDA** DEPARTMENT OF ENVIRONMENTAL PROTECTION **(Approved Vendor);U.S. TREASURY DEPARTMENT** (General Counsel, I.R.S.); **U.S. MARSHAL'S SERVICE** – **U.S. ATTORNEY'S OFFICE** CENTRAL DIVISION – U.S. Dept. of Justice; **VETERANS ADMINISTRATION**

E) EDUCATIONAL BACKGROUND - (Partial List)

BACHELOR OF ARTS - Earlham College, Richmond, Indiana (1954)

MBA (Nova University) - Real Estate Management & Development (National Dean's List 1991)

Course 1 (AIREA) - Basic Principles of Appraising
Course 2 (AIREA) - Urban Property Valuation (Income)
Course 4 (AIREA) - Condemnation Appraising
Course 6 (AIREA) - Income Capitalization & Analysis
Course 101 (SREA) - Introduction to Appraising
Course 201 (SREA) - Income Property Valuation, Theory
Course 202 (SREA) - Applied Income Property Valuation
Course 301 (SREA) - Applications/Appraisal Analysis
Symposium (SREA) - Market Analysis, 1978, Virginia
Symposium (SREA) - Market Analysis, 1979, Arizona
Symposium (SREA) - Market Analysis, 1980, South Carolina
Symposium (SREA) - Market Analysis, 1981, Tennessee
Symposium (SREA) - Market Analysis, 1982, New Mexico
Symposium (SREA) - Market Analysis, 1983, Pennsylvania
Symposium (SREA) - Market Analysis, 1984, Georgia
Symposium (SREA) - Market Analysis, 1985, Vancouver, B.C.
Symposium (SREA) - Market Analysis, 1986, New Jersey
Clinic (SREA) - #201 Instructor, 1987, U. of Illinois
Clinic (SREA) - #201 Instructor, 1988, Illinois
Seminar (SREA) - Professional Practice, 1988, Florida
Symposium (SREA) - Market Analysis, 1988, California
Symposium (SREA) - Market Analysis, 1989, Minnesota

MBA Graduate School Courses: 1990 – 1991

Successfully completed the following graduate school courses:

- "Regulation of Real Estate Development"
- "Legal Issues In Real Estate"
- "Organizational Behavior and Management""
- "Real Estate Economics"
- "Urban Infrastructure & Environmental Analysis"
- "Marketing Management for Real Estate"
- "Real Properties Management"
- "Market Analysis and Site Selection"
- "Human Resource Management"
- "R. E. Finance: Instruments, Institutions & Investment Analysis"
- "Real Estate Accounting"
- "Commercial Real Estate Lending"
- "Construction Technology and the Building Development Process"

SEMINAR (AI) - Cost Approach (1992/Boston)
SEMINAR (AI) - Rates & Ratios (1992/Boston)
SEMINAR (AI) - International Appraising (1992/Boston)
SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
SEMINAR (AI) - ADA ACT (1993/Reno)
SEMINAR (AI) - Hotel Valuation (1993)
SEMINAR (AI) - Income Capitalization, Methods (1993)
SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
SEMINAR (AI) - Verifying Market Data (1994)
SEMINAR (AI) - Market Studies for Appraisals (1994)
SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)

E)EDUCATIONAL BACKGROUND - (Partial List, continued)

SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
SEMINAR (AI) - Public Safety & Property Values (1995)
SEMINAR (AI) - Outparcel Valuation (1995)
SEMINAR (AI) - Computer Technology Video Conference (1995)
SEMINAR (AI) - The Internet & the Appraiser (1996)
SEMINAR (AI) - Florida Commercial Construction (1996)
SEMINAR (AI) - Real Property Rights in Florida (1996)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
SEMINAR (AI) - Valuation of Trees (1997)
3-DAY COURSE - Environmental Permitting/Mitigation/Mitigation Banking/Contamination Risk Management-Liability/Wetlands/ Hazardous Wastes/Lender Liability (1997/Marco Beach. FL)
SEMINAR (AI) - Valuation of Transferable Development Rights [TDR's] (1997)
COURSE (AI) - Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
SEMINAR (AI) - Non-Conforming Uses (1998)
SEMINAR (AI) - The Impact of Contamination on Real Estate Value (1998)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1998)
SEMINAR (AI) - Econometrics/Statistical Valuation Methods (1999)
COURSE (AI) - 14 Hour (2-day) Advanced Spreadsheet Modeling for Valuation Applications
SEMINAR (AI) - Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
SEMINAR (AI) - The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
SEMINAR (AI) - Technology Forum Part II/Intermediate (1999)
SEMINAR (AI) - Client Satisfaction/Retention/Development (1999)
SEMINAR (AI) - Attacking and Defending an Appraisal (1999)
SEMINAR (AI) - Federal Appraisal Requirements ("Yellow Book") (2000)
SEMINAR (AI) - Regression Analysis in Appraisal Practice: Concepts & Applications (2000)
SEMINAR (AI) - Analyzing Income Producing Properties (2000)
SEMINAR (ATIF) - 1031 Tax Deferred Exchanges (2000)
COURSE (AI) - USPAP & Florida Real Estate Core Law (2000)
SEMINAR (AI) - Mediation & Alternate Dispute Resolution Seminar (2001)
SEMINAR (AI) - State of the Appraisal Profession (2001)
2-Day SEMINAR - Eminent Domain, by CLE International, Tampa, Florida (2001)
SEMINAR (AI) - Ad Valorem Assessment Process in Florida (2002)
SEMINAR (AI) - Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
SEMINAR (AI) - Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
SEMINAR (AI) - How to Appraise the Ugly House (2002)
COURSE (AI) - 2-Day Course #430, Standards of Professional Practice, Part C (2002)
SEMINAR (AI) - Market Trends for 2003 (2003)
SEMINAR (AI) - Update on Code of Professional Ethics (2003)
PANEL (AI) - Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
SEMINAR (AI) - Florida State Law for Real Estate Appraisers (2003)
SEMINAR (AI) - Appraisal Agreements (2003)
SEMINAR (AI) - Analyzing Distressed Real Estate (2004)
SEMINAR (AI) - Valuation for Financial Reporting Purposes (2004)
SEMINAR (AI) - 7 Hour National USPAP Update Course #1400 (2004)
SEMINAR (AI) - Inverse Condemnation (2004)
SEMINAR (AI) - Appraiser Independence in the Loan Process (2004)
SUMMIT (AI) - Moderator at 2-day Appraisal Summit in Washington, D.C. (12/2004)
SEMINAR (AI) - Loss Prevention Program for Real Estate Appraisers (2005)
SEMINAR (AI) - Valuation of Wetlands (7/2005)
SEMINAR (AI) - Tri-County Residential Symposium (8/2005)
SEMINAR (AI) - "Cool Tools" Internet Resources and Use for Valuation (2/2006)
SEMINAR (AI) - FREAB 7-Hour National USPAP Update (5/2006)
SEMINAR (AI) - FREAB 3-Hour Florida State Law for Real Estate Appraisers (5/2006)
SEMINAR (AI) - USPAP Scope of Work & New Requirements (8/2006)
SEMINAR (AI) - USPAP Reappraising, Readdressing & Reassigning Appraisal Reports (2/2007)
SEMINAR (AI) - AI Summary Appraisal Report/Residential (4/07)
COURSE (Fla.) -14-Hour Continuing Education (including 3-Hour Florida Core Law) (7/2007)
SEMINAR (AI) - Real Estate Fraud: Appraisers Beware! (8/2007)
SEMINAR (AI) - Florida Law for Real Estate Appraisers (11/2007)
COURSE (AI) - Business Practices and Ethics – 8 hours (12/2007)
SEMINAR (AI) - Supervisor Trainee Roles and Rules (2/2008)
SEMINAR (AI) -7 Hour National USPAP (4/2008)
SEMINAR (AI) - USPAP Hypothetical Conditions & Extraordinary Assumptions (5/2008)
SEMINAR (AI) - Litigation Skills for the Appraiser – 7-Hour Seminar (9/2008)
SEMINAR (AI) - Public Sector Appraising (2/2009)

E) EDUCATIONAL BACKGROUND - (Partial List, continued)

WEBINAR (AI) - Develop an Effective Marketing Plan (3/2009)
SEMINAR (AI) - Inspecting the Residential "Green House" (4/2009)
SEMINAR (AI) - Property Tax Assessment (5/2010)
SEMINAR (AI) - Supervisor Trainee Roles and Rules (7/2010)
SEMINAR (AI) - Florida Law for Real Estate Appraisers (7/2010)
SEMINAR (AI) - 7-Hour Introduction to Valuation for Financial Reporting – Chicago (5/2009)
SEMINAR (AI) - Government Regulations & Their Effect on R.E. Appraising (8/2009)
SEMINAR (AI) - R.E.Market: How We Got Here, Where We Are, Where We're Going (10/2009)
SEMINAR (AI) - 7 Hour National USPAP Update Course (10/1/2010)
COURSE (AI) - 7 Hour Introduction to Conservation Easement Valuation (12/10/2010)
SEMINAR (AI) - The Real Estate Market (2/18/2011)
COURSE (AI) - 16 Hours Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book") (2/25-26/2011)
WEBINAR (AI) - Real Estate Industry Perspectives on Lease Accounting (4/7/2011)
COURSE (AI) - 15 Hour Appraisal Curriculum Overview (5/19-20/2011)
WEBINAR (AI) - 2-hour Investment Property Accounting Standards (6/8/2011)
SEMINAR (AI) - 3 Hour Spotlight on USPAP – Agreement for Services (7/15/2011)
COURSE (AI) - 14 Hours (2-day) Advanced Excel Spreadsheet Modeling for Valuation Applications (9/22 & 9/23/2011)
SEMINAR (AI) - Trial Components (11/4/11)
SEMINAR (AI) - Lessons from the Old Economy Working in the New (1/20/2012)
7-Hour USPAP - National USPAP Update (3/9/2012)
3-Hour Fla. Law - State Law Update (3/9/2012)
SEMINAR (AI) - Appraisal Review for General Appraisers (4/12/2012)
SEMINAR (AI) - Land Valuation (4/20/2012)
SEMINAR (AI) - The Valuation of Warehouses (6/22/2012)
SEMINAR (AI) - Town Hall Meeting: 2012 Appraisal Institute Forum (7/12/2012)
SEMINAR (AI) - IRS Valuation (7/19/2012)
SEMINAR (AI) - 7 Hour Business Practices and Ethics Course (12/7/2012)
SEMINAR (AI) - Real Estate Forecast 2013 (1/25/2013)
COURSE (AI) - 7 Hour Advanced Marketability Studies (5/6/2013)
SEMINAR (AI) - Developing a Supportable Workfile (11/15/2013)
SEMINAR (AI) - Florida Appraisal Law Course (2/7/2014)
SEMINAR (AI) - Liability Issues for Appraisers performing Litigation & Non-Lending Work (2/24/2014)
COURSE (AI) - 7 Hour National USPAP Update Course (4/25/2014)
SEMINAR (AI) - Economic Conditions (5/16/2014)
SEMINAR (AI) - Fundamentals of Going Concerns (7/16/2014)
SEMINAR (AI) - Litigation Assignments for Residential Appraisers (7/24/2014)
SEMINAR (AI) - Economic Engines of Miami-Dade County, Florida (1/23/2015)
SEMINAR (AI) - Economic Engines Driving Broward County, Florida (5/15/2015)
3-Hour Fla.Law - Florida Real Estate Broker 14-hour Continuing Education Course (incl. 3 hour core law) with exam (9/2015)
SEMINAR (AI) - Drone Technology & its Effect on Real Estate Valuations (11/2015)
SEMINAR (AI) - Loss Prevention for Real Estate Appraisers (1/22/2016)
COURSE (AI) - 7-Hour National USPAP Update Course (4/22/2016)
SEMINAR (AI) - 3-Hour Florida Appraisal Law (4/22/2016)
SEMINAR (AI) - 4-Hour Appraisals in the Banking Environment (5/6/2016)
SEMINAR (AI) - Appraising the Tough One: Mixed Use Properties (8/19/2016)
SEMINAR (AI) - 4-Hour Business Practices & Ethics (12/02/2016) 5-Year Requirement
WEBINAR (AI) - 2-Hour Yellow Book Changes – Overview for Appraisers (1/11/2017)
SEMINAR (AI) - 3-Hours Economic Engines Driving Broward County in 2017 (1/27/2017)
COURSE (AI) - 7-Hours: Introduction to Green Buildings Principles & Concepts (2/24/2017)
COURSE (AI) - 4 Hours: Another View of the Tough One: Sales Comparison Approach for Mixed-Use Properties (5/19/2017)
SEMINAR (AI) - 4 Hours: Appraising for Federal Office of Valuation Services & Yellow Book Review (8/18/2017)
COURSE (BR) - 14 Hours Real Estate Continuing Education, including 3-Hour Florida Real Estate Core Law (9/13/2017)
COURSE (AI) - 4-Hours: 2-4 Unit Small Residential Income Property Appraisals (11/3/2017)
COURSE (AI) - 15 Hours "Yellow Book" Uniform Appraisal Standards for Federal Land Acquisitions – Passed Exam (11/10/2017)
SEMINAR (AI) - 3 Hours "Hot Topics and Myths in Appraiser Liability" (1/26/2018)
COURSE (AI) - 7-Hour National USPAP Update Course (2/9/2018)
SEMINAR (AI) - 3 Hours Florida Appraisal Law (2/9/2018)
SEMINAR (AI) - 3 Hours "Parking Impact on Florida Properties" (5/4/2018)
SEMINAR (AI) - 4 Hours "Technology Tips for Real Estate Appraisers" (9/21/2018)
SEMINAR (AI) - 3 Hours "Airport Appraisals) (01/25/2019)
SEMINAR (AI) - 4 Hours "Understanding an Investigation by a State Appraiser Regulatory Board or Agency (5/17/2019)
SEMINAR (AI) - The 50% FEMA Appraisal Rule (8/23/2019)
COURSE (BR) - 14 Hours Required Education (8 hrs. Specialty Education; 3 hrs. Core Law; 3 hrs. Business Ethics (9.3.2019)
SEMINAR (AI) - Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation. (1/24/2020)
SEMINAR (AI) - Solving Highest & Best Use Puzzles (6/23/2020)
COURSE (AI) - 7-Hour National USPAP 2020-2021 Update Course (6/30/2020)
SEMINAR (AI) - Trial Components: Recipe for Success or Disaster (7/28/2020)

E) EDUCATIONAL BACKGROUND – (Partial List, continued)

SEMINAR (AI) - Solving Highest & Best Use Puzzles (6/23/2020)
COURSE (AI) - 7-Hour National USPAP 2020-2021 Update Course (6/30/2020)
SEMINAR (AI) - Trial Components: Recipe for Success or Disaster (7/28/2020)
SEMINAR (AI) - South Florida RE Market through the Eyes of the County Property Appraiser's Offices (11/20/2020)
SEMINAR (AI) - What's Up in Technology for Real Estate Appraisers (6/17/2021)
SEMINAR (AI) - Foundations of Valuation – An Inferred Market Study (10/7/2021)
COURSE (AI) - Florida Appraisal Laws and Rules (12/02/2021)
COURSE (AI) - Business Practices & Ethics ((2/17/22)
FORUM (AI) - South Florida Real Estate Forum: Markets in Motion-Economic Indicators (7/28/22)

F) APPRAISAL TEACHING EXPERIENCE

Licensed by the Florida Department of Education to Teach (Certificate No. 275236). Authored and taught Residential and Commercial Real Estate Appraisal Courses for Broward County Adult Education Program. Taught Course 101 - Society of Real Estate Appraisers. Taught Course 201 - Society of Real Estate Appraisers. Taught Appraisal Seminars - Board of Realtors, ASA, SREA, and AI (Appraisal Institute). Adjunct Professor, University of Florida Division of Continuing Education: (taught Course 2, "Real Estate Principles and Practices" to prospective Florida Real Estate Brokers).

G) PROFESSIONAL OFFICES HELD/AWARDS

NATIONAL B.O.D. MEMBER	-	BOARD OF DIRECTORS of APPRAISAL INSTITUTE (2006- 2008)
AWARD	-	Appraisal Institute "NATIONAL PRESIDENTS AWARD" 2008
AWARD	-	Appraisal Institute "LIFETIME ACHIEVEMENT AWARD" 2011 For "high ethical standards, contributions to the Appraisal Institute, Community and Appraisal Profession for at least 20 years."
CHAIR	-	REGION X - All of Florida - Appraisal Institute (2008)
VICE-CHAIR	-	REGION X - All of Florida - Appraisal Institute (2007)
THIRD DIRECTOR	-	REGION X - All of Florida - Appraisal Institute (2006)
FINANCE OFFICER	-	REGION X – All of Florida – Appraisal Institute (2006)
PRESIDENT	-	BROWARD COUNTY, SOCIETY OF REAL ESTATE APPRAISERS
PRESIDENT	-	BROWARD COUNTY, AMERICAN SOCIETY OF APPRAISERS
CHAIR	-	FLA. STATE GOVERNMENT RELATIONS SUBCOMMITTEE OF AI
CHAIR	-	FLA. STATE LEGISLATION & REGULATION SUBCOMMITTEE OF AI

G) PROFESSIONAL OFFICES HELD/AWARDS

CHAIR	-	FLORIDA REALTORS COMMITTEE ON COMMITTEE REFORMS
CHAIR	-	EDUCATION COMMITTEE, FT. LAUDERDALE CHAPTER AI
CHAIR	-	CANDIDATES GUIDANCE COMMITTEE, FT .LAUDERDALE CHAPTER AI
CHAIR	-	NATIONAL Valuation for Financial Reporting PROJECT TEAM OF AI
VICE CHAIR & MEMBER	-	NATIONAL GOVERNMENT RELATIONS COMMITTEE OF AI (15 Years)
MEMBER	-	NATIONAL LONG RANGE PLANNING COMMITTEE OF AI
MEMBER	-	NATIONAL PUBLIC AFFAIRS COMMITTEE OF AI
DIRECTOR	-	REGION X (Florida) Appraisal Institute
MEMBER	-	REGION X (FLORIDA) ETHICS AND COUNSELING PANEL
DIRECTOR	-	BROWARD COUNTY, FLORIDA SOCIETY OF REAL ESTATE APPRAISERS
DIRECTOR	-	SOUTH FLORIDA CHAPTER AMERICAN SOCIETY OF APPRAISERS
MEMBER	-	NATIONAL EXPERIENCE REVIEW PANEL MEMBER OF AI
SPECIAL MASTER	-	BROWARD COUNTY BOARD OF TAX ADJUSTMENT
COMMISSIONER	-	17TH JUDICIAL CIRCUIT COURT, Broward County, FL
MEMBER	-	2013 APPRAISAL INSTITUTE NATIONAL BUSVAL PROJECT TEAM

H) PROFESSIONAL PUBLICATIONS & PRESENTATIONS

Wrote and taught a basic Residential Appraisal Course for the Broward County Adult Education Div. of the Dept. of Education;
Wrote and taught an Income Appraisal Course for the Broward County Adult Education Division of the Department of Education;
Co-authored and taught an appraisal course on Mortgage-Equity Capitalization for the American Society of Appraisers.
Authored and taught a Florida State and Appraisal Institute 3-hour accredited course in "The Legislation, Regulation and Appraisal of Real Property Rights in Florida September 7, 1996.
Presentation on "Gramm-Leach-Bliley" Federal Privacy Act of 1999 for South Florida Chapter of American Society of Appraisers on October 24, 2001.
Presented 3-hour Florida CEU-credit seminar on "Appraisers and the Gramm-Leach-Bliley Act" before the South Florida Chapter of the Appraisal Institute on July 27, 2002.
Presenter at 6.5 Hour CLE-credit Attorney Seminar on Florida Eminent Domain, "Valuation and Damage Issues" February 2, 2006, Fort Lauderdale, Florida

I) CIVIC INVOLVEMENT

MEMBER OF ROTARY INTERNATIONAL / PAUL HARRIS FELLOW
MEMBER OF THE GREATER FORT LAUDERDALE OPERA GUILD
MEMBER FLORIDA PHILHARMONIC BROWARD TRUSTEES
MEMBER OF THE BROWARD COUNTY LIBRARY SUPPORT GROUP ("BYBLOS")
MEMBER CIRCLE OF FRIENDS – NOVA SOUTHEASTERN LIBRARY FOUNDATION
MEMBER NOVA SOUTHEASTERN UNIVERSITY ALUMNI ASSOCIATION
MEMBER OF THE FORT LAUDERDALE HISTORICAL SOCIETY
MEMBER OF THE BROWARD COUNTY MUSEUM OF THE ARTS
MEMBER OF THE FORT LAUDERDALE / BROWARD COUNTY CHAMBER OF COMMERCE
MEMBER OF THE BETTER BUSINESS BUREAU OF SOUTH FLORIDA
LIFETIME HONORARY MEMBER FLORIDA SHERIFF'S ASSOCIATION
MEMBER NATIONAL & FT. LAUDERDALE COUNCILS U.S. NAVY LEAGUE
U.S. ARMY VETERAN WWII (RA 17212681) - HONORABLE DISCHARGE 1949

Vance Real Estate Service

Claudia Vance, MAI

Appraiser · Real Estate Analyst · Reviewer
Vance Real Estate Service · 7481 NW 4 Street · Plantation · FL · 33317
Office: 954·583·2116 Cell: 954·647·7148 Email: vanceval@att.net
Web Site: www.vancerealestateservice.com

Vance Real Estate Service is a Veteran-Owned Small Business (VOSB) and Florida Certified SDVBE Minority Business Enterprise specializing in personalized real estate valuation services in Florida for over 35 years. Designated appraisers perform the appraisal work, no trainees. Our appraisals are used for financial/ mortgage loan purposes from large mixed use complexes to small owner- occupied properties. We have the qualifications for appraisals submitted to SBA.
Jesse B. Vance, Jr., MAI, SRA, ASA and Claudia Vance, MAI are qualified as expert witnesses for eminent domain, deficiency judgments, marriage dissolution, and estates. Our firm values most types of real property interests, timely, professionally, and at competitive costs.

PROFESSIONAL QUALIFICATIONS

A) PROFESSIONAL DESIGNATIONS/ LICENSES
MAI Designation - APPRAISAL INSTITUTE No. 9451
State-Certified General Real Estate Appraiser No. RZ-173
Florida State Licensed Real Estate Broker No. BK 0161305
VOSB Veteran-Owned Small Business (CCR/Duns 826494957)

B) WORK HISTORY
1983 - Current Vice President - Vance Real Estate Service
1981 – 1983 President - The Appraisal Company, Fort Lauderdale, Florida

C) QUALIFIED AS AN EXPERT WITNESS IN REAL ESTATE VALUATION
U.S. Bankruptcy Court, Southern District of Florida
Florida Circuit Court: Broward County

D) PROFESSIONAL DEVELOPMENT PROGRAM REGISTRIES
Valuation of Sustainable Buildings: Commercial
Valuation of Sustainable Buildings: Residential

E) EXPERIENCE: 35+years appraising and analyzing real property interests in South Florida.

F) APPRAISER SPECIAL MAGISTRATE FOR THE BROWARD CO VALUE ADJUSTMENT BOARD 2002-2010

Partial list of real property types valued:
High value residences, Condominiums/ Co-operatives, Office, Industrial, Multi-family, Restaurants/ bars, Auto dealerships, City Centers, Hotels/ motels, Houses of worship, Schools, Child care centers, Self-storage, Funeral home, Animal Hospital, Mixed use, Nursing homes, Gas sales stations, Marinas, Mobile home parks, Shopping centers, Country clubs/ golf courses, Financial institutions, Bowling centers, Vacant land, Agricultural properties, Environmentally sensitive land

Types of Reports:
Market Value, Eminent Domain, Marketability, Feasibility, Highest and Best Use, Investment Analyses, Partial Interests, Easement Valuations, Estate planning, Marriage dissolution, Land use studies, Damage/ Contamination studies

G) PARTIAL LIST OF CLIENTS –

PRIVATE: Individuals, Corporations, Attorneys, Accountants, Habitat for Humanity, Seminole Tribe of Florida

COMMERCIAL BANKS: Wells Fargo; BankAtlantic; SunTrust; Citigroup; Space Coast Credit Union; State Farm Bank; Florida Shores Bank; American National Bank; Landmark Bank; City National Bank; Englewood Bank & Trust

SAVINGS & LOANS, INSURANCE COMPANIES, REAL ESTATE INVESTMENT TRUSTS, & REAL ESTATE TRANSFER COMPANIES, TITLE INSURANCE COMPANIES

FLORIDA CITIES: Fort Lauderdale, Plantation, Cooper City, Deerfield Beach, Tamarac, Oakland Park, Wilton Manors, Davie, Hollywood, Pembroke Pines, Hallandale Beach, Lauderhill, Southwest Ranches, Miramar, Boca Raton, Boynton Beach, West Palm Beach, Delray Beach

FLORIDA COUNTIES and AGENCIES: Broward, Palm Beach, Broward County Board of County Commissioners, School Board of Broward County, Broward County Housing Authority

STATE OF FLORIDA Department of Transportation (FDOT), Department of Environmental Protection

U.S. Department of Veterans Affairs, U.S. Department of Treasury (IRS), U.S Marshall's Service, U.S. Attorney

H) EDUCATIONAL BACKGROUND

Academic:

Bachelor of Arts Degree – University of New Orleans, New Orleans, LA – Major: English

Professional:

Symposium (SREA) - Market Analysis, 1983, Philadelphia
Symposium (SREA) - Market Analysis, 1984, Atlanta
Symposium (SREA) - Market Analysis, 1985, Vancouver
Symposium (SREA) - Market Analysis, 1986, Atlantic City
Symposium (SREA) - Market Analysis, 1988, Los Angeles
SEMINAR (AI) - Cost Approach (1992/Boston)
SEMINAR (AI) - Rates & Ratios (1992/Boston)
SEMINAR (AI) - International Appraising (1992/Boston)
SEMINAR (AI) - Litigation Valuation/Mock Trial (1993)
SEMINAR (AI) - ADA ACT (1993/Reno)
SEMINAR (AI) - Hotel Valuation (1993)
SEMINAR (AI) - Income Capitalization, Methods (1993)
SEMINAR (AI) - Powerlines/Electromagnetic Radiation (1994)
SEMINAR (AI) - Verifying Market Data (1994)
SEMINAR (AI) - Market Studies for Appraisals (1994)
SEMINAR (AI) - Florida Appraiser Core Law (USPAP/1994)
SEMINAR (AI) - Limited Appraisals & Reports (USPAP/1994)
SEMINAR (AI) - Public Safety & Property Values (1995)
SEMINAR (AI) - Outparcel Valuation (1995)
SEMINAR (AI) - Computer Technology Video Conference (1995)
SEMINAR (AI) - The Internet & the Appraiser (1996)
SEMINAR (AI) - Florida Commercial Construction (1996)
SEMINAR (AI) - 1996 Data Exchange (1996)
SEMINAR (AI) - Real Property Rights in Florida (1996)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1996)
SEMINAR (AI) - Valuation of Trees (1997)
SEMINAR (AI) - Valuation of Transferable Development Rights [TDR's] (1997)
COURSE (AI) - Standards of Professional Practice, Part C, 15 hour Course #430 (1997)
SEMINAR (AI) - Non-Conforming Uses (1998)
SEMINAR (AI) - The Impact of Contamination on Real Estate Value (1998)
COURSE (AI) - USPAP & Florida Real Estate Core Law (1998)
SEMINAR (AI) - Econometrics/Statistical Valuation Methods (1999)
SEMINAR (AI) - Globalization of Real Estate/What U.S. Appraisers Need to Know (1999)
SEMINAR (AI) - The Role of the Appraiser in Alternative Dispute Resolution (Mediation/Arbitration) (1999)
SEMINAR (AI) - Technology Forum Part II/Intermediate (1999)
SEMINAR (AI) - Client Satisfaction/Retention/Development (1999)
SEMINAR (AI) - Attacking and Defending an Appraisal (1999)
SEMINAR (AI) - Federal Appraisal Requirements (2000)
SEMINAR (AI) - Regression Analysis in Appraisal Practice: Concepts & Applications (2000)

H) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Analyzing Income Producing Properties (2000)
COURSE (AI)	- USPAP & Florida Real Estate Core Law (2000)
SEMINAR (AI)	- Mediation & Alternate Dispute Resolution Seminar (2001)
SEMINAR (AI)	- State of the Appraisal Profession (2001)
SEMINAR (AI)	- Ad Valorem Assessment Process in Florida (2002)
SEMINAR (AI)	- Role of Real Estate Appraisers in Bankruptcy Proceedings (2002)
SEMINAR (AI)	- Appraisers & the Gramm-Leach-Bliley Federal Privacy Act (2002)
SEMINAR (AI)	- How to Appraise the Ugly House (2002)
COURSE (AI)	- 2-Day Course #430, Standards of Professional Practice, Part C (2002)
SEMINAR (AI)	- Market Trends for 2003 (2003)
SEMINAR (AI)	- Update on Code of Professional Ethics (2003)
PANEL (AI)	- Moderator "Industry, Consumer & Congressional Views on Predatory Lending" D.C. (2003)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2003)
SEMINAR (AI)	- Appraisal Agreements (2003)
SEMINAR (AI)	- Analyzing Distressed Real Estate (2004)
SEMINAR (AI)	- Valuation for Financial Reporting Purposes (2004)
SEMINAR (AI)	- National USPAP Course (2004)
SEMINAR (AI)	- Inverse Condemnation (2004)
SEMINAR (AI)	- Loss Prevention (2005)
SEMINAR (AI)	- Single Family Fraud Awareness (2005)
SEMINAR (AI)	- Guide to the new URAR form (2005)
SEMINAR (AI)	- Technologies for Real Estate Appraisers (2006)
SEMINAR (AI)	- The Appraiser's Role in New Urbanism (2006)
SEMINAR (AI)	- National USPAP Update (2006)
SEMINAR (AI)	- Florida State Law for Real Estate Appraisers (2006)
SEMINAR (AI)	- Scope of Work and the New USPAP Requirements (2006)
SEMINAR (AI)	- Energy Star and the Appraisal Process (2006)
SEMINAR (AI)	- Reappraising, Readdressing, and Reassigning Appraisals (2007)
SEMINAR (AI)	- Real Estate Fraud (2007)
SEMINAR (AI)	- Forecasting Revenue (2007)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2007)
COURSE (AI)	- Business Practice and Ethics #420 (2007)
SEMINAR (AI)	- Supervisor – Trainee Roles and Rules (2008)
COURSE (AI)	- 7 Hour National USPAP Update #400 (2008)
SEMINAR (AI)	- Hypothetical Conditions and Assumptions (2008)
SEMINAR (AI)	- Real Estate Economy (2008)
SEMINAR (AI)	- Public Sector Appraising (2009)
SEMINAR (AI)	- Inspecting the residential "green" house (2009)
WEBINAR (AI)	- Value for Financial Reporting (2009)
SEMINAR (AI)	- The Real Estate Market in 2009
SEMINAR (AI)	- New Government Regulations (2009)
SEMINAR (AI)	- Property Tax Assessment (2010)
SEMINAR (AI)	- 7 Hour National USPAP (2010)
SEMINAR (AI)	- Florida Law for Real Estate Appraisers (2010)
SEMINAR (AI)	- Supervisor/ Trainee Roles and Rules (2010)
SEMINAR (AI)	- The Real Estate Market (2011)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions- "Yellow Book" (2011)
COURSE (AI)	- 15 Hour Appraisal Curriculum Overview (2011)
SEMINAR (AI)	- Spotlight on USPAP – Agreement for Services (2011)
SEMINAR (AI)	- Trial Components (2011)
SEMINAR (AI)	- Lessons from the Old Economy Working in the New (2012)
SEMINAR (AI)	- Appraisal Review for General Appraisals (2012)
COURSE (AI)	- National USPAP Update (2012)
SEMINAR (AI)	- Florida Law (2012)
SEMINAR (AI)	- Land Valuation (2012)
SEMINAR (AI)	- Valuation of Warehouses (2012)
SEMINAR (AI)	- IRS Valuation (2012)
SEMINAR (AI)	- Business Practices and Ethics (2012)
SEMINAR (AI)	- Real Estate Forecast (2013)
SEMINAR (AI)	- Advanced Marketability Studies (2013)
SEMINAR (AI)	- Developing a Supportable Workfile (2013)

H) EDUCATIONAL BACKGROUND (Continued)

SEMINAR (AI)	- Florida Appraisal Law (2014)
SEMINAR (AI)	- Liability Issues for Appraisers performing Litigation & Non-Lending Work (2014)
COURSE (AI)	-7 Hour National USPAP Update Course (2014)
SEMINAR (AI)	- Florida Law (2014)
SEMINAR (AI)	- New Real Estate Economy (2014)
SEMINAR (AI)	- Economic Engines of Miami-Date County (2015)
SEMINAR (AI)	- Economic Engines of Broward County (2015)
SEMINAR (AI)	- Tightening the Appraisal (2015)
SEMINAR (AI)	- Evaluating Commercial Construction (2015)
SEMINAR (AI)	- Drone Technology (2015)
SEMINAR (AI)	- Loss Prevention for Appraisers (2016)
COURSE (AI)	- 7 Hour National USPAP Update (2016)
SEMINAR (AI)	- Florida Law (2016)
SEMINAR (AI)	- Redefining the Appraisal & Its Role in an Evolving Banking Environment (2016)
SEMINAR (AI)	- The Tough One, Mixed use properties (2016)
SEMINAR (AI)	- Business Practices & Ethics (2016)
SEMINAR (AI)	- Economic Engines Driving Broward County (2017)
SEMINAR (AI)	- Introduction to Green Buildings & passed exam (2017)
SEMINAR (AI)	- Another View of the Tough Ones (2017)
SEMINAR (AI)	- Appraising for the Office of Valuation Services, Department of the Interior (2017)
SEMINAR (AI)	- Case Studies in Appraising Green Residential Buildings & passed exam (2017)
SEMINAR (AI)	- Uniform Appraisal Standards for Federal Land Acquisitions & passed exam (2017)
SEMINAR (AI)	-Hot Topics & Myths in Appraiser Liability (2018)
COURSE (AI)	- 7 Hour National USPAP Update (2018)
SEMINAR (AI)	- Florida Law (2018)
SEMINAR (AI)	-Parking & Its Impact on Florida Properties (2018)
SEMINAR (AI)	-What's New in Residential Construction (2018)
SEMINAR (AI)	-Valuation Resources for Solar Photovoltaic Systems (2018)
SEMINAR (AI)	-Technology Tips for Real Estate Appraisers (2018)
SEMINAR (AI)	-Residential & Commercial Valuation of Solar & passed exam (2018)
SEMINAR (AI)	-Airport Appraisals (2019)
SEMINAR (AI)	-Practical Applications in Appraising Green Commercial Properties & passed exam (2019)

I) PROFESSIONAL INVOLVEMENT

Region X Representative of the Appraisal Institute 2006 – 2009
President of the South Florida Chapter of the Appraisal Institute - 2003
First Vice-President of the South Florida Chapter of the Appraisal Institute -2002
Second Vice-President of the South Florida Chapter of the Appraisal Institute -2001
Secretary of the South Florida Chapter of the Appraisal Institute -2000
Treasurer of the South Florida Chapter of the Appraisal Institute - 1999
Chair of the Education Committee of the S. Florida Chapter of the Appraisal Institute - 1995, 1996, 1997, 1998, 2007- 2018
Director of the South Florida Chapter of the Appraisal Institute 1996 - 1998
Member of Region X (Florida) Ethics and Counseling Panel –AI
Graduate of the Florida REALTORS Institute (GRI)

J) CIVIC INVOLVEMENT

Member of the Navy League of the United States – Fort Lauderdale Council
Lifetime Honorary Member- Florida Sheriff's Association
Member of Zeta Tau Alpha Alumnae Fraternity



CRA
REVITALIZE
Fort Lauderdale

CITY OF FORT LAUDERDALE

CRA ADVISORY BOARD COMMUNITY MEETING

WE WANT YOUR INPUT!

Join members of the Northwest-Progresso-Flagler Heights Community Redevelopment Agency Advisory Board to discuss the future of the Fort Lauderdale Community Redevelopment Agency

THURSDAY • AUGUST 22ND

L.A. LEE YMCA / MIZELL COMMUNITY CENTER
BLACK BOX THEATRE
1409 NW 6th Street • Fort Lauderdale, FL 33311

6 PM - 8 PM

AGENDA HIGHLIGHTS:

- Updates on ongoing and upcoming CRA projects
- CRA sunset and possible extension
- Open discussion and feedback

LIGHT REFRESHMENTS WILL BE SERVED

SCAN QR CODE TO REGISTER

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