

**REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT
ADVISORY BOARD**

September 10, 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
- 08.13.2024 Minutes | NPF CRA Board |
| iii. | Project Funding Update | Vanessa Martin
CRA Business Martin |
| iv. | City Manager’s Office - Purchase of Commercial Property
located at 18 NW 1 st Avenue, Fort Lauderdale, FL 33301 | NPF CRA Staff
Clarence Woods |
| v. | Request for Funding Increase – Checkmate Barber Shop, Inc.
900 Sistrunk Boulevard, Unit A, Fort Lauderdale, FL 33311
\$125,000.00 – CRA Property and Business Improvement
Incentive Program | NPF CRA Staff
Eleni Ward |
| vi. | Funding Request – Provident Market 1937, LLC
900 Sistrunk Boulevard, Unit C, Fort Lauderdale, FL 33311
\$125,000.00 – CRA Non-Residential Façade Improvement
Program | NPF CRA Staff
Eleni Ward |
| vii. | Old/New Business
• Community Workshop: September 25 | Rhoda Glasco F.
Chair |
| viii. | Public Comments | Rhoda Glasco F.
Chair |
| ix. | Adjournment | Rhoda Glasco F.
Chair |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday, October 08, 2024.**

Purpose: To review the Plan for the NPF-CRA 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 NPF-CRA. To receive input from members of the public interested in redevelopment of the NPF-CRA 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.*



CITY OF FORT LAUDERDALE

DRAFT
REGULAR MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
CITY OF FORT LAUDERDALE
June 11, 2024 – 3:00 P.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance	
		<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	3	0
Jinny Bissainthe [until 5:10]	P	3	0
Sonya Burrows	P	3	0
Kenneth Calhoun	P	3	0
Lisa Crawford	P	2	1
Noel Edwards	A	1	2
Michael Lewin	P	2	1
Steffen Lue	P	1	2
Christopher Murphy	P	2	1
Alfredo Olvera	P	1	2
John Quailey, Vice Chair	P	3	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
- Laura Reece, Assistant City Manager
- Angela Salmon, City Manager’s office
- Anthony Fajardo, Assistant City Manager
- Ashley Doussard, Strategic Communication
- Luisa Agathon, Neighbor Support,
- Tania Bailey-Watson, CRA Senior Administrative Assistant
- Eleni Ward Jankovic, Housing and Economic
- Corey Ritchey, CRA Project Manager
- J. Oppelree, Prototype Inc. Recording Secretary

Others

- Dennis Wright
- Victor G. Harvey
- Beverly Chambers
- Greg Brewton, Greg Brweton and Associates
- Elon Metoyer Housing Trust Group
- Spencer Sorfleet, Housing Trust Group

Roosevelt Bradley, Elite Equity Development
Nicole Bradley, Elite Equity Development
Bobby Henry, Westside Gazette
Eric Haynes, Urban Pointe Developers

Communication to the CRA Board of Commissioners

None

I. Call to Order/Roll Call

Chair Foderingham

Chair Foderingham called the meeting to order at 3:00 p.m. and roll was called. A quorum was present.

II. Approval of Minutes

NPF CRA Board

- July 9, 2024 Minutes

Motion made by Mr. Calhoun, seconded by Mr. Murphy to approve the Board's July 9, 2024 minutes. In a voice vote, motion passed unanimously.

III. Project Funding Update

Vanessa Martin,
Business Manager

Ms. Martin provided the update. She stated there had been no major changes since the last meeting. They had awarded \$42 million to date and there was \$50 million in progress reports, \$12.5 million of which had been spent. She reported Mt. Hermon was 90% complete, The Adderly was 85% complete and Robert Bethel was 80% complete.

IV. Housing of Communication Plans

Laura Reece, Assistant City
Manager Ashley Doussard, Strategic
Communication

Ms. Doussard distributed a handout to Board members and discussed the plan to alert residents to affordable housing options becoming available. A web page was set up on the CRA website for the facility taking applications. Residents in the designated CRA area would be mailed postcards regarding the opportunities. Staff would also distribute flyers, they would feature this on the City's website, and reach out through local media and civic associations. They also had an email list with tens of thousands of people listed.

Mr. Woods said he had discussed information dissemination with the City Manager's office, who offered to help. With Strategic Communications involved, they would be able to identify who received the information. Ms. Doussard stated they would try as many communication methods as possible to reach as many people as possible. Mr. Calhoun thought this was a very robust plan and would reach many, but "hyper local" people should be contacted first. Ms. Burrows stated the CRA should ask developers to provide

advanced notice of when units would be available so the community could be notified. Ms. Doussard said there would be an option for people to sign up for notifications about units. Mr. Woods said their focus was on the redevelopment area, not necessarily the community at large. Mr. Lue thanked the City for the plan.

**V. Purchase of Commercial Property located at
18 NW 1st Avenue, Fort Lauderdale, FL 33301**

Luisa Agathon,
Neighbor Support

Ms. Agathon stated the City wished to purchase the property to help alleviate slum and blight and address the overabundance of convenience stores. In the short term, they intended to convert the property to a Community Court location. She described the Community Court process. Eventually, they wished to demolish the building and redevelop. Mr. Fajardo said the City was requesting approval and \$3 million in funding from the CRA because the property was in the CRA boundary. He noted that the State law that would go into effect on October 1 made the need for a stable Community Court location more pressing.

Mr. Lewin was concerned that the Community Court would exaggerate the homeless problem in the area if people came here for services. Mr. Fajardo stated the City's homeless population was growing exponentially and they must provide services to address it. He said they were considering incorporating Community Court into the new City Hall. Mr. Lewin asked about leasing space instead of purchasing a \$3 million building, since they may incorporate Community Court into a new City Hall. Mr. Fajardo said their long-term plan to redevelop was in line with the goals of the CRA and owning the building would allow the City some control over tenants in the meantime. Mr. Lewin thought this was the first time the CRA had been asked to contribute the entire purchase price of a property without some financial input from another entity. Mr. Lue asked what the City would do with the building after the Community Court left. Ms. Reece said this would be a CRA-owned property. Future redevelopment would be done with the CRA owning the it. Mr. Calhoun wondered if this property would be a good investment for the CRA in the future. Mr. Lewin noted a luxury tower was planned on the adjacent lot. He thought the property would be a good investment for the CRA.

Chair Foderingham suggested deferring the item to get additional information for the Board. Ms. Salmon agreed to ask Colliers about the current rent roll. Mr. Fajardo stated they could ask the seller for more time. Lynn Solomon, CRA Attorney, stated the City had submitted a letter of interest and were working out the details of the purchase and sale agreement. Ms. Martin said the CRA had \$11 million left for the fiscal year. Chair Foderingham wanted to know the long-term benefits to the CRA when there were so many other needs this \$3 million could be used to address and wanted more information before making a decision. Mr. Murphy thought the CRA could get a cashback mortgage on the property if they owned the building and leased it at market rate so they would not need the full \$3 million. Mr. Lewin agreed they should know what the lease rate would be and what the long-term plan could look like.

Motion by Mr. Lewin, seconded by Mr. Lue, to defer this item until the Board received additional information on the business plan. In a roll call vote motion passed 10-0.

**VI. Funding Increase – Wright Dynasty, LLC
1217-1223 Sistrunk Boulevard,
Fort Lauderdale, FL 33311
\$1,500,000 – CRA Development Incentive Program**

Eleni Ward-Jankovic

Ms. Ward said the Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) had received an application of \$1,500,000 from Wright Dynasty, LLC, located at 1217-1223 Sistrunk Boulevard. The project is a six-story mixed-use building with five commercial units on the ground floor, two parking levels with a total of 58 parking spaces, and 27 residential units on the upper levels. The project had already received \$3.5 million from the CRA but construction costs had increased more than \$5.5 million.

Ms. Ward stated the site had been cleared and was ready for construction. The developer plans to make several parking spaces available to the community, as some of the surrounding buildings have no parking of their own but rely on street and surface lot parking. She said the company was committed to helping revitalize the Sistrunk corridor by redeveloping vacant lots and blighted properties and make them available for affordable housing and commercial spaces for new businesses. The increase in funding would allow the project move forward. The CRA's total contribution would be \$5 million and the developer had a loan in the amount of \$6.5 million.

Dennis Wright attended the meeting via Zoom. Mr. Murphy asked how many affordable units there would be and Mr. Wright said of the 27 units, 10% [3] would be at 80% AMI in perpetuity and the rest would be from 120% AMI to market rate. Mr. Wright said they were prepared to begin construction but the increase in costs was causing a delay. He noted there was no gap funding available for such small projects. He confirmed they were currently in the permit process and he anticipated project completion in 2027. Until funding was in place, they could not have contracts for construction. Mr. Lewin suggested expanding the project by purchasing some adjacent property and Mr. Wright said they had considered this for properties to the east and west but neither property was for sale. He noted that additional scale would also require additional parking.

Mr. Wright said the five commercial units on the ground floor would be allocated to the CRA but he planned to meet with representatives of the YMCA regarding their unsuccessful applicants who might be interested in this location. Mr. Wright said the commercial rents would be comparable with those in the historic Sistrunk community. Mr. Woods remarked on how parking was making development in the Sistrunk corridor so expensive. Mr. Murphy was concerned that costs would continue to increase and Mr. Wright would request more funds in the future.

Mr. Woods said Mr. Wright had originally suggested a public storage facility here but Mr. Woods felt this did not match what they wanted in the corridor and asked him to return to the architect with the highest and best use of the property in mind. He stated this was the type of project in which the CRA wanted to say it invested. Mr. Calhoun noted we were in a falling interest rate environment and there may be favorable lending available that could provide some relief for the project. Chair Foderingham said it was good to see a community person take on a project such as this in his own community.

Beverly Chambers applauded Mr. Wright for this excellent project.

Motion made by Mr. Lewin, seconded by Ms. Crawford, to approve the funding increase for Wright Dynasty, LLC, 1217-1223 Sistrunk Boulevard. Motion passed 7-3 with Mr. Calhoun, Mr. Murphy, and Mr. Olvera opposed.

VII. Funding Increase – Victory Entertainment Complex Eleni Ward-Jankovic
1017 Sistrunk Boulevard 7505 NW10th Terrace
Fort Lauderdale, FL 33311
\$1,000,000 – CRA Development Incentive Program

Ms. Ward reported 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. The CRA Board of Commissioners had granted \$2,450,000 to this project initially, when costs were estimated to be \$4 million. Since then, the construction costs, including materials and labor have increased the total project cost to approximately \$5.9 million. With the additional funding, the CRA's total contribution would be \$3.45 million.

Ms. Ward stated 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, a locally established restaurant and cigar lounge, wine lounge and 1,500 square feet of meeting space for corporate and private events. 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.

Mr. Harvey said all project costs had increased and they had hired an engineering company to assess the market and they determined costs had increased 41%. He noted they needed to purchase a separate lot to satisfy parking requirements. They had already selected a contractor and those costs would not increase. They were already through the DRC process and he anticipated submitting the building permit application within 60 days, which meant they could begin construction in early 2025.

Motion made by Ms. Burrows, seconded by Mr. Lue, to approve the funding increase for Victory Entertainment Complex, 1017 Sistrunk Boulevard 7505 NW10th Terrace. Motion passed 8-2 with Ms. Crawford and Mr. Olvera opposed.

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

Mr. Wojcik said the CRA had previously issued an RFP for this property but the CRA Board had rejected all proposals on September 22, 2022. On April 18, 2023, the CRA Board approved a motion to issue a new solicitation 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

Mr. Wojcik stated the total land area was 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 Regional Activity Center Mixed-Use West) and Residential Multi-Family Midrise-Medium High Density (RMM-25). The property has a fair market value of \$1,245,000. Along with their proposals, the RFP required the 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 three shortlisted proposals were from:

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

Mr. Wojcik said all three shortlisted proposers will make presentations and be available to answer questions at this meeting, but Smith and Henzy were not present.

Mr. Wojcik reported 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%

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

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

Mr. Wojcik said 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.

Mr. Wojcik reported 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. The affordability period for all units will be fifty (50) years. The mixed income development will provide housing to families with incomes from \$20,160 to \$76,800 with rents from \$595 to \$1,728 per month. Housing Trust Group Management at Sistrunk View will provide supportive services to 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.

Mr. Wojcik said in addition to providing affordable housing, the Developer will provide 5,700 square feet of commercial space fronting Sistrunk Boulevard, all of which 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 provide a steady income stream to the CRA or its successor organization. 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. 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 million in direct economic impacts from construction activities.

Mr. Wojcik informed the Board that the project included high end outdoor and in-unit amenities including 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, 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 obtain a National Green Building Standard Certification for the project.

Mr. Wojcik stated 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 its neighbor to the rear of their property through the front and rear.

Mr. Wojcik stated financing for the \$30 million project will include \$12.7 million in equity through the syndication of non-competitive 4% tax credits from the Florida Housing Finance Corporation, a \$16 million construction loan, a \$7.8 million permanent loan from Chase Bank backed by Freddie Mac, \$5 million in CRA DIP "Non-Forgivable" loan, a CRA \$1.3 million Seller's Note for the property purchase, allowing the Developer to pay the CRA back for the property, and \$2.6 million in Deferred Developer's Fee. Both the DIP loan and Seller's Note will accrue interest, 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 \$1.5 million in interest earned on the DIP Loan and \$390,000 in interest earned to the CRA from the CRA

Seller's Note. This will be the first CRA funded project where all CRA funds will be fully repaid with interest.

Mr. Wojcik stated the developer had extensive experience in providing 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 completed over 50 developments in Florida alone and they have developed more than 8,000 units of multi-family housing and workforce housing in the tri-county area and throughout Florida. 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, they have developed three projects: Village View, Village Place, and Mt. Hermon Housing.

Mr. Wojcik stated 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.

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.

Greg Brewton, Elon Metoyer, Spencer Sorfleet, Roosevelt Bradley, and Nicole Bradley provided a presentation, a copy of which is attached to these minutes for the public record.

Mr. Lewin felt this was a wonderful project and exactly what affordable housing should look like. Mr. Brewton said commercial parking would be separated from residents' parking. Ms. Burrows asked how many units would be available for each level of AMI and Mr. Sorfleet said there would be 12 units at 30% AMI, 27 units at 60% AMI, and 36 units between 70% and 80% AMI. Ms. Burrows was very concerned about how the Westside Gazette was being affected by this redevelopment. Mr. Brewton said they had reached out to the Westside Gazette but nothing had worked out. Mr. Metoyer said they were still willing to work with the Westside Gazette.

Ms. Burrows said the Board was told the CRA Board had an issue with the affordability at 7th Avenue. Mr. Woods explained the issues that had resulted in the re-issue of the RFP.

Bobby Henry, owner of the Westside Gazette said he had been unable to locate information he needed to make a decision. Mr. Woods stated he would ensure Mr. Henry had everything he needed to feel comfortable and included in the process.

Ms. Bissainthe left the meeting at 5:10 PM.

The Allen at Sistrunk LLC c/o Urban Pointe Developers, LLC

Eric Haynes provided a presentation describing the development. He stated this project better served the needs of the entire community and offered a future for the Sistrunk community to thrive, to preserve its heritage and realize its full potential. He stated this project would be an investment that was owned, in part, by the community. It would create opportunities and ensure that the benefits were shared by all.

Mr. Haynes said this was a “transformative, mixed-use development that pays homage to the Sistrunk community’s rich history, while fostering a modern and inclusive future.” It was designed to be a vibrant hub of living, dining and community engagement centered around the legacy of civil rights advocate, attorney W. George Allen. The project comprised 56 units in six stories, with over 71% of the units serving income levels up to 120% AMI. There was over 9,000 square feet of commercial space they would lease to the CRA or Invest Fort Lauderdale. There was over 11,000 square feet for amenities for health, wellness and community interactions. Part of the amenity space was separated from the residential space and had its own elevator, so it could be rented out to host community events. There were also 117 parking spaces.

Mr. Haynes stated the architecture blended modern design and elements that reflected Sistrunk’s cultural heritage, ensuring it would stand as a monument to the area’s historical significance. The project was Green certified, contributing to a reduced carbon footprint.

Mr. Haynes said their minority partners would take the skills and experience gained from the Allen and apply them independently to future projects. Mr. Haynes had secured commitments from several Broward County minority-based businesses with deep roots in Sistrunk and the partnerships were not just about meeting goals; they were about uplifting the community that had raised Mr. Haynes. He said his commitment was personal, since he was from this community.

Mr. Haynes said the proposal included a 25% equity stake for the CRA or its surviving entity, Invest Fort Lauderdale, ensuring a revenue stream that would directly benefit Sistrunk. Over the next 30 years, the development was projected to deliver over \$50 million in returns. He stated the project would create 300 temporary jobs during construction and over 90 permanent jobs, primarily in the hospitality sector. Beyond financial returns, the project would bring value to the community through affordable housing, job creation and cultural preservation.

Mr. Haynes introduced some of the project stakeholders: Dwight Stephenson, D. Stephenson Construction, general contractor; Roderick Harvey, ACT Certified Public Accountants and Consultants, financial manager; Darrin Brown, Darmac Builders; Sheryl Dickey, Dickey Consulting Services, public relations and economic empowerment.

Ms. Dickey was excited that this venue would give the Westside Gazette exposure. She said she was mentoring at Destination Sistrunk at the Midtown Commerce Center and this project would be part of that destination.

Johanthan Allen, W. George Allen's son, said his father was the first graduate of the University of Florida law school and he would be proud of this development. He said his father had established affordable housing in Fort Lauderdale over 50 years ago and this development still existed. Mr. Allen said this would be a signature project. He stated his family fully supported this project and felt it would be an investment in community, development and bringing a sense of community to the Sistrunk corridor,

Mr. Haynes believed the Evaluation Committee's ranking was wrong. He described the distribution of the units by percentage of AMI. He noted that as the building increased in value, the CRA had a 25% interest in that. Mr. Haynes said this was designed as a community space for gathering, which the community did not currently have.

Mr. Lewin thought this was a well-done presentation. Mr. Ritchey asked what Stephenson had done for the community and how small businesses had benefitted for his projects. Mr. Woods stated there were plenty of African American contractors building on the corridor. Chair Foderingham pointed out that Mr. Stephenson and Ms. Dickey had not been present when the Evaluation Committee heard this proposal and she thought it was unfair to bring them in now. Mr. Haynes said their input was meant to indicate this proposal's investment in the community.

Mr. Stephenson described his company and said they were currently building the Boynton Beach Library. In Fort Lauderdale, they had been involved with the 7th Avenue Family Health Center and Mt. Hermon's activity center. He said he always made it a point to work with Black-owned contractors. Ms. Burrows thought it was good for the Board to see the whole team before making a decision. Chair Foderingham thought having Mr. Stephenson and Ms. Dickey at the Evaluation Committee presentation might have made a difference in their recommendation. She asked about the project timing and Mr. Haynes said this type of project took 24 months.

Chair Foderingham confirmed that the Board could make a different recommendation from the Evaluation Committee and that the final decision was up to the City Commission, as the CRA Board.

Mr. Bradley [Sistrunk View] thought their project had been rated higher by the Evaluation Committee because it included more affordable units.

Mr. Henry asked when the public could provide input. Chair Foderingham said citizens could attend the CRA Board meeting when the project was presented to them.

Beverly Chambers asked about the Evaluation Committee and Chair Foderingham explained its makeup. Mr. Wojcik said the RFP was initially put out by the City's Purchasing Department. When the RFP was reissued, the City Commission specifically asked that it be issued by the CRA. Lynn Solomon, CRA Attorney, said the Board could support the Evaluation Committee recommendation or find both projects to be equally qualified. Both applicants would make presentations to the CRA Board of Commissioners.

Chair Foderingham said the Board could approve the staff recommendation, approve the Allen project or find both projects equally qualified and forward both projects to the CRA Board. Mr. Lewin thought both projects were qualified and it made sense for the CRA Board to see both.

Motion made by Mr. Lewin, seconded by Mr. Lue, to forward both projects to the CRA Board finding they both meet the requirements of the RFP and they are equally qualified. Motion passed 9-0.

IX. Funding Request – West Sistrunk Plaze, LLC
Ponderosa Plaza – 2201 Sistrunk Blvd
Property and Business Improvement Program - \$750,000
Streetscape Enhancement Program - \$50,000

Bob Wojcik

Mr. Wojcik stated 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.

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/Square Foot (total rent).

Mr. Wojcik stated the construction 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. The 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 its manager Alvin Lewis, who is a long-time resident and stakeholder in

the Northwest 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 costs 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, owners and stakeholders in the CRA focus area, such as Mr. Lewis, to develop their properties and participate in the redevelopment process. 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.

Mr. Wojcik stated the development team includes Bertram Lewars, Architect, Lewars Design, LLC., and Segoma Construction, a CRA Approved General Contractor. 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. 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. Mr. Wojcik acknowledged this would be a small building but a very nice building that would be operated by someone in the community.

Mr. Wojcik said 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.

Mr. Wojcik said staff 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.

Mr. Wojcik noted that this project would be managed directly by the CRA or a CRA approved contractor. He stated Mr. Lewis would have sufficient funds to complete the project without coming back to the CRA. He stated the project had five parking spaces.

Motion made by Mr. Lewin, seconded by Ms. Crawford, to recommend 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. Motion passed 9-0.

**X. 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**

Bob Wojcik

Mr. Wojcik stated 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 require cities to prepare an inventory list of affordable housing sites and that they be dedicated to permanent affordable housing, and must remain affordable to families not exceeding 120% of the area median income in perpetuity via a deed restriction.

Mr. Wojcik stated the property at 724 NW 15 Way is zoned RD -15 (Residential Single Family/Duplex/Low-Medium Density District) and contains an 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.

Mr. Wojcik informed the Board that on May 6, 2024, a single proposal from Sefton and Beverly Chambers was received for the conveyance and renovation of the existing structure. 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. Because of the condition of the property the appraiser assigned no value to the existing improvements and the valuation represents only the land.

Mr. Wojcik explained that Sefton Chambers works in the construction industry and is experienced in renovations of this type. Beverly 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 a 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 eight 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

- 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. 33.3%
- Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry such proposal. 33.3%

Mr. Wojcik stated the Evaluation Committee scored the proposal the maximum possible points and approved a motion to award the project to Sefton and Beverly Chambers. 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.

Motion made by Ms. Crawford, seconded by Ms. Burrows, to recommend 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. Motion passed 9-0.

XI. Communication to CRA Board of Commissioners

None

XII. Old/New Business

- Community Workshops: August 22, September 25

Chair Foderingham asked Board members to attend the workshop on August 22 at the YMCA at 6 PM.

XIII. Public Comments

None

XIV. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 6:23 PM.

The next regular NPF-CRA meeting will be held **Tuesday – September 10, 2024.**

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



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.



18 NW 1 AVENUE

POTENTIAL ACQUISITION

Rental Projections Based on Market Data

- **Downtown Retail Market Rental Range: \$25 to \$35 Per Square Foot (“PSF”)**
- **Operating Expenses: \$10 PSF**
- **5-Year Rent Projections:**

\$25 PSF - \$1.1 Million

\$35 PSF - \$1.5 Million

Area Market Base Rental Rates:

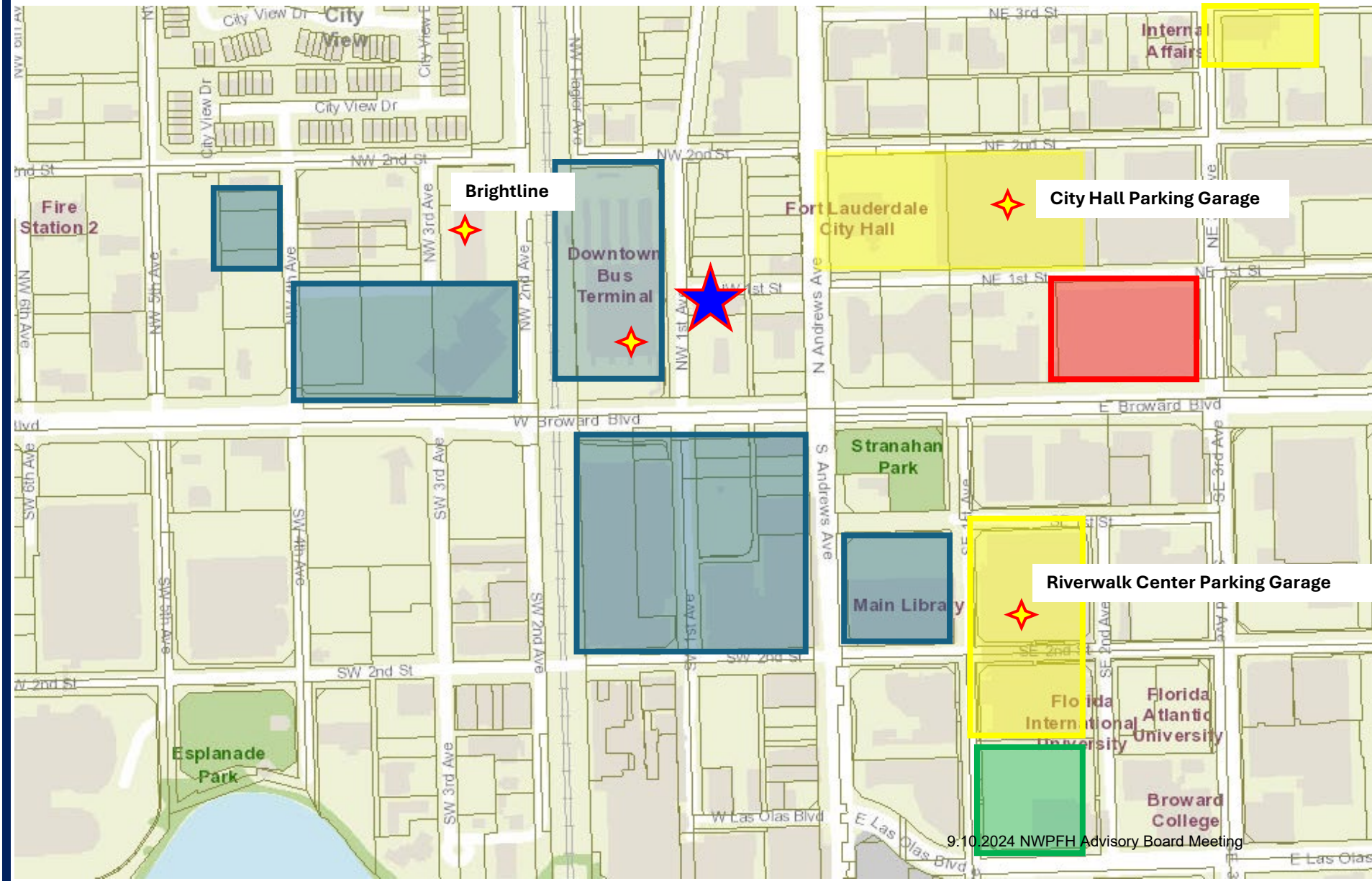
18 NW 1 Ave - 5 Year Rent Projections		6380 SF		
Low	Base Rent	\$ 25.00	opex	\$10.00
Year	Base Rent	Opex	Total Rent	
1	\$ 159,500.00	\$ 63,800.00	\$ 223,300.00	
2	\$ 164,285.00	\$ 63,800.00	\$ 228,085.00	
3	\$ 169,213.55	\$ 63,800.00	\$ 233,013.55	
4	\$ 174,289.96	\$ 63,800.00	\$ 238,089.96	
5	\$ 179,518.66	\$ 63,800.00	\$ 243,318.66	
		Total	\$ 1,165,807.16	

18 NW 1 Ave - 5 Year Rent Projections		6380 SF		
High	Base Rent	\$ 35.00	opex	\$10.00
Year	Base Rent	Opex	Total Rent	
1	\$ 223,300.00	\$ 63,800.00	\$ 287,100.00	
2	\$ 229,999.00	\$ 63,800.00	\$ 293,799.00	
3	\$ 236,898.97	\$ 63,800.00	\$ 300,698.97	
4	\$ 244,005.94	\$ 63,800.00	\$ 307,805.94	
5	\$ 251,326.12	\$ 63,800.00	\$ 315,126.12	
		Total	\$ 1,504,530.03	











Surrounding Government Property Map

- City Owned
- County Owned
- State Owned
- Federal Owned
- ✦ Transit/City Parking
- ★ Current Community Court Site



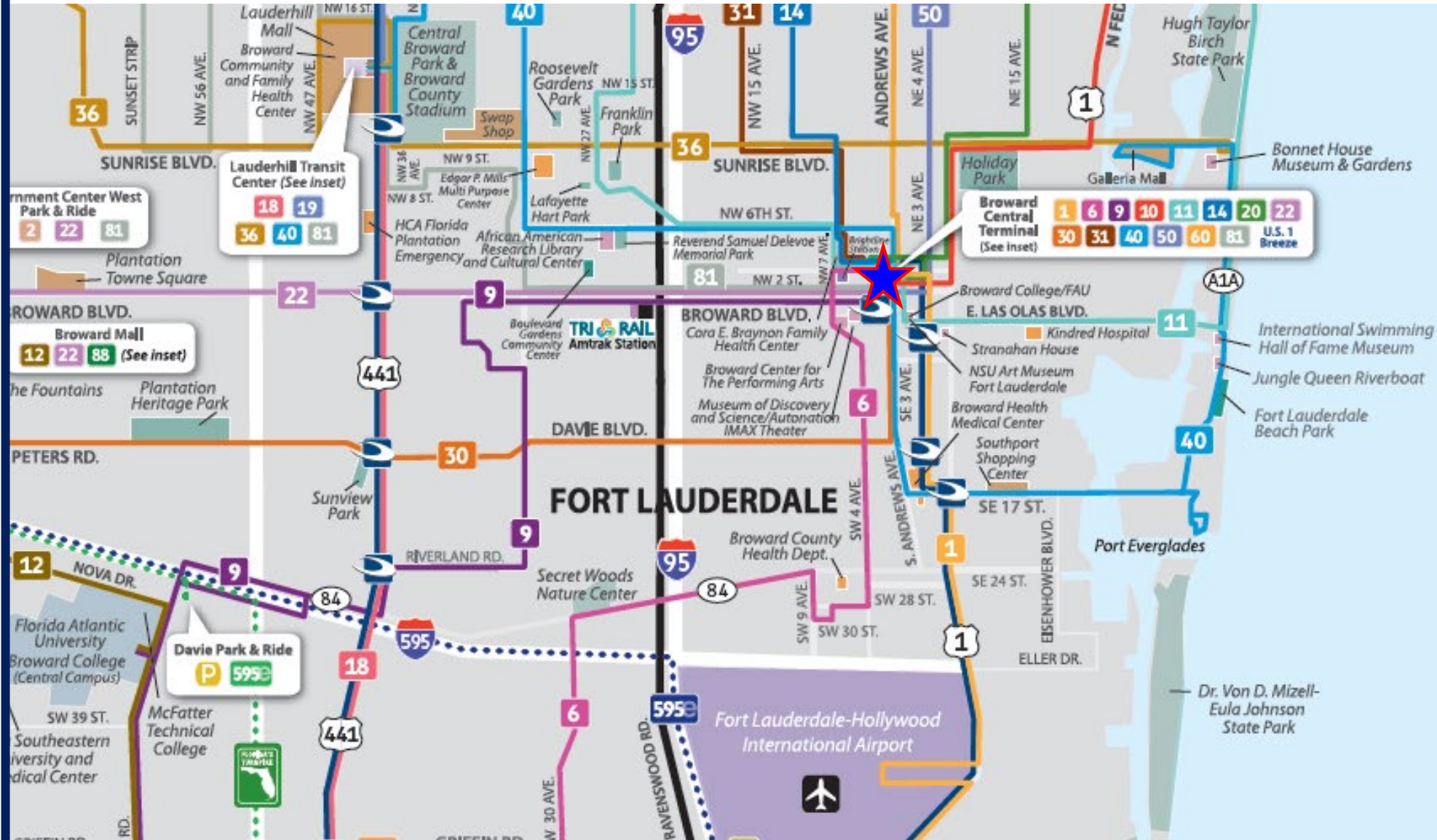
Transit Map

Map Legend

-  Street
-  County Line
-  Interstate
-  State Road
-  Federal Highway
-  Florida's Turnpike
-  Broward County Transit Bus Route
-  Tri-Rail



Commuter Limited Stop Service

-  Breeze Stop
-  95 Express Route 106
Miramar Regional Park to Miami Civic Center
-  95 Express Route 108
Miramar Park & Ride to Miami Civic Center
-  95 Express Route 109
CB Smith Park/Miramar Park & Ride to Downtown Miami
-  595 Express Route 110
Sunrise to Miami/Brickell
-  595 Express Route 114
Sunrise to Miami/Civic Center
-  Park and Ride Lot





 Current Community Court Site


Development Projects Map


Development Projects  


Existing Buildings


DEVELOPMENT PROJECTS 





COMMISSION DISTRICTS 


PLANNING INITIATIVE DISTRICTS 


CENTRAL BEACH RAC 


CENTRAL CITY COMMUNITY REDEVELOPMENT AREA 

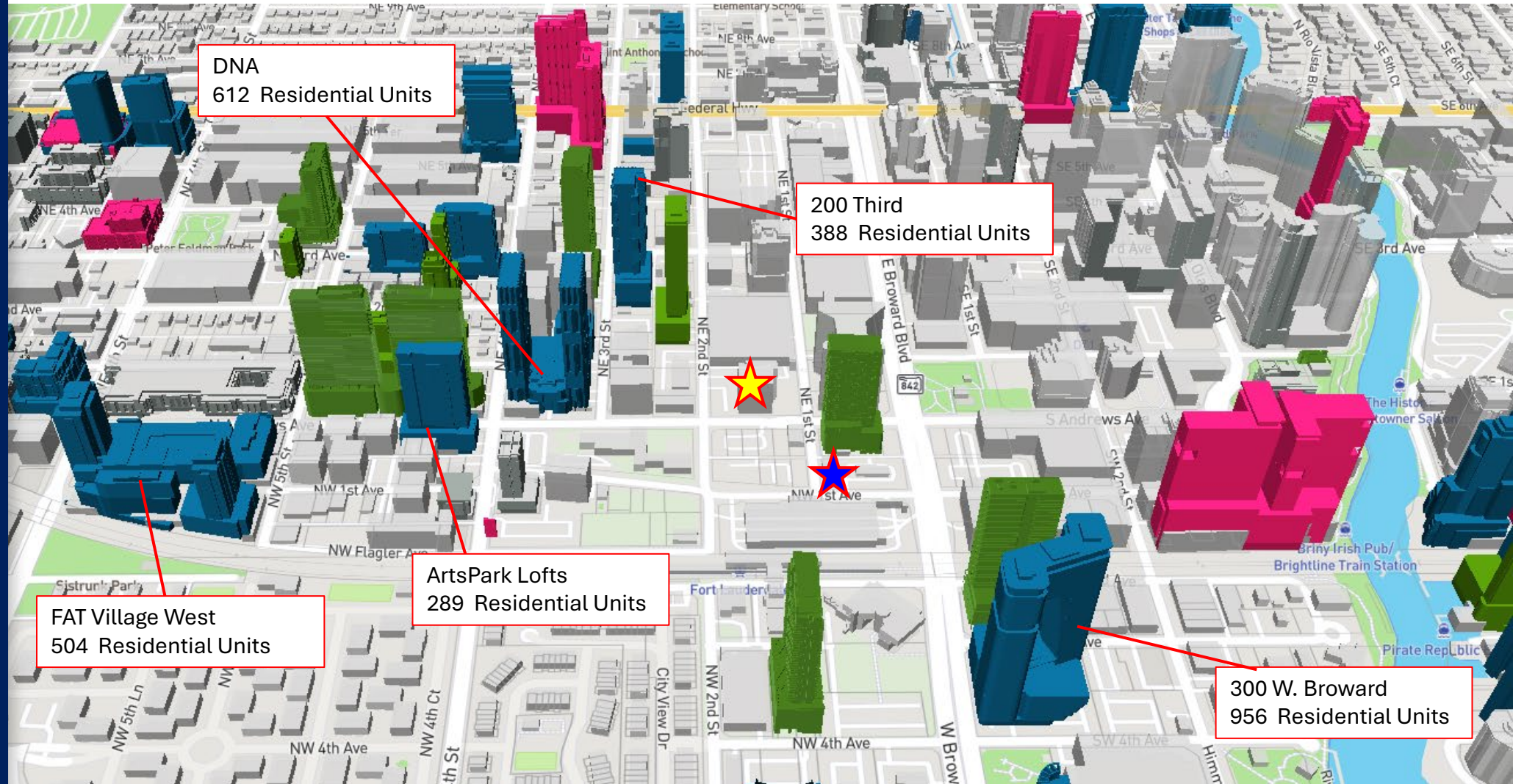
DOWNTOWN RAC 

Status	Off/On	Legend
In Review	<input checked="" type="checkbox"/>	
Approved	<input checked="" type="checkbox"/>	
Under Construction	<input checked="" type="checkbox"/>	
Completed	<input checked="" type="checkbox"/>	

NORTHWEST RAC 

SOUTH ANDREWS RAC 

UPTOWN URBAN VILLAGE 





**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: September 10, 2024

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 – Checkmate Barber Shop, Inc.
900 Sistrunk Boulevard, Unit A, Fort Lauderdale, FL 33311
\$125,000.00 CRA Property and Business Improvement Incentive Program

FUNDING INCREASE REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received an application from Checkmate Barbershop, Inc. (“Checkmate”) for a funding increase of its forgivable loan for the build-out of a barbershop and podcast studio, located 900 Sistrunk Boulevard, Unit A, Fort Lauderdale, FL 33311 (the “Property”). The proposed project is located in a two-story commercial building, owned by FPA II, LLC. The building includes office spaces on the top floor and three commercial bays on the ground floor. Checkmate Barbershop takes up one of the bays and includes a podcast studio for the community. The forgivable loan in the amount of \$125,000.00 will be secured by a five-year first mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information; Funding Increase Request; Architectural Plans and Renderings; and Podcast Proposal for the proposed development are attached as Exhibits 1 through 5.

BACKGROUND

Checkmate Barbershop is a unisex barbershop, offering a wide array of barbering services, such as basic cuts for adults and children, beard trims and custom shaves. Additional services include skin fades, coloring, blowouts, and eyebrow arching. The business will have licensed and skilled cosmetologists on staff. The business’ primary revenue source will be barber chair rentals (10 chairs), cosmetologist chair rentals (3 chairs), and merchandise, such as beauty and personal-care sales. Checkmate’s primary target market is local residents and working professionals in the downtown Fort Lauderdale area.

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TELEPHONE (954) 828-6130

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The barbershop will provide an innovative and modern waiting area for its customers, with professional countertop workspaces, free WiFi, additional electrical outlets, USB ports and hardwire LAN connections, to provide a seamless transition to their work while they wait. As an additional community service and stream of income, Checkmate will provide a fully equipped podcast studio for its customers, the City of Fort Lauderdale and Broward County at large. The podcast studio allows customers to record podcasts and provides the equipment and space to create high-quality audio content. In addition, Checkmate plans to install a covered outdoor deck with a pergola for its customers' and employees' use.

Checkmate Barbershop will be owned and operated by Gregory Wright, a licensed barber with extensive experience in his field. In addition to providing discount programs for their services, Mr. Wright plans to partner with local barbering schools and to provide internship and training opportunities for young people wishing to learn the barbering trade. The contractors who will rent the barbering and cosmetologist stations will bring with them their own loyal customer base. In addition to the barber and cosmetologist contractors, the business will also employ receptionists and janitorial services on a permanent basis. The marketing strategy for Checkmate Barbershop will include traditional, social media, and online advertising.

This modern and forward-thinking company plans to include the community in its growth by introducing new business models and expanding operations. In so doing, Checkmate will create job opportunities for local residents. As a socially responsible company, Checkmate plans to engage with the community through various initiatives such as sponsoring local events, supporting education, and providing access to learning the barbering and cosmetology trades for area residents. Offering training programs, internships and job opportunities can help community members develop new skills and advance their careers. This not only benefits individuals but also creates a more skilled workforce, attracting more businesses to the area. It also fosters a sense of unity and improves the overall quality of life. By diversifying income streams, the company will ensure stability and growth, even in uncertain economic times. Checkmate is committed to creating a lasting positive impact on the community, fostering growth, sustainability, and a higher quality of life for all residents.

The Applicant is leasing a 2,300 square foot space at 900 Sistrunk Boulevard from FPA II, LLC. The building was purchased by FPA II, LLC in 2016 for \$1,500,000 and has been since completely renovated to include FPA II, LLC's corporate offices on the second floor, and vanilla shell commercial spaces on the first floor. FPA II, LLC had received funding assistance from the CRA on September 6, 2017 in the total amount of \$748,500.00 from the Property and Business Improvement Program (PBIP) and the Non-Residential

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Façade programs to renovate the three buildings of approximately 22,420 square feet, located at 900, 914, and 930 Sistrunk Boulevard. The renovation of the 900 Sistrunk Boulevard building included the façade as well as build-out of the top floor only, now housing FPA II, LL's corporate office. The ground floor was left as a vanilla shell for potential tenants. Checkmate is the first tenant to build out Unit A of that building.

Checkmate Barbershop has previously received CRA funding assistance for this project from the PBIP program in January of 2023, in the amount of \$93,500.00, through the administrative approval process. That amount was to cover 42% of the then total build-out cost of \$218,948.00, including electrical, plumbing, built-in barber stations with mirrors and lighting, as well as other improvements. Since the first award, the construction costs have increased, and Checkmate has added a podcast studio in the same unit, as an additional community service and revenue stream. The developer has incurred additional construction costs in the amount of \$131,213.00, increasing the total build-out cost to \$350,161.00. The total CRA funding amount under the PBIP program, including the increase, would be \$223,500.00, amounting to 63% of the total project cost.

The balance of the improvement cost is being funded with the applicant's personal funds, as well as business loans. The applicant has a five-year lease on the property with two options to renew for additional two and a half (2.5) years each. CRA funding is in the form of a forgivable loan, forgiven after five years. The property owner has agreed to grant the CRA a mortgage on the property to secure the CRA forgivable loan. CRA funding to the applicant will be provided on a construction draw basis.

The 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 Property and Business Improvement Program for the build-out of a unisex barbershop with a podcast studio, and offering the community professional salon services, and a variety of business, employment and learning opportunities.

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**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information
- Exhibit 3: Request for Funding Increase, dated August 2024
- Exhibit 4: Architectural Plans and Renderings
- Exhibit 5: Proposal for Podcast Studio

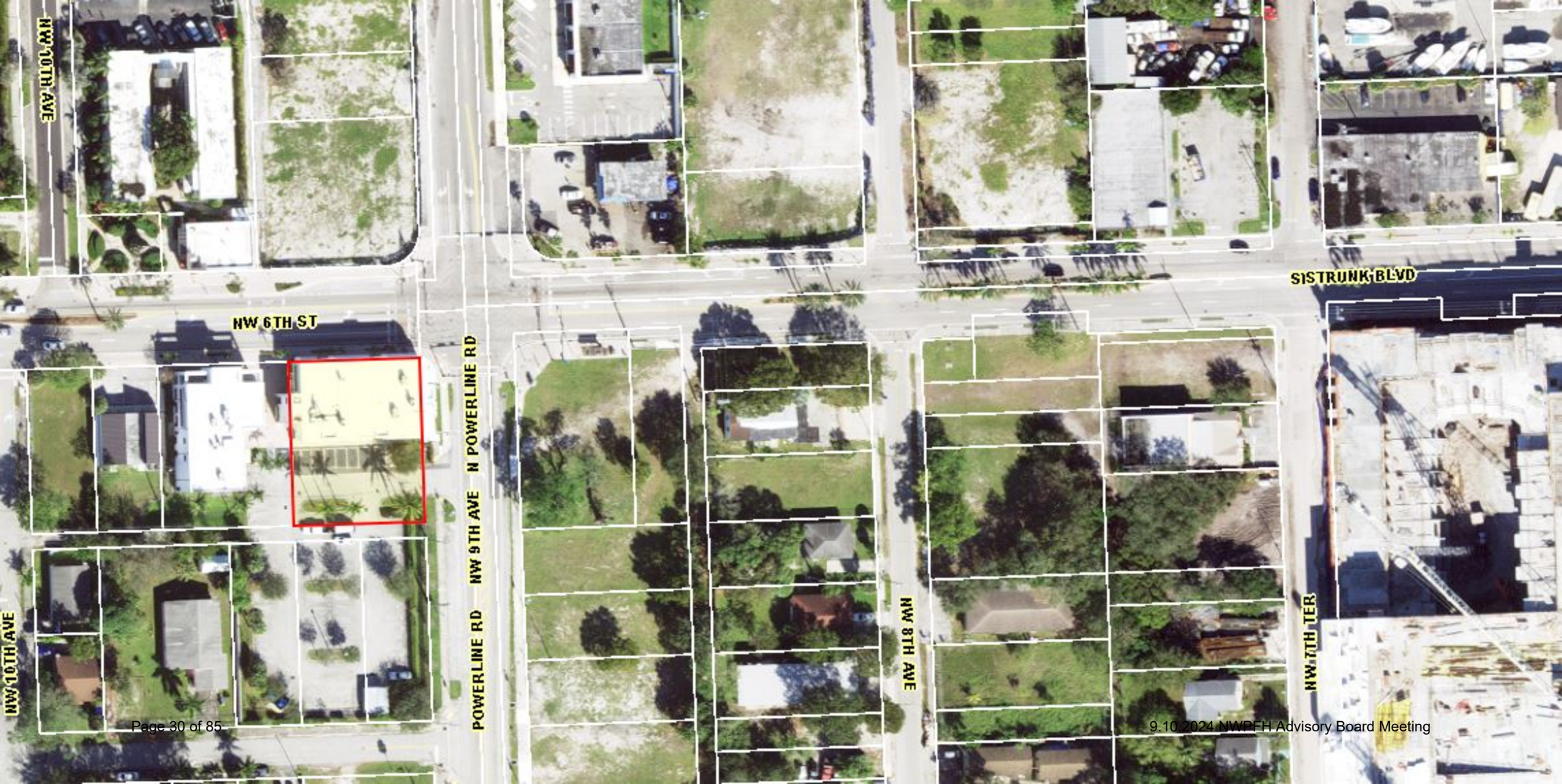
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EXHIBIT 1



NW 10TH AVE

NW 6TH ST

SISTRUNK BLVD

POWERLINE RD NW 9TH AVE N POWERLINE RD

NW 8TH AVE

NW 7TH TER

NW 10TH AVE

EXHIBIT 2

[Click here to display your 2024 TRIM Notice.](#)

Site Address	900-906 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 05 0010
Property Owner	FPA II LLC	Millage	0312
Mailing Address	900 NW 6 ST # 201 FORT LAUDERDALE FL 33311-8004	Use	12-02

Abbreviated Legal Description	TUSKEGEE PARK 3-9 B LOT 1,2 LESS RD BLK 1
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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	\$137,700	\$1,129,100	\$1,266,800	\$857,920	
2023	\$137,700	\$1,129,100	\$1,266,800	\$779,930	\$24,144.74
2022	\$137,700	\$1,129,100	\$1,266,800	\$709,030	\$22,455.96

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,266,800	\$1,266,800	\$1,266,800	\$1,266,800
Portability	0	0	0	0
Assessed/SOH	\$857,920	\$1,266,800	\$857,920	\$857,920
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	\$857,920	\$1,266,800	\$857,920	\$857,920

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
12/29/2016	WD*-D	\$1,500,000	114126747
11/19/2015	CE*-D	\$300	113465246
3/22/2010	DR*-T		46957 / 282
1/29/2010	QC*-T	\$100	46929 / 1191
1/6/2010	CE*-D	\$500	46818 / 206

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$11.00	12,518	SF
Adj. Bldg. S.F. (Card, Sketch)		12134
Eff./Act. Year Built: 1980/1955		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								

EXHIBIT 3



To whom it my concern,

We at Checkmate Barber Shop are requesting additional CRA funding in the amount of \$125,000 from the PBIP program to finish our project. We have incurred additional expenses of \$131,212.95, and our total project costs have reached \$350,161.00. Should you have any questions or concerns do not hesitate to contact me directly.

Thank you,

Greg Wright

900 NW 6TH STREET FORT LAUDERDALE FL 33311

Column1	Column2	Column3	Column4
Kentronix Security			
PENDING WORK	\$10,360.65	To be done	AV Wiring/Video/Camera wiring
\$ 10,360.65			

Total Bill \$20,360.65 split with provident

Column1	Column2	Column3	Column4
Wells Fargo			
Network WAP 9 UNITS	\$ 2,970.00	4/14/2023	Mint ventures
MOUNTED BLINDS	\$ 420.00	4/14/2023	Blinds Décor
SOUND PROOFING	\$ 750.00	6/28/2023	Brian Odle
FRAMING FOR SOUND	\$ 1,500.00	6/28/2023	Michael Munoz
ELECTRIC WORK	\$ 750.00	7/11/2023	Haviel Sierra
WALL FRAME	\$ 750.00	7/11/2023	Brian Odle
PENDING WORK	\$18,000.00	To be done	Soundproofing
FINAL ELECTRIC WORK	\$15,000.00	6/15/2023	Modern Electric
\$ 40,140.00			

Column1	Column2	Column3	Column4
Art Sign Company, INC			PENDING WORK
OUTDOOR SIGNS	\$22,052.00	To be done	Barbershop LED
\$ 22,052.00			

Column1	Column2	Column3	Column4
Music Arts Ent			
FIXED EQUIPMENT	\$ 2,070.12	9/22/2023	
SOUND PROOFING	\$ 5,400.00	PENDING	PENDING
FIXED EQUIPMENT	\$ 89.88	9/22/2023	
\$ 7,560.00			

Column1	Column2	Column3	Column4
PNC Checks			
ELECTRIC	\$ 750.00	7/16/2023	Haviel Sierra
FRAMING	\$ 1,500.00	7/18/2023	Hector Mendoza
LOW VOLTAGE WIRING	\$ 400.00	3/1/2023	Rich Oz- AV wiring

CONSTRUCTION WASTE	\$ 1,148.00	11/26/2023	Universal
SWITCHES	\$ 300.00	5/1/2023	Haviel Sierra
OUTLETS	\$ 750.00	07/12.23	Haviel Sierra
CHAIRS AND FIXED	\$ 750.00	8/4/2023	Kenric Grange
LIGHTS AND WIRING	\$ 1,000.00	8/22/2023	Haviel Sierra
Construction waste	\$ 1,000.00	8/24/2023	Universal Waste
LIGHTS AND WIRING	\$ 1,000.00	8/26/2023	Lighting Barbershop
wiring	\$ 500.00	10/16/2023	Haviel Sierra
hard wire electirc	\$ 1,250.00		Hector Mendoza
high lights	\$ 800.00		Haviel Sierra
Furniture	\$ 800.00	8/26/2023	Kenric Grange
Light switch/Breaker	\$ 750.00		Haviel Sierra
Hard wiring	\$ 400.00		Haviel Sierra
wiring	\$ 1,600.00	10/20/2023	Kareem Carr
wiring	\$ 750.00	12/9/2023	Kareem Carr
framing	\$ 1,000.00	10/29/2023	Delroy Lewis
bathroom reno	\$ 2,000.00	3/6/2023	Felipe Amador
concreate wall reno	\$ 2,000.00	3/3/2023	Axiom Reno
Celing Drywall	\$ 4,500.00	11/21/2023	Michael Caron
FINAL DESIGN WORK	\$ 1,500.00	11/23/2023	NLS Designs
HVAC	\$3,000	6/7/23	Cold stream HVAC
\$	29,448.00		

Column1	Column2	Column3	Column4
Home Depot			
	\$ 832.46	9/13/2023	
	\$ 76.27	2/5/2024	
	\$ 143.67	2/16/2024	
	\$ 290.28	1/10/2024	
	\$ 140.83	2/28/2024	
	\$ 384.19	1/25/2024	
	\$ 117.86	8/23/2023	
	\$ 435.36	6/30/2023	
	\$ 38.26	7/17/2023	
	\$ 156.77	10/21/2023	

	\$ 114.83	1/17/2024	
	\$ 11.41	2/20/2024	
	\$ 134.56	8/9/23	
\$	2,876.75		

Column1	Column2	Column3	Column4
Sherwin-Williams			
paint	\$ 651.63	3/31/2023	
paint	\$ 589.87	4/15/2023	
\$	1,241.50		

Column1	Column2	Column3	Column4
Good Neon			
sign	\$ 450.00	3/3/2023	
\$	450.00		

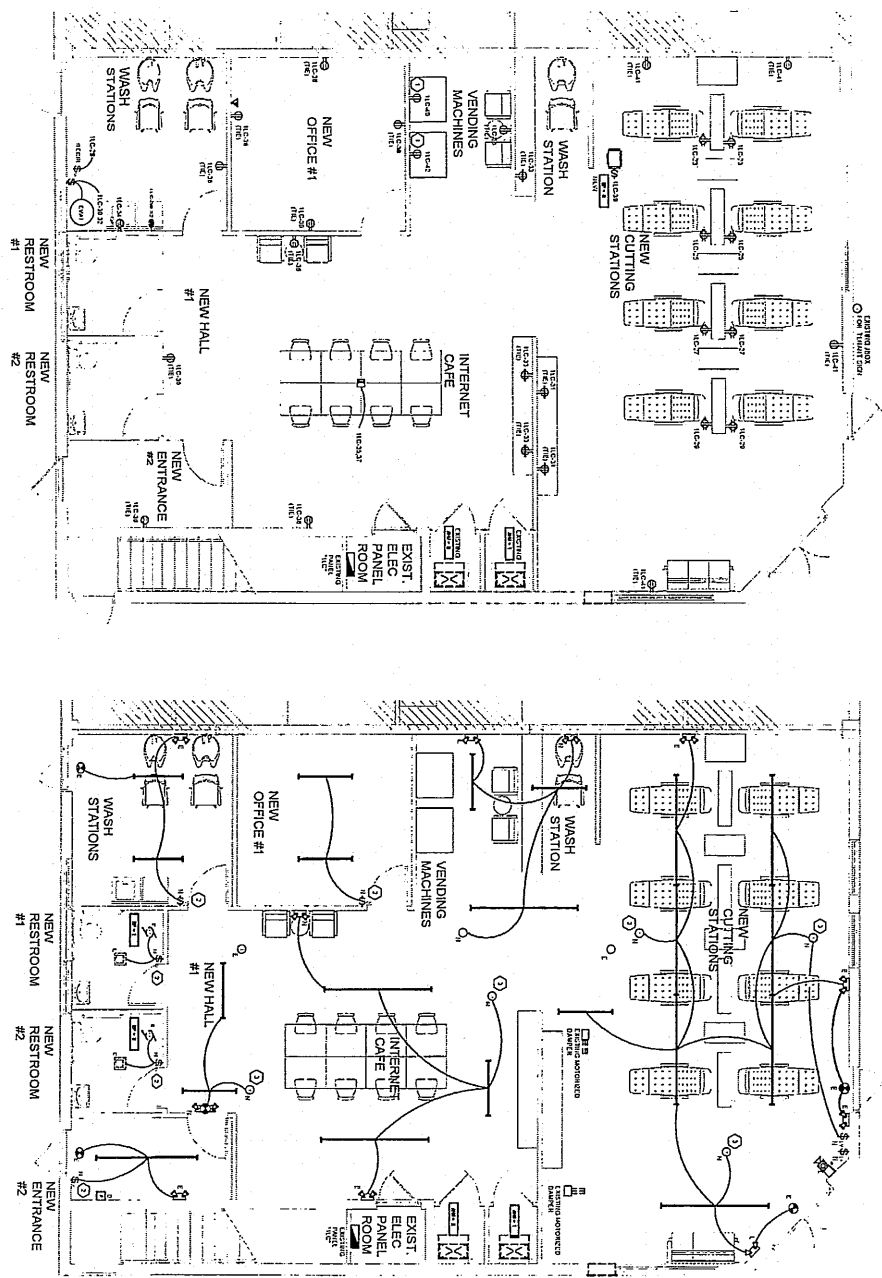
Column1	Column2	Column3	Column4
Roto Rooter			
plumbing drain	\$ 1,527.00	6/7/2023	
\$	1,527.00		

Column1	Column2	Column3	Column4
Murphy Doors			
interior door	\$15,557.05	To be done	
\$	15,557.05		

\$131,212.95

TOTAL	\$131,212.95
PAID	\$59,530.09
PENDING	\$71,682.91

EXHIBIT 4



A KEY NOTES

Scale: N.T.S.

○	XXXXXXXXXX
○	XXXXXXXXXX
○	XXXXXXXXXX
○	XXXXXXXXXX
○	XXXXXXXXXX
○	XXXXXXXXXX

No.	Description	Date

LIGHTING, POWER, AND FIRE ALARM PLAN

Project Name: 21052A
 Date: 11.22.2021
 Created by: AMS

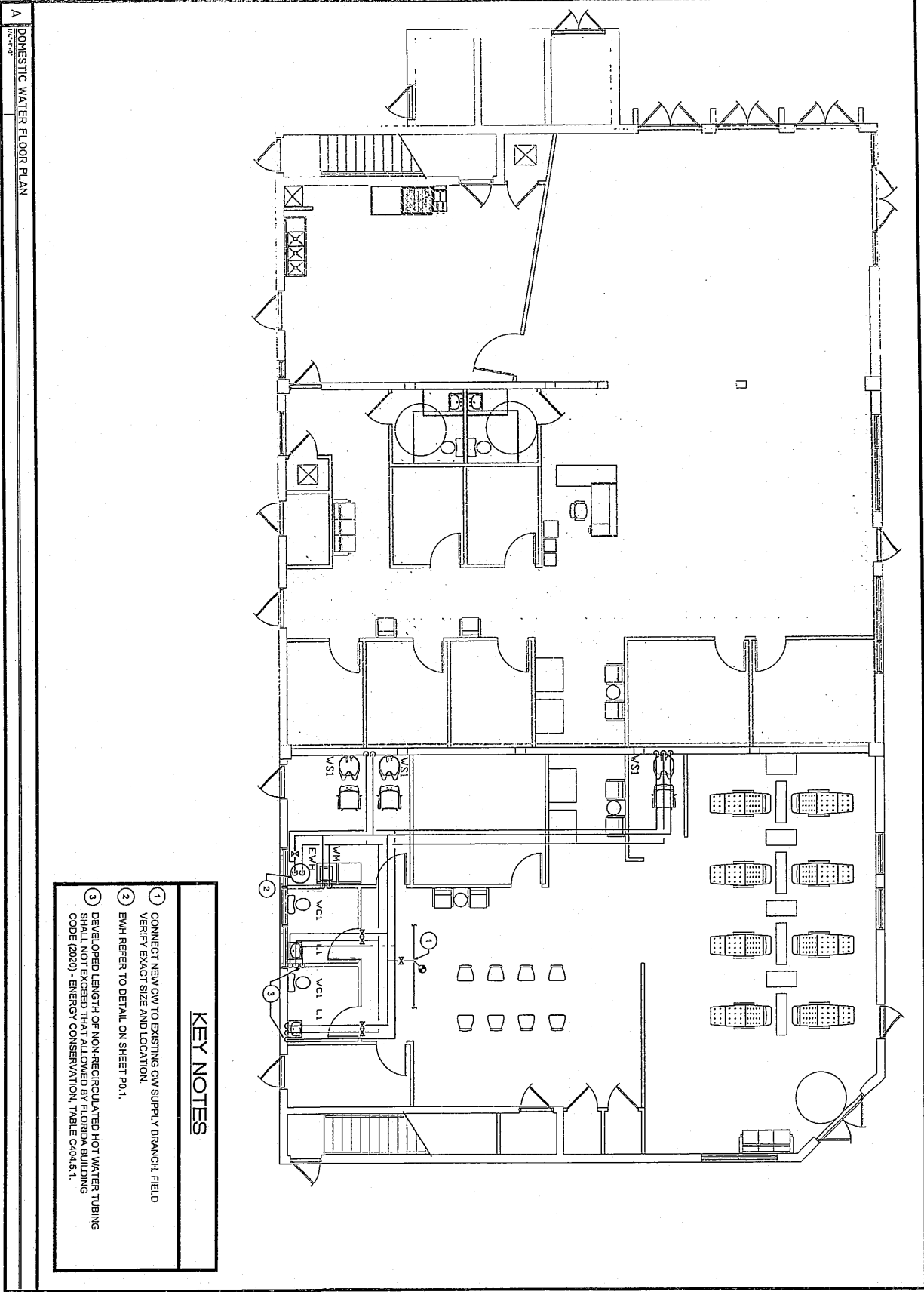
E2.1

**NEW INTERIOR BUILD-OUT
 THE CLOSER'S PI**
 900 NW 6TH STREET
 FT. LAUDERDALE, FL. 33311

Anna M. Stuart
 AIA/FSB

STUART ARCHITECTURE

7179 NW 47th Ct.
 Ft. Lauderdale, FL 33319
 (954) 461-6666
 Web: www.stuartarch.com
 Email: anna@stuartarch.com



A
DOMESTIC WATER FLOOR PLAN

KEY NOTES

- 1 CONNECT NEW CW TO EXISTING CW SUPPLY BRANCH; FIELD VERIFY EXACT SIZE AND LOCATION.
- 2 EWH REFER TO DETAIL ON SHEET P0.1.
- 3 DEVELOPED LENGTH OF NON-RECIRCULATED HOT WATER TUBING SHALL NOT EXCEED THAT ALLOWED BY FLORIDA BUILDING CODE (2020) - ENERGY CONSERVATION, TABLE C04.5.1.

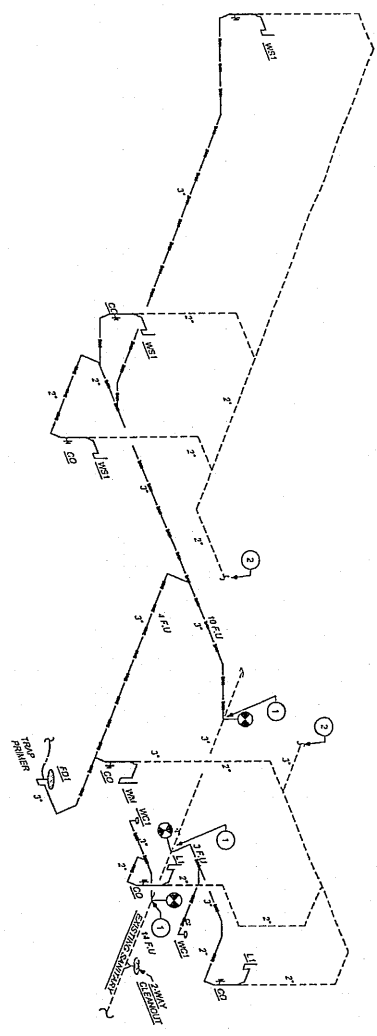
NO.	DESCRIPTION	DATE

DOMESTIC WATER FLOOR PLAN
 Project Number: 240524
 Date: 11.20.24
 Drawn by: [Signature]
 Checked by: [Signature]
 Scale: ASIS
P2.1

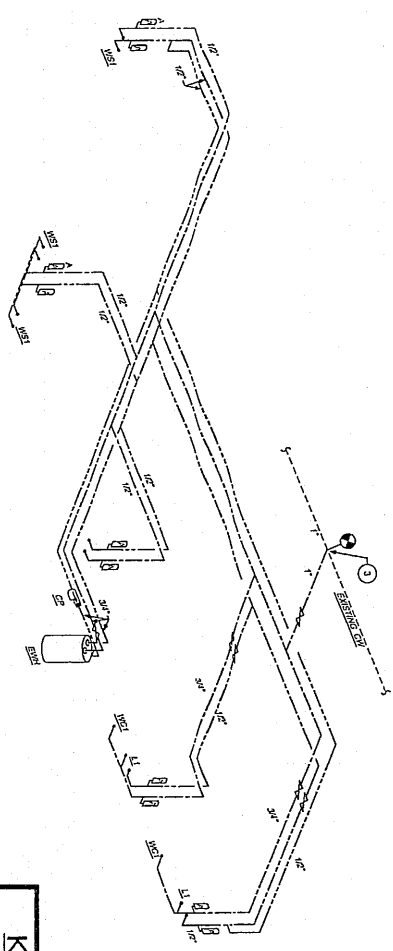
**NEW INTERIOR BUILD-OUT
THE CLOSER'S PI**
 900 NW 6TH STREET
 FT. LAUDERDALE, FL. 33311

Anna M. Spurr
 ARCHITECT


STUART ARCHITECTURE
 709 NW 9th AVE
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 (954) 451-6444
 Web: www.stuartarch.com
 Email: anna@stuartarch.com



SANITARY ISOMETRICS



DOMESTIC WATER ISOMETRICS

KEY NOTES	
①	CONNECTIONS TO EXISTING PLUMBING TO BE MADE AT THE LOCATION SHOWN
②	CONNECTIONS TO EXISTING PLUMBING TO BE MADE AT THE LOCATION SHOWN
③	CONNECTIONS TO EXISTING PLUMBING TO BE MADE AT THE LOCATION SHOWN
④	CONNECTIONS TO EXISTING PLUMBING TO BE MADE AT THE LOCATION SHOWN

STUART ARCHITECTURE
 1700 NW 7th PLACE
 LAUDERDALE, FL 33319
 (954) 461-6266
 Web: www.stuartarch.com
 Email: info@stuartarch.com

Arden M. Stuart
 ARCHITECT

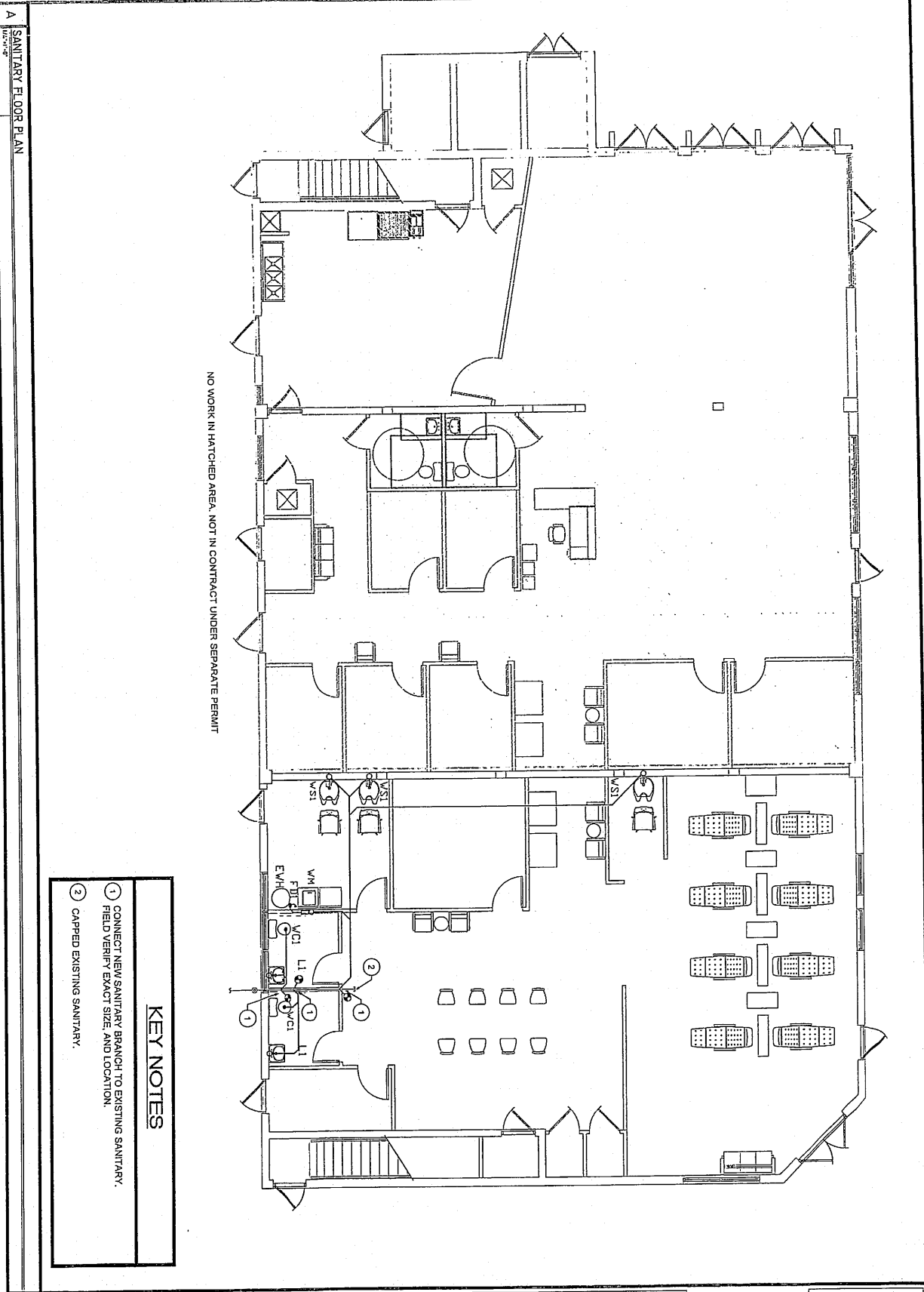
**NEW INTERIOR BUILD-OUT
 THE CLOSER'S PI**
 900 NW 6TH STREET
 FT. LAUDERDALE, FL. 33311

NO.	DESCRIPTION	DATE

PLUMBING ISOMETRICS

Project Number: 210524
 Date: 11.28.2021
 Drawn By: AMS
 Checked By: AMS

P5.1



A
SANITARY FLOOR PLAN

NO WORK IN HATCHED AREA. NOT IN CONTRACT UNDER SEPARATE PERMIT

- KEY NOTES**
- 1 CONNECT NEW SANITARY BRANCH TO EXISTING SANITARY.
 - 1 FIELD VERIFY EXACT SIZE, AND LOCATION.
 - 2 CAPPED EXISTING SANITARY.

NO.	DATE/ISSUE	BY

SANITARY PLAN

P3.1

**NEW INTERIOR BUILD-OUT
THE CLOSER'S PI**
900 NW 6TH STREET
FT. LAUDERDALE, FL. 33311

Amor N. Stuart
ARCHITECT

STUART ARCHITECTURE
7179 NW 49 PLACE
LAUDERDALE, FL 33309
WWW.STUARTARCHITECTURE.COM
Phone: 954-884-8888
Email: amor@stuartarch.com

EXHIBIT 5

BLUEPRINT RECORDING



BluePrint Recording

Prepared for: Devon Fraser, CEO Blueprint Hospitality

Prepared by: Lucian Sawyer, Owner Operator

April 5, 2022

Proposal number: 04052022-01

EXECUTIVE SUMMARY

Objective

We over Me is a philosophy that has been adopted by our team of professionals since we began this journey. Our intent is to create a positive influence on your business. BluePrint Recording will support your overall marketing purpose, which is to grow your business. Whether your business is Entertainment or Real Estate.

Goals

- **Brand Awareness:** Is your podcast generating more mentions on social media or within your industry?
- **Engagement:** Are you receiving feedback from your audience either directly or from content generated from your podcast?
- **Customer Loyalty:** Have your customers indicated that they have learned from your podcast? This is a signal of their investment in your brand.
- **Authority:** Are you gaining a share of voice in your industry? Where do you show up against your competitors when you search for podcasts in your industry?
- **Earned Media:** Are you finding mentions of your podcast? And are you getting invited onto other podcasts because of your podcast?

Solution

Conveys Authority

Podcasts give you the opportunity to share your expertise in a conversational way. You can relate to your customers' needs while sharing the experiences of others like them.

When you bring other authorities from your industry onto your podcast, you are getting an industry cosign. Not only can you share your guests' knowledge, but you can also strengthen your listeners' perception of your authority through association with other experts.

Creates Scalable Content

Podcasting is an excellent source of base content — big content pieces that can be broken down into additional content pieces. This allows you to scale any given podcast episode across your marketing strategy. For example, from one episode, you could generate long-form blog content from the transcript, short social posts of highlights, audiograms, video snippets and more. With all this content, you can show up more on social media and in the path of prospective customers.

Expands Your Audience

Having a platform with access to a topic-focused audience can attract other authoritative figures to your brand and audience. Allowing these figures to gain access to your audience opens the door to opportunities for you to access theirs. Typically, these guests will share your show as appreciation for including them. Plus, you have created content for that guest, which gives them the incentive to share your content that includes them.

Keeps Your Brand Top of Mind

Having a podcast gives you a regular place in the ears of your prospects. Using the podcast and all the content derived from it allows you to increase the frequency that your brand lands in your prospect's ears and eyes. You could even bring your most engaged existing customer onto your podcast. This can build loyalty and admiration for your brand.

Helps Your Brand Engage More Consistently With Consumers

Finally, the most important part of podcasting, in my opinion, is the expectation of regularly scheduled new content. Podcasts are unique because consumers can subscribe to have content delivered to their mobile devices that they can consume passively while engaging in other activities. This regular delivery allows consumers to align your regular content with their regular activities such as driving, working out or housework. Being more consistent than your competition can also translate into your brand's dependability and consistency of service.

Conclusion

Measuring a branded business podcast should be done very differently than casual or entertainment-focused podcasts. Business podcasts have a specific intent and focus. The key performance indicators of a business podcast often come in softer measurements that are realized over a longer period of time, similar to most content marketing.

Equipment List

- Headphones
- Chairs
- Microphone
- Microphone Arm
- Headphone Amplifier
- Video Cameras
- Mixer
- Audio Interface
- Digital Audio Recorder
- Multi-Camera Production System
- Computers



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

MEMORANDUM

DATE: September 10, 2024

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 – Provident Market 1937, LLC.
900 Sistrunk Boulevard, Unit C, Fort Lauderdale, FL 33311
\$125,000.00 - CRA Property and Business Improvement Program

FUNDING INCREASE REQUEST

The Northwest-Progresso-Flagler Community Redevelopment Agency (NPF CRA) has received an application from Provident Market 1937, LLC (“Market”) for a funding increase of its forgivable loan for the build-out of a café/specialty foods store fusion business, offering hot and fresh meals and beverages, to be located 900 Sistrunk Boulevard, Unit C, Fort Lauderdale, FL 33311 (the “Property”). The proposed project is located in a two-story commercial building, owned by FPA II, LLC. The building includes office spaces on the top floor and three commercial bays on the ground floor. Provident is located in one of the bays - Unit C. The forgivable loan increase in the amount of \$125,000.00 will be secured by a five-year first mortgage on the property.

A copy of the Location Map; Broward County Property Appraiser Information; Funding Increase Request; Architectural Plans and Renderings; and Project Descriptions for all three businesses planned to occupy the ground floor space are attached as Exhibits 1 through 5.

BACKGROUND

Provident Market 1937, LLC is a café/specialty foods store fusion business, serving a wide variety of healthful food options at affordable prices. The restaurant will bring high quality and healthful food options to the Sistrunk corridor. Menu items include hot and fresh meals, such as custom deli sandwiches, burgers, wraps, salads, coffee, pastries, as well as teas, juices, and alcoholic beverages (limited to beer and wine) for on-premises consumption only. Customers will also have access to an assortment of groceries. The developer plans to network with local suppliers and farmers to procure the freshest products and ingredients for its customers.

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914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311
TELEPHONE (954) 828-6130

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The aim of this business is to create a place where people can enjoy healthful foods, with the best service, at affordable prices, and to bring a millennial atmosphere to healthy eating. The atmosphere will be vibrant and energetic with several areas, including an outdoor patio area to sit, eat and mingle with friends. The Market will feature several comfortable indoor dining and seating areas for its customers, with free WiFi, additional electrical outlets, USB ports and hardwire LAN connections, to provide a seamless transition to their work while they dine and socialize.

The company is committed to provide natural, healthful locally sourced foods from local farms, whenever possible. They embrace local farm-to-market business models in both their café and their specialty store. The main revenue generator will be the café. Secondary revenue generators will include a specialty foods store and a food truck commissary. The specialty store will offer farm fresh eggs, cheeses, and fresh produce, as well as imported spices and other cooking ingredients from the Caribbean and other parts of the world. The food truck commissary will provide up to five food truck operators with the kitchen space needed for food prep and precooking activities. Food truck operators will have the opportunity to utilize the market's full kitchen as well as their cooler and storage space after business hours.

Of the approximately 1,900 square foot space, 70% will be dedicated to the specialty foods shopping aisles/coolers, checkout area, customer dining area and café ordering station. The rest of the space will be devoted to the kitchen area, storage and office space. In addition, the developer plans to construct a patio with removable sail-shaped awnings to cover approximately 30 tables. The applicant also hopes to provide complimentary services in the future, such as meal prep purchase, paid monthly, food delivery, celebrity chef dinners, and cooking classes. Future plans also include hosting community events, poetry readings and other engaging cultural activities.

The owners of Provident Market 1927, John Fraser and Govin Sukhan, intend to employ at least 12 individuals from the community, including a CEO, general manager, chef, assistant manager, sous chef, barista, cashiers, food prep personnel and bussers. As the business grows, additional personnel may be hired. The owners are dedicated to providing a much-needed service to the community, as there is currently a shortage of grocery markets which provide fresh and cooked food in this neighborhood.

Provident Market 1937, LLC will engage with the community by sponsoring local events, supporting education, and providing access to business and trade education opportunities, which will help local residents develop new skills and advance their careers. This not only benefits individuals but also creates a more skilled workforce, attracting

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more businesses to the area. It also fosters a sense of unity and improves the overall quality of life. Provident is committed to becoming an integral part of the Northwest-Progresso-Flagler Hights community and to creating a lasting positive impact on this community, fostering growth, sustainability, and a higher quality of life for all residents.

The Applicant is leasing a 1,900 square foot space at 900 Sistrunk Boulevard from FPA II, LLC. The building was purchased by FPA II, LLC in 2016 for \$1,500,000 and has been since completely renovated to include FPA II, LLC's corporate offices on the second floor, and vanilla shell commercial spaces on the first floor. FPA II, LLC had received funding assistance from the CRA on September 6, 2017 in the total amount of \$748,500.00 from the Property and Business Improvement Program (PBIP) and the Non-Residential Façade programs to renovate three buildings of approximately 22,420 square feet, located at 900, 914, and 930 Sistrunk Boulevard. The renovation of the 900 Sistrunk Boulevard building included the façade as well as the build-out of the second floor, which now houses FPA II, LLC's corporate office. The ground floor was left as a vanilla shell for potential tenants. Provident Market 1937 is the first tenant to build out Unit C of that building for restaurant and retail use.

Provident Market 1937, LLC has previously received CRA funding assistance for this project from the PBIP program in January of 2023, in the amount of \$98,500.00, through the administrative approval process. That amount was to cover 29% of the then total build-out cost of \$335,969.00. Since that first award, the construction costs have increased, and the developer had to add HVAC equipment on the roof, additional plumbing, and a gas line to the building, as there were no amenities for restaurant use in place. In addition, the City imposed additional grease traps to be installed outside of the building, by the dumpster area, which is located across the parking lot. That grease trap is to be connected to the City sewer line. The developer has incurred additional construction costs of over \$182,344.00, increasing the total build-out cost to over \$518,313.00, amounting to 43% of the total project cost. The balance of the improvement cost is being funded with the applicant's personal funds, as well as business loans.

The applicant has a five-year lease on the property with two options to renew for additional two and a half (2.5) years each. CRA funding is in the form of a forgivable loan, forgiven after five years. The property owner has agreed to grant the CRA a mortgage on the property to secure the CRA forgivable loan. CRA funding to the applicant will be provided on a construction draw basis.

The 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

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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 Property and Business Improvement Program for the build-out of a café/specialty foods store fusion business, offering hot and fresh meals and beverages, and a variety of business, employment and learning opportunities.

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Broward County Property Appraiser Information
- Exhibit 3: Request for Funding Increase
- Exhibit 4: Architectural Drawings and Concept Design Renderings
- Exhibit 5: Project Description of Provident Market 1937, LLC and the other tenants on the ground floor

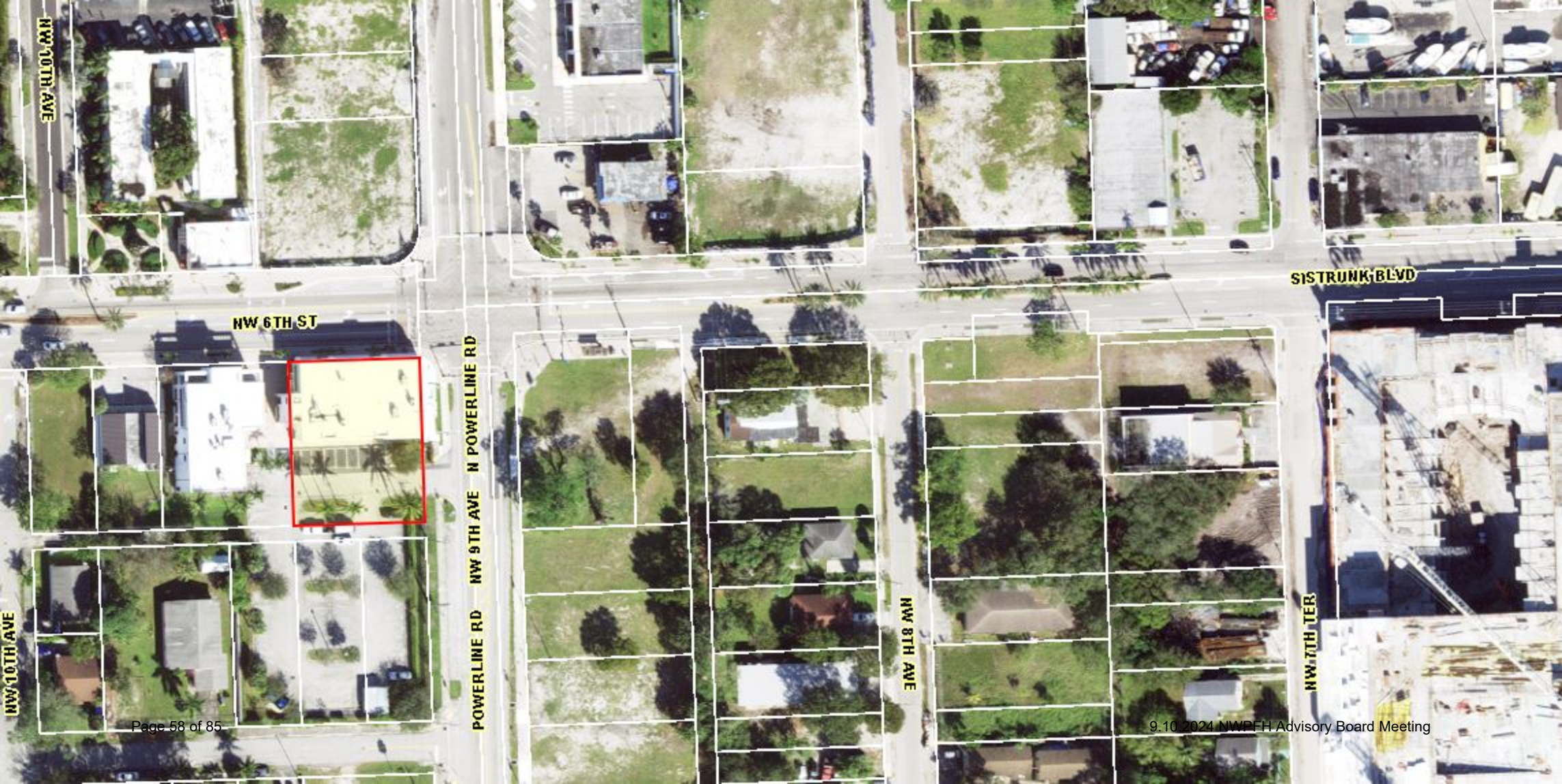
COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FL 33311

TELEPHONE (954) 828-6130

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EXHIBIT 1



NW 10TH AVE

NW 6TH ST

SISTRUNK BLVD

POWERLINE RD NW 9TH AVE N POWERLINE RD

NW 8TH AVE

NW 7TH TER

EXHIBIT 2

[Click here to display your 2024 TRIM Notice.](#)

Site Address	900-906 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 05 0010
Property Owner	FPA II LLC	Millage	0312
Mailing Address	900 NW 6 ST # 201 FORT LAUDERDALE FL 33311-8004	Use	12-02

Abbreviated Legal Description	TUSKEGEE PARK 3-9 B LOT 1,2 LESS RD BLK 1
-------------------------------	---

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	\$137,700	\$1,129,100	\$1,266,800	\$857,920	
2023	\$137,700	\$1,129,100	\$1,266,800	\$779,930	\$24,144.74
2022	\$137,700	\$1,129,100	\$1,266,800	\$709,030	\$22,455.96

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,266,800	\$1,266,800	\$1,266,800	\$1,266,800
Portability	0	0	0	0
Assessed/SOH	\$857,920	\$1,266,800	\$857,920	\$857,920
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	\$857,920	\$1,266,800	\$857,920	\$857,920

Sales History -- Search Subdivision Sales			
Date	Type	Price	Book/Page or CIN
12/29/2016	WD*-D	\$1,500,000	114126747
11/19/2015	CE*-D	\$300	113465246
3/22/2010	DR*-T		46957 / 282
1/29/2010	QC*-T	\$100	46929 / 1191
1/6/2010	CE*-D	\$500	46818 / 206

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$11.00	12,518	SF
Adj. Bldg. S.F. (Card, Sketch)		12134
Eff./Act. Year Built: 1980/1955		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								

EXHIBIT 3



09/10/24

To whom it my concern,

We at Provident Market 1937 are requesting approval of \$125,000 in additional CRA funding from the Property and Business Improvement Program (PBIP). The total submitted YTD is \$109,342. The total still needed to complete the project is \$182,343.76. Our total project cost is estimated at over \$518,313.00. We are also waiting for the city to determine if we need to do additional plumbing of the parking lot. If that needs to be done, we will also need to invest \$62,262.97. Please review the excel sheet, invoices, certified check and bank documents. Should you have any questions or concerns do not hesitate to contact me directly.

X

JOHN FRASER
OWNER

900 NW 6TH STREET FORT LAUDERDALE FL 33311

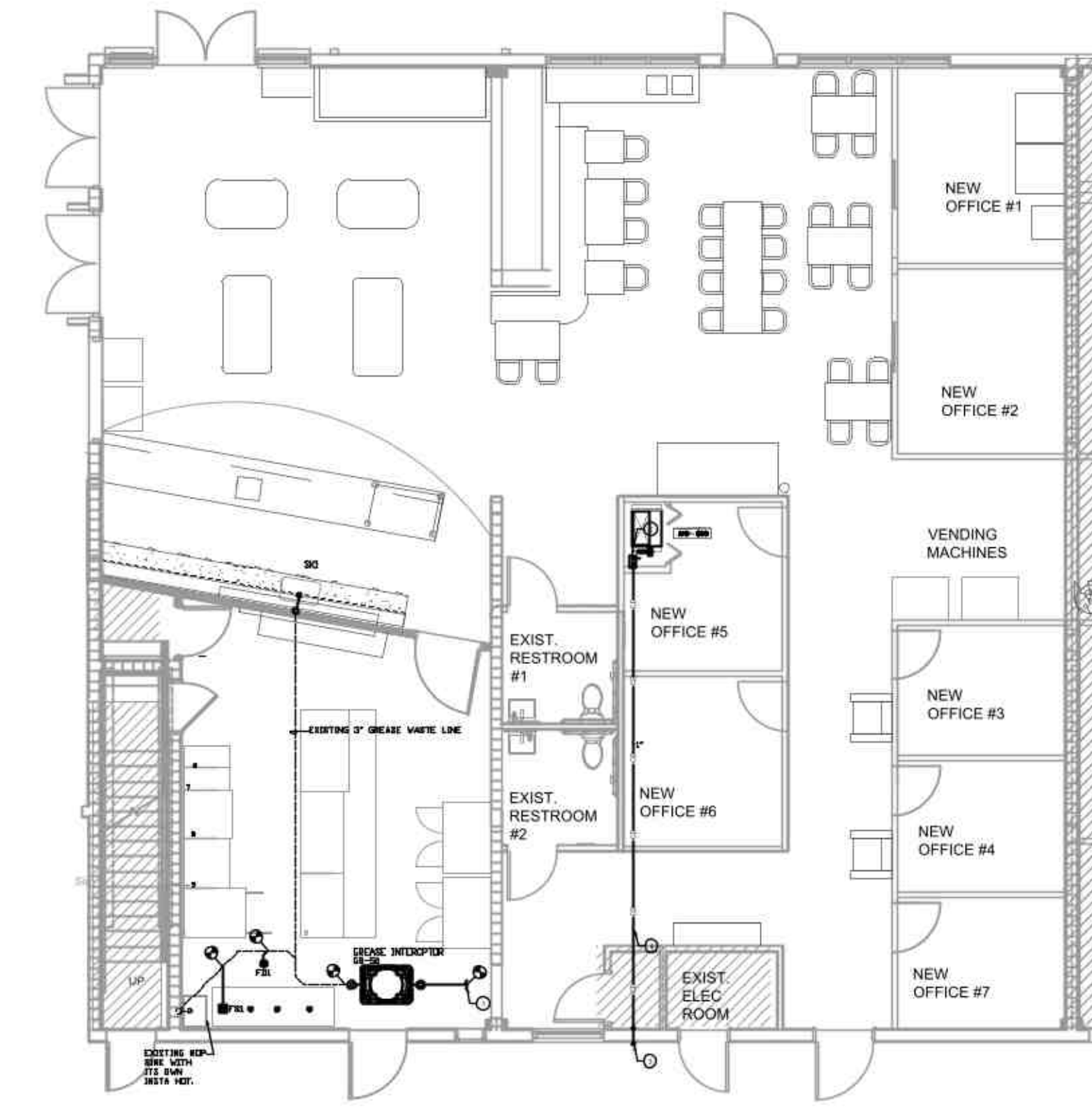
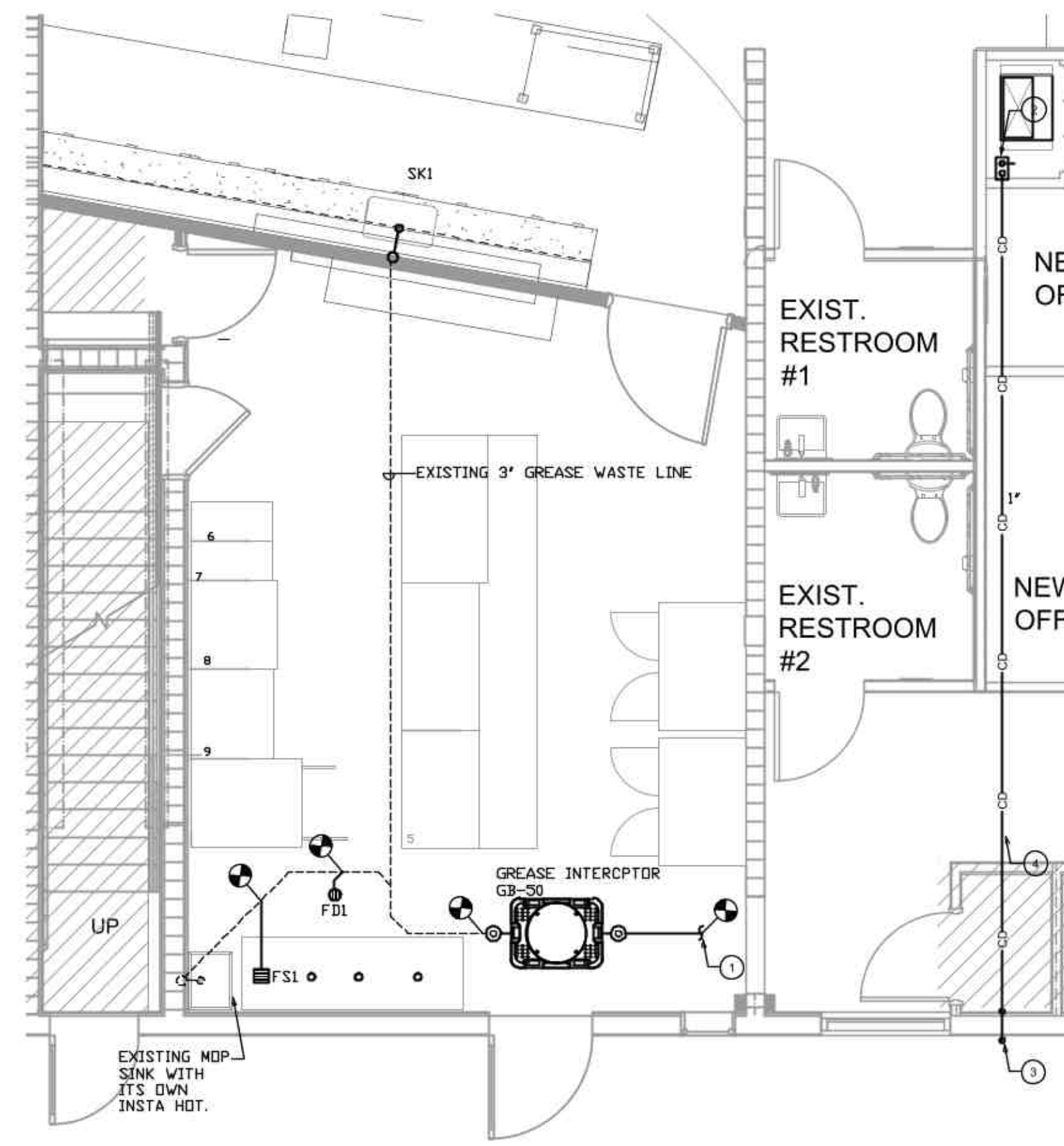
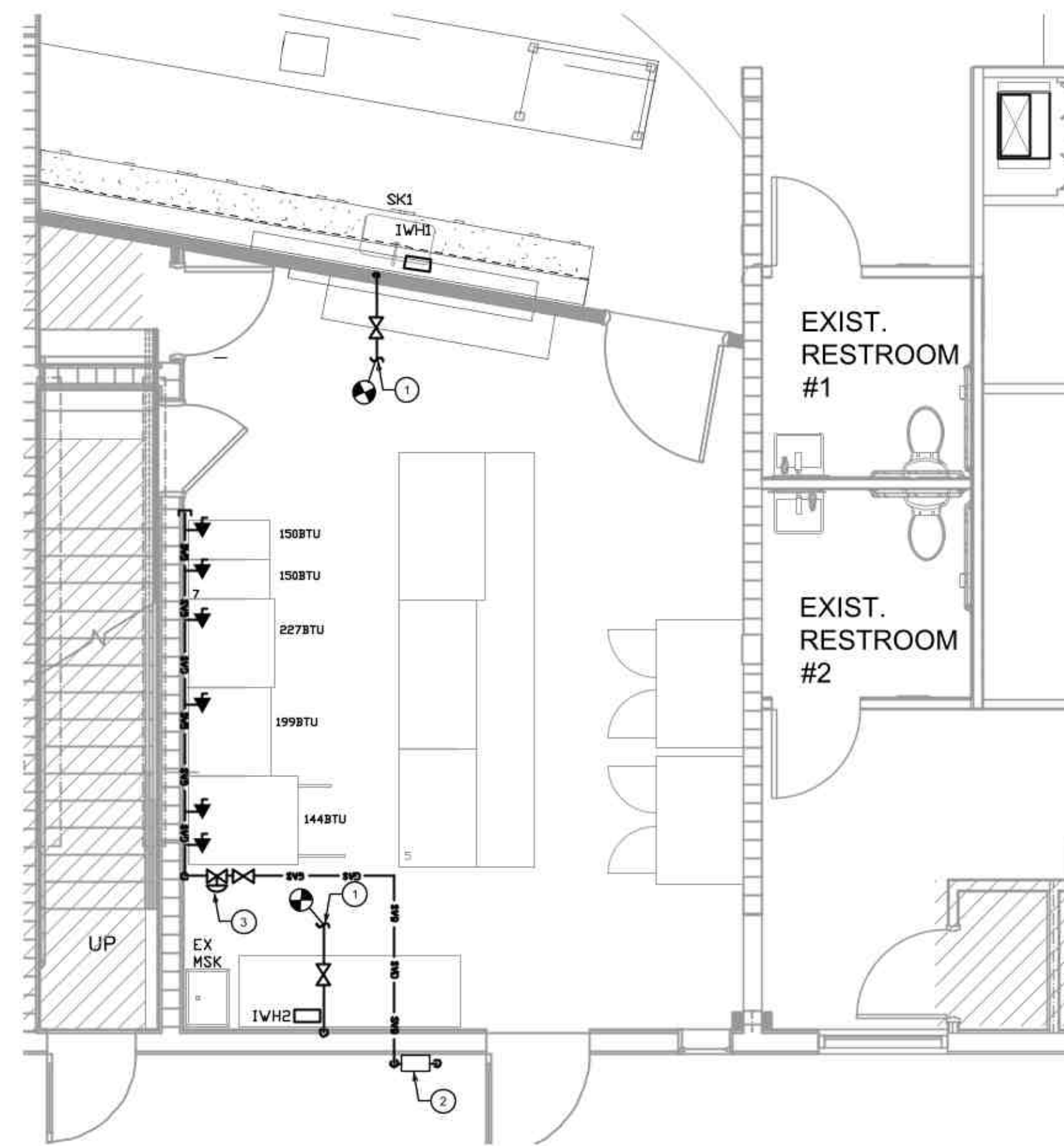
Column1	Column2	Column3	Column4
Wells Fargo/PNC Checks			
wiring low voltage	\$2,000.00	1/24/2024	Haviel Sierra
Electric foh	\$1,790.00	11/20/2023	Haviel Sierra
23 drops electric	\$1,280.00	9/28/2023	Haviel Sierra
Outlets	\$1,500.00	2/12/2024	Haviel Sierra
Lights in foh	\$600.00	7/21/2023	Haviel Sierra
Doors/window/locks	\$2,000.00	4/12/2023	Wilson Ordonez
base boards	\$1,250.00	4/20/2023	Wilson Ordonez
flooring and tile	\$1,500.00	10/20/2023	Merlin Lainez
trim work	\$1,500.00	11/9/2023	Hector Mendoza
Ceiling framing	\$1,500.00	10/21/2023	Hector Mendoza
Celing frame,bolt work	\$5,000.00	11/3/2023	Hector Mendoza
instalation dry wall	\$4,200.00	9/2/2023	Hector Mendoza
Duct work and counter	\$2,500.00	9/28/2023	Hector Mendoza
Fixed equipment	\$20,000.00	3/2/2023	The Veitch Group
GC PAYMENT	\$685.00	3/3/2023	Torey Wallace
GC PAYMENT	\$3,750.00	6/14/2023	T. Wallace Investment
Roof work for hood	\$4,371.00	4/20/2023	Paul Bange Roofing
Fixed equipment	\$3,473.00	12/22/2021	Michelle & Adam Kanner
Fixed equipment	\$4,551.00	1/3/2022	Michelle & Adam Kanner
counter top	\$4,786.00	9/15/2023	American Stone and Granite
counter top	\$2,806.00	1/23/2024	American Stone and Granite
Pluming deposit	\$3,000.00	6/28/2023	Arson's Plumbing Solutions
Pluming deposit	\$3,000.00	4/13/2023	Arson's Plumbing Solutions
GC PAYMENT	\$2,800.00	3/29/2023	Torey Wallace
HOOD PAYMENT	\$7,500.00	3/29/2023	Advanced Hood
Kentronix	\$ 2,000.00	8/8/2023	Audio/Video wiring
Kentronix	\$ 3,500.00	10/25/2023	Synced systems
Kentronix	\$ 4,500.00	7/13/2023	Synced systems
Arson Plumbing	\$12,000.00	7/18/2024	Arson's Plumbing Solutions

\$109,342.00			
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TOTAL SPENT YTD \$109,342.00

TOTAL PENDING	\$182,343.76	USE OF FUNDS	SEE PROSPECTIVE PURCHASES CELL	
---------------	--------------	--------------	--------------------------------	--

EXHIBIT 4



KEY PLAN
SCALE: N.T.S.
NORTH

BUILDING CODE 2020 SECTION 1003.3.4 USING
ASME 112.14.3 APPENDIX A, TABLE A3 INTERCEPTOR
SIZING METHOD UTILIZING PIPE CAPACITY.

PIPE SIZE (INCHES)	SLOPE/FT 1/8 IN	INTERCEPTOR SIZE 2 MINUTE DRAIN (NOMINAL)
3"	0.125	75 GPM

STEP 2.

TOTAL SEAT	ROTATIONS/DAY	TAKE-OUT	TOTAL MEALS P/DAY
38	2	0	76

STEP 3. **FOG LOADING**

RESTAURANT TYPE	GREASE PRODUCTION VALUES	FOOD SERVICE ESTABLISHMENT (FSE) TYPE
✓ HIGH GREASE PRODUCER	✓ 0.0455 LBS/MEALS (WITH FLATWARE)	FULL-FARE FAMILY, FAST FOOD, HAMBURGER BAR AND GRILL GERMAN, ITALIAN, FAST-FOOD MEXICAN
FAST CASUAL 0.0455 LBS/MEALS (WITH FLATWARE)	MEALS PER DAY: 76 X GREASE PRODUCTION: 0.0455 (LBS) PER MEAL	DAYS PER PUMP-OUT CYCLE: 90 GREASE CAPACITY NEEDED IN LBS: 312

- KEY NOTES**
- CONNECT NEW SANITARY BRANCH TO EXISTING SANITARY MAIN DRAIN FIELD VERIFY EXACT SIZE, INVERT ELEVATION AND LOCATION.
 - CONDENSATE PUMP REFER TO DETAIL ON SHEET P0.1.
 - TERMINATE CONDENSATE 6" ABOVE GRADE.
 - CONDENSATE RUN AT CEILING AT 1% SLOPE.

PROVIDENT MARKET KITCHEN EQUIPMENT SCHEDULE

Item	Description	Notes
1	2FN- 2 SECTION REACH IN FREEZER	
2	2RN- 2 SECTION REACH IN REFRIGERATOR	
3	SW60N18M MEGA TOP REFRIGERATOR	115v/60/1-ph, 5.8 amps, cord, NEMA 5-15P, standard
4	SW60N12 PREP REFRIGERATOR	115v/60/1-ph, 5.8 amps, cord, NEMA 5-15P, standard
5	SWF48N WORK TOP FREEZER	115v/60/1-ph, 7.7 amps, cord, NEMA 5-15P, standard
6	SMOKER TBD ?	
7	RFB40 FRYER	
8	R35CD-36B 36" RESTAURANT SERIES RANGE	
9	R36CT-36T GRIDDLE	
10	SLGB/22SC DOUBLE OVEN	
11	SINK / WASHING STATION TBD ?	

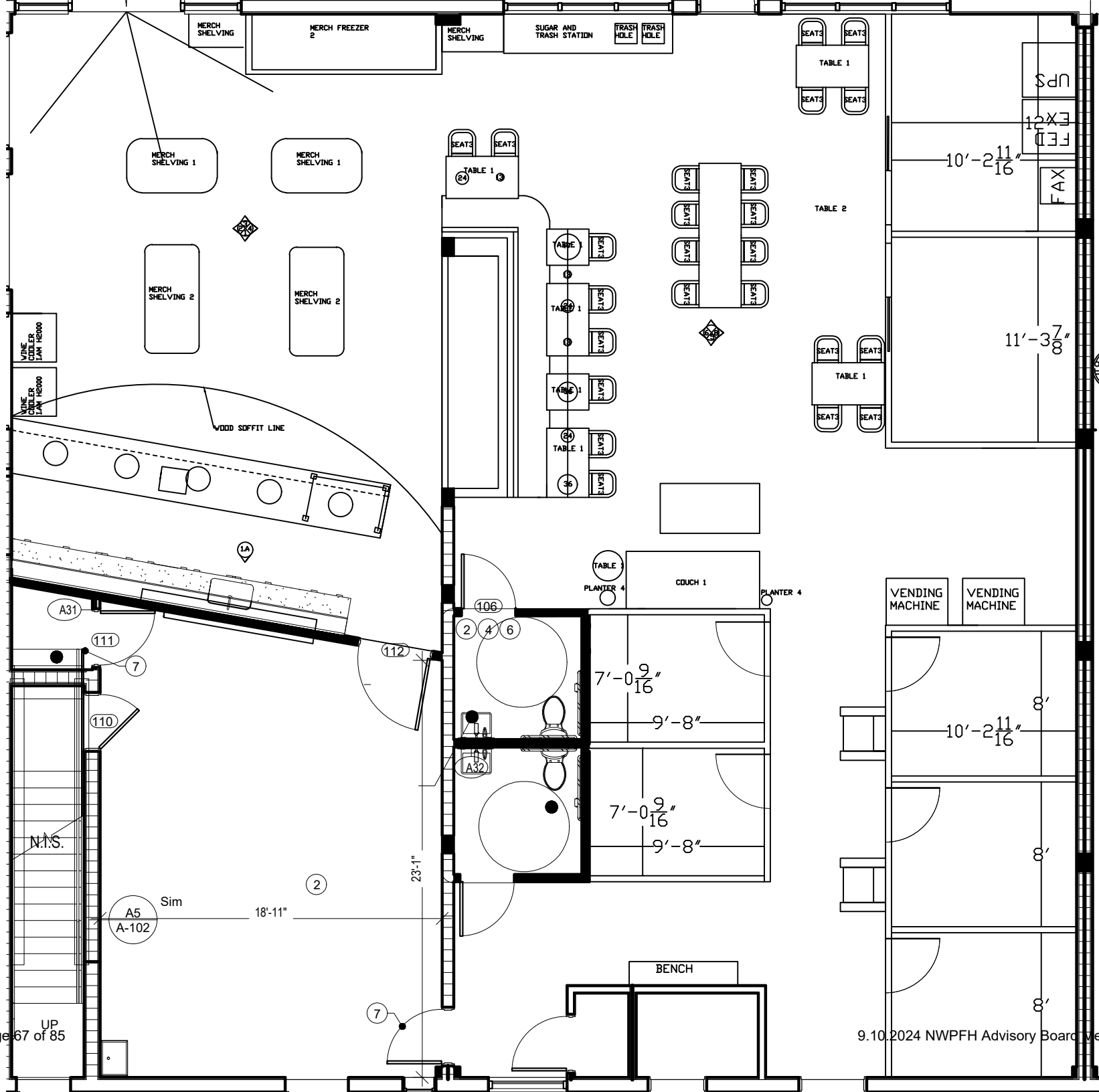
**NEW INTERIOR BUILD-OUT
THE CLOSER'S PI
900 NW 6TH STREET
FT. LAUDERDALE, FL. 33311**

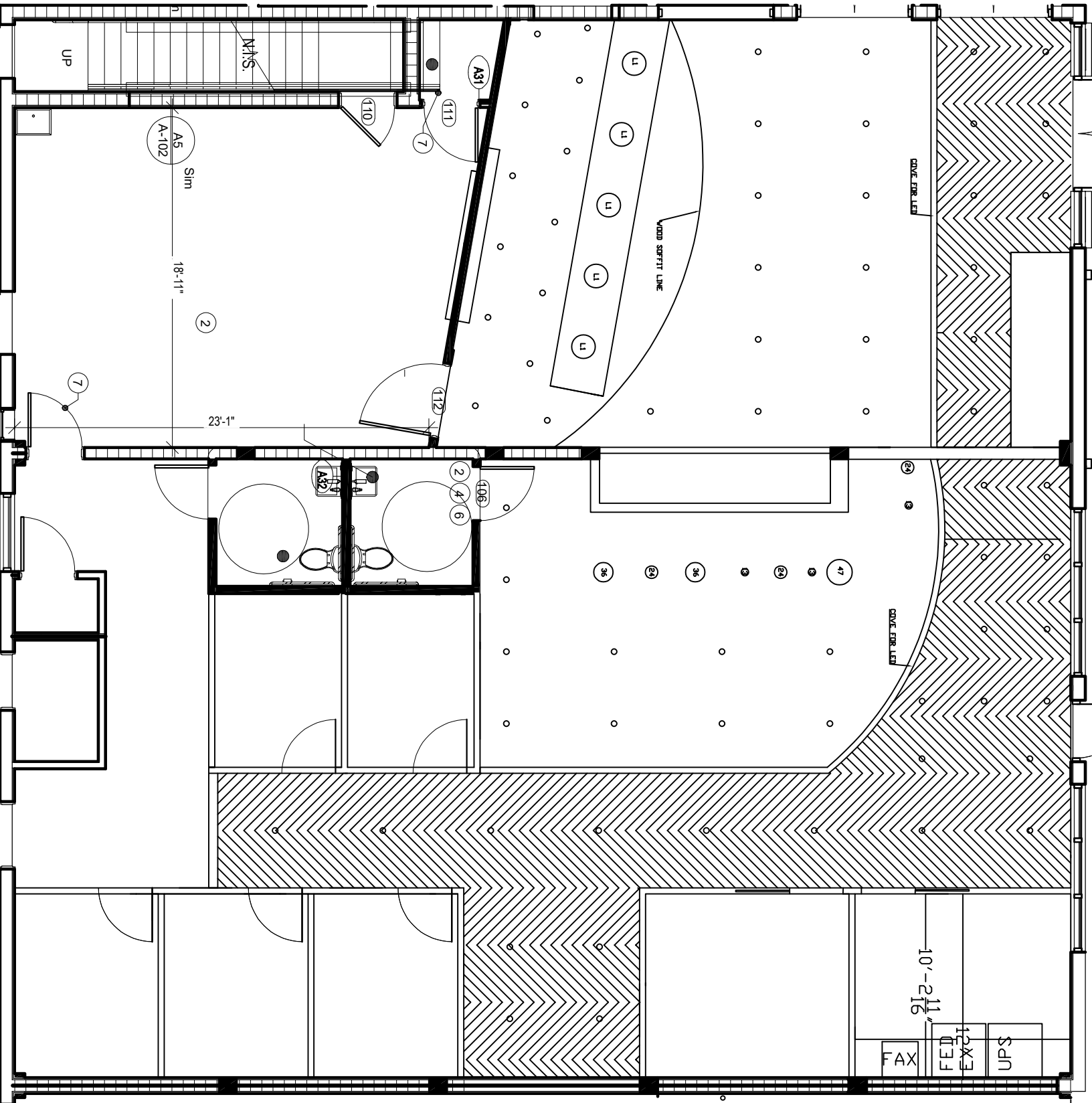
No.	Description	Date
1	OWNER CHANGES	06-01-22

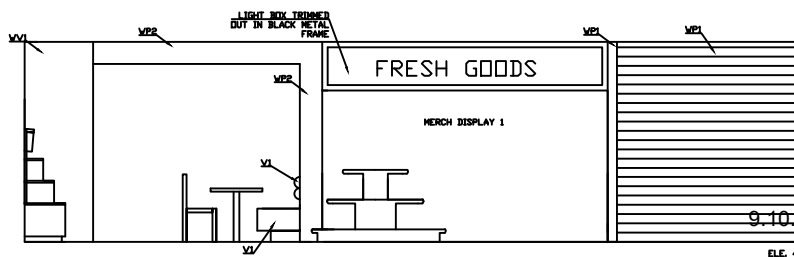
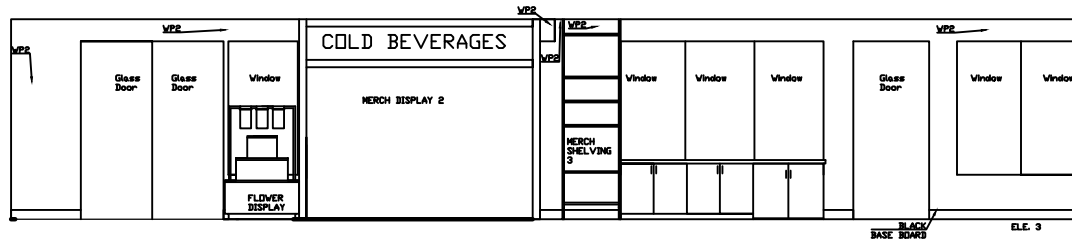
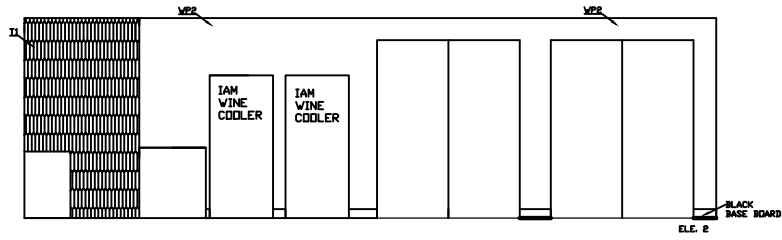
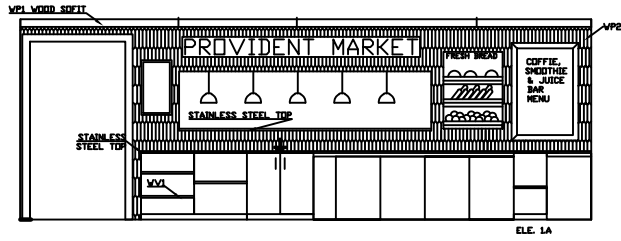
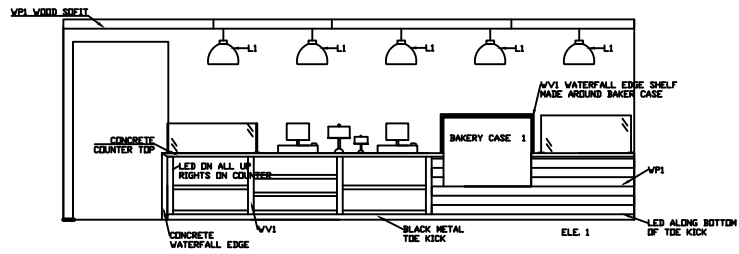
PLUMBING PLAN

Project Number	21052A
Date	10.05.2021
Drawn By	DTW
Checked By	AMS

P2.1



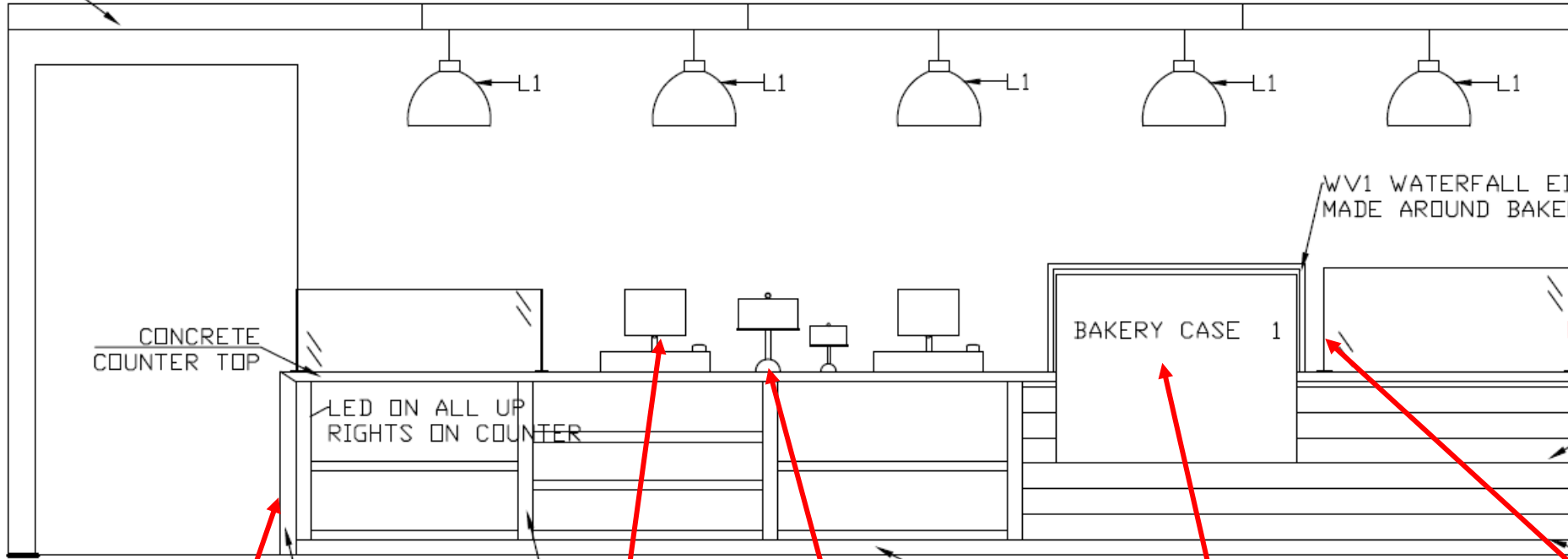




PROVIDENT MARKET
CONCEPT DESIGN



WP1 WOOD SOFIT



CONCRETE COUNTER TOP

LED ON ALL UP RIGHTS ON COUNTER

WV1 WATERFALL EDGE SHELF MADE AROUND BAKER CASE

BAKERY CASE 1

WP1

CONCRETE WATERFALL EDGE

WV1

BLACK METAL TOE KICK

ELE. 1

LED ALONG BOTTOM OF TOE KICK

Concrete Counter Tops



https://www.clover.com/shop/product/clover-station-solo/clover-station-solo?utm_source=google&utm_medium=ppc&utm_campaign=Clover_PPC_450Offer&utm_placement=120160662383&utm_term=&utm_content=517747207349&utm_adplacement=&utm_match=&utm_device=c&utm_location=9011887&utm_target=pla-1184648337722&program=khL4pD&gclid=CjwKCAiAsYyRBhACEiwAKJFKosofXXxTf_Xmrkz9x6DuyYhVr00C_xgSy5SJUQJ7FjxJVfTn_D8lVxoCRGYQAvD_BwE



https://food52.com/shop/products/5087-glass-cake-stand?sku=27569&gclid=CjwKCAiAgvKQBhBbEiwAaPQw3DaQ4LlIT0coHuWe3EDekPnAhFb-6TWEt_UJLiJ6GgdoODEAzl00tr0CJukQAvD_BwE



https://northamericanrefrigeration.com/cake-display-case-cd48.html?gclid=CjwKCAiAyPyQBhB6EiwAFUuaknLey8C0h2026GwvP53qM2xoZNw7ZoK20B0tEQRm4oCtbiuP3mzaBoC8BMQAvD_BwE



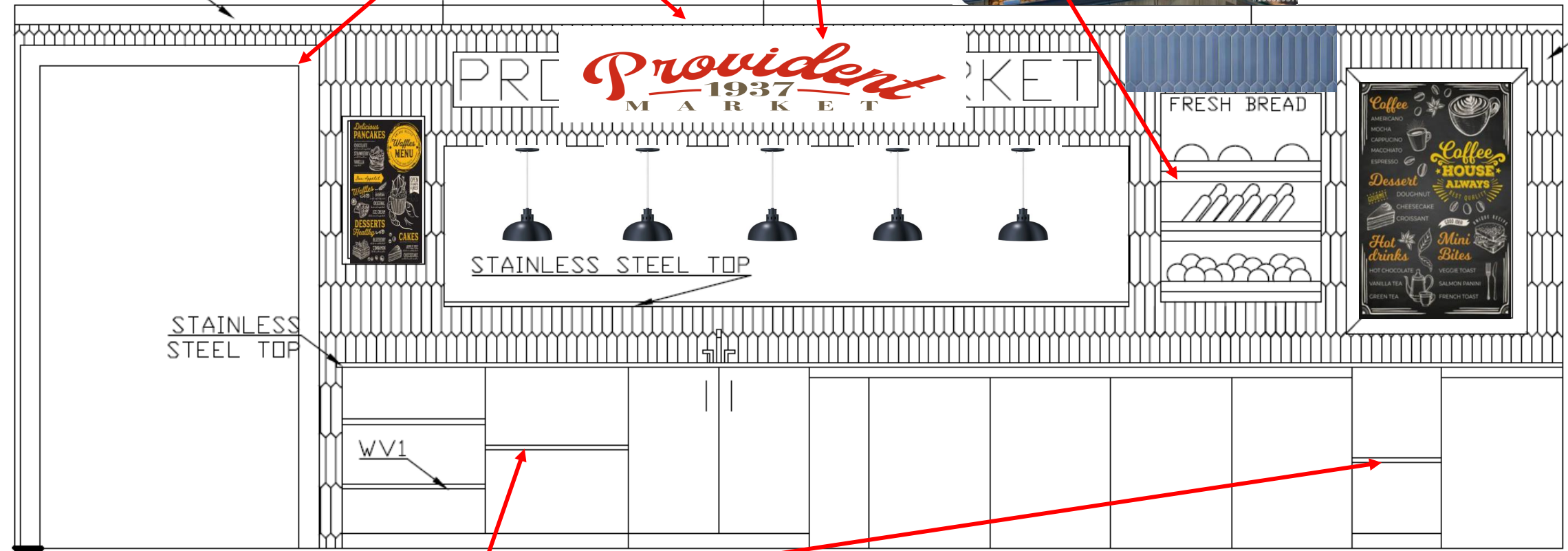
[https://www.dkhardware.com/satin-anodized-24-end-design-series-partition-post-499024.html](https://www.dkhardware.com/satin-anodized-24-end-design-series-partition-post-499024.html?gclid=CjwKCAiA99024.html)



BLACK METAL LOGO
CUT OUT SIGN
HUNG W/
STANDOFFS



WP1 WOOD SOFIT



WP2

STAINLESS
STEEL TOP

STAINLESS STEEL TOP

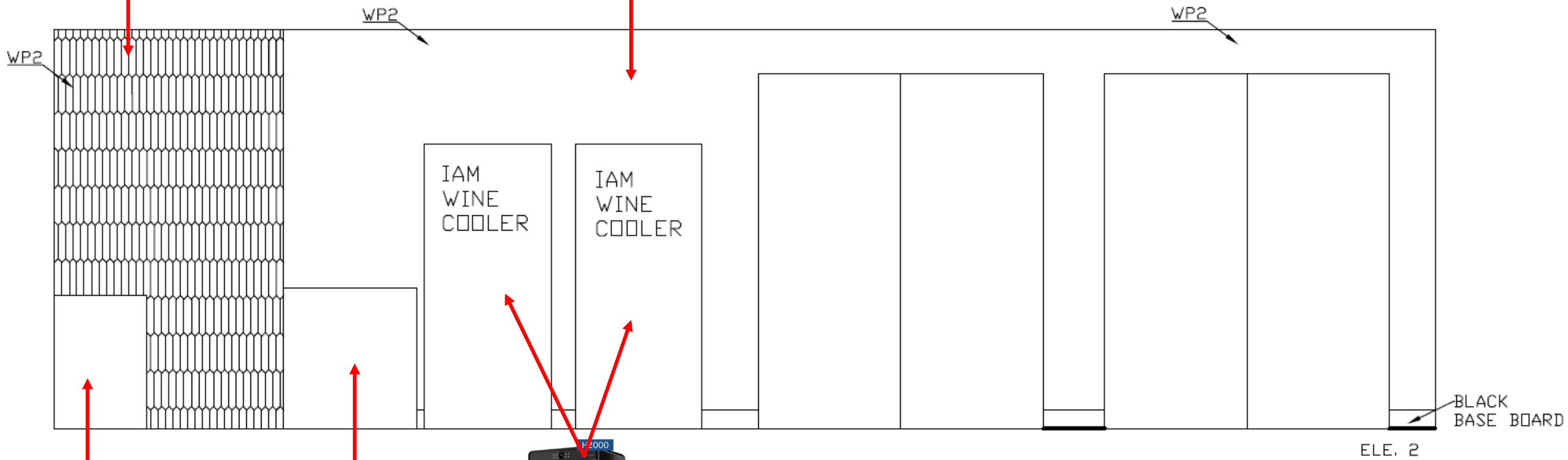
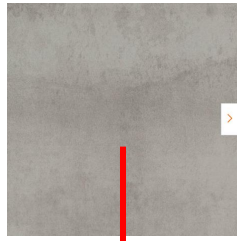
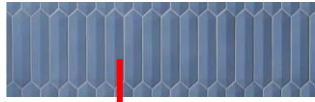
WV1

ELE. 1.A



108 (2743)
24¾ (629)
34¾ (878)

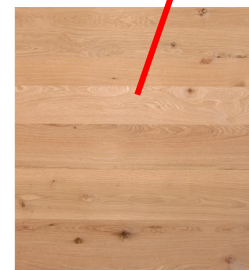
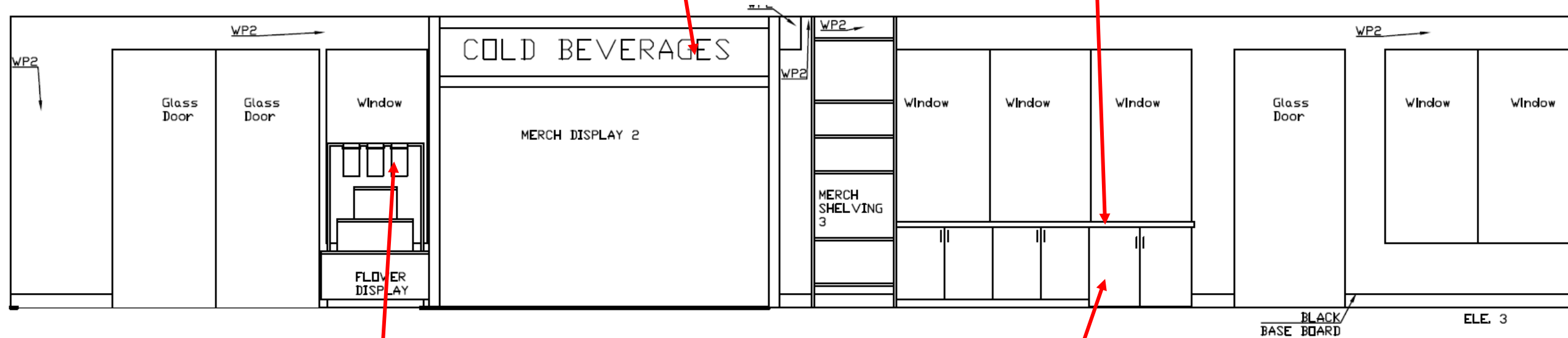






Back lit Signage

CONCRETE TOP



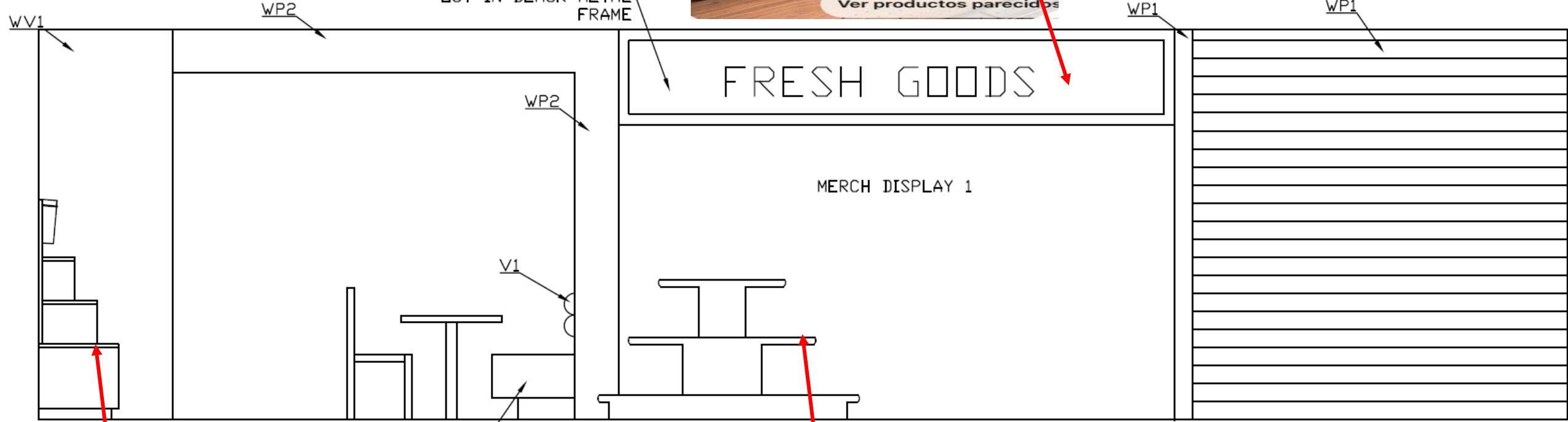


Back lit signage

LIGHT BOX TRIMMED
OUT IN BLACK METAL
FRAME

FRESH GOODS

MERCH DISPLAY 1



Custom build
Lined unit for flower
storage



ELE. 4

Merch display 1



https://www.webstaurantstore.com/master-bilt-bel-5-30sc-b-154-black-glass-door-merchandise-freezer/560BEL530SCB.html?utm_source=google&utm_medium=cpc&utm_campaign=GoogleShopping&gclid=CjwKCAiAsNKQBhAPEiwAB-I5zjbl_iUSNTvKWvDZkNb6x7ka92-ESRYtypefjEjrnG4xx2r6OEjBRoCv74QAvD_BwE

Merch display 2

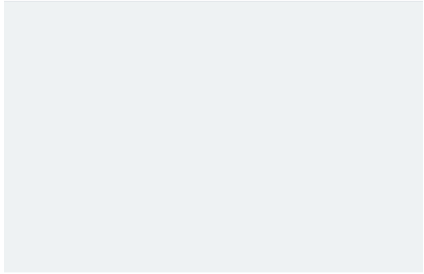


<https://www.webstaurantstore.com/master-bilt-bel-4-30sc-b-123-black-glass-door-merchandise-freezer/560BEL430SCB.html>



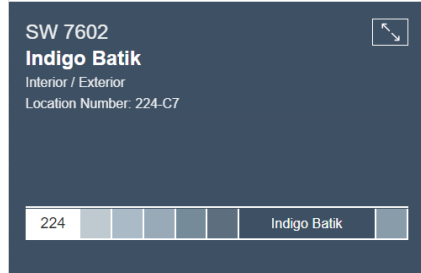
<https://www.enofrigoamerica.com/wine-cabinets/wine-cellar-iam/>

P1

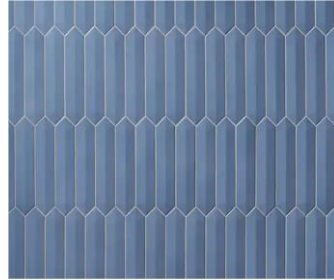


MAUI MIST
BL-W10

P2



T1

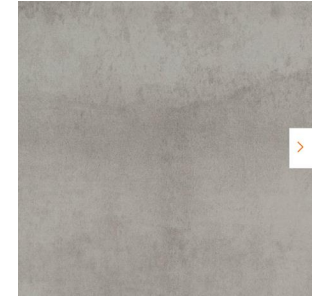


<https://www.homedepot.com/p/lvy-hill-tile-axis-3d-2-6-in-x-13-in-blue-polished-picket-ceramic-wall-tile-9-04-sq-ft-case-EXT3RD100609/313312890>

WP1

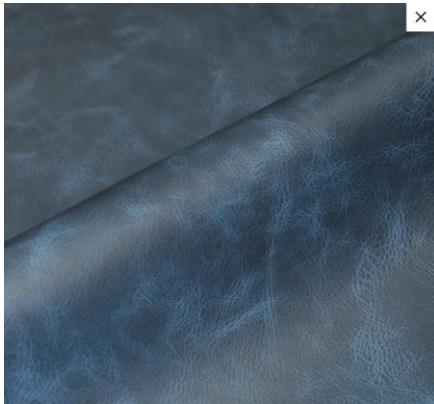


WP2



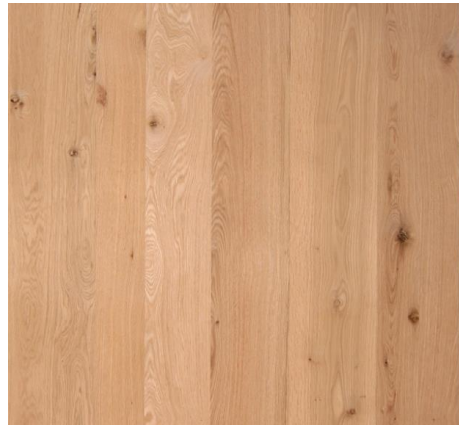
<https://www.homedepot.com/pep/SURFACE-Design-By-TechnoDesign-Stone-Collection-24-in-x-12-in-Brushed-Concrete-PVC-Fiber-Board-Self-Adhesive-Wall-Covering-18-1-sq-ft-10-Pack-DT1224-BC/317189796>

V1



<https://www.carrollleather.com/blue-leather-hides>

WV1



<https://www.oakwoodveneer.com/oak-veneer-white-rustic-knotty-planked-premium.html>

CM1



https://www.asiarchitectural.com/products/linear/?utm_source=google&utm_medium=cpc&utm_term=%2Bwood%20%2Bceiling%20%2Bpanels&utm_campaign=g_s_architectural&utm_adgroup=linear_ceiling__broad&gclid=CjwKCAiAsYyRBhACEiwAKJFKop0d_tkX59UOvJfxeV40AoCKH_m6tYWW7EuVQR11kBfKq9n19IMU9BoCOD8QAvD_BwE

CM2



<http://stainlesssteelmetalsheet.sell.everychina.com/p-108263561-black-mirror-stainless-steel-sheet-black-no-4-finishing-ss-sheet-grade-201-304.html>

Wood from exterior to be use on interior paneling. P1



L1



<https://www.barnlight.com/led-lighting/ceiling-lights/chain-hung-pendant-lighting/wilcox-nautical-led-chain-hung-pendant-light/?lspid=65074>

L2



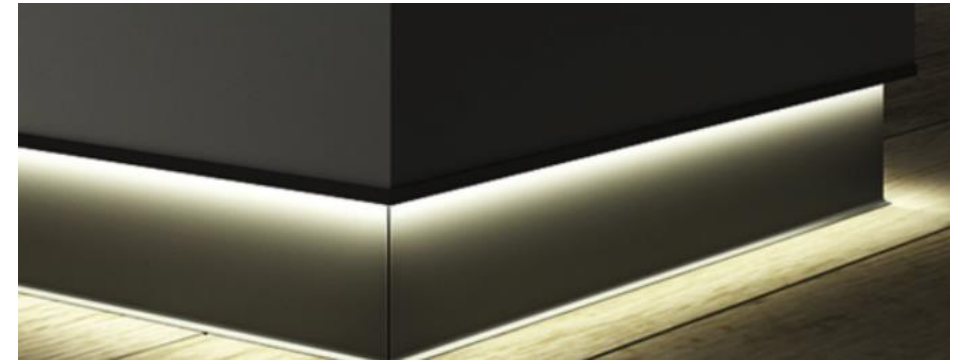
Pleat Box 47

L3



https://www.prolighting.com/ld4r-32k-ho-4r-br-bt-dtw.html?utm_source=google_shopping&gclid=CjwKCAiAyPyQBhB6EiwAFUuakiyqo6FYva8q_tNX9EN8XD3Bk0_genNOvHKFEE21onPYTH45C2h63RoC9YwQAvD_BwE

LED1



https://www.alconlighting.com/15244-s.html?size=192673&color=192686&utm_source=google&utm_medium=organic&utm_campaign=google%20surfaces&utm_source=pinterest&utm_medium=display&utm_campaign=product+feed&gclid=CjwKCAiAyPyQBhB6EiwAFUuakqVU7vaCCRr8LwG2II8Fb06Taq6ZNwgnCRygZgDj2h9MPVLAh_LYyhoC9IKQAvD_BwE

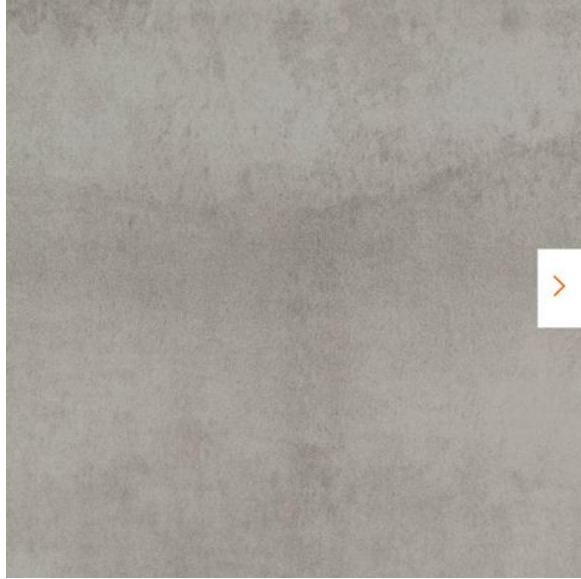
L3

White/white 47/36/24/13



<https://www.masset.com/en/indoor-lighting/pendant-lamps/pleat-box-pendant/>





<https://www.homedepot.com/pep/SURFACE-Design-By-TechnoDesign-Stone-Collection-24-in-x-12-in-Brushed-Concrete-PVC-Fiber-Board-Self-Adhesive-Wall-Covering-18-1-sq-ft-10-Pack-DT1224-BC/317189796>

OR
**REAL CONCRETE/
CEMENT FINISH**



<http://stainlesssteelmetalsheet.sell.everychina.com/p-108263561-black-mirror-stainless-steel-sheet-black-no-4-finishing-ss-sheet-grade-201-304.html>

OR

<https://www.stainless-plate.com/sale-12081686-water-ripple-stainless-steel-panels-mirror-finish-for-column-cover-cladding.html>







https://www.jossandmain.com/Joss-and-Main--Rectangle-Solid-Wood-Full-Length-Mirror-X115572366-L41-K~J000852234.html?refid=PINSH450-j000852234&costid=PINSH450&pin_campaign=626742120935&pin_adgroup=2680070221589&pin_productgroup=4260607826598&device=desktop

Table 2

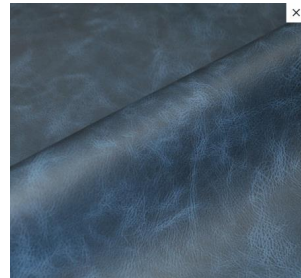
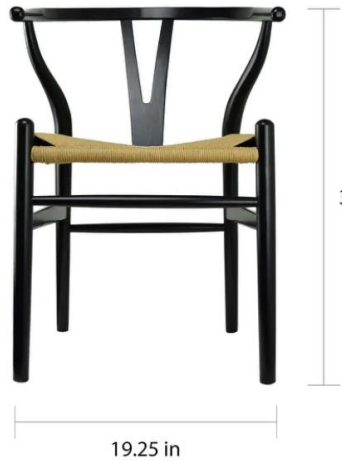


Table 1



https://www.superiorseating.com/tables/table-tops/sale-dec-2020/custom-solid-oak-butcher-block-dining-table-top?gclid=CjwKCAiAgvKQBhBbEiwAaPQw3LLHBNnnp6o18_08L3ZcTy-mm23lyzLA1Tno9aXtO9lyvNyKPKe-EBoCbiQQAvD_BwE

Seat 1



30.25 in

19.25 in

Couch 1



Table 3



<https://www.burkedecor.com/collections/side-tables/products/holmes-cocktail-table-in-smoked-drift-oak>

<https://www.polyandbark.com/collections/the-napa-collection/products/napa-velvet-sofa?variant=30138274054217>

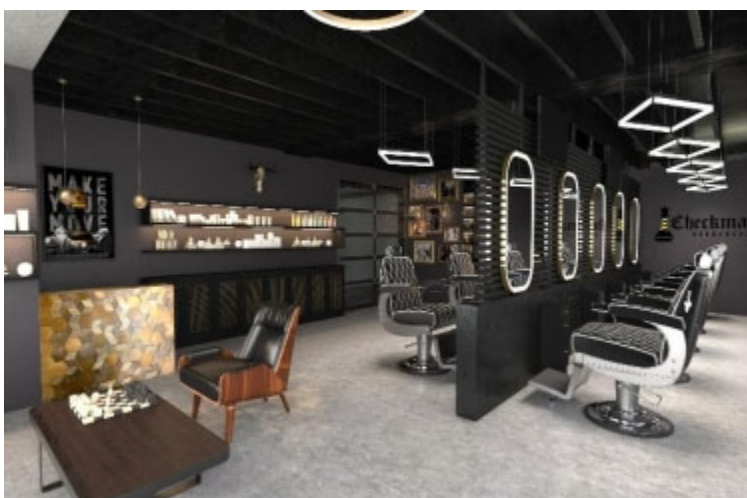
EXHIBIT 5



Provident Market 1937 is a neighborhood market and deli opening soon in downtown Sistrunk. Famous for our custom deli sandwiches, wraps, salads, coffee, pastries and breakfast items, all made fresh daily. We also provide a wide variety of craft beers, wine, teas, juices, and sodas. As well as artisanal cheeses, specialty ice cream, snacks, and an assortment of convenient basic groceries. Our guests will be able to enjoy our beautifully designed interior seating or the refreshing outdoor dining patios. Also online ordering through our app is available for convenient fast pickup or delivery. Friendly greetings, quick service, and most important of all ... great food!



State of Mind Spaces is the next generation of innovative office spaces. As business conditions evolve and your company develops we can customize an effective office space to meet your specific requirements and goals. Our full-service executive suites offer all the essential tools for your company to operate successfully. We provide a complete office solution, so you can focus your attention on managing and growing your business. While all Smart Suites can be configured and customized to needs and budget, the standard configuration offers a furnished office setup with private entrance. The suites share an open seating conference-networking room with blue board, smart monitor and projector.



Here at **Checkmate Barber Shop** we deliver the very best in barbershop quality and have made it our mission to provide top-notch care for men, women and children. Whether you are looking for a classic clean look or you want to shake things up with something cutting edge, we've got what you want! Our stylists are trained to work with all different hair types and can handle everything from a simple trim to a complete makeover. We provide military cuts, flat tops, tapered cuts, fades, mohawks and more. If you need a shave, schedule an appointment for an old fashioned straight shave and you'll swear your face has never felt so smooth. We also offer traditional and hot towel shaves. Whatever barbershop service you need, we are certain we can provide it.