

REGULAR MEETING
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS REDEVELOPMENT ADVISORY BOARD

July 16, 2019 - 3:00 PM

CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FL 33301

AGENDA

- | | | |
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| I. | Call to Order/Roll Call
Quorum | Rhoda Glasco Foderingham
Chair |
| II. | Approval of Minutes
• June 11, 2019 | NPF CRA Board |
| III. | Project Funding Update | Vanessa Martin
Business Manager |
| IV. | NPF-CRA Mobility Master Plan – Q&A Follow-Up | Karen Warfel
Transportation & Mobility |
| V. | Funding Request-Non Residential Façade Program - \$125,000
and Property & Business Improvement Program - \$225,000
Robert Bethal American Legion Post 220-1455 Sistrunk Blvd. | NPF CRA Staff |
| VI. | Request to Purchase CRA Property and Funding Request
Development Incentive Program - \$1,500,000 TDON/STKR
Sistrunk LLC – River Gardens Townhomes 2132-2162 Sistrunk
Boulevard & 534 NW 22 nd Avenue | NPF CRA Staff |
| VII. | Funding Request - \$75,000 – Pop-Up Events for Food, Music
And Art Exhibits On Land Owned by the NPF-CRA | NPF CRA Staff |
| VIII. | Presentation by Florida Film House | Marco Mall
Florida Film House |
| IX. | Communication to CRA Board | NPF CRA Board |
| X. | Old/New Business | NPF CRA Staff |
| XI. | Public Comment | |
| XII. | Adjournment | |

THE NEXT REGULAR NPF-CRA MEETING WILL BE HELD, **Tuesday – August 13, 2019**

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

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

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

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

Note: *Two or more Fort Lauderdale City Commissioners or Members of a City of Fort Lauderdale Advisory Board may be in attendance at this meeting.*

FINAL
MEETING MINUTES
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
8TH FLOOR CONFERENCE ROOM, CITY HALL
June 11, 2019 – 3 :00 P.M.

Cumulative Attendance

June 2018 – July 2019

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Rhoda Glasco Foderingham, Chair	P	10	1
Dylan Lagi, Vice Chair	P	11	0
Leann Barber	P	9	2
Sonya Burrows	A	10	1
Kenneth Calhoun	P	3	1
Lisa Crawford	P	10	1
John Hooper	P	7	4
Michael Lewin	P	4	0
Steffen Lue	A	6	5
Christopher Murphy	P	5	0
Michelle Nunziata	A	5	6
John Quailey	P	1	0
Tina Teague	A	9	2

Staff

Vanessa Martin, CRA Business Manager
Lynn Solomon, Assistant City Attorney
Clarence Woods, III, NPF CRA Manager
Robert Modys, Transportation and Mobility
Corey Ritchie, CRA Project Manager
Lizeth DeTorres, Administrative Aide
Bob Wojcik, Housing and Economic Development Manager
Karen Warfel, Housing and Economic Development Manager
Eleni Ward Jankovic, Housing and Economic Development Manager
Jaimie Oppерlee, Prototype-Inc.

Guests

John Halliday, Thrive Progresso Team
Abraham Fish, Thrive Progresso Team
Bruno Franca, Project Manager for Provident Fort Lauderdale LLC
Fabian De La Espriella, Kittelson and Associates

Chair Foderingham and the Board members welcomed new member, John Quailey.

Mr. Quailey introduced himself and indicated that he is a Real Estate Attorney in Fort Lauderdale.

Chair Foderingham advised that Ms. Teague's husband passed away over the weekend.

I. Call to Order/Roll Call

**Rhoda Glasco Foderingham
Chair**

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

II. Approval of Minutes

NPF CRA Board

- April 9, 2019

Motion by Mr. Calhoun, seconded by Mr. Murphy, to approve the minutes of April 9, 2019. In a voice vote, the **motion** passed. (9-0)

III. Project Funding Update

**Vanessa Martin,
Business Manager**

Ms. Martin introduced Corey Ritchie, Project Manager, to provide specific updates on each project.

Mr. Ritchie reviewed the Spending and Encumbrance Log and noted that Invasive Species is complete.

- Pharmacy - This project will not be 100% funded until the job is 100% complete as per the agreement. The project may be complete in approximately 90 days.
- Flagler Village Land Trust (Quantum) - Funding will not engage until the project is 100% complete, which will be approximately two years.
- Flagler Village Hotel - This project is under construction and is about 30% complete.
- Urban North – Commercial project - This project is approximately 95% complete.
- 613 NW 3rd Avenue – Residential six-story project - Almost all the underground is in; the power caps are being done and they are coming out of the ground. The title company is holding the money and construction drawings are reviewed and approved every month and disbursed as a percent complete.
- YMCA - Currently, the drawings are in the Building Department for approval, the property has been demolished, and they are waiting for permits to begin building.
- 1134 NW 6th Street - Drawings were recently approved by the Building Department and bidding will begin within the next two weeks.
- Solid Soccer LLC – Coffee shop - Nothing has started; they are still in permitting.
- Dale Properties, 300 West Sunrise – Renovation of an office building - The scope of the project is being developed and it will probably go out to bid within a month.
- Black Star – Restaurant on Sistrunk - This project is approximately 75% complete. Once drawings are submitted and received, the kitchen equipment will be installed, and the project will be complete.
- StartUps Club – Retail – Andrews Avenue and the tracks - The roof is being installed and they are waiting for the next drawing; the project is about 40% complete.
- Sistrunk Market – Sistrunk and the tracks - The project is about 90% complete. After delivery of HVAC units, the final inspection will be complete.
- 401 NE 8th Street – Renovation – Restaurant - This project is in the permitting process.
- Jamaican Jerk Restaurant - The agreement was recently signed with the CRA, and the drawings will be reviewed sometime this month.
- Orchestrated Brewers – Brewery – 801 NW 1st Street - This is work in progress.
- Jack & Jill - They are still working on the agreement between Jack & Jill and the CRA. Construction has not started.

The following are new projects:

- Comfort Inn and Suites
- Pizzeria
- Hoover Products – 9th Avenue

Mr. Ritchie stated that the Triangle Services is finished; the only thing being done is tracking the workers hired.

Mr. Lagi requested that addresses be put on the log in the future.

IV. Funding Request – BadeBox LLC DBA ShipMonk NPF CRA Staff
• \$221,917 Property & Business Improvement Program

Mr. Wojcik advised this request is to fund a buildout. The space is being leased at 201 NW 22nd Avenue in River Bend Corporate Park and the total renovation cost is \$619,381. The company provides order fulfillment service to e-commerce companies, which includes storing, packing and shipping products sold by e-commerce companies. They are moving from their Deerfield Beach office and were attracted to the CRA specifically because of the incentive offers; they will be leasing approximately 170,000 square feet. This is a fast-growing company and an additional 418 employees will be hired over the next five years. In exchange for CRA funding, they have committed 21 jobs to residents of the CRA.

Jan Bednar, founder of BadeBox LLC DBA ShipMonk, stated that they allow people to start online businesses without any overhead; they buy the products, ship them to their facility, and every time a product is sold online, they ship it on their behalf. They are also expanding to California, where they have another 100,000 square feet, and recently a lease was signed in Pennsylvania. They have created overall 200 jobs and locally they are planning to create approximately 400 jobs within the next five years; over 400 jobs have been created across the United States and Europe.

Ms. Barber questioned how long they expect to remain in this space.

Mr. Bednar stated that they have a seven-year lease in this building. After about five to seven years, they will probably open another building rather than relocate.

Mr. Lue questioned how they plan to recruit for the 21 positions.

Mr. Bednar indicated that different sources are utilized; a lot of recruiting happens online, but they have been engaged with hiring events and advertising in the area as well. The majority is warehouse jobs; picking, packing, and forklift operators, as well as office positions and programmers.

Chair Foderingham questioned if full time employees would be monitored with this incentive.

Mr. Woods stated that full time employees would be monitored since it is tied to the funding.

Mr. Martin corrected the log and noted that LPF Realty is Triangle Services.

Mr. Lagi suggested that future requests be listed for future years.

Ms. Burrows referenced leasing and questioned if the owner is part of the agreement.

Mr. Woods stated that the owner will not be a part of the agreement. The owner is not going to allow the CRA to put a mortgage on the property. Instead of a mortgage, \$221,000 will be placed in an escrow account until the job requirement is satisfied. There will be an assurance that there will be a certain number of jobs for the number of years agreed upon.

Mr. Lewin mentioned TI from the landlord and asked what work the landlord is doing versus what the CRA is doing.

Mr. Bednar stated that the landlord is basically getting the space ready for occupied condition. The \$600,000 is their investment outside of the TI. They already have contractors and the project is almost complete.

Mr. Woods indicated that the CRA would reimburse for hard costs.

Mr. Lagi commented that the amount requested is \$221,971, not \$221,917.

Motion by Mr. Murphy, seconded by Mr. Lue, to approve property improvement funding in the amount of \$221,917 for renovations. In a roll call vote, the **motion** passed. (9-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Hooper, Lewin, Lue, Murphy, Quailey, Foderingham

Nays: None

V. Funding Request – Thrive Progresso

NPF CRA Staff

- **\$2,500,000 Development Incentive Program**
- **\$340,374.87 Streetscape Enhancement Program**

Mr. Wojcik indicated that the Thrive Progresso project is approximately 60,000 square feet of existing warehouse buildings on 3.5 acres in the Industrial and Light Industrial area located in the 700 block of NW 5th Avenue. These warehouses were previously occupied by rag shops, paint body shops, and other uses that were having negative impacts on the area. The buildings are mostly vacant, and the new owners want to reposition the warehouses into a vibrant, urban business district. Renovations are estimated between \$3.75 million to \$4.5 million. In addition, NW 5th Avenue will be improved with sidewalks, landscaping, and other beautification at an estimated cost of approximately \$378,000. A community benefit will be provided of capping rent on 30,000 square feet of leasable area at \$17-per-square-foot base rent for five years.

John Halliday, developer, and Abraham Fish, one of the owners of Thrive Progresso, were present. Mr. Halliday provided a brief Power Point Presentation and noted the following information:

- The project encompasses both sides of NW 5th Avenue between NW 7th Street to the south and NW 8th Street to the north and the only property not included is the NE corner of the NW 8th Street and NW 5th Avenue connection.
- They back up to residential on the east side, which is currently an RHM 25 Zoning that they intend to rezone to XP, so that part can be developed as part of the project with parking. One of the key factors is that the site plan is developed with a lot of on-site parking.

- The road is a 60-foot right-of-way, which means there is three lanes of public right-of-way traffic. The road was heavily impacted by the uses and is an eyesore and an unsafe haven for prostitution, drug deals, etc.
- Photographs were shown of the interior of the building, which is in dismal condition from many years of abuse.
- Property photographs were shown with their vision for this project.
- Streetscapes will be slightly different than the original concept; each is based on the location of the property.
- Several overhead doors will be replaced by impact glass door fronts, overhead doors with glass panels, and many of the doors will be closed to create paintable surfaces to get rid of the warehouse feel, creating more of a pedestrian environment.
- Renderings have been shared with the Department of Sustainable Development.
- They are working with three tenants and their occupancies will be subject to moving forward with the project. One is a well-known catering company that will be taking just under 4,000 square feet of space; another is a consulting firm to the cruise industry that provides medical services and calibration of medical equipment onboard the ships; and the third is a micro distiller, which has been discussed with the City. There have been other inquiries, but the property has not been marketed since it was unknown if funding would be received.
- If able to move forward, this would be a typical office use.
- The streetscape plan is complicated; large-scale drawings are available for review.
- A streetscape has been designed from NW 7th Street to NW 8th Street. There will be a ten-foot sidewalk on both sides of the parking lot to provide both pedestrian and bicycle access and an eight-foot strip to keep cars off the pedestrian pathway. The 60-foot right-of-way that allows three lanes of traffic will be reduced to two 12-foot lanes of 24 feet on each side and there will be 18 feet, ten of which will be the sidewalk area, with the other eight feet that will be landscaping or textured concrete. It is anticipated that about 180 to 200 people will be working in this district once it is completed.
- There have been meetings with several organizations and employment exchange was discussed. A website is being created for this project that provides leasing opportunities and benefits. At the same time, there will be an exchange of opportunities for employment within the district and for people in the organizations to post what is available. This is not just for Thrive Progresso; their expectation is that this will go to the balance of employers in the Progresso Village Industrial area and allow them to post as well.
- A Job Fair will be held at the same time as the groundbreaking.

Chair Foderingham mentioned streetscape improvements and questioned what would be done concerning lighting in the area and the type of lighting used.

Mr. Halliday indicated that it is part of the project.

Mr. Wojcik advised that plans were done by Cadence, which will go through development review.

Mr. Halliday stated that a meeting is scheduled for June 19, 2019 with the Sustainable Development Staff to discuss site planning and streetscape design. This is going to be a coordinated project because the streetscape is all encompassing; it includes sidewalks and drainage, but also asphalt replacement along the street and street striping, which will require the City to waive its bid process; it will not go through a standard bid process.

Mr. Wojcik commented that as per the Florida Statute, the City can waive the competitive bid process for projects over \$300,000. Because this project has not yet been bid and the overall costs are still being determined, they will in fact be going through a competitive process, which will satisfy the requirements and the City will not be asked to waive competitive bidding requirements.

Chair Foderingham mentioned the previous types of uses and questioned if there are any environmental impacts.

Mr. Halliday advised that they have clean environmental reports and stated that there are no issues to worry about.

Anthony Malinowski indicated that environmental reports were done for Phase 1 and Phase 2; properties 701 and 745 NW 5th Avenue. There are also reports for 415 NW 7th Street and 710 and 726 NW 6th Avenue. There are two existing single-family homes located at 401 and 405 NW 7th Street, but the environmental is not required because it is residential being converted into parking.

Mr. Halliday mentioned the properties for the two houses and noted that one building will be redone at a time, so there will not be a major impact on the area.

Mr. Lewin questioned if the owner would run and operate the property beyond stabilization and if there is a long-term commitment to the project.

Mr. Halliday responded, "Absolutely".

Chair Foderingham questioned the overall timeframe.

Mr. Halliday indicated that during a previous meeting with Sustainable Development, it was made clear that certain elements of the projects must be fast-tracked because some of the tenants need to get in by certain dates; they are trying to get two of the tenants in by January. He would expect the project to be complete within 18 months to two years. Rezoning will probably start next week and that will be on the residential yard property.

Mr. Wojcik stated that this item will be on the July CRA Board agenda and agreements will be attached.

Mr. Woods stated that with respect to any environmental issues, the developer will make sure all issues have been taken care of by the appropriate authorities and that there are no issues.

Mr. Lagi questioned reimbursements, disbursements, and scheduling. He also mentioned the cheap rent.

Mr. Woods stated that it is a multi-year commitment and there has been discussions with the owners. The owners agreed to allow half of the total square footage and have a rent regulatory agreement that would restrict the rent for at least five years.

Mr. Halliday advised that they would be recommending \$500,000 in this year's funding that will end October 1st, and then another \$1 million after that. He stated that estimated operating expenses are between \$5 and \$6 per foot.

Motion by Mr. Calhoun, seconded by Mr. Lagi, to approve the funding request subject to staff recommendations. In a roll call vote, the **motion** passed. (9-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Hooper, Lewin, Lue, Murphy, Quailey, Foderingham

Nays: None

VI. Provident Fort Lauderdale LLC – 612 NW 9th Avenue NPF CRA Staff

Eleni Ward Jankovic advised that an application has been received from Provident Fort Lauderdale LLC for their project at 612 NW 9th Avenue at the intersection of NW 9th Avenue and Sistrunk Boulevard. The company is renovating an existing building to create more office and retail space and its partner has already successfully renovated buildings at 900 and 914 Sistrunk Boulevard, where the CRA office is located. Permitting was granted CRA funds in the amount of \$225,000 in September 2017 under the PDIP Program and \$125,000 under the Façade Program. In 2018, during the permitting process, the City required the applicant to install a sidewalk as part of its requirements under the City's guidelines. The applicant is requesting \$30,000 under the Streetscape Enhancement Program to be able to comply with requirements. Also, in 2018, it became apparent that the applicant would have to install a water retainage system on the property to deal with flood water and heavy rain events. After reviewing their options, it was determined that underground water tanks would be installed under the parking lot since there is no space on the property for a pond or any other system. The company has received a permit for the water tanks from Broward County and the applicant is requesting an increase in funding under the PDIP Program in the amount of \$70,000 to pay for the additional expense. Staff recommends approval of funding for this project, as construction is well under way at about 55% completion.

Bruno Franca, Project Manager, was present. He showed photographs of the water retention tanks and noted the importance of the tanks for the property as well as properties nearby.

Mr. Lagi questioned if this is an environmental issue.

Mr. Woods stated that when looking at how to handle the stormwater issue there was not enough room to do other efficient methods; this was the only way to deal with it and the cost is an additional \$70,000 beyond what was requested in the prior application.

Mr. Franca advised that this method also adds at least two more months to the construction schedule. He noted that the water would be released slowly, and it would not affect other properties.

Mr. Murphy questioned the height of the water table.

Mr. Woods clarified that the improvement has already been received and approved by Broward County.

Motion by Ms. Burrows, seconded by Ms. Crawford, to approve the application subject to staff recommendations. In a roll call vote, the **motion** passed. (9-0)

Ayes: Lagi, Barber, Burrows, Calhoun, Crawford, Hooper, Lewin, Lue, Murphy, Quailey, Foderingham

Nays: None

VII. NPF – CRA Mobility Master Plan Presentation

Robert Modys

Transportation & Mobility

Mr. Modys, Transportation & Mobility, and Fabian De La Espriella, with Kittelson and Associates, were present.

Mr. De La Espriella provided a Power Point presentation and the following results were noted:

- An audit of the transportation network conditions is being conducted; looking at safety, pedestrians, and bicycle networks.
- Issues and opportunities are being identified as well as development of context sensitive solutions and creating a list of prioritized and implemental community action items that will become this plan, so the City and the CRA can jointly find a way to implement.
- Studies began in September 2018 and will continue through October 2019.
- This process has been aligned with City policies; they are following the City's Vision Plan and Objectives and Goals that are basically calling for the City to be a walkable multimodal City.
- The process is multi-disciplinary, which blends urban and streetscaping, transportation planning, urban and designing landscape architecture, engineering, and public involvement.
- A Mobility Master Plan is being developed, which will allow people to move around with more than just automobiles.
- Quantitative data is being reviewed, which meets safety, crash and traffic analysis, and land use, and qualitative data, which is reaching out to people, talking to stakeholders, and having online service.
- This process goes through discovery, design, and discussion, where ideas are developed, and feedback groups are allowed, then they document.
- Input was requested, and common issues were identified. Principles and Goals are extracted that will guide the process. Action items are highlighted, which are prioritized and implemented.
- A Workshop was held in February 2019 and an activity was conducted with the youth group at the YMCA.
- Recently, they had a concept development Workshop and part of the scope was to develop a concept alternative for NW 7th Avenue and NW 9th Avenue.
- In looking at all the context and existing conditions, they go right to a Purpose and Needs Statement. Mr. De La Espriella read the Purpose and Needs Statement,

Principles will be developed to keep focus while moving forward.

- There has been a lot of development over the years and multimodal or transportation infrastructure has lagged and created this mobility gap, which is where a lot of issues are.
- Instances have been found that people at Walker Elementary can walk to the Boys and Girls Club, which is three blocks away, but people think it is unsafe to get there.
- Demographics are being reviewed to determine who lives and works in the study area.
- There is a project website where the project can be reviewed.
- From a commuting perspective, it is known that there are about 4,700 people commuting into the study area every day. About 188 residents live and work in the area and there are about 6,700 people who commute out of the study area to work in nearby areas.

Engagement Process:

- Several Agencies and property owners have been engaged in this process. People have been asked what issues and concerns they have in relation to mobility within the neighborhood. The top five issues are: Unsafe walking conditions; high vehicle speeds; better transit connectivity; congestion of traffic; and lighting.
- There was also an online survey to gather concerns in terms of mobility. The audience is very spread; 30% between ages 45 and 54, 22% over 65, and 22% between 25 and 34. A wide audience is being covered and there have been about 100 responses. 55% of the people are primarily using cars and transit to get around; 31% are using transit and bicycles; 10% are using cars and walking; and 4% are walking and cycling.
- Three top mobility issues are bumper to bumper traffic, unsafe conditions especially at intersections, and unsafe driving behavior at high speeds.
- A correlation of data showed that younger respondents tend to care more about walkable and bike path infrastructures versus other residents that are less likely to say they are going to walk or bike to places nearby.

Summary:

There is a traffic calming section, network connectivity, street design and streetscape elements, safety and traffic operations, and access to pedestrian facilities. This covers the range of themes and actions that are going to be framed and recommended.

Background:

- NW 7th Avenue is a County road and NW 9th Avenue is a City street. NW 9th Avenue is being looked at between Sistrunk Boulevard and Sunrise Boulevard and NW 7th Avenue is being looked at between Sunrise Boulevard and Broward Boulevard. The posted speed on NW 7th Avenue is 35 mph and 30 mph on NW 9th Avenue. While observing these streets with a speed gun, average speeds were 40 mph to 45 mph on NW 7th Avenue with high outliers of 50 mph to 55 mph and speeds of 30 mph to 35 mph were observed with high outliers of 40 mph on NW 9th Avenue.
- Data confirms crashes at the intersection of Sunrise Boulevard and Broward Boulevard.
- There is 90-foot of right-of-way on NW 7th Avenue.
- Traffic data was collected and NW 7th Avenue has about 14,000 to 15,000 cars daily. LOS- Level of Service, which is the method of service used by transportation agencies for quantifying automobile delays, shows that AM and PM peaks vary, but overall this road is processing traffic very well and that is the reason cars are speeding through the corridor.
- Things to be considered when evaluating and prioritizing alternatives are measuring alternatives, including safety, access, auto through, multimodal transit, and in terms of level and comfort; walking and biking.
- One alternative for NW 7th Avenue is skipping the road as a five-lane road with a landscape median, potentially edge treatment having bio swales and a wider landscape buffer and wider sidewalks.
- NW 7th Avenue could be redesigned to be a three-lane street, which could meet community values and accommodate economic goals of the CRA and the City. According to an FDOT document, this would be successful with 20,000 vehicles or less. Potentially, NW 7th Avenue is a good candidate to be redesigned to be a three-lane section.
- In terms of trying to reduce NW 7th Avenue into a three-lane road, they also want to look at the AM and PM peak conditions to see what happens if traffic today is processed as three lanes. If right turn lanes were provided at NW 7th Avenue, Sunrise Boulevard, and Broward

Boulevard, NW 7th Avenue could be a three-lane road. It is important to say that currently at Broward Boulevard and Sunrise Boulevard, there is already a certain number of seconds of delay at the intersections and if they go with a three-lane section, 12 seconds of delay would be added. There is a possibility to explore and it will not make it worse than it is already; there may be many good tradeoffs for the community.

Mr. Warfel questioned if a lane change reduction helps calm traffic.

Mr. De La Espriella stated that when approaching traffic calming, cross sectional changes are one of the key factors of slowing traffic down, which is what would be done on NW 7th Avenue. Drivers would focus on a closer vision frame rather than a wider vision frame and that will reduce speed and make it safer for pedestrians and bicyclists.

Mr. Modys distributed a survey, which was also shared online, that shows all alternatives that have been created to allow the Board to say they like it or not.

Chair Foderingham mentioned traffic during peak hours going from NW 7th Avenue west on Sunrise Boulevard; traffic is backed up.

Mr. De La Espriella stated that at the intersection at NW 7th Avenue and Sunrise Boulevard there would be a right turn channel to alleviate the back up. Sunrise Boulevard continues to be an arterial road that carries a lot of traffic. It is not believed that changes on NW 7th Avenue would affect the congestion seen on Sunrise Boulevard.

Ms. Warfel commented that usually where there is a lane elimination, turn lanes are kept at the intersections to move people through because the signal is what causes the delay.

Ms. Burrows commented that it appears the congestion is on Broward Boulevard and Sunrise Boulevard and because of that, Sistrunk Boulevard also becomes a problem. She questioned if a study was being conducted to address the congestion.

Mr. De La Espriella advised that signalization is being looked at, but their scope was directed at development alternative concepts for NW 7th Avenue and NW 9th Avenue. As a main street, the City did not want to look at redesigning Sistrunk Boulevard because of the recent streetscape project. In terms of scope of their work in relation to Sistrunk Boulevard, it is looking at the intersections and seeing how certain conditions could be improved. They are reporting findings and looking at potential safety improvements regarding issues for the entire area. From a wide area perspective, they would be addressing and providing recommendations and Sistrunk Boulevard would be a corridor included. The focus of this Workshop was just focused on NW 7th Avenue and NW 9th Avenue.

Mr. Murphy mentioned traffic counts and questioned if there was any growth rate data. His concern was if the number of lanes were adjusted and what would happen five to ten years from now.

Mr. De La Espriella stated that they are in the process of doing that projection for NW 7th Avenue. Part of that exercise is not only applying a forecast or a growth number because part of the exercise is looking at historical growth.

Ms. Barber mentioned a flashing street block that has been popping up around the City and questioned why those are not used at crosswalks. She mentioned the fatalities on Broward Boulevard and Sunrise Boulevard and probably Sistrunk Boulevard.

Mr. De La Espriella advised that their recommendation will get to pedestrian crossings. He noted that these are crashes, not fatalities. Recommendations will be made that suggest specific locations for crossings based on the analysis conducted. The Transportation Mobility Department is working with Public Works to implement pedestrian crossings that were previously arranged.

Ms. Warfel stated that the CRA is funding that process; they already worked with the community on where those locations made sense and it is currently in design. In terms of Sunrise Boulevard, that is an FDOT street as well as Broward Boulevard. Sunrise Boulevard is a priority for the City and FDOT on ways to improve safety because it is one of the worst corridors in the County. There is new technology to warn drivers that people might be crossing even though there might not be a signal at a bus stop. They are working with FDOT on new innovative signage that can go there.

Mr. De La Espriella noted that the third alternative is a three-lane section for NW 7th Avenue with a cycle track and on-street parking at both sites. Another part of that same alternative is the same three-lane section with a buffered two-way cycle track on the west side; the difference is that there is no on-street parking.

Ms. Barber questioned the point of the cycle track that is only six blocks long.

Mr. De La Espriella advised that there is a greater analysis of the area. Currently, NW 7th Avenue does not have any bicycle facilities and it is a high stress corridor for bikes. If a safe bike infrastructure is provided between Broward Boulevard and NW 4th Street, which already has a planned bike range, they can then take people on bikes towards NW 9th Avenue, which is a lower stressed street and have NW 9th Avenue be a street that is only two lanes and two ways that can allow people to go on bikes safer with slower traffic and less volume.

Mr. Lue mentioned the bike range on Las Olas Boulevard and stated that it is awful.

Mr. De La Espriella said the one on Las Olas Boulevard is a pilot; they are testing configurations of bike infrastructure and it was meant to be there for a specific period of time.

Mr. Modys commented that bike networks do not happen overnight.

Ms. Warfel stated that funding is found in bits and pieces, so as funding is found they try to add and connect to the network.

Mr. Murphy mentioned scooters and questioned if the bike lane is legal.

Mr. Modys reported that they are waiting for the Governor to sign HB453, which would redefine scooters as bicycles and they would be allowed to be operated in the same manner as a bicycle.

Ms. Crawford mentioned aesthetics on NW 7th Avenue and NW 9th Avenue.

Mr. De La Espriella stated that aesthetics have been considered and as part of the alternatives, they are improving the aesthetic appeal of the section by adding trees and certain elements that make it more comfortable to walk or bike.

Chair Foderingham questioned if buses will have a pullover lane when the road is reduced to three lanes.

Mr. De La Espriella indicated that when providing for pull-offs, it makes it difficult for the buses to get back into the travel lane. The example shows an extended bulb-out, so the bus shelter can be placed close to the curb, so when the bus comes people can enter comfortably.

Ms. Barber mentioned that community needs were identified and one of them was getting from Walker Elementary to the YMCA. She questioned how this relates to what the community wanted.

Mr. De La Espriella stated that the Master Plan will deal with all measures and recommendations, but they were trying to provide the concept alternatives for NW 7th Avenue and NW 9th Avenue because that was the focus at the last Workshop. The City, for the scope of the project, this was the second most important thing was to develop alternatives for NW 7th Avenue and NW 9th Avenue.

Ms. Warfel indicated that there is an overall mobility plan of where all the crosswalks are. NW 7th Avenue and NW 9th Avenue are very large streets within the CRA and more work will be involved to get to that concept. These streets will be completely redesigned since there is surtax money available.

Mr. De La Espriella advised that there is a series of spot improvements.

Ms. Barber thought if there were things that could be resolved with less money that they should be prioritized.

Ms. Warfel stated that everything would be prioritized at the end and noted that short-term and long-term projects can start at the same time.

Chair Foderingham questioned how much consideration is given to redevelopment when conducting the transit mobility studies for the CRA.

Mr. De La Espriella advised that mapped properties are changing, so development and redevelopment activity pushing from the east to the west is being acknowledged. That helps to understand where there will be more pedestrian generators.

Chair Foderingham expressed concern about more congestion once major decreases are made to the traffic lanes.

Mr. De La Espriella stated that a lot of traffic on NW 7th Avenue is people commuting from outside areas going through the community. It is known by demographics that people in this area take more transit and walk and bike more than the overall numbers in the City.

Mr. Modys indicated that there will be quite a few jobs in the area as well as restaurants and other major residential projects and mixed-use projects. These people cannot and will not only drive, so as this redevelops and as there are ways to live and work in the area, more people will use transit, bike, and walk, especially on NW 7th Avenue. Capacity must be provided for those other modes as well; otherwise, there will be a vibrant neighborhood with no one biking, walking, or taking transit.

Ms. Crawford requested examples of successes.

Mr. De La Espriella referred to a State guidebook and noted that FDOT has done things all over the State. Transportation and land use are integrated and in order to allow for successful land uses and

meet economic development goals in certain areas and community goals, transportation needs must be balanced.

Ms. Warfel mentioned that the CRA and City received a grant from the Broward Redevelopment Authority Program for infrastructure for a roadway project from NW 4th Avenue to the railroad tracks.

Mr. De La Espriella stated that place making is a huge part of balancing transportation needs. He referenced NW 9th Avenue; a two-lane, two-way, with poor drainage conditions, poor pedestrian and bicycle environment, unorganized parking, conflicting land uses, some residential, some industrial, low aesthetic appeal, and about 65 feet of right-of-way. There is very low traffic volume as well, so landscaping, a multi-purpose pad on the west side, and reverse angle parking, which is very safe when heading out, is being considered. Two other alternatives include reverse angle parking with on-street parking and parallel parking on the other side, which could happen closer to Sunrise Boulevard, and that is alternative #3 of the NW 9th Avenue location. The second alternative is the reverse angle parking with bike lanes; instead of having the mixed-use path on one side or the other it has the bike facility on the street. The only way the green bike lanes could be provided on the street would be with the reverse angle parking because backing out is very unsafe for bicycles. On-street always presents friction and the best way to provide for bicycle facilities would be to provide a buffer or a buffered or protected environment and parking would be on one side of the street to create a formalized edge. He would like the Board to think about what they would like regarding the preferred alternative and forward their thoughts to Mr. Woods. Their next steps involve developing cost estimates.

Chair Foderingham suggested this be placed on the agenda for the July meeting.

Mr. Modys indicated that this would be a capital project that could be built with a variety of funds at one time. Whether redevelopment has come along or not, it would be complete and a continuous network that makes sense.

Ms. Burrows stated that infrastructure is being improved for economic development and future development.

Ms. Warfel advised that they are addressing neighborhood concerns, such as lack of pedestrian crossings, lack of lighting, and people speeding.

Mr. De La Espriella stated that the project website is www.NPFMobilityPlan.com.

Mr. Woods commented that as they look at the major thoroughfare they also need to look at cross streets and sidewalks, which need to be completed.

Mr. De La Espriella suggested a Workshop be held in August.

Ms. Burrows mentioned the roundabout at NW 4th Street and NW 15th Avenue and questioned why it was removed.

Ms. Warfel stated that the City was asked to take the roundabout out because it was not designed properly. The plan is to replace it and at one point the intent was to do a raised intersection to calm traffic.

VIII. Communication to CRA Board- None.

NPF CRA Board

Mr. Lagi stated that although there are no communications, there are certain Hearings going on for the overall CRA budget.

IX. Old/New Business

NPF CRA Staff

• 1st Take Youth Program – Film Project

Mr. Woods indicated that there is a film house in Miami, who will spend a week with 12 boys and girls from the Boys and Girls Club and 12 kids from the YMCA, hopefully at the Midtown Chamber of Commerce. The kids will be exposed to filming, script writing, directing, acting and all the different professions within the film and entertainment industry. The kids will create their own movie and maybe do documentaries, which would be shown at the end of the week. This is being done as a pilot and may cost up to \$5,000.

Mr. Woods stated that in July, the Board will be discussing another pilot project called Finally Fridays, which is activities on Sistrunk Boulevard. They will be looking for \$50,000 to host events for three different months. Vacant lots will be transformed with fancy shipping containers and people coming out to listen to music and eat. The idea is to have the events on vacant lots owned by the CRA, so as development starts to happen people will see the change.

Mr. Lagi questioned if they have talked to the two CRA based film production facilities, Canvas Films and C&I Studios, as that would be an excellent tie in for the youth program.

Mr. Woods advised that the next Board meeting would be on July 16, 2019 due to the 4th of July holiday.

Chair Foderingham requested that a summary of accomplishments of the youth project be provided at the end of summer.

Mr. Woods stated that the pilot is only five days and there was not a lot of money to invite other areas. The thought of getting kids from the Boys and Girls Club and the YMCA was because this program was not advertised. The YMCA has requested that the film house be a permanent part of the new YMCA being built. The CRA would like to see how this is received by people in the neighborhood. It is a long-term look; perhaps they can occupy a space at the YMCA or even at the Midtown Chamber of Commerce.

Mr. Woods announced that Sandra Doughlin retired, and introduced Lizeth DeTorres, who took over the same position as part of the Beach team and will be replacing Ms. Doughlin.

X. Public Comment – None.

XI. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:30 p.m.

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

[Minutes prepared by C. Guifarro, Prototype-Inc.]

MEMORANDUM

DATE: June 11, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager

BY: Bob Wojcik, Housing and Economic Development Manager 
Eleni Ward-Jankovic, Housing and Economic Development Manager

SUBJECT: Request for Funding: \$125,000 from the CRA Non Residential
Façade Improvement Program and \$225,000 from the CRA
Property and Business Improvement Program
The Robert Bethal American Legion Post 220 Inc. – 1455 Sistrunk Blvd

FUNDING REQUEST

The CRA has been working with the Robert Bethal American Legion Post 220 over the last few years on finding ways to best improve their facility for the long term sustainability of this organization that has served the community for over 70 years. We are pleased to announce that we have an application for CRA funding to do a substantial renovation and expansion of their facility at 1455 Sistrunk Blvd (**Exhibit 1**). The application provides for a forgivable loan from the CRA Non Residential Façade Improvement Program in an amount not to exceed \$125,000 and from the CRA Property and Business Improvement Program in an amount not to exceed of \$225,000.

BACKGROUND

In 1919, the American Legion was founded by an act of Congress on four pillars: Veterans Affairs and Rehabilitation, National Security, Americanism and Children and Youth. Each of these pillars encompasses a variety of programs that benefit our nations, veterans, service members, families, the youth of American and ordinary citizens. These programs make a difference to hundreds of thousands of lives each year.

The Robert Bethal American Legion Post 220, Inc. is a local post that has been in existence since 1947. They have continually provided services to the community over the years. They have provided ROTC scholarships, academic scholarships, sponsorship of a little league baseball team, targeted food giveaways, Thanksgiving and Christmas baskets to veterans and other services in addition to providing fellowship to its veteran members. They also have a Women's Auxiliary Unit which enhances their ability to serve area veterans, youth and children, needy families and the community. The Auxiliary has worked jointly with the Post in providing services to the community with an additional focus on women veterans, children and youth services and supplies

to disabled veterans. Additional information about Robert Bethal American Legion Post 220 is attached as **Exhibit 2**.

The American Legion Post 220 at 1455 Sistrunk Boulevard sits on a 3,114 square foot parcel and the existing building is only 960 square feet. The building is 68 years old and is functionally obsolete. Both the size and condition of the facility makes it difficult to attract new members, provide services to the community or to allow for fund raising activities necessary for the long term sustainability of the organization. The building lacks a kitchen, handicap accessibility and sufficient meeting and activity space.

The small building will be completed gutted, renovated and expanded at a total cost of approximately \$374,000. The proposed improvement would almost triple the size of the facility to 2,544 square feet, create a large meeting area that can also be leased out to members and others for special events serviced by a new modern kitchen, provide new handicap accessible restrooms, an outdoor social gathering and event area, office and storage space in a new contemporary, open and attractive facility with high ceilings, ample windows, street frontage and good visibility. These much needed improvements for this important organization are long overdue. Photos/Plans and Illustrations of the Project are attached as **Exhibit 3** and Construction Cost Estimates are attached as **Exhibit 4**. The construction project would be bid and managed directly by Corey Ritchie CRA Project Manager and State Certified General Contractor. He has reviewed the project cost estimates and has estimated the total project cost to be between \$374,000 and \$390,000 including architectural cost. At their meeting of July 8, 2019, the membership of American Legion Post 220 approved this project.

Sistrunk Boulevard is a CRA Focus Area which still requires a funding match but allows for the maximum funding limits for this project under the CRA Façade Improvement Program and Property and Business Improvement Program (PBIP). Under the Façade Improvement Program in the Sistrunk Focus Area, those funding limits are 100% of the first \$75,000 and 95% for the cost between \$75,000 and \$125,000, not to exceed \$125,000. Under the PBIP Program the funding limits in the CRA Focus Area are 90% of the project cost not to exceed \$225,000. If necessary, these limits can be increased by the CRA Board on a case by case basis in the Focus Area. The CRA five year forgivable loan will be secured by a first mortgage on the property. The Robert Bethal American Legion Post 220 has sufficient funding to cover their funding match and still maintain an adequate operating reserve. They have also been provided additional financial assistance from the Florida Panthers Foundation who recognized their service to the community with a \$25,000 donation to them in 2017 to help them with this capital project (**Exhibit 5**). It will take approximately six months for the project to complete development review, construction documents and permitting and another eight months to bid the project and complete construction.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development of areas planned for commercial development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, improve the quality of life and attract sound business and commercial development that provide employment and job opportunities.

Per the CRA plan, the CRA will establish incentive programs to address redevelopment obstacles. The CRA 5-Year Program, which is incorporated as part of the 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. In addition, it calls for investing in development projects that create job opportunities for area residents, promote public private partnerships and investment in the redevelopment area.

The Urban Land Institute Technical Assistance Panel (ULI TAP Report) of 2014 recommended by the CRA Advisory Board and approved by the CRA Board of Commissioners recognized the CRA as a place of strong community pride and unique African American heritage. It recommended expanding opportunities for existing stakeholders to participate in the revitalization of the area and to put together incentive packages that focus on existing buildings and people who have already invested in and own property in the community.

Providing CRA assistance to The American Legion Robert Bethal Post 220 Inc for renovating and expanding their facility at 1455 Sistrunk Blvd is consistent with both the Community Redevelopment Plan and the recommendations of the ULI Tap Report.

RECOMMENDATION

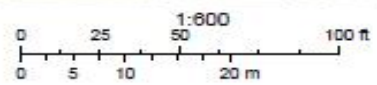
It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board approve Non Residential Façade Program funding in an amount not to exceed \$125,000 and Property and Business Improvement Program funding in an amount not to exceed \$225,0000 to The Robert Bethal American Legion Post 220 for their facility renovations at 1455 Sistrunk Blvd.

Attachments

- Exhibit 1: Location Map and Broward County Property Appraiser Information
- Exhibit 2: Additional Information on American Legion Post 220
- Exhibit 3: Photos/Plans and Illustrations of the Project
- Exhibit 4: Construction Estimates
- Exhibit 5: Florida Panther Foundation Donation
- Exhibit 6: Application for Funding



July 10, 2019



LOCATION MAP



Robert Bethal American Legion Post 220



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1455 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 11 0850
Property Owner	ROBERT BETHEL POST 220 AMERICAN LEGION INC	Millage	0312
Mailing Address	1455 NW 6 ST FORT LAUDERDALE FL 33311	Use	77
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOT 5 LESS RD R/W,6 LESS RD R/W BLK 4		

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								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2019	\$34,250	\$46,190	\$80,440	\$80,440				
2018	\$34,250	\$46,190	\$80,440	\$80,440				
2017	\$34,250	\$46,190	\$80,440	\$80,440				
2019 Exemptions and Taxable Values by Taxing Authority								
		County	School Board	Municipal	Independent			
Just Value		\$80,440	\$80,440	\$80,440	\$80,440			
Portability		0	0	0	0			
Assessed/SOH		\$80,440	\$80,440	\$80,440	\$80,440			
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 33-09		\$80,440	\$80,440	\$80,440	\$80,440			
Taxable		0	0	0	0			
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
				\$11.00	3,114	SF		
				Adj. Bldg. S.F. (Card, Sketch)		960		
				Eff./Act. Year Built: 1952/1951				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
Y								
960								



AMERICAN LEGION

Posted at 17:36h in [Village Vine](#) by [FTLCRAAdmin](#)

On November 23, 2015, the members of the Robert Bethel American Legion Post 220 and Auxiliary Unit distributed approximately 80 turkeys to veterans and needy families just in time for Thanksgiving. Families picked up the turkeys, and turkeys were also delivered. “The American Legion has four pillars that we focus on, and this is one of them. We do this every year to address the needs of veterans and our community,” said Stanley Stubbs, Adjutant at Robert Bethel American Legion Post 220. Chartered in 1947, the Robert Bethel American Legion Post 220 has been providing services and programming for veterans who served in the military during various eras, as well as their families in Broward County. The Legion provides services to veterans, scholarships to students, community programs and donations to families in need. The Auxiliary Unit, which was re-chartered last year, consists of 21 members and are actively focused on recruiting female veterans to continue

to serve and provide programming to the community. Among the many programs and services performed by the post, the members are currently conducting a program to educate students at the Dr. Martin Luther King, Jr. Montessori Academy on the meaning and importance of the Pledge of Allegiance and American Flag. The American Legion was chartered and incorporated by Congress in 1919 as a patriotic veterans organization devoted to mutual helpfulness. It is the nation's largest wartime veterans service organization, committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow servicemembers and veterans. The American Legion's success depends entirely on active membership, participation and volunteerism. To contact the Robert Bethel American Legion Post 220, call 754-200-4273 or email Robbethel1220@comcast.net. For the Auxiliary Unit, call 954-397-3520. The Robert Bethel American Legion Post 220 is located at 1455 Sistrunk Blvd., Fort Lauderdale, FL, 33311.



Robert Bethel American Legion Post 220 Existing Facility



Post 220 1455 NW 6TH ST
Fort Lauderdale, FL 33311

An architectural rendering of the American Legion Post 220 building. The structure is a modern, single-story building with a flat roof and large glass windows. An American flag flies on a tall pole to the left of the entrance. The words "American Legion" and "Post 220" are displayed on the building's facade. In the foreground, a person in a blue shirt and shorts is walking a small black dog on a leash across a paved area with a geometric pattern. The background shows a clear blue sky and some greenery.

ARCHITECTURE

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[illegible]

SHOP DRAWING SCHEDULE

1.	REINFORCING STEEL	8.	CABINETS
2.	STRUCTURAL COLUMNS & ACCS.	9.	AIR CONDITIONING EQUIP.
3.	WATERPROOFING MEMBRANES	10.	WINDOWS, DOORS, HARDWARE
4.	INSULATION	11.	FIRE PLACE
5.	RAILINGS & HANDRAILS	12.	PLUMBING FIXTURES
6.	BATHROOM ACCESSORIES	13.	ELECT. EQUIP. & FIXTURES
7.	FLOOR & WALL FINISHES	14.	APPLIANCES

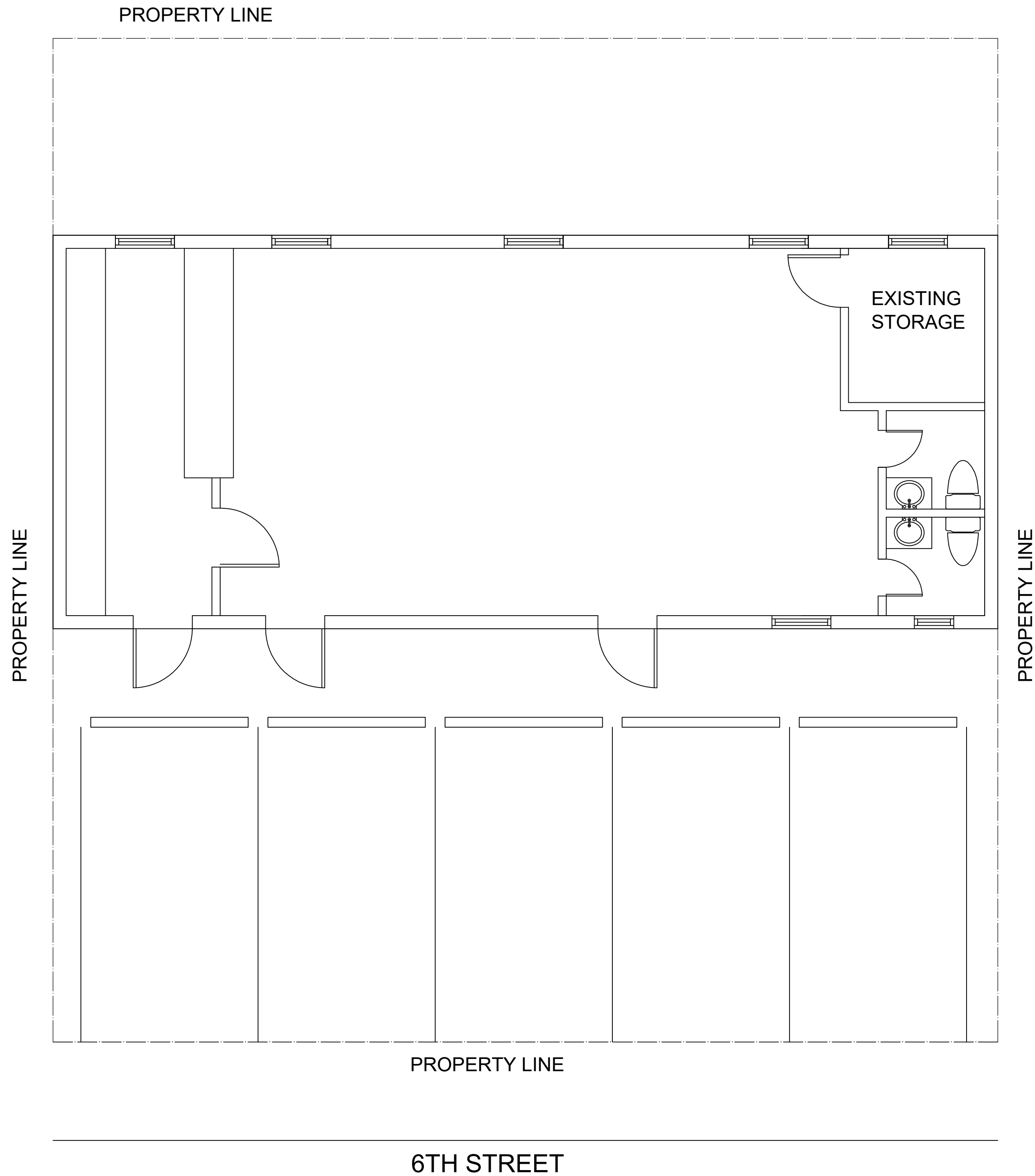
ASTM	- AMERICAN SOCIETY TESTING MATERIALS	GA	- GYPSUM ASSOCIATION
ACI	- AMERICAN CONCRETE INSTITUTE	LSC	- LIFT SAFETY CODE
AF&PA	- AMERICAN FOREST & PAPER ASSOCIATION	NER	- NATIONAL EVALUATION SERVICE INC.
AWI	- AMERICAN INSTITUTE OF WOOD CONSTRUCTION	NFPA	- NATIONAL FIRE PROTECTION ASSOCIATION
AWI	- AMERICAN WOODWORK INSTITUTE	NDS	- NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
AWPB	- AMERICAN WOOD PRESERVATIVES BUREAU	OSHA	- OCCUPATIONAL SAFETY AND HEALTH ACT.
ANMA	- AMERICAN NATIONAL STEEL INSTITUTE	JOA	- JOINT ORGANIZATION
ANMA	- ARCHITECTURAL ALUMINUM MANUFACTURERS ASSOCIATION	TCA	- THE COUNCIL OF AMERICA
BOPA	- BROWARD COUNTY PRODUCT APPROVAL	UL	- UNDERWRITERS LABORATORIES
DOPA	- DADE COUNTY PRODUCT APPROVAL	WHI	- WARNOCK HERBERT INTERNATIONAL
FLBC	- FLORIDA BUILDING CODE		

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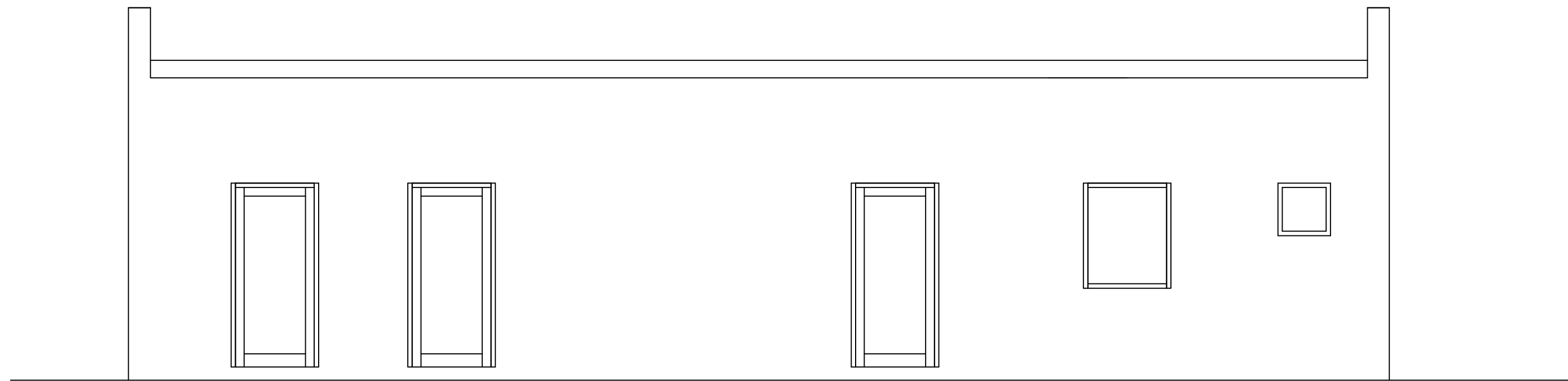
2017 6th-ED. FLORIDA BUILDING CODE
2017 6th-ED. MECHANICAL CODE (FBC)
2017 6th-ED. ELECTRICAL CODE (NEC)
2017 6th-ED. FLORIDA ACCESSABILITY CODE CHAPTER II (FBC)
2017 6th-ED. NFPA 101 LIFE SAFETY CODE
2017 6th-ED. FLORIDA FIRE PREVENTION CODE

PERMIT INFORMATION:
ELECTRICAL PERMIT APPLICATION IS FOR GENERAL WIRING ONLY. SEPARATE PERMIT APPLICATIONS ARE REQUIRED FOR FIRE ALARM, BURGLAR ALARM, TELEPHONE, TV, CCTV, COMPUTER WIRING AND ANY OTHER LOW VOLTAGE SYSTEM (IF APPLIES).
COPY OF CONTRACT MUST BE SUBMITTED WITH EACH APPLICATION.
ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

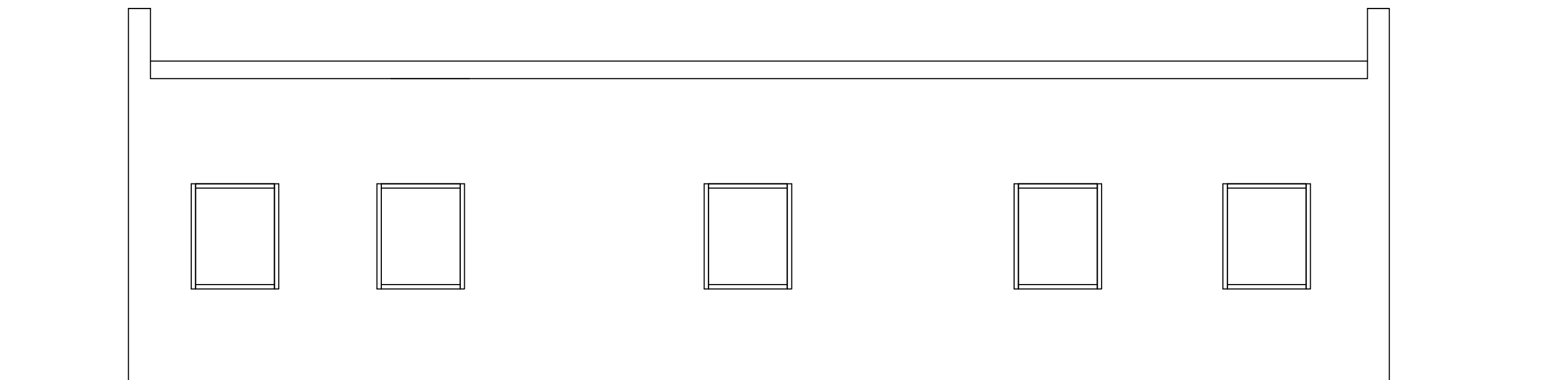
THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOORING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



ARCHITECTS

CFM ARCHITECTS
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
R.A.: CRISTINA FANDINO AIA
DATE: JAN 2019
DRAWN BY: D.F.
PROJECT MANAGER: C.F.

786-877-3179
786-390-2979

PROJECT NAME AND ADDRESS

TENANT IMPROVEMENT
AMERICAN LEGION
Fort Lauderdale, FL 33311

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REVISIONS

PROJECT NO. 18021

SHEET

A-01

OF

EXISTING FLOOR PLAN

LIC. # 0014682



CFM ARCHITECTS
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
R.A.: CRISTINA FANDIÑO AIA
DATE: JAN 2019
DRAWN BY: D.F
PROJECT MANAGER: C.F
786-877-3131
786-360-2525

TENANT IMPROVEMENT
AMERICAN LEGION
Fort Lauderdale, FL 33311

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REVISIONS

PROJECT NO. 18021

SHEET

A-02

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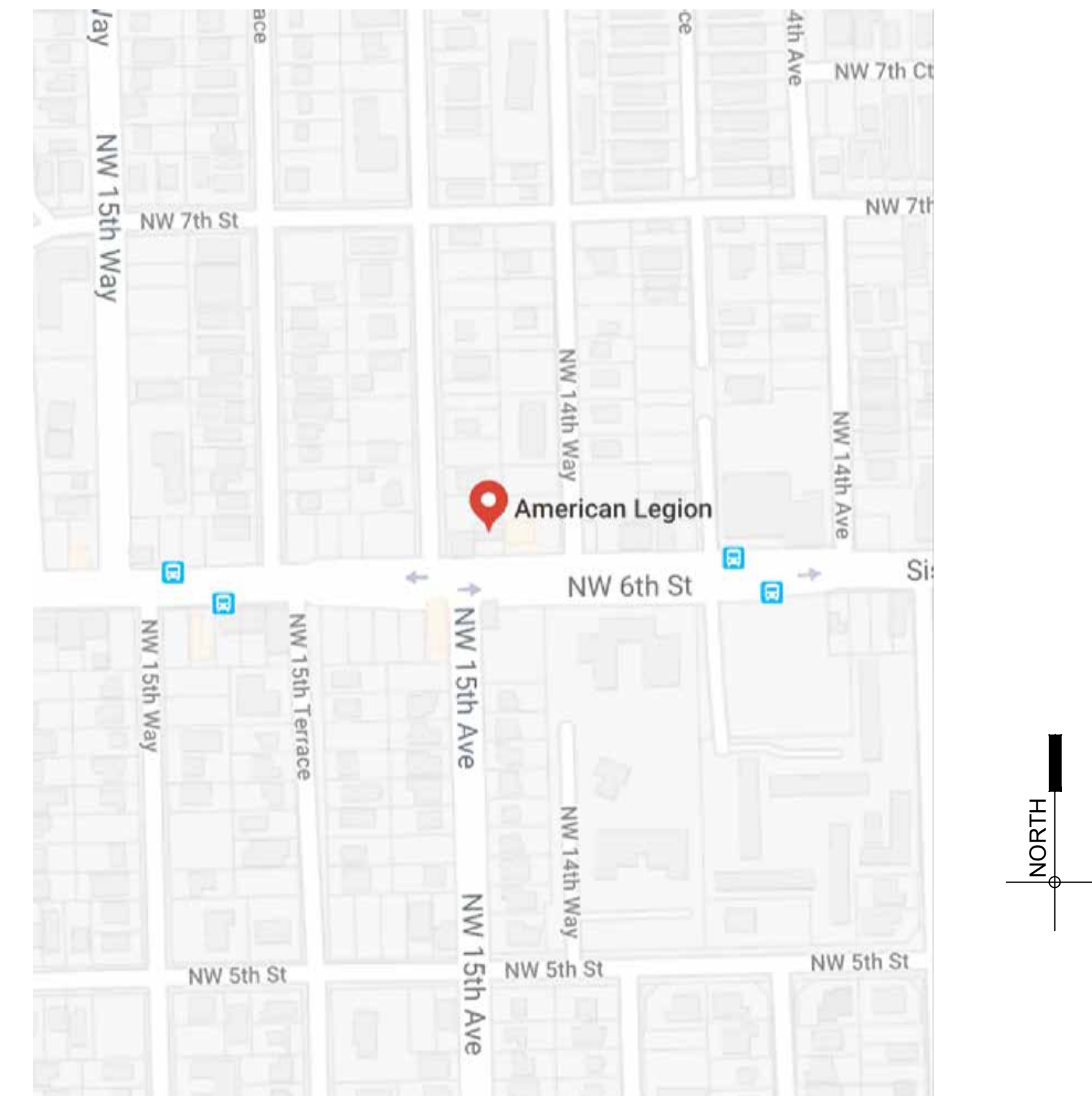
PROPOSED FLOOR PLAN

C. # 0014682



1 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



LOCATION MAP

SCALE: N.T.S

C. # 0014682



CFM ARCHITECTS
A.R. No. 0014682
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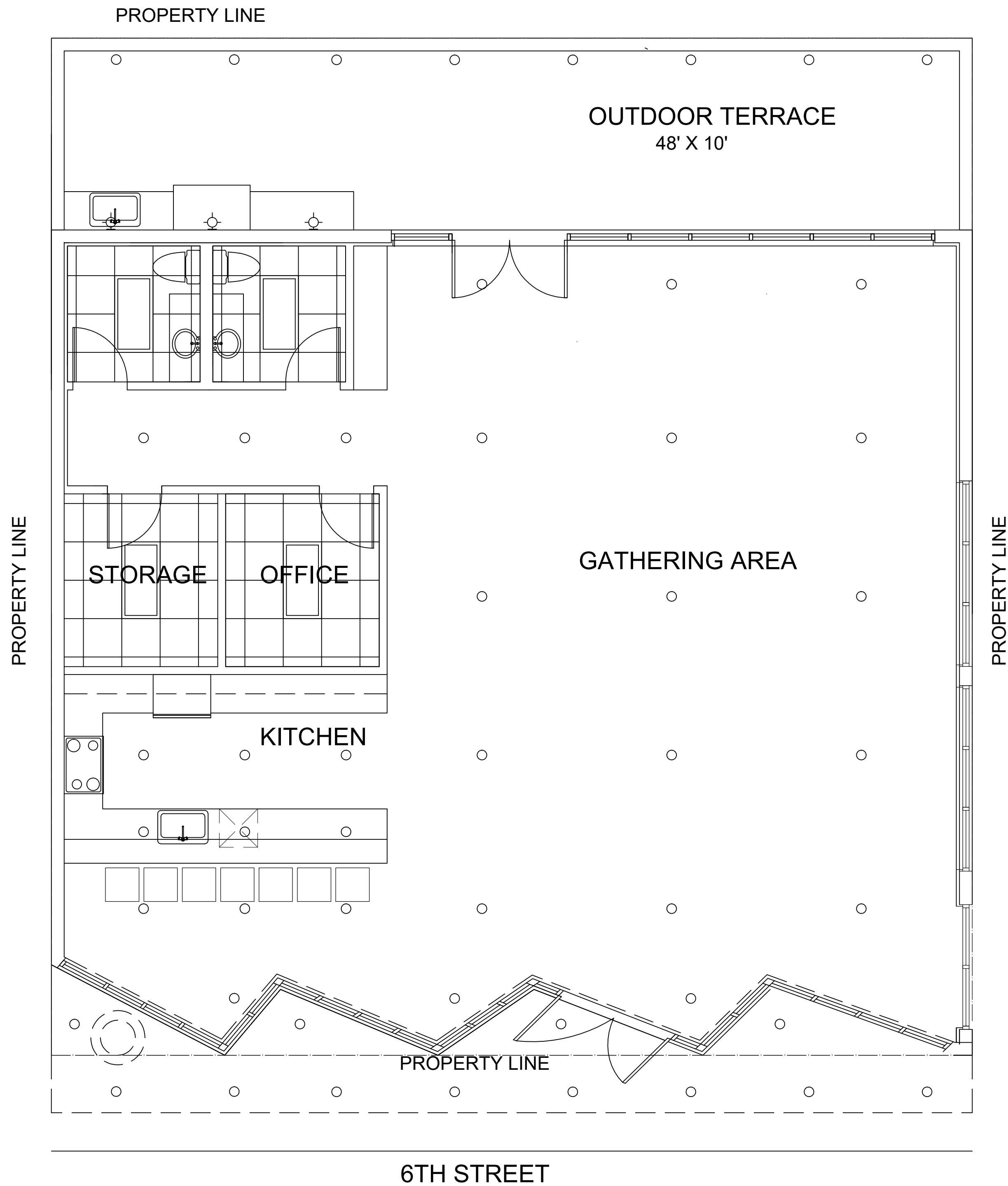
TENANT IMPROVEMENT
AMERICAN LEGION
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REVISIONS

PROJECT NO. 18021
SHEET
A-03
OF
PROPOSED
REFLECTED
CEILING PLAN

LIC. # 0014682



1 PROPOSED REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 RENDERING
SCALE: N.T.S



ARCHITECTS

CFM ARCHITECTS
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
R.A.: CRISTINA FANDINO AIA
DATE: JAN 2019
DRAWN BY: D.F
PROJECT MANAGER: C.F

PROJECT NAME AND ADDRESS

TENANT IMPROVEMENT
AMERICAN LEGION
Fort Lauderdale, FL 33311

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REVISIONS

PROJECT NO. 18021

SHEET

A-05

OF

RENDERING

LIC. # 0014682



AMERICAN LEGION POST 220 FORT LAUDERDALE	ESTIMATE OF PROBABLE CONSTRUCTION COST
GENERAL CONDITIONS	\$ 40,196.00
General Conditions (estimated 12 month duration job)	\$ 12,000.00
Mobilization	\$ 5,000.00
Temporary Fence	\$ 3,000.00
Dumpster	\$ 3,000.00
Close-out/final Cleaning/Warranty/Guaranty	\$ 1,500.00
Contractor's Mark-up (6% Direct Cost)	\$ 15,696.00
DEMOLITION	\$ 45,000.00
Cut Electrical Power (BY Owner)	\$ -
Cut Water Service (by Owner)	\$ -
Demo Building (Roof, Masonry Walls, Windows, Doors)	\$ 30,000.00
Cut & Remove Asphalt	\$ 5,000.00
Excavate footings	\$ 10,000.00
NEW WORK	\$ 216,600.00
Shell Construction (concrete footings, columns & beams, masonry walls, floor slab, roof deck)	\$ 60,000.00
Windows, exterior doors (900 sf windows, 2 double doors) (\$27,000 + \$3,000)	\$ 30,000.00
Roofing insulation and membrane (2100 SF x \$8/SF)	\$ 16,800.00
Exterior Stucco	\$ 4,000.00
Exterior Paint	\$ 2,000.00
Interior partitions and drywall	\$ 4,000.00
Interior Ceiling (2500 sf x \$5/sf)	\$ 12,500.00
Interior paint	\$ 3,500.00
Interior flooring, bathroom walls kitchen wainscot (2100 sf x \$8/sf)	\$ 16,800.00
Mechanical A/C 4-Ton roof-top unit, ductwork, diffusers, exhaust fans	\$ 8,000.00
Electrical (panel, switches, interior and exterior lights, exit signs, power outlets)	\$ 12,000.00
Plumbing (toilets, lavatories, faucets, water heater, sinks, backflow preventer, sewer lines)	\$ 10,000.00
Kitchen equipment (interior and exterior kitchen)	\$ 25,000.00
Exterior Sign	\$ 12,000.00
DIRECT COST (Demo + New Work)	\$ 261,600.00
TOTAL CONSTRUCTION COST (Direct + Gral. Cond.)	\$ 301,796.00

NOTES

Gross Area: 48' x 53' = 2,544 SF
 Construction Cost: \$262,576
 Cost per Gross Area: \$103/SF
 Cost of Furniture -Not Considered



ARCHITECTURAL FEES	AMOUNT
PHASE I - DRC PRESENTATION/ SUBMITTAL	\$ 33,230.00
PHASE II - CONSTRUCTION DOCUMENTS	\$ 30,670.00
PHASE III - PERMITTING OF CONSTRUCTION DOCUMENTS	\$ 8,000.00
TOTAL AMOUNT	\$ 71,900.00

NOTE: PLEASE FIND ATTACHED THE CONTRACT FOR DETAILS



February 12, 2019

Project: American Legion
1455 NW 6th Street
Fort Lauderdale, FL 33311

CFM ARCHITECTS is pleased to present this proposal to provide Architectural / Engineering as per owner's request. This letter will serve as our proposal and upon acceptance will become our agreement.

This agreement will not be valid in part of or in its entirety after 90 days of the proposal date. If there are any parts of this agreement that deviates from the original Scope of Work or Scope of Services a new agreement will be executed for the portion of the work thereof.

SCOPE OF WORK

To complete architectural and engineering drawings for DRC submittal and Construction Documents for an approximately two thousand square feet building.

SCOPE OF SERVICES

PHASE I

DRC PRESENTATION/ SUBMITTAL

- ARCHITECTURE
- LANDSCAPING
- CIVIL
- MEETING WITH CITY OFFICIALS

PHASE II

CONSTRUCTION DOCUMENTS

- DEMOLITION PLAN
- ARCHITECTURE

9950 SW 107TH AVE. SUITE 200. MIAMI, FL. 33176
TEL.: 786.502.4384 | FAX.: 786.536.9783
WWW.CFMARCHITECTS.COM
AR 0014682



- MECHANICAL/ ELECTRICAL/ PLUMBING
- STRUCTURAL

PHASE III

PERMITTING OF CONSTRUCTION DRAWINGS

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

- Drawings for any permits or requirements for any other Municipality having jurisdiction other than the Municipality for which project is being designed and executed; Broward County
- Any component that is not part of this contract and is not within the Scope of Work or Scope of Services.
- Owner will be responsible for the following:
 1. All reproducible (prints)
 2. Geotechnical Studies
 3. Percolation Test
 4. Survey
 5. Tree Surveys
 6. Traveling Expenses

CFM ARCHITECTS IS NOT RESPONSIBLE FOR THE FOLLOWING:

- Any delays caused by the owner due to information not furnished to the architect or the permit runner on a timely manner (ex. Lease Agreement required for the commencement of the permitting process)
- **CFM ARCHITECTS** is not responsible for the time a Municipality, or any other Government Agency that will have jurisdiction over the project will take to review the project. For example: HRS, DERM.
- **CFM ARCHITECTS and its consultants will execute reasonable care and skill in preparation and execution of the documents according to this Agreement and warrants that set designs will be in compliance with all applicable building and trade codes but does not guarantee perfects documents.**

PHASE I – DRC PRESENTATION/ SUBMITTAL

The fee required for the **Architectural/ Engineering** will be (\$ 33,230.00) thirty-three thousand two hundred thirty dollars plus reimbursable, payable as follows:

- | | |
|---|--------------|
| • (20%) Retainer | \$ 6,646.00 |
| • (40%) Plans and elevations have been approved | \$ 13,292.00 |
| • (30%) All drawings signed and sealed | \$ 9,969.00 |
| • (10%) All review comments have been completed | \$ 3,323.00 |

Total	\$ 33,230.00
-------	--------------



PHASE II – CONSTRUCTION DOCUMENTS

The fee required for the **Architectural/ Engineering** will be (\$ 30,670.00) thirty thousand six hundred seventy dollars plus reimbursable, payable as follows:

- | | |
|--|--------------|
| • (20%) Retainer | \$ 6,134.00 |
| • (40%) Commencement of Construction Documents | \$ 12,268.00 |
| • (30%) Issuance of Construction Documents | \$ 9,201.00 |
| • (10%) All disciplines under this contract have been approved | \$ 3,067.00 |

Total	\$ 30,670.00
-------	--------------

PHASE III – PERMITTING OF CONSTRUCTION DOCUMENTS

The fee required for the **Permitting** will be (\$ 8,000.00) eight thousand dollars plus reimbursable, payable as follows:

- | | |
|--|-------------|
| • (60%) Retainer | \$ 4,800.00 |
| • (40%) Last payment when all departments are approved | \$ 3,200.00 |

Total	\$ 8,000.00
-------	-------------

**** Note:** Invoices must be paid within 5 days from the date the invoice is received by Mr. Bob Wojcik. Invoice will be emailed to Mr. Bob Wojcik. The emailing date will serve as the invoiced received. Late penalty fees will be charged if invoices are not timely paid. Penalty fee is 5% of invoiced amount, and it will increase to 10% if invoice is not paid within 20 days from the Received or Emailed Date. Penalty fee will increase to 15% of invoiced amount if invoice is not paid within 30 days from Received or Emailed Date. Penalty fees must be included with the payment. If payment is not received after 30 calendar days, the Owner will be in breach of this agreement and no further work will be performed for this project. Reinstatement of the contract will be at the sole discretion of the architect.

REIMBURSABLE AND ADDITIONAL EXPENSE

Additional consultants or additional services by consultants, photocopies, any type of reproducible (printing) postage, express mail and other miscellaneous costs will be reimbursable with a 10% handling fee.

LIMITATION OF LIABILITY

CFM ARCHITECTS carries Liability Insurance. Available upon request.



TIME SCHEDULE

We clearly understand the importance of time in design and construction. Submittal deadlines shall be established between owner and CFM Architects in a **reasonable** manner.

Time not accountable for in the Construction Document for Permit processing for which Architect is not liable will be any time delays occur due to the following circumstances:

1. Owner/ Architect time taken for the Architectural Design Phase.
2. Time the Municipality takes to review the plans.
3. Time required for any information required by the architect from the owner.

REVISIONS

Client requested revisions, after signoff of Design Development (signoff of the design development will be understood at the time of second payment of this proposal) would be performed on a time and material basis. The hourly rate shall be \$140.00 per hour.

Plan review comment revisions will be done at no cost to the owner. **CFM ARCHITECTS** will not be responsible for any review fees during review process.

TERMINATION

This agreement may be terminated by either part, for whatever reason, with five (5) days written notice. Owner will remain responsible for outstanding charges. Termination of this agreement does not release Owner from any duty to pay for work performed and he will be required to pay for all services rendered up till the termination date. Late payment penalty fees will apply. **CFM ARCHITECTS** is responsible to fulfill all work paid for up-to-date still to be completed per architect under the percentages stipulated under the Fee Proposal. However, no further work will be performed per the Architect for this project after the percentage of payment: work is fulfilled.

If the terms and conditions of this proposal are acceptable, please sign and return one original signed copy for our files two originals should be printed for your convenience. Please submit along with the original signed agreement the retainer check and we will start on your project immediately.



Best Regards,

CFM ARCHITECTS, INC
Cristina Fandino, AIA
Registered Architect

cc File

Approved as to form and content this _____ day
of _____, 2019.

Bob Wojcik

From: Corey Ritchie
Sent: Friday, July 05, 2019 2:16 PM
To: Bob Wojcik
Subject: American Legion Post

Bob,

I have reviewed the cost estimates and believe the total cost to be between \$374,000 and \$390,00.00, which includes architectural fess.

Corey Ritchie | Project Manager
City of Fort Lauderdale | Community Redevelopment Agency
914 NW Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311
P: (954) 828-593 E: critchie@fortlauderdale.gov





Robert Bethel American Legion receives \$25,000 donation

Apr 24, 2017Apr 24, 2017

Tuesday, March 21, 2017, At the BB&T Center, Sunrise, Fla.

The Florida Panthers Foundation, a philanthropic foundation owned and operated by the Florida Panthers Hockey Organization, presented Robert Bethel American Legion Post 220 a donation of \$25,000 to be used to help the post build and/or acquire different facilities. Post 220 has outgrown its present location and is presently seeking donated funds to move to a more convenient location to better serve the community. Broward County Commissioner Dale V. C. Holness has been very active in assisting Post 220 in this effort. He was personally responsible for coordinating the gift with our post commander Lawrence Roberts and Vincent Viola, chairman and governor, Florida Panthers.

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge		Tel. No.		E-Mail Address	
Primary Contact for this CRA Request Curtis Hodge Jr.		Tel. No. 954-583-0191		E-Mail Address Chodge2557@aol.com	
Name of Business Robert Bethel American Legion Post 220		Tax I.D. No. 80-0528559		Company Website	
Business Address 1455 NW 6th Street		Tel. No. 754-200-4273		Fax No.	
City Fort Lauderdale		State FL		Zip Code 33311	
Commencement Date to Begin Project: _____				JOB INFORMATION	
Completion Date for Project: _____				Full Time Equivalent (FTE) Jobs to be created _____	
Check Appropriate Description		Project Type		Facility Description	
↑ Existing Business ☐		↑ Expansion ☐		Existing Space 960 sq. ft.	
↑ New Business ☐		↑ Relocation ☐		New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 5/2/1947		State where the business was incorporated Florida	
Proposed Project Location/City 1455 NW 6th Street/Ft. Laud.		Proposed Address 1455 NW 6th Street/Ft. Laud.			
Property Control Number(s)		Property Owner Robert Bethel American Legion Post 220			
Owner Tel. No. (include Area Code) 754-200-4273		Is there a lien on the property? ↑ Yes ↑ No No			
Bank(s) Where Business Accounts for Projects Are Held				1. _____ 2. Wells Fargo	
Name of Participating Bank/Lender					
Amount 80,000 \$		Contact Person Willie Ford		Tel. No. (include Area Code) 954-805-9141	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact					

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

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

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

Name	Complete Address	% Owned	From	To
Curtis Hodge, Jr	3430 NW 5th Court 33311			
Name	Complete Address	% Owned	From	To
Larry Roberts	1790 NW 36 Avenue 33311			
Name	Complete Address	% Owned	From	To
Theotis Taylor	3001 NW 48 Place 33311			
Name	Complete Address	% Owned	From	To
Willie Lee Ford, Jr.	3309 NW 8 Street 33311			
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ <u>420,000</u>
2. Please state the overall project costs related to the CRA's assisted activity?	\$ <u>350,000</u>
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	350,000.00		
Company's current cash assets	80,000.00		
Owner equity (specify)			
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	420,000.00		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	N.A		
Real Property Acquisition	N.A.		
Utility and road infrastructure improvements	N.A.		
New construction of commercial and industrial buildings	N.A.		
Rehabilitation of commercial and industrial buildings		301,796.00	
Purchase and installation of equipment and fixtures	Included		
Other (specify)	ARCHITECT	71,900.00	
Other (specify)	Contin/Operating	46,304.00	
Other (specify)			
Total Uses		420,000.00	

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

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

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: N.A.	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

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

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

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

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

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

APPLICANTS CERTIFICATION

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

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

Business Name: Robert Bethal American Legion Post 220, Inc

By: _____
Signature and Title Date

Guarantors:

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Application for CRA Funding Assistance- Robert Bethal American Legion Post 220, Inc. – Answers to Questions

1. N.A. – Existing Post since 1947
2. N.A.
3. Provided
4. No Employees on Payroll
5. See Architect's estimates for kitchen equipment
6. N.A.
7. No bank loan required for this project
8. Provided
9. Provided
10. Provided
11. Provided
12. Provided
13. N.A.
14. Architect Estimate and CRA Project Manager (State Certified General Contractor) review.
CRA will bid and manager project. Illustrations and photos of existing conditions provided.
15. Provided
16. Schedule to be determined by CRA Project Manager



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ 125,000.00
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ 225,000.00
☐ STREETScape ENHANCEMENT PROGRAM	\$
☐ DEVELOPMENT INCENTIVE PROGRAM	\$
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$

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

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

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

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

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

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

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

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

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

Robert Bethal American Legion Post 220, Inc.

Signature of

Property Owner or Business Owner

Print Name

Application for CRA Funding Assistance- Robert Bethal American Legion Post 220, Inc. – Supplemental Information

1. Expansion and renovation of the Robert Bethal American Legion Post 220
2. 1455 Sistrunk Boulevard, Fort Lauderdale Florida 33311
Legal Description: LINCOLN PARK CORR PLAT, Block 4, Lot 5 Less Road Right-of-Way , as recorded in Plat Book 5, Page 2, Broward County records. ID 5042 04 11 0850
3. American Legion Post
4. No
5. NW RAC MUw
6. Owner is the American Legion
7. Both
8. Between \$373,696 and \$420,000 with approx.. \$301,796 in Hard construction cost.
9. \$80,444.00
10. No
11. No
12. No
13. No
14. N.A. - no paid employees
15. Per Schedule established by CRA Project Manager who is bidding work and managing construction.
16. Same
17. Provided
18. Yes
19. No
20. Yes
21. Conceptual Architectural Plans and Illustrations
22. Not yet
23. Yes -Provided
24. No. CRA Project Manager who is bidding work and managing construction.
25. Agree
26. N.A.

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, LLC
Recipient: City of Ft. Lauderdale Attorney

Broward
1201 West Cypress Creek Road, Suite 200
Fort Lauderdale, FL 33309
(800)929-5791
(800) 783-1943

Fund File Number: 744980

Agent's File Reference: 1455 NW 6th Street

Effective Dates: ***From*** June 4, 1941 at 11:00 AM

To June 11, 2019 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Broward County, Florida.

Apparent Title Vested in:

Robert Bethel Post No. 220, American Legion by Warranty Deed recorded in O.R. Book 1204,
Page 464, Public Records of Broward County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: June 14, 2019

Prepared by: Renee Dudley

Phone Number: (800) 929-5791 x6235

Email Address: RDudley@TheFund.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 744980

ENCUMBRANCES

1. Deed to City of Fort Lauderdale recorded in O.R. Book [4045, Page 52](#), Public Records of Broward County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1455 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 11 0850
Property Owner	ROBERT BETHEL POST 220 AMERICAN LEGION INC	Millage	0312
Mailing Address	1455 NW 6 ST FORT LAUDERDALE FL 33311	Use	77
Abbr Legal Description	LINCOLN PARK CORR PLAT 5-2 B LOT 5 LESS RD R/W,6 LESS RD R/W BLK 4		

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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$34,250	\$46,190	\$80,440	\$80,440	
2018	\$34,250	\$46,190	\$80,440	\$80,440	
2017	\$34,250	\$46,190	\$80,440	\$80,440	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$80,440	\$80,440	\$80,440	\$80,440
Portability	0	0	0	0
Assessed/SOH	\$80,440	\$80,440	\$80,440	\$80,440
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 33-09	\$80,440	\$80,440	\$80,440	\$80,440
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$11.00	3,114	SF
				Adj. Bldg. S.F. (Card, Sketch)		960
				Eff./Act. Year Built: 1952/1951		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
Y								
960								



Robert Bethal American Legion Post 220 Existing Facility





Robert Bethel American Legion receives \$25,000 donation

Apr 24, 2017Apr 24, 2017

Tuesday, March 21, 2017, At the BB&T Center, Sunrise, Fla.

The Florida Panthers Foundation, a philanthropic foundation owned and operated by the Florida Panthers Hockey Organization, presented Robert Bethel American Legion Post 220 a donation of \$25,000 to be used to help the post build and/or acquire different facilities. Post 220 has outgrown its present location and is presently seeking donated funds to move to a more convenient location to better serve the community. Broward County Commissioner Dale V. C. Holness has been very active in assisting Post 220 in this effort. He was personally responsible for coordinating the gift with our post commander Lawrence Roberts and Vincent Viola, chairman and governor, Florida Panthers.



AMERICAN LEGION

Posted at 17:36h in [Village Vine](#) by [FTLCRAAdmin](#)

On November 23, 2015, the members of the Robert Bethel American Legion Post 220 and Auxiliary Unit distributed approximately 80 turkeys to veterans and needy families just in time for Thanksgiving. Families picked up the turkeys, and turkeys were also delivered. "The American Legion has four pillars that we focus on, and this is one of them. We do this every year to address the needs of veterans and our community," said Stanley Stubbs, Adjutant at Robert Bethel American Legion Post 220. Chartered in 1947, the Robert Bethel American Legion Post 220 has been providing services and programming for veterans who served in the military during various eras, as well as their families in Broward County. The Legion provides services to veterans, scholarships to students, community programs and donations to families in need. The Auxiliary Unit, which was re-chartered last year, consists of 21 members and are actively focused on recruiting female veterans to continue to serve and provide programming to the community. Among the many programs and services performed by the post, the members are currently conducting a program to educate students at the Dr.

Martin Luther King, Jr. Montessori Academy on the meaning and importance of the Pledge of Allegiance and American Flag. The American Legion was chartered and incorporated by Congress in 1919 as a patriotic veterans organization devoted to mutual helpfulness. It is the nation's largest wartime veterans service organization, committed to mentoring youth and sponsorship of wholesome programs in our communities, advocating patriotism and honor, promoting strong national security, and continued devotion to our fellow servicemembers and veterans. The American Legion's success depends entirely on active membership, participation and volunteerism. To contact the Robert Bethel American Legion Post 220, call 754-200-4273 or email Robbethel1220@comcast.net. For the Auxiliary Unit, call 954-397-3520. The Robert Bethel American Legion Post 220 is located at 1455 Sistrunk Blvd., Fort Lauderdale, FL, 33311.

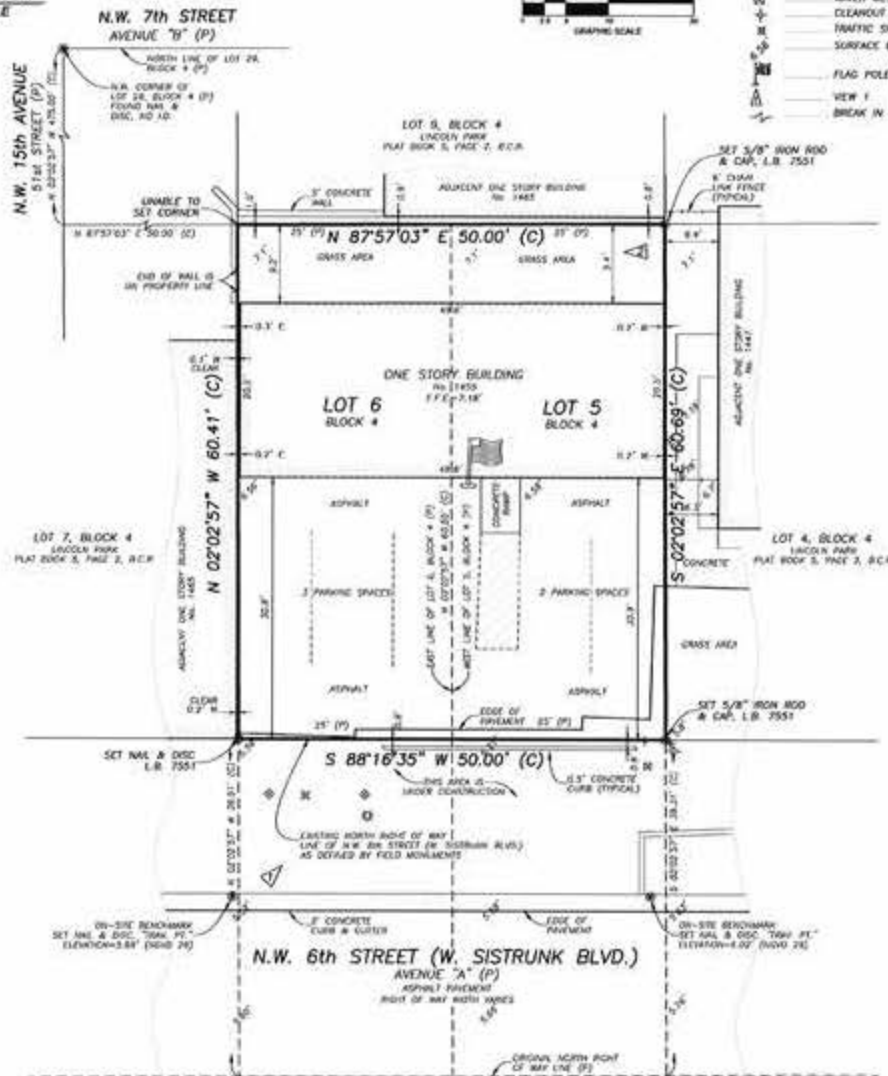
SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF: 1455 N.W. 6th ST., FORT LAUDERDALE, FL.



LEGEND:

L.B.	LICENSED BUSINESS
B.C.R.	BROWARD COUNTY RECORDS
ID.	IDENTIFICATION
(C)	CALCULATED
(P)	SYNOPSIS BEARING AND DISTANCE BASED ON PLATS OF RECORD
R.V.D.	ROAD
N.G.V.D.	NATIONAL GEODETTIC VERTICAL DATUM OF 1929
TRV. PT.	TRAVEL POINT
F.F.E.	FURNISHED FLOOR ELEVATION
M.L.P.	METAL LIGHT POLE
M.P.B.	MIRE PULL BOX
C.L.P.	CONCRETE LIGHT POLE
W.M.	WATER METER
C.	CLEAROUT
T.S.P.	TRAFFIC SIGNAL POLE
S.E.	SURFACE ELEVATION
F.P.	FLAG POLE
V.1	VIEW 1
B.I.S.	BREAK IN SCALE

LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK 4, OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY SHOWN HEREON CONTAINS 0.07 ACRES (3,028 SQUARE FEET), MORE OR LESS.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
5. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S. 88°16'35" W., ALONG THE EXISTING NORTH RIGHT OF WAY (LINE N.W. 6th STREET (W. SISTRUNK BLVD.)) AND REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS, IRRIGATION EQUIPMENT, TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON/FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
7. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. EXACTA COMMERCIAL SURVEYORS, INC. DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR EASEMENTS, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES (CONT.):

9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 7' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0216 F, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP EFFECTIVE DATE: AUGUST 18, 1992.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
11. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF FORT LAUDERDALE BENCHMARK "NW 1" AND REFER TO THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A 6" X 6" IN BRASS DISC STAMPED CITY OF FT. LAUD. ON NW 127 IN THE CENTERLINE OF A 5 FOOT SIDEWALK ON THE EAST SIDE OF N.W. 15th AVENUE AND 32 FEET NORTH OF THE CENTERLINE OF N.W. 6th STREET. ELEVATION=8.88.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, FLA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551

TELEPHONE NO. 951-314-0769 FAX NO. 951-314-0770

EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY
LOTS 5 AND 6, BLOCK 4
LESS ROAD RIGHT OF WAY
LINCOLN PARK
PLAT BOOK 5, PAGE 2, B.C.R.
1455 N.W. 6th ST., FORT LAUDERDALE, FL. 33311

CITY OF FORT
LAUDERDALE, FLA.

DATE: 08/01/21

DRAWN BY: J.E.C.

CHECKED BY: JDLR

DATE FILED: 08/02/21

REVISIONS

FL1203-1581

01

01



1 RENDERING
SCALE: NTS

cfm
ARCHITECTS

CFM ARCHITECTS
A/E/C NO. 0014802
6950 SW 10TH AVE, Suite # 200
Miami, FL 33176
P.A. CRISTINA FARRER, AIA
DATE: JAN 2016
PROJECT NO. 1821
PROJECT MANAGER: CF

TENANT IMPROVEMENT
AMERICAN LEGION
Fort Lauderdale, FL 33311

REVISIONS

REVISIONS

PROJECT NO. 1821

SHEET

A-05

OF

RENDERING

LIC. # 0014802

Post 220 1455 NW 6TH ST
Fort Lauderdale, FL 33311

ARCHITECTURE

CRISTINA FAROINO, AIA
9650 SW 107 AVE SUITE 200 MIAMI, FL 33176
T: 786-532-4364
CRISTINA FAROINO AIA, AIA 50148821 cristina@balthusarch.com



COMPONENTS, DESIGN, RESULTS, AND CONCLUSIONS. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF CRYSTAL GROUP INC. WHEN THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR IN CONNECTION WITH ANY PROJECT WITHOUT THE WRITTEN CONSENT OF CRYSTAL GROUP INC. IN WRITING. CRYSTAL GROUP INC. ASSUMES NO LIABILITY FOR REPRODUCTION OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF CRYSTAL GROUP INC. IN WRITING. CRYSTAL GROUP INC. ASSUMES NO LIABILITY FOR REPRODUCTION OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF CRYSTAL GROUP INC. IN WRITING.

[illegible][illegible]

ALTERATION LEVEL : III
ELECTRICAL

PERMIT INFORMATION:
ELECTRICAL PERMIT APPLICATION IS FOR GENERAL WIRING ONLY (SEPARATE PERMIT APPLICATIONS ARE REQUIRED FOR FIRE ALARM, BURGLAR ALARM, TELEPHONE, TV, CCTV, COMPUTERS, ETC.) AND FOR OTHER LOW VOLTAGE SYSTEMS OR SYSTEMS.

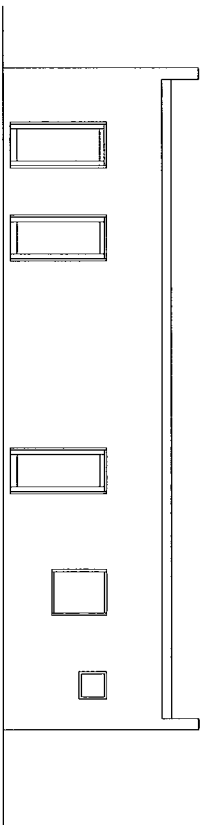
ALL WORKS BELOW F.F. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) INCHES RAISING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH OF OPENING FOR EACH SQUARE FOOT ENCLOSED AREA SUBJECT TO THE FOLLOWING: THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GROUND AND LOCATED ON OPPOSITE SIDE OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR DRAINAGE FLOOR RECEPTOR MATERIALS WILL BE USED BELOW F.F.

ALL PRODUCTS AND THEIR INSTALLATION SPECIFIED IN THESE DOCUMENTS SHALL HAVE PRODUCT APPROVAL BY AND BE ACCORDING WITH THE STANDARDS OF QUALITY, PROTECTION AND PERFORMANCE OF AT LEAST ONE OF THE FOLLOWING AGENCIES AS APPLICABLE:

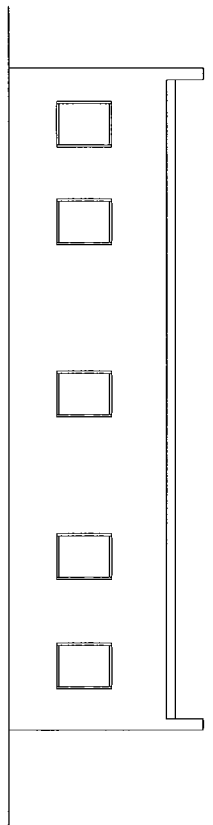
[illegible]

ALTERNATE 1: SEE A CERTIFICATION BY _____ FILE IN THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOR FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR DRAINS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

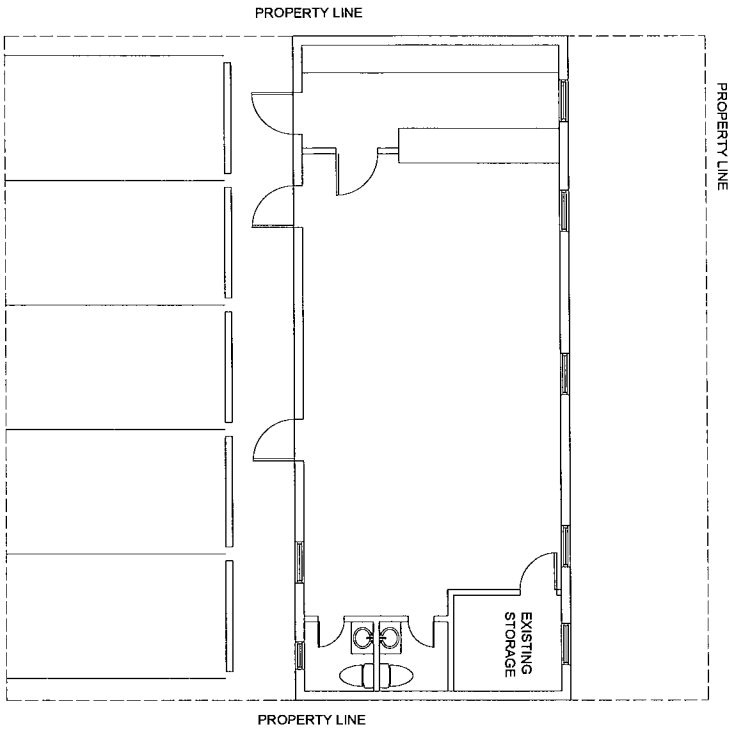


2 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

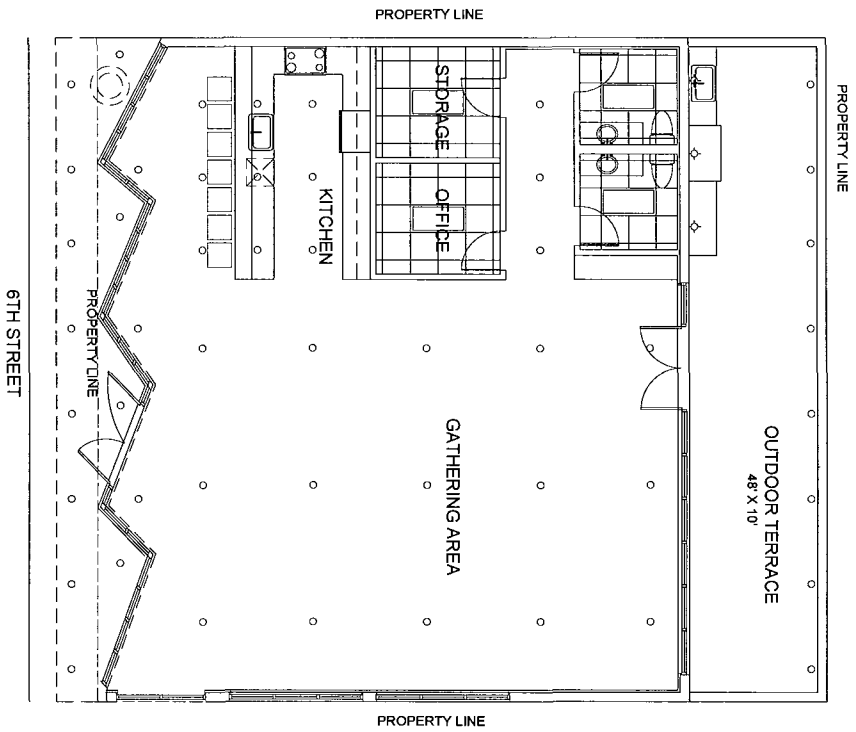


3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"

6TH STREET



1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

cfm
ARCHITECTS

CFM ARCHITECTS
A.R. No. 0014682
9950 SW 107th AVE, Suite # 200
Miami, FL, 33176
R.A. CRISTINA FANDINO AIA
DATE: JAN 2019
DRAWN BY: D.F.
PROJECT MANAGER: C.F.
786-571-5178
786-560-2970

PROJECT NAME AND ADDRESS
TENANT IMPROVEMENT
AMERICAN LEGION
Fort Lauderdale, FL 33311

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
1. THE 2018 FBC BUILDING CODE
2. THE 2018 FBC PLUMBING CODE
3. THE 2018 FBC MECHANICAL AND REFRIGERATION CODE
4. THE 2018 FBC ELECTRICAL CODE
5. THE 2018 FBC FIRE AND LIFE SAFETY CODE
6. THE 2018 FBC ENERGY EFFICIENCY CODE
7. THE 2018 FBC SAFETY CODE
8. THE 2018 FBC ACCESSIBILITY STANDARDS
9. THE 2018 FBC SIGNAGE CODE
10. THE 2018 FBC TRANSPORTATION CODE
11. THE 2018 FBC MARINE CODE
12. THE 2018 FBC AIRCRAFT CODE
13. THE 2018 FBC RAILROAD CODE
14. THE 2018 FBC HIGHWAY CODE
15. THE 2018 FBC BRIDGE CODE
16. THE 2018 FBC TOWER CODE
17. THE 2018 FBC SPECIAL INSPECTION AND TESTING CODE
18. THE 2018 FBC CONSTRUCTION METHODS CODE
19. THE 2018 FBC CONSTRUCTION SAFETY CODE
20. THE 2018 FBC CONSTRUCTION QUALITY CONTROL CODE
21. THE 2018 FBC CONSTRUCTION SCHEDULING CODE
22. THE 2018 FBC CONSTRUCTION COST ESTIMATION CODE
23. THE 2018 FBC CONSTRUCTION RISK MANAGEMENT CODE
24. THE 2018 FBC CONSTRUCTION LEGAL CODE
25. THE 2018 FBC CONSTRUCTION ETHICS CODE
26. THE 2018 FBC CONSTRUCTION PROFESSIONAL RESPONSIBILITY CODE
27. THE 2018 FBC CONSTRUCTION COMMUNICATIONS CODE
28. THE 2018 FBC CONSTRUCTION TEAMWORK CODE
29. THE 2018 FBC CONSTRUCTION INNOVATION CODE
30. THE 2018 FBC CONSTRUCTION SUSTAINABILITY CODE
31. THE 2018 FBC CONSTRUCTION RESILIENCE CODE
32. THE 2018 FBC CONSTRUCTION ADAPTABILITY CODE
33. THE 2018 FBC CONSTRUCTION FLEXIBILITY CODE
34. THE 2018 FBC CONSTRUCTION SCALABILITY CODE
35. THE 2018 FBC CONSTRUCTION GROWTH CODE
36. THE 2018 FBC CONSTRUCTION INFLUENCE CODE
37. THE 2018 FBC CONSTRUCTION REPUTATION CODE
38. THE 2018 FBC CONSTRUCTION NETWORKING CODE
39. THE 2018 FBC CONSTRUCTION MENTORSHIP CODE
40. THE 2018 FBC CONSTRUCTION COLLABORATION CODE
41. THE 2018 FBC CONSTRUCTION PARTNERSHIP CODE
42. THE 2018 FBC CONSTRUCTION ALLIANCE CODE
43. THE 2018 FBC CONSTRUCTION UNION CODE
44. THE 2018 FBC CONSTRUCTION GUILD CODE
45. THE 2018 FBC CONSTRUCTION ASSOCIATION CODE
46. THE 2018 FBC CONSTRUCTION INSTITUTE CODE
47. THE 2018 FBC CONSTRUCTION SOCIETY CODE
48. THE 2018 FBC CONSTRUCTION ORDER CODE
49. THE 2018 FBC CONSTRUCTION COUNCIL CODE
50. THE 2018 FBC CONSTRUCTION BOARD CODE
51. THE 2018 FBC CONSTRUCTION COMMISSION CODE
52. THE 2018 FBC CONSTRUCTION AUTHORITY CODE
53. THE 2018 FBC CONSTRUCTION LEGISLATION CODE
54. THE 2018 FBC CONSTRUCTION REGULATION CODE
55. THE 2018 FBC CONSTRUCTION STANDARD CODE
56. THE 2018 FBC CONSTRUCTION PRACTICE CODE
57. THE 2018 FBC CONSTRUCTION PROCEDURE CODE
58. THE 2018 FBC CONSTRUCTION POLICY CODE
59. THE 2018 FBC CONSTRUCTION PRINCIPLE CODE
60. THE 2018 FBC CONSTRUCTION VALUE CODE
61. THE 2018 FBC CONSTRUCTION INTEGRITY CODE
62. THE 2018 FBC CONSTRUCTION HONOR CODE
63. THE 2018 FBC CONSTRUCTION RESPECT CODE
64. THE 2018 FBC CONSTRUCTION KINDNESS CODE
65. THE 2018 FBC CONSTRUCTION PATIENCE CODE
66. THE 2018 FBC CONSTRUCTION HUMILITY CODE
67. THE 2018 FBC CONSTRUCTION GRACE CODE
68. THE 2018 FBC CONSTRUCTION MERCY CODE
69. THE 2018 FBC CONSTRUCTION COMPASSION CODE
70. THE 2018 FBC CONSTRUCTION LOVE CODE

REVISIONS

PROJECT NO. 18021
SHEET

A-03
OF
PROPOSED
REFLECTED
CEILING PLAN

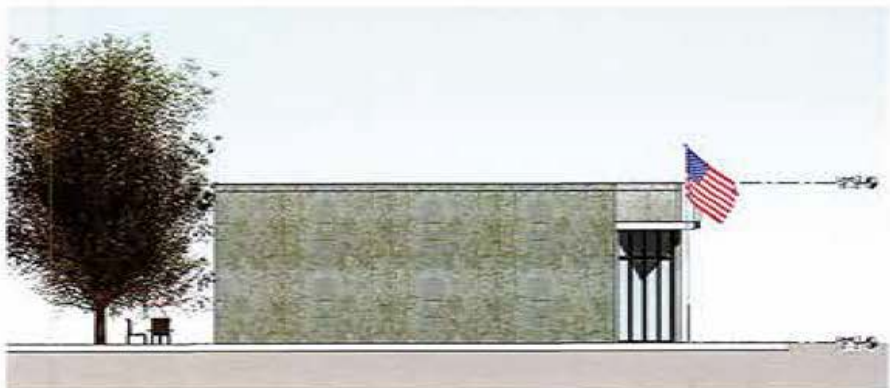
LIC. # 0014682



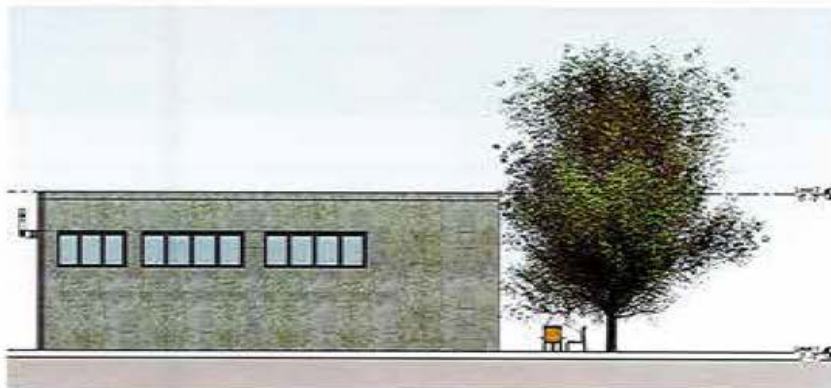
1 PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 PROPOSED SIDE ELEVATION
SCALE 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
SCALE 1/4" = 1'-0"

cfm
ARCHITECTS

CFM ARCHITECTS
A/R No. 0014602
9950 SW 107th Ave, Suite # 200
Miami, FL 33176
R.A. CHRISTINA ANDRONEA
DATE: JAN 2018
DRAWN BY: C.F.
PROJECT MANAGER: C.F.

TENANT IMPROVEMENT
AMERICAN LEGION
FORT LAUDERDALE, FL 33311

REVISIONS

REVISIONS

PROJECT NO. 18021
SHEET
A-04
OF
ELEVATIONS

LIC. # 0014602



AMERICAN LEGION POST 220 FORT LAUDERDALE		ESTIMATE OF PROBABLE CONSTRUCTION COST
GENERAL CONDITIONS		\$ 40,196.00
General Conditions (estimated 12 month duration job)		\$ 12,000.00
Mobilization		\$ 5,000.00
Temporary Fence		\$ 3,000.00
Dumpster		\$ 3,000.00
Close-out/final Cleaning/Warranty/Guaranty		\$ 1,500.00
Contractor's Mark-up (6% Direct Cost)		\$ 15,696.00
DEMOLITION		\$ 45,000.00
Cut Electrical Power (BY Owner)		\$ -
Cut Water Service (by Owner)		\$ -
Demo Building (Roof, Masonry Walls, Windows, Doors)		\$ 30,000.00
Cut & Remove Asphalt		\$ 5,000.00
Excavate footings		\$ 10,000.00
NEW WORK		\$ 216,600.00
Shell Construction (concrete footings, columns & beams, masonry walls, floor slab, roof deck)		\$ 60,000.00
Windows, exterior doors (900 sf windows, 2 double doors) (\$27,000 + \$3,000)		\$ 30,000.00
Roofing insulation and membrane (2100 SF x \$8/SF)		\$ 16,800.00
Exterior Stucco		\$ 4,000.00
Exterior Paint		\$ 2,000.00
Interior partitions and drywall		\$ 4,000.00
Interior Ceiling (2500 sf x \$5/sf)		\$ 12,500.00
Interior paint		\$ 3,500.00
Interior flooring, bathroom walls kitchen wainscot (2100 sf x \$8/sf)		\$ 16,800.00
Mechanical A/C 4-Ton roof-top unit, ductwork, diffusers, exhaust fans		\$ 8,000.00
Electrical (panel, switches, interior and exterior lights, exit signs, power outlets)		\$ 12,000.00
Plumbing (toilets, lavatories, faucets, water heater, sinks, backflow preventer, sewer lines)		\$ 10,000.00
Kitchen equipment (interior and exterior kitchen)		\$ 25,000.00
Exterior Sign		\$ 12,000.00
DIRECT COST (Demo + New Work)		\$ 261,600.00
TOTAL CONSTRUCTION COST (Direct + Gral. Cond.)		\$ 301,796.00

NOTES

Gross Area: 48' x 53' = 2,544 SF

Construction Cost: \$262,576

Cost per Gross Area: \$103/SF

Cost of Furniture -Not Considered



ARCHITECTURAL FEES	AMOUNT
PHASE I - DRC PRESENTATION/ SUBMITTAL	\$ 33,230.00
PHASE II - CONSTRUCTION DOCUMENTS	\$ 30,670.00
PHASE III - PERMITTING OF CONSTRUCTION DOCUMENTS	\$ 8,000.00
TOTAL AMOUNT	\$ 71,900.00

NOTE: PLEASE FIND ATTACHED THE CONTRACT FOR DETAILS



February 12, 2019

Project: American Legion
1455 NW 6th Street
Fort Lauderdale, FL 33311

CFM ARCHITECTS is pleased to present this proposal to provide Architectural / Engineering as per owner's request. This letter will serve as our proposal and upon acceptance will become our agreement.

This agreement will not be valid in part of or in its entirety after 90 days of the proposal date. If there are any parts of this agreement that deviates from the original Scope of Work or Scope of Services a new agreement will be executed for the portion of the work thereof.

SCOPE OF WORK

To complete architectural and engineering drawings for DRC submittal and Construction Documents for an approximately two thousand square feet building.

SCOPE OF SERVICES

PHASE I

DRC PRESENTATION/ SUBMITTAL

- ARCHITECTURE
- LANDSCAPING
- CIVIL
- MEETING WITH CITY OFFICIALS

PHASE II

CONSTRUCTION DOCUMENTS

- DEMOLITION PLAN
- ARCHITECTURE

9950 SW 107TH AVE. SUITE 200. MIAMI, FL. 33176
TEL.: 786.502.4384 | FAX.: 786.536.9783
WWW.CFMARCHITECTS.COM
AR 0014682



- MECHANICAL/ ELECTRICAL/ PLUMBING
- STRUCTURAL

PHASE III

PERMITTING OF CONSTRUCTION DRAWINGS

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

- Drawings for any permits or requirements for any other Municipality having jurisdiction other than the Municipality for which project is being designed and executed; Broward County
- Any component that is not part of this contract and is not within the Scope of Work or Scope of Services.
- Owner will be responsible for the following:
 1. All reproducible (prints)
 2. Geotechnical Studies
 3. Percolation Test
 4. Survey
 5. Tree Surveys
 6. Traveling Expenses

CFM ARCHITECTS IS NOT RESPONSIBLE FOR THE FOLLOWING:

- Any delays caused by the owner due to information not furnished to the architect or the permit runner on a timely manner (ex. Lease Agreement required for the commencement of the permitting process)
- **CFM ARCHITECTS** is not responsible for the time a Municipality, or any other Government Agency that will have jurisdiction over the project will take to review the project. For example: HRS, DERM.
- **CFM ARCHITECTS and its consultants will execute reasonable care and skill in preparation and execution of the documents according to this Agreement and warrants that set designs will be in compliance with all applicable building and trade codes but does not guarantee perfects documents.**

PHASE I – DRC PRESENTATION/ SUBMITTAL

The fee required for the **Architectural/ Engineering** will be (\$ 33,230.00) thirty-three thousand two hundred thirty dollars plus reimbursable, payable as follows:

• (20%) Retainer	\$ 6,646.00
• (40%) Plans and elevations have been approved	\$ 13,292.00
• (30%) All drawings signed and sealed	\$ 9,969.00
• (10%) All review comments have been completed	\$ 3,323.00

Total	\$ 33,230.00
-------	--------------



PHASE II – CONSTRUCTION DOCUMENTS

The fee required for the **Architectural/ Engineering** will be (\$ 30,670.00) thirty thousand six hundred seventy dollars plus reimbursable, payable as follows:

• (20%) Retainer	\$ 6,134.00
• (40%) Commencement of Construction Documents	\$ 12,268.00
• (30%) Issuance of Construction Documents	\$ 9,201.00
• (10%) All disciplines under this contract have been approved	\$ 3,067.00

Total	\$ 30,670.00
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PHASE III – PERMITTING OF CONSTRUCTION DOCUMENTS

The fee required for the **Permitting** will be (\$ 8,000.00) eight thousand dollars plus reimbursable, payable as follows:

• (60%) Retainer	\$ 4,800.00
• (40%) Last payment when all departments are approved	\$ 3,200.00

Total	\$ 8,000.00
-------	-------------

**** Note:** Invoices must be paid within 5 days from the date the invoice is received by Mr. Bob Wojcik. Invoice will be emailed to Mr. Bob Wojcik. The emailing date will serve as the invoiced received. Late penalty fees will be charged if invoices are not timely paid. Penalty fee is 5% of invoiced amount, and it will increase to 10% if invoice is not paid within 20 days from the Received or Emailed Date. Penalty fee will increase to 15% of invoiced amount if invoice is not paid within 30 days from Received or Emailed Date. Penalty fees must be included with the payment. If payment is not received after 30 calendar days, the Owner will be in breach of this agreement and no further work will be performed for this project. Reinstatement of the contract will be at the sole discretion of the architect.

REIMBURSABLE AND ADDITIONAL EXPENSE

Additional consultants or additional services by consultants, photocopies, any type of reproducible (printing) postage, express mail and other miscellaneous costs will be reimbursable with a 10% handling fee.

LIMITATION OF LIABILITY

CFM ARCHITECTS carries Liability Insurance. Available upon request.

9950 SW 107TH AVE. SUITE 200. MIAMI, FL. 33176
TEL.: 786.502.4384 | FAX.: 786.536.9783
WWW.CFMARCHITECTS.COM
AR 0014682



TIME SCHEDULE

We clearly understand the importance of time in design and construction. Submittal deadlines shall be established between owner and CFM Architects in a **reasonable** manner.

Time not accountable for in the Construction Document for Permit processing for which Architect is not liable will be any time delays occur due to the following circumstances:

1. Owner/ Architect time taken for the Architectural Design Phase.
2. Time the Municipality takes to review the plans.
3. Time required for any information required by the architect from the owner.

REVISIONS

Client requested revisions, after signoff of Design Development (signoff of the design development will be understood at the time of second payment of this proposal) would be performed on a time and material basis. The hourly rate shall be \$140.00 per hour.

Plan review comment revisions will be done at no cost to the owner. **CFM ARCHITECTS** will not be responsible for any review fees during review process.

TERMINATION

This agreement may be terminated by either part, for whatever reason, with five (5) days written notice. Owner will remain responsible for outstanding charges. Termination of this agreement does not release Owner from any duty to pay for work performed and he will be required to pay for all services rendered up till the termination date. Late payment penalty fees will apply. **CFM ARCHITECTS** is responsible to fulfill all work paid for up-to-date still to be completed per architect under the percentages stipulated under the Fee Proposal. However, no further work will be performed per the Architect for this project after the percentage of payment: work is fulfilled.

If the terms and conditions of this proposal are acceptable, please sign and return one original signed copy for our files two originals should be printed for your convenience. Please submit along with the original signed agreement the retainer check and we will start on your project immediately.

Bob Wojcik

From: Corey Ritchie
Sent: Friday, July 05, 2019 2:16 PM
To: Bob Wojcik
Subject: American Legion Post

Bob,

I have reviewed the cost estimates and believe the total cost to be between \$374,000 and \$390,00.00, which includes architectural fess.

Corey Ritchie | Project Manager
City of Fort Lauderdale | Community Redevelopment Agency
914 NW Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311
P: (954) 828-593 E: critchie@fortlauderdale.gov





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
AMERICAN LEGION POST #220, INC.

Filing Information

Document Number	N01000008072
FEI/EIN Number	80-0528559
Date Filed	11/13/2001
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	11/09/2006
Event Effective Date	NONE

Principal Address

1455 NW 6TH ST
FORT LAUDERDALE, FL 33311

Changed: 09/30/2005

Mailing Address

1455 NW 6TH ST
FORT LAUDERDALE, FL 33311

Changed: 09/30/2005

Registered Agent Name & Address

Willie, Ford Lee, Jr.
3309 NW 9th St
LAUDERHILL, FL 33311

Name Changed: 01/11/2018

Address Changed: 01/11/2018

Officer/Director Detail

Name & Address

Title D

ROBERTS, LAWRENCE
1790 NW 36 AVE
LAUDERHILL, FL 33311

Title VD

Taylor, Theotis
3001 NW 48th PL
LAUDERDALE Lakes, FL 33311

Title D

YATES, GEORGE JR.
3321 NW 8th PL
Lauderhill, FL 33311

Annual Reports

Report Year	Filed Date
2017	01/08/2017
2018	01/11/2018
2019	01/28/2019

Document Images

01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
01/26/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
05/07/2008 -- ANNUAL REPORT	View image in PDF format
07/16/2007 -- ANNUAL REPORT	View image in PDF format
11/09/2006 -- REINSTATEMENT	View image in PDF format
09/30/2005 -- REINSTATEMENT	View image in PDF format
06/23/2004 -- ANNUAL REPORT	View image in PDF format
09/10/2003 -- ANNUAL REPORT	View image in PDF format
08/21/2002 -- ANNUAL REPORT	View image in PDF format
11/13/2001 -- Domestic Non-Profit	View image in PDF format

Robert Bethel Post #220 American Legion Department of Florida

Post Objective

The general nature and objects of this corporation shall be in addition to the principles enumerated in the Preamble to the constitution of the American Legion, the right to purchase, acquire, hold, improve, sell, convey, assign, release, mortgage, encumber, lease, hire and deal in both real and personal property of every nature and description, including stocks and securities of other corporations and government securities and to loan money and to take security for the payment of all sums due the corporation, and to sell, assign and to sell, assign and release such securities; to acquire by gift, purchase or otherwise both real and personal property and the right to donate to or otherwise convey any real or personal property owned by the corporation, and in all things to manage and hold both real estate and personal property in furtherance of the purpose of the corporation.

The Post was established **December 27, 1947, as a 501 (c) 19 organization**: to support veterans and their families and the community, support youth education, ROTC support programs, support Boys State Program, support various youth sports Programs and Boy Scouts in the community.



The American Legion
Robert Bethel Post # 220
1455 N. W. Sistrunk Blvd
Fort Lauderdale, Florida 33311

June 24, 2019

2019-2020 American Legion Post #220

POST OFFICERS

TITLE	NAME	RANK and Organization
Commander	Lawrence Roberts	E7/Marine
Adjutant	Isaac Baker	E4/Marine
Vice Cdr	Nathaniel Johnson	E5/Army
Vice Cdr	William Garcia	E6/Army
Sgt-at-Arms	Flemmen Howard	E5/Marine
Chaplain	Daniel Boyd	E5/Army
Historian	Eugene Nicholson	Airman 1st Class/Air Force
Finance	Willie Ford	E7/Army
Service Officer	Mark Johnson	E7/Army

**Any questions or concerns please contact me/David Deal by cell 954 854 3106
or email David.Deal55@gmail.com.**

Post Adjutant,

David Deal



THE AMERICAN LEGION

Department of Florida

January 14, 2010

American Legion Post # 220
Attn: Curtis Hodge
1455 NW 6th Street
Ft. Lauderdale, FL 33311

To whom it may concern:

This is to certify that American Legion Post 220 located at 1455 NW 6th Street, Ft. Lauderdale Florida is a bonified post in good standing in The American Legion Department of Florida, Inc. and qualifies as a 501 (c) 19 organization.

Sincerely yours,

Michael McDaniel
Department Adjutant

MRM/rmc



P.O. Box 547859 • ORLANDO, FLORIDA 32854-7859 • (407) 295-2631 • FAX (407) 299-0901

E-MAIL: fl_mail@fllegion.newsouth.net • WEB SITE: <http://www.floridalegion.org>

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N01000008072

Entity Name: AMERICAN LEGION POST #220, INC.

Current Principal Place of Business:

1455 NW 6TH ST
FORT LAUDERDALE, FL 33311

Current Mailing Address:

1455 NW 6TH ST
FORT LAUDERDALE, FL 33311

FEI Number: 80-0528559

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WILLIE, FORD LEE JR.
3309 NW 9TH ST
LAUDERHILL, FL 33311 US

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

SIGNATURE: WILLIE L FORD

01/28/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title D
Name ROBERTS, LAWRENCE
Address 1790 NW 36 AVE
City-State-Zip: LAUDERHILL FL 33311

Title VD
Name TAYLOR, THEOTIS
Address 3001 NW 48TH PL
City-State-Zip: LAUDERDALE LAKES FL 33311

Title D
Name YATES, GEORGE JR.
Address 3321 NW 8TH PL
City-State-Zip: LAUDERHILL FL 33311

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LAWRENCE ROBERTS

COMMANDER POST 220

01/28/2019

Electronic Signature of Signing Officer/Director Detail

Date

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N01000008072

Entity Name: AMERICAN LEGION POST #220, INC.

Current Principal Place of Business:

1455 NW 6TH ST
FORT LAUDERDALE, FL 33311

Current Mailing Address:

1455 NW 6TH ST
FORT LAUDERDALE, FL 33311

FEI Number: 80-0528559

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WILLIE, FORD LEE JR.
3309 NW 9TH ST
LAUDERHILL, FL 33311 US

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

SIGNATURE: WILLIE L FORD

01/28/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title D
Name ROBERTS, LAWRENCE
Address 1790 NW 36 AVE
City-State-Zip: LAUDERHILL FL 33311

Title VD
Name TAYLOR, THEOTIS
Address 3001 NW 48TH PL
City-State-Zip: LAUDERDALE LAKES FL 33311

Title D
Name YATES, GEORGE JR.
Address 3321 NW 8TH PL
City-State-Zip: LAUDERHILL FL 33311

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LAWRENCE ROBERTS

COMMANDER POST 220

01/28/2019

Electronic Signature of Signing Officer/Director Detail

Date

N010000008072

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

700004676027--1
-11/13/01--01029--014
*****78.75 *****78.75

SUBJECT: AMERICAN Legion Post #220, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: paul Fields
Name (Printed or typed)

521 Alabama Ave
Address

Ft. Lauderdale, Fla 33312
City, State & Zip

(954) 797-9251
Daytime Telephone number

FILED
2001 NOV 13 PM 12:21
SECRETARY OF STATE
TALLAHASSEE FLORIDA

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

In Compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be: American Legion Post#220, Inc.

FILED

2001 NOV 13 PM 12:21

ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

1455 northwest 6th street--
Ft. Lauderdale, Fla 33311

SECRETARY OF STATE
TALLAHASSEE FLORIDA

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: To assist veterans, youth and run community base programs to enhance the education, religious and social status of this community.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed: Elected by two thirds vote of all members at a regularly scheduled meeting.

ARTICLE V INITIAL DIRECTORS/OFFICERS

The name(s), address(es) and title(s):

Paul Fields - Commander
521 Alabama Ave
Ft. Lauderdale, FL 33312

CARL E. Thornton - 1st Vice
3565 NW 25th St
Ft. Lauderdale, FL 33311

George Yates, JR. - Adjutant
1624 NW 7th St
Ft. Lauderdale, FL 33311

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

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

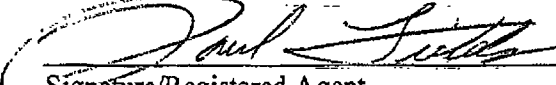
Paul Fields
521 Alabama Ave
Ft. Lauderdale, Fla 33312

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Paul Fields
521 Alabama Ave
Ft. Lauderdale, Fla 33312

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Signature/Registered Agent

11/8/01
Date


Signature/Incorporator

11/8/01
Date



**CONSTITUTION OF
ROBERT BETHEL POST# 220
AMERICAN LEGION DEPARTMENT
OF FLORIDA**

Preamble

For God and Country, we associate ourselves together for the following purposes: To uphold and defend the Constitution of the United States of America; to maintain law and order; to foster and perpetuate a one hundred percent Americanism; to preserve the memories and incidents of our associations in the Great Wars; to inculcate a sense of individual obligation to the community, state and nation; to combat autocracy of both the classes and the masses; to make right the master of might; to promote peace and goodwill on earth; to safeguard and transmit to posterity the principles of justice, freedom and democracy; to consecrate and sanctify our comradeship by our devotion to mutual helpfulness.

Article I – Name & Headquarters

Section 1. The name of this organization shall be Robert Bethel American Legion Post# 220.

Section 2. The headquarters of this post shall be in the City of Fort Lauderdale, Broward County Florida.

Article II – Objects

Section 1. The objects and purposes of this Post shall be to promote the principles and policies as set forth in the foregoing preamble, and the National and Department Constitutions of the American Legion.

Article III – Nature

Section 1. This Post is a civilian organization and membership therein does not affect or increase liability for military or police service.

Section 2. The organization shall be absolutely nonpolitical and shall not be used for dissemination of partisan principles nor for promotion of the candidacy of any person seeking public office or preferment.

Section 3. Rank does not exist in the American Legion; no member shall be addressed by his military title or rank in any meeting of the post.

Article IV – Membership

Section 1. Eligibility to membership to this post shall be as prescribed by the National Constitution of the American Legion.

Section 2. Application for membership shall be made in writing under such regulations as may from time to time be prescribed by the Post Executive Committee.

Section 3. All applications for membership shall be acted upon at the next Post meeting following the making of such application, and shall at such meeting, be accepted, rejected or referred for further investigation and consideration. If the majority of the members cast their vote against the acceptance of said application, then such application will be recorded as rejected.

Section 4. Any member of this Post may be expelled for cause **only in accordance with Article X Paragraph 14 of the Florida Department Constitution.**

Section 5. A member who has been expelled or suspended from this Post for any cause may be reinstated to membership by a two-thirds vote of the membership present in Post meeting, and the payment of current dues for the year in which the reinstatement occurs.

Section 6. No person who has been expelled by a Post shall be admitted to membership in this Post, without the consent of the expelling Post, except that where such consent has been asked for and denied by such Post, may then appeal to the State Executive Committee of the Department of the expelling Post for permission to apply for membership in this Post, and shall be ineligible for membership until such permission is granted.

Section 7. Any member in good standing at their home Post shall be entitled to a certificate from such Post stating their membership and the duration thereof.

Article V – Officers

Section 1. The administrative affairs of this Post of The American Legion shall, except as may be otherwise provided by the By-Laws, be under the supervision of an Executive Committee which shall consist of not more than 5 members in addition to the officers of the Post. The term of office of the members of the Executive Committee shall be for one year. The Post, by its By-Laws, may provide for such other standing committees as the business of the organization may require.

Section 2. The officers of this Post shall be a commander, 2-vice-commander, an adjutant, a finance officer, a Post historian, a chaplain, a service officer, a Judge Advocate and a sergeant-at-arms, and such other officers as may be deemed necessary by this organization, who shall be nominated from the floor at a meeting preceding the annual election.

Section 3. All officers and the Executive Committee shall be elected annually, and they shall hold office until their successors are duly installed or as otherwise provided. Any officer or executive committeeman may be removed for inefficiency **only in accordance with Article X Paragraph 14 of the Florida Department Constitution.**

Section 4. Every member of this Post in good standing shall be eligible to hold office in this Post.

Section 5. The duties of the officers and the executive committee shall be those usually appertaining to such officers or committee and as further provided in the By-Laws.

Section 6. There shall be an Executive Committee **up to fifteen members**, consisting of seven elected, three appointed officers, **and up to five members elected from the membership at large.**

Section 7. The Executive Committee will have the responsibility of governing and managing the Post.

Article VI - Standing Committees

Section 1. The standing committees shall be defined in the By-Laws.

Article VII – Finance

Section 1. The revenue of this Post shall be derived from membership or initiation fees, from annual membership dues and from such other sources as may be approved by the Post Executive Committee.

Section 2. The amount of such membership or initiation fees and the amount of such annual Post dues shall be fixed and determined by this Post.

Section 3. The Post shall pay to Department headquarters the National and Departmental annual membership dues for every member of the Post.

Article VIII Charter Members

Section 1. Members who joined this Post prior to November 11, 1919, or members who joined this Post prior to the issuance of charter shall be known as charter members.

Note – The matter of charter members for the permanent charter is left to the decision of the Post members.

Article IX - American Legion Auxiliary

Section 1. The Post recognizes an auxiliary organization to be known as the Auxiliary Unit of Robert Bethel Post #220 of the American Legion

Section 2. Membership in the Auxiliary shall be as prescribed by the National Constitution of the American Legion Auxiliary.

Article X – Amendments

Section 1. This Constitution is adopted subject to the provisions of the National Constitution of the American Legion and of the Department Constitution of the Department of Florida, The American Legion. Any amendment to said National Constitution or Department Constitution which is in conflict with any provisions hereof shall be regarded as automatically repealing or modifying the provisions of this Constitution to the extent of such conflict.

Section 2 This Constitution may be amended at any regular Post meeting by vote of two-thirds of the members of said Post attending such regular meeting, providing the proposed amendment shall have been submitted in writing and read at the next preceding regular meeting of said Post, and providing, further, written notice shall have been given to all members at least 30 days in advance of the date when such amendment is to be voted upon, notifying said members that such meeting a proposal to amend the Constitution is to be voted upon.

Article XI – Revision Dates

Section 1. Adoption date and committee: October 31, 1952

George W. Benton: Chairperson, 220 NW 5th Ave, Ft. Laud., FL

John Lee Reasee: Secretary, 119 NW 11 Ave, Ft. Laud., FL

Alfred Harrington: Committeeman, 309 NW 2nd St, Ft Laud., FL

Section 2. Revision Date: September 21, 2009

Ralph Campbell, Committeeman: 1224 NW 15th Ter, Ft. Laud., FL 33311
Eugene Nicholson, Committeeman: 7974 Exeter Circ. East, Tamarac, FL 33321
Stanley Stubbs, Committeeman: 3210 NW 5th court, Lauderhill, FL 33311
Curtis Hodge, Jr., Chairman: 3430 NW 5th Court, Lauderhill, FL 33311

Section 3. **Section 2. Revision Date:** August 5, 2013

Ralph Campbell, Committeeman: 1224 NW 15th Ter, Ft. Laud., FL 33311
Eugene Nicholson, Committeeman: 7974 Exeter Circ. East, Tamarac, FL 33321
Stanley Stubbs, Committeeman: 3210 NW 5th court, Lauderhill, FL 33311
Curtis Hodge, Jr., Chairman: 3430 NW 5th Court, Lauderhill, FL 33311



**BY-LAWS OF THE
ROBERT BETHEL AMERICAN LEGION POST# 220
FORT LAUDERDALE, FLORIDA**

Article I – Name And Objective

Section 1. Name: The name of this organization shall be Robert Bethel American Legion Post# 220.

Section 2. Objectives:

We are a patriotic organization devoted to the mutual helpfulness of veterans and their families, service organizations, mentoring youth, sponsoring and promoting wholesome community programs. And other objectives set forth in the Preamble to the Constitution.

Article II - Management

Section 1. Management: The government and management of the Post is entrusted to an Executive Committee of up to 15 members, to be known as the "Executive Committee".

Section 2. Executive Committee: The Executive Committee shall consist of 3 members at large, 7 elected officers of the Post and the Commanders 3 appointees (Adjutant, Service Officer and Judge Advocate).

Section 3. Vacancies: All vacancies existing in the Executive Committee, or any office from the Post from any cause other than expiration of term, shall be filled by appointment of the Commander subject to ratification by a majority vote of the members present at the next ensuing regular post meeting and a person so appointed shall hold office for the unexpired term of the member of the committee or officer who was succeeded.

Article III – Executive Committee

Section 1. Organization: The Executive Committee shall meet at the call of the Commander within ten days after the installation of the new Officers to organize, to act upon the Commander's appointments of the Adjutant, Service Officer and Judge Advocate, and to fix the amount of bond of the Finance Officer and Adjutant.

Thereafter the Post Executive Committee shall meet at the call of the commander at least bi-monthly and as often as said commander may deem necessary. The commander shall call a meeting of the Post Executive Committee upon the joint written request of 3 or more members of said Post Executive Post Committee, (6) members of said committee shall constitute a quorum thereof. The action taken at such organization meeting shall be recorded in the minutes and shall be filed among the official records of the post.

Section 2. Other Duties: The Post Executive Committee shall hire such employees as may be necessary. It shall have the power in emergencies arising in between meetings of the post, to authorize expenditures up to \$200. It shall require adequate bonds from all persons having custody of Post funds before any such persons are qualified or authorized to receive such funds. Nothing herein contained shall be construed to give the Executive Committee power to override any action taken or will expressed by the post at any general meeting. Shall hear reports of Post committee chairs; and generally, shall have charge of and be responsible for the management of the affairs of the Post.

Article IV – Qualifications and Procedures For Election to Office

Section 1. All elective positions shall be filled at the annual meeting. The officers-elect and executive committee-elect shall be installed and enter upon their duties within thirty days after adjournment of the Department Convention in the year in which they are elected.

Section 2. All members in good standing shall be entitled to vote in this election. All offices of the post, except the Adjutant, Service Officer and Judge Advocate, shall be elected and certified by the Department Adjutant, not more than ninety (90) days, nor less than ten (10) days prior to the Annual Department Convention, certification to be made on forms furnished or prescribed by the Department Adjutant.

Section 3. Post officers shall be installed by the District Commander or his/her designated representative. Post officers shall take office and enter upon their duties at a date to be fixed by the Post, which date shall be subsequent to but not later than sixty (60) days after the adjournment of the Annual Department Convention, unless waived in writing by the incoming District Commander. In the event of a vacancy caused by the death, resignation or removal from office, the name and address of the successor shall be reported to the Department Adjutant within one (1) week after such vacancy has been filled. No Post officer shall assume office prior to providing the Post Adjutant with proof of eligibility.

Section 4. Nominations to all elective positions shall be declared open to the floor of the meeting night prior to the annual meeting. Nominations shall remain open up to the time each position is filled by election.

Section 5. All nominees shall be required to accept or decline nominations in person at a regular convened meeting.

Section 6. All elections shall be by secret ballot.

Section 7. The candidates seeking election as an officer of the post receiving a majority of the votes cast shall be declared elected to the office for which he was a candidate; provided, in the event no candidate received a majority a run off shall be held between the two candidates receiving the greatest number of votes.

Section 8. The three nominees for the Executive Committee receiving the greatest number of votes shall be declared elected.

Section 9. Delegates and Alternates: The above sections of this Article shall not apply to delegates and alternates. Delegates and alternates to conventions and conferences shall be nominated and elected by ballot at a regular meeting of the Post held at least twenty days prior to the date of the convention or conference.

Section 10. The Commander of the Post Honor Guard Squad shall be elected at a meeting of the squad to be held at least ten days prior to the annual meeting of the post.

Article V – Duties Of Officers

Section 1. Duties of the Post Commander: Shall preside at all meetings of the post and of the Executive Committee. He shall have general supervision of the business and affairs of the post. He shall make an annual written report covering the business of the post for the year and recommendations for the ensuing year which shall be read at the first regular meeting following the annual meeting. He shall immediately forward a copy of this report to the Department Adjutant. He shall perform such other duties as may be directed by the post, shall be an ex-officio member of all committees, and shall require a monthly report from all committees.

Section 2. Duties of the First Vice-Commander: Shall assume and discharge the duties of the office of the commander in the absence or disability of, or when called upon by the post commander. He shall be chairman of the membership committee and shall generally stimulate the drive for members.

Section 3. Duties of the Second Vice-Commander: Shall assume and discharge the duties of the commander in the absence or disability of, or when called upon by the commander or first vice-commander. **The Second Vice is responsible for the building and programs, responsible for spicing up the meetings. He shall be in**

charge of the social calendar and the use of the building. He shall see that proper and adequate entertainment is provided for the post. He shall be the chairman of the entertainment, post activities and house committees.

Section 4. Duties of the Adjutant: Shall keep a full and accurate record of all proceedings of all records as the Department and National Organization may require. Render a report of membership annually when called upon at a meeting. He shall, under the direction of the commander, handle all correspondence of the post and at each meeting shall present such outstanding bills to the post for action as shall come to his attention. He shall make the necessary investigations of potential applicants for membership as may be required of him by the Executive Committee, including documentary evidence such as the DD214. He shall be required to record, in writing verbatim, all minutes of the post and executive committee meetings. He shall not keep in his possession for more than 5 business days any funds received by him from any source. He shall deliver to the Finance Officer all funds received by him, requiring a receipt in detail for such funds, said receipt to be part of the records of the Adjutant's office. He shall have the authority to sign checks and assume the duties of the Finance Officer in the absence or disability of the Finance Officer. He shall keep in safe custody the seal of the post. He must be bonded.

He shall be responsible for membership cards and their issuance. He shall also sign each card for members entitled to receive one, and shall place the official seal of the post on each card. He shall be the secretary of the Executive Committee and shall keep accurate and detailed minutes of the meetings. A copy of such minutes, once approved, shall be posted upon the post bulletin board prior to the next meeting of the post including the names of new members present, and shall be read at the next regular meeting of the post.

Section 5. Duties of the Finance Officer: Shall have charge of all post finances and see that all post funds are safely deposited in one account in some local bank designated by the Executive Committee under the name American Legion Post# 220, Inc. (DBA: Robert Bethel Post# 220 Inc., The American Legion. He shall report in writing once a month to the Executive Committee the condition of the finances of the post and post a copy of such report upon the official bulletin board for the membership. Shall also read such report at the next regular post meeting.

He shall make such recommendations as he may deem expedient or necessary for raising funds with which to carry on the activities of the post. Prior to taking office he shall furnish a surety bond in such sum as shall be fixed by the Executive Committee-Elect. He shall keep an adequate set of books in such form and detail as shall be prescribed by the Executive Committee. He shall sign all checks disbursing the funds of the post, and shall disburse such funds only upon the receipt of properly executed vouchers. He shall be Chairman of the Finance Committee.

Section 6. Duties of the Historian: Shall keep records of the activities and incidents of the post and post members. He shall perform such other duties as may properly pertain to his office as may be determined by the Executive Committee. He shall be a member of the Public Relations Committee.

Section 7. Duties of the Chaplain: Shall be charged with the spiritual welfare of the post members and shall offer divine but non-sectarian, service in the event of dedications, funerals, visitation of the sick, public functions, and ceremonial rituals as recommended by National and Department Headquarters from time to time. He shall prepare and keep a record of the graves of all comrades from this post. He shall be Chairman of the Visitation Committee.

Section 8. Duties of the Sergeant-At-Arms: Shall preserve order at all meetings, introduce visiting comrades, prepare the room for meetings, act as sentry, and instruct all comrades arriving after the meeting is open in the correct manner to enter, and shall perform such other duties as may from time to time be assigned to him by the Executive Committee and the Commander.

Section 9. Duties of the Service Officer: Shall assist veterans in all matters pertaining to service records, hospitalization and contact with the Veterans Administration and other governmental agencies. He shall offer the assistance of the post in the relief of distressed veterans and their families. He shall make a monthly report to the post of activities and expenditures. He shall be the Chairman of the Service and Rehabilitation Committee.

Section 10. The Duties of the Judge Advocate: Shall advise the officers and the Executive Committee on legal matters pertaining to the post, including the construction and interpretation of the National, Department and Post Constitution and By-Laws. He shall be the parliamentarian and shall perform such other duties as are usually incident to his office. He shall be the Chairman of the Legal, Constitution and By-Laws Committee.

Article VI – Finance

Section 1. All monies of the post shall be kept in one account in a bank to be designated by the Executive Committee under the name American Legion Post# 220, Inc. (DBA: Robert Bethel Post# 220 Inc. Said funds shall be carried on the books of the Post under separate ledger accounts as follows: a) general funds, b) building funds, c) service and welfare funds, d) honor guard squad funds, e) entertainment funds, f) bar funds, g) gaming room funds, h) athletic funds and i) such other funds as may, at the discretion of the finance committee be required in the administration of prudent financial procedures and special events.

Section 2. Checks shall be drawn on the above funds by the Finance Officer, or in his absence the Adjutant and countersigned by the Commander or in his absence the Vice-Commander, only upon receipt by him of an approved voucher for payment

from one of the above designated funds duly signed by the Commander and the Adjutant.

Section 3. No voucher shall be drawn on any of said funds for the disbursement of money until such disbursements shall have been approved on the floor at a regular post meeting Except: a) as provided in article III section 2 of these by-laws; b) disbursement from the bar for merchandise may be approved by the Commander and/or Adjutant.

Section 4. No voucher shall be drawn against any of the above funds in excess of the amount then on deposit in such funds. No money shall be transferred from one fund to another except after reference to and reported thereon by the finance committee to the Post and approved on the floor at a regular meeting.

Section 5. All finance records of the Post shall be audited at least annually as prescribed by the legal committee. For this requirement a self audit maybe performed by members of the Post other than those responsible for handling Post funds. Such audit shall be read at the last regular Post meeting prior to installation of newly elected officers. Quarterly audits of all accounts shall be made by the Legal Committee.

Article VII – Delegates

Section 1. Delegates and Alternates: Delegates and alternates to a Department Convention shall be elected by ballot, by the Post at a regular meeting of the Post to be held not more than 90 days nor less than 30 days prior to the date of the convention.

Article VIII – Appointments

Section 1. Standing Committees: The Post Commander, immediately upon taking office each year, shall appoint the following standing committees: Agriculture, Americanism, Athletic, Boy Scout, Boys State, Building and Land, Child Welfare, Disaster Relief, Economic, Education of Veterans and Orphans, Entertainment, Finance, Honor Guard Squad, House, Junior Baseball, Legal, Law and Order and Safety, Marksmanship, Membership, Medical Advisory, Music Contest, National Defense, Oratorical, Parades, Patriotic Observances and Flag Education, Public Relations, Rehabilitation and Service, Sons of the American Legion, School Affairs, School Medal Awards, Veterans Hospital and Entertainment, and Visiting. Such standing committees shall consist of such members, and the chair thereof, as shall be designated by the Post Commander.

Section 2. Americanism Committee: Shall be charged with the inspiration of patriotism and good citizenship by arrangements for proper observance of patriotic occasions, encouragement of patriotic and civic phases of instruction in schools; Americanization of aliens; combating anti-American propaganda by education of the general public in American ideals through public forums, etc., and activities for community and civic betterment. To teach proper respect for the flag, impart proper customs for the display and use of the flag and acquaint students and the public with ideal for which it stands.

Section 3. Athletic Committee: Shall promote physical and clean sports such as: a) post athletic teams, physical recreational etc., b) co-operation and support in the general recreational and athletic programs of the community.

Section 4. Boy Scout Committee: Shall be the building of character and training in citizenship of the boys of America by our devotion and service to the boy scouts.

Section 5. Boys/Girls State Committee: To educate our youth in the fundamental principles, rights and responsibilities of American citizenship.

Section 6. Building and Land Committee: Shall promote a program to upgrade and/or expand our current facility, including the possibility of acquiring a larger home facility.

Section 7. Child Welfare Committee: Shall ensure that that any child of a veteran in need of care or protection will receive that service and aid.

Section 8. Disaster Relief Committee: Shall organize the post and community for readiness to serve in the event of an emergency.

Section 9. Economic Committee: Shall serve and assist veterans in meeting and overcoming problems encountered in their economic readjustment.

Section 10. Orphans of Veterans Education Support Committee: Shall provide scholarships and other assistance for children of deceased veterans.

Section 11. Entertainment/Post Activities Committee: Shall formulate and initiate methods and policies to encourage, induce and stabilize membership in the American Legion, and to stimulate, influence and expand post activities and to ensure greater achievement in carrying out the programs of the American Legion.

Section 12: Finance Committee: Administer post financial policy by; 1) Advising the post in financial matters and making recommendations for budget preparation. 2) Supervision of receiving, disbursing and accounting for post funds.

Section 13. Honor Guard Squad Committee: Shall be the official representatives of the post on all ceremonial occasions and observances.

Section 14. House Committee: Shall have charge of all matters pertaining to the care of the post quarters, promotion of post activities and arrangement for social functions.

Section 15. Junior Baseball Committee: Shall develop qualities of fair play, citizenship, courage and clean sportsmanship. To provide the necessary physical training and coordination of mind and muscle in our youth.

Section 16. Legal Committee: Shall be charged with the legal supervision of post affairs and audit post financial accounts quarterly and annually.

Section 17. Law and Order and Safety Committee: To uphold and defend the constitution of the United States, to support law enforcement officers at all times in their just effort to enforce the law, and maintain a strict devotion in law and order in general.

Section 18. Membership Committee: Shall have charge of all matters pertaining to the membership of the post, including recruiting new members, reinstatement and eligibility of members.

Section 19. Medical Advisory Committee: Shall study and recommend and sponsor for the American Legion plans, methods and policies to ensure the maximum and most efficient treatment, and for obtaining accurate medical affidavits for veterans and their families who are entitled to receive medical benefits provided by law.

Section 20. Music Contest Committee: Shall promote and encourage musical training and the formation of musical organization of the youth community and sponsor musical contests.

Section 21. National Defense Committee: Shall work with and coordinate legion efforts with the local defense council on matters pertaining to national civilian and home defense. To assist the armed forces of the United States in recruiting efforts and in every way be active in the community activities for the defense of the nation and the security of the American Home.

Section 22. Oratorical Contest Committee: Shall promote and educate local youth in the art of public speaking by engaging them in and scheduling annual oratorical contests at the post. To encourage and sponsor the local winner up the Legion levels.

Section 23. Parades Committee: Shall conduct and make plans and be in charge of all parades approved by the post.

Section 24. Public Relations Committee: Shall be charged with the promotion of public support of the Legion's Programs, be the establishment of proper contact with the American Legion Magazine, Department and National News Service and by local publicity of Post programs and activities.

Section 25. Rehabilitation and Service Committee: Shall supervise all matters pertaining to service to the comrades in the prosecution of all just claims against the United States or state governments, employment, relief etc.

Section 26. Sons of the American Legion Committee: Shall have supervision over the operations of the Post's squadron of the Sons of The American Legion.

Section 27. School Affairs Committee: Shall promote and support education in the local public school system. Shall serve as the Post's scholarship committee. Identify and recommend prospective candidates for the annual scholarship. Also identify students eligible for citizenship awards.

Section 28. Veterans Hospital Entertainment Committee: Shall be charged with the entertainment of hospitalized veterans and servicemen in all veteran's and service hospitals.

Section 29. Visitation Committee: Shall be charged with the visiting and comforting of members and their families when sick and/or bereaved.

Article IX – Resolutions

Section 1. All resolutions of state or national scope presented to this Post by a member or reported to this Post by a committee shall merely embody the opinion of this Post on the subject and copy of same will be forwarded to the Department headquarters for it's approval before any publicity is given or action other than mere passage by the Post is taken.

Article X – Meetings

Section 1. The Annual Meeting: of the post shall be held not more than ninety days nor less than thirty days prior to the Department Convention. It shall convene at seven o'clock p. m., at the post. If no quorum shall be present the presiding officer shall declare the meeting adjourned for a lack of a quorum, and shall call a special meeting to be held not more than five days later.

Section 2. Regular Meetings: Of the post shall be held at the post home at seven o'clock p. m., on the first and third Monday of each month. At such meetings, the post may transact any and all business that may properly be brought before it.

Section 3. Special Meeting: The Post Commander or a majority of the Executive Committee shall have the power to call a special meeting of the Post at any time. Notice of special meetings of the Post must be given in writing and/or email to the membership and mailed at least seventy-two hours prior to the meeting.

Section 4. Emergency Meeting: Will be defined as impending disaster, personal tragedies, post security and commander discretion. Notification shall be by most expedient method.

Article XI – Dues

Section 1. Annual dues of this post shall be \$45 payable in advance of the 20th day of October of each year for the succeeding calendar year.

Section 2. From the dues paid by the membership, the post shall pay to the Finance Officer of the Department of Florida such proportions of such dues as may be required by regulations of the Department.

Article XII – Honor Guard Squad

Section 1. This Post shall sponsor a drill and marching organization to be known as the Robert Bethel Post #220 Honor Guard Squad composed exclusively of the members of this Post. The commander of the Honor Guard Squad shall make the report of the Honor Guard Squad at Post meetings and shall render such service of the Honor Guard Squad to the Post as may be directed by the Executive Committee or by the Post Commander.

Section 2. Said Honor Guard Squad shall be properly organized and shall adopt a set of by-laws for governance. Said by-laws shall be consistent with the by-laws of this Post and shall not be in conflict with any of their provisions. Said by-laws shall be subject to approval of the Post Executive Committee.

Section 3. The Honor Guard Squad shall be under the supervision of the Post Executive Committee which shall have the power to regulate and control the activities of the Squad. Money raising propositions or promotions of said Honor Guard Squad shall be presented to the Executive Committee for approval before any action may be taken thereon by the Squad.

Section 4. Disbursement of Honor Guard Squad funds shall be in accordance with Article VI of these by-laws.

Article XIII – American Legion Auxiliary

Section 1. The Post recognizes an auxiliary organization known as the Robert Bethel American Legion Post #220 Auxiliary Unit Inc.

Section 2. Membership in the American Legion Auxiliary shall be limited to the grandmothers, mothers, sisters, wives, and direct and adopted female descendants of members of The American Legion, and to the grandmothers, mothers, sisters, wives, and direct and adopted female descendants of all men and women who were in the Armed Forces of the United States during any of the following periods: April 6, 1917 to November 11, 1918; December 7, 1941 to December 31, 1946; June 25, 1950 to January 31, 1955; February 28, 1961 to May 7, 1975; August 24, 1982 to July 31, 1984; December 20, 1989 to January 31, 1990; August 2, 1990 to the date of cessation of hostilities as determined by the Government of the United States; all dates inclusive, or who being citizens of the United States at the time of their entry therein, served on active duty in the Armed Forces of any of the governments associated with the United States during any of said periods, and died in line of duty or after honorable discharge; and to those women who of their own right are eligible for membership in The American Legion.

Article XIV – Notices

Section 1. Every member of the Post shall furnish the Post Adjutant with his or her address, emails and phone numbers for contact purposes.

Section 2. The Post Adjutant shall cause notice of the annual election to be given at least ten days prior thereto.

Section 3. All schedules of the regular meeting dates of the Post and Post Executive Committee shall be published in each issue of the Post Publication, and this notice shall be considered an official notice of such meetings.

Article XV – Rules of Order

Section 1. All meetings of this Post shall be conducted according to the Manual of Ceremonies of The American, and pursuant to Roberts Rules of Order except as herein otherwise provided. Post committee meetings shall be conducted by Roberts Rules of Order except as herein otherwise provided.

Article XVI – Limitation and Liability

Section 1. This Post shall incur or cause to be incurred no liability or obligations whatsoever which shall subject to liability of any other post, subdivision thereof, group of men, members of the American Legion, or other individuals, corporations or organizations.

Section 2. No member of this Post shall at any time create, incur or attempt to authorize any indebtedness or liability against this Post without first obtaining the consent of the Post or Post Executive Committee to do so.

Article XVII – Amendment

Section 1. These by-laws may be amended at any regular Post meeting by a vote of two thirds of the members present; provided, the proposed amendment shall be submitted in writing and read at one preceding regular meeting of the Post and provided further written or published notice shall be given to the membership at least two weeks in advance of the date when the amendment is to be voted upon. Notices are to be considered official when published in the official publication of the Post or by written notice mailed to the membership.

Article XVIII – Publications

Section 1. These revised by-laws shall be printed as soon as possible after approval and acceptance by the Post, and the Adjutant shall keep on hand in the Adjutant's office, an adequate supply of copies of the by-laws in order that a copy may be given to any member of the Post who requests it.

Article XIX – Seal

Section 1. The official seal of the Post shall have inscribed thereon, "Robert Bethel American Legion Post Number 220, Inc., Fort Lauderdale, Florida".

Article XX – Original Creators and Signers

The Committee:

George W. Benton, Chairman: 220 NW 5th avenue, Fort Lauderdale, FL

John Lee Reasee, Secretary: 119 NW 11th avenue, Fort Lauderdale, FL

Alfred Harrington, Committeeman: 309 NW 2nd street, Fort Lauderdale, FL

Eric Swain, Committeeman: 312 NW 5th avenue, Fort Lauderdale, FL

Charlie McCoy, Committeeman: 420 NW 15th avenue, Fort Lauderdale, FL

Timothy Williams, Committeeman: 708 NW 15th terrace, Fort Lauderdale, FL

Compiled November 8, 1952

Approved at meeting

Article XXI – Revision Dates

Section 1. Adoption Date: November 2, 2002, Committee:

Arthur L. Stone, Chairman: 2231 SW 44th terrace, Fort Lauderdale, FL

Johnny Currington, Secretary: 331B NW 27th Avenue, Fort Lauderdale, FL

Carl E. Thornton, Committeeman: 3565 NW 25th street, Fort Lauderdale, FL

Vernon Moore, Committeeman: 1231 NW 16th court, Fort Lauderdale, FL

Curtis Walker, Committeeman: 2840 NW 8th street, Fort Lauderdale, FL

Section 2. Adoption Dates: September 21, 2009, 1/17/2011, 7/1/2013, 4/4/2016 Committee

Ralph Campbell, Committeeman: 1224 NW 15th, Ft. Lauderdale, FL 33311

Eugene Nicholson, Committeeman: 7974 Exeter Circle, Tamarac, FL 33321

Stanley Stubbs, Committeeman: 3210 NW 5th court, Lauderhill, FL

Curtis Hodge, Jr., Chairman: 3430 NW 5th Court, Lauderhill, FL

Section 3. Adoption Date: August 5, 2013, Committee

Ralph Campbell, Committeeman: 1224 NW 15th, Ft. Lauderdale, FL 33311

Eugene Nicholson, Committeeman: 7974 Exeter Circle, Tamarac, FL 33321

Stanley Stubbs, Committeeman: 3210 NW 5th court, Lauderhill, FL

Curtis Hodge, Jr., Chairman: 3430 NW 5th Court, Lauderhill, FL

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The Four Pillars of Service of The American Legion

Still Serving: It's Who We Are

In 1919, The American Legion was founded on four pillars: Veterans Affairs & Rehabilitation, National Security, Americanism, and Children & Youth. Each of these pillars encompasses a variety of programs that benefit our nation's veterans, its service members, their families, the youth of America and ordinary citizens. These programs make a difference in hundreds of thousands of lives each year.

Our organization's positions and programs are guided by resolutions passed by American Legion National Convention delegates, and committee and commission members who represent 2.6 million wartime veterans and their families. These programs, and the men and women who take the time to perform them, are what allow The American Legion to make a difference locally, and on the state and national levels.

It's who we are and what we do.

I. Veterans Affairs & Rehabilitation

- Access to VA Care
- Better Funding Formula
- Support for Veterans with
- Special Needs
- Career Opportunities
- A GI Bill for a New Century
- Employment and Business
- Heroes to Hometowns
- Volunteering
- Final Respects

II. National Security

- Strong National Defense
- Military Quality of Life
- Homeland Security
- Foreign Relations
- Full Accounting of POW/MIAs
- Operation Comfort Warriors

III. Americanism

- Flag Protection
- Illegal Immigration
- Voter Registration and Participation
- Boy Scouts
- The Pledge of Allegiance
- Establishment-Clause Lawsuits

IV. Children & Youth

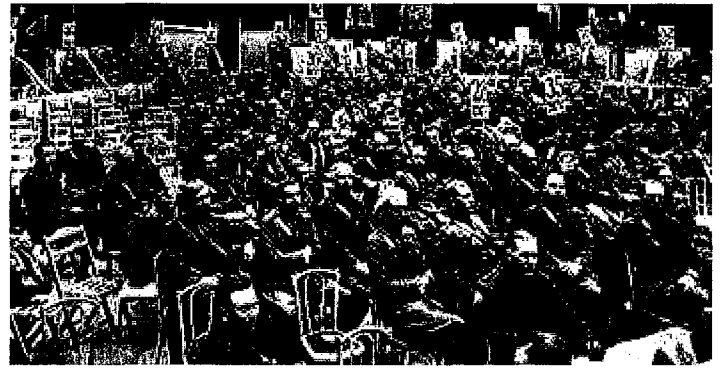
- Catastrophic Illness
- Intellectual Disabilities
- Immunization
- Family Integrity
- Media Violence
- Drug Abuse
- Child Sexual Exploitation

[Click here to download the booklet: The Four Pillars of the American Legion](#)

Information on this page courtesy of www.legion.org

Contact us: info@alpost66.org

The American Legion was chartered by Congress in 1919 as a patriotic veterans organization. Focusing on service to veterans, servicemembers and communities, the Legion evolved from a group of war-weary veterans of World War I into one of the most influential nonprofit groups in the United States. Membership swiftly grew to over 1 million, and local posts sprang up across the country. Today, membership stands at over 2 million in more than 13,000 posts worldwide. The posts are organized into 55 departments: one each for the 50 states, along with the District of Columbia, Puerto Rico, France, Mexico and the Philippines.



Over the years, the Legion has influenced considerable social change in America, won hundreds of benefits for veterans and produced many important programs for children and youth. Following is a chronology of significant dates in Legion history:

1919

March 15-17

Members of the American Expeditionary Force convene in Paris for the first American Legion caucus.

May 8-10

St. Louis Caucus. "The American Legion" is adopted as the organization's official name. The Legion's draft preamble and constitution are approved.

June 9

The National Executive Committee adopts the Legion emblem.

Sept. 16

Congress charts The American Legion.

Nov. 10-12

First Legion convention convenes in Minneapolis. The Constitution and preamble are adopted. Delegates vote 361-323 to locate the Legion's national headquarters in Indianapolis, instead of Washington. A resolution is passed in support of Boy Scouts of America. *Today, the Legion is the chartering agency for more than 1,700 Scouting units made up of approximately 64,000 youths.*

1920s

Aug. 9, 1921

The Legion's efforts result in the creation of the U.S. Veterans Bureau, forerunner of the Veterans Administration. *Today, the Legion continues to lobby for adequate funding to cover medical, disability, education and other benefits for veterans.*

June 15, 1923

The first "Flag Code" is drafted during a Legion conference in Washington. Congress adopts the code in 1942. *Today, the Legion is at the forefront of efforts to pass a constitutional amendment to protect the U.S. flag from physical desecration.*

July 17, 1925

The Legion creates the American Legion Baseball program. *Today, more than 50 percent of Major League Baseball players are graduates of the program. About 82,000 youths play on Legion-sponsored teams each year.*

1930s**September 1932**

The Sons of The American Legion is officially recognized during the 1932 National Convention in Portland, Ore.

June 23, 1935

The first American Legion Boys State convenes in Springfield, Ill., to help youths gain an understanding of the structure and operation of the federal government. The first Boys Nation, bringing together youth leadership from all the Boys State programs, convenes in 1946. *Today, more than 19,500 young men participate in Boys State, and 98 in Boys Nation, from 49 of the 50 states.*

June 1, 1938

The final round of the Legion's first annual National High School Oratorical Contest is conducted in Norman, Okla. *Today, more than 3,400 high-school students from around the country compete annually in the contest, which promotes a greater understanding of the U.S. Constitution. Winners receive thousands of dollars in college scholarships.*

1940s

Sept. 19-21, 1942: Preamble to the Constitution of The American Legion is changed for the first and only time since it was written in 1919. The word "War" is changed to "Wars."

Dec. 15, 1943

Past National Commander Harry W. Colmery starts to write in longhand, on Mayflower Hotel stationery in Washington, the first draft of what will later become the "GI Bill of Rights" – considered the Legion's single greatest legislative achievement.

June 22, 1944

President Franklin D. Roosevelt signs into law the original GI Bill, or Servicemen's Readjustment Act, ushering in monumental changes in U.S. society. Higher education becomes democratized after 8 million veterans go to school on the GI Bill, get better jobs, buy houses in the suburbs and raise families. For every dollar spent on educating veterans, the U.S. economy eventually gets \$7 back.

May 29, 1946

The Legion and the American Legion Auxiliary present a small, struggling organization called the American Heart Association with a \$50,000 grant. The grant inaugurates a nationwide program for the study, prevention and treatment of rheumatic heart disease.

1950s**May 4, 1950**

The Legion votes to contribute funds to the field of mental health, thereby playing a key role in launching the National Association for Mental Health.

July 9, 1954

The American Legion Child Welfare Foundation is formed. *Today, more than \$11 million has been awarded to youth organizations and projects designed to help America's children.*

1960s**Sept. 1, 1966**

The Legion voices great concern over the fate of prisoners of war in Vietnam. *Today, the Legion urges a full accounting of all POWs and troops missing in action; and has formed a special group from among the nation's major veterans organizations to continue pressing for further resolution of this issue.*

Aug. 24, 1969

The Legion's National Executive Committee establishes the National Emergency Fund as a result of the effects of Hurricane Camille.

1970s

May 1, 1972

The Legion implements a Halloween safety program for children; *it remains the only national program of its kind.*

April 1, 1975

The Legion-sponsored Freedom Bell goes aboard the Freedom Train during its tour of the country in celebration of the U.S. Bicentennial. Six years later, the bell is dedicated at its permanent home in Columbus Plaza, opposite Union Station in Washington.

1980s

Aug. 26, 1982

The Legion presents a \$1 million check to the Vietnam Veterans Memorial Fund for construction of the Wall in Washington, becoming the largest single contributor to the project.

July 21, 1983

The Legion announces its sponsorship of an independent study on the effects of exposure to Agent Orange on Vietnam War veterans. Congress receives the results of the "American Legion-Columbia University Study of Vietnam-era Veterans" in 1989.

Jan. 1, 1989

The Veterans Administration is elevated to Cabinet-level status as the Department of Veterans Affairs (VA). The Legion fought hard for the change, arguing that veterans deserve representation at the highest levels of government.

Oct. 16, 1989

The long-standing objective of the Legion to improve adjudication procedures for veterans claims is achieved when the U.S. Court of Veterans Appeals becomes operational. Most of the provisions contained in the law creating the court were originally included in the Veterans Reassurance Act, written by the Legion and introduced in Congress in 1988.

1990s

Aug. 2, 1990

The Legion files suit against the federal government for failure to conduct a Congress-mandated study about the effects of Agent Orange on veterans who served in Vietnam.

Oct. 11, 1990

The Legion creates the Family Support Network to assist families of servicemembers deployed for operations Desert Shield and Desert Storm in the Middle East. Through local posts, the network offers a wide range of assistance, including financial assistance, mowing lawns, baby-sitting and more.

Today, FSN continues to assist families affected by military activation and deployment.

June 15, 1991

The Legion hosts its first Junior Shooting Sports National Air Rifle Championships at the Olympic Training Center in Colorado Springs, Colo. *Today, more than 2,000 high school students a year enter the contest, which teaches gun safety and marksmanship.*

Aug. 24, 1994

The Legion announces the creation of the Citizens Flag Alliance, a coalition of organizations and individual citizens united to work for a constitutional amendment to protect the U.S. flag from physical desecration. Since 1995, the amendment has passed in the House by an supermajority six times: in 1995, 1997, 1999, 2001, 2003 and 2005. In 2006, the amendment fell one vote short of passage in the Senate.

Sept. 24, 1994: The American Legion announces partnership with the Smithsonian Institute's Air and Space Museum to develop an exhibit for the bomber Enola Gay, which dropped an atomic bomb on Hiroshima, Japan. Previous museum plans had drawn intense criticism from veterans, scholars and the public.

Jan. 30, 1995: The American Legion announces acceptance of scaled-down exhibit "without political commentary" for the Enola Gay, ending the greatest controversy in the Smithsonian Institute's 149-year history.

Oct. 1, 1995

The Legion forms the Persian Gulf Task Force to enhance service for the newest generation of wartime veterans, thousands of whom suffer from illnesses linked to their service in the region.

Sept. 16, 1996

The Legion awards a \$20,000 college scholarship to each of the 10 inaugural Samsung American Legion high school scholars.

June 11, 1997

The National Emergency Fund surpasses the \$1 million mark in cash grants given to flood victims who belong to the Legion family. Most grant recipients reside in the flood plains of Ohio, Kentucky, Indiana, Minnesota and North Dakota.

Sept. 3, 1997

The Legion presents its first National Law Enforcement Officer of the Year award at the 79th National Convention in Orlando, Fla.

2000s**March 29, 2000**

Senate Joint Resolution 14, the constitutional amendment that would return the people's right to protect the U.S. flag from physical desecration, falls four votes short of the necessary 67 to override a presidential veto.

Sept. 5, 2000: The American Legion presents the first "Spirit of Service" Awards to active duty service members for their off-duty volunteer activities.

Aug. 28-30, 2001: The American Legion passes resolution to rekindle Blue Star Service Banner program.

Sept. 12, 2001: The American Legion reactivates the Family Support Network following terrorist attacks in New York City and Washington, D.C.

Oct. 10-11, 2001: The American Legion creates the American Legacy Scholarship Fund for children of military members killed on active duty on or after Sept. 11, 2001.

Sept. 11, 2002: The American Legion takes lead in conducting "A Day To Remember" events to mark the anniversary of the terrorist attacks on the nation.

November 2002

The Legion launches the national "I Am Not A Number" campaign to identify and document the delays veterans face in obtaining medical care from VA.

Oct. 17, 2003: American Legion efforts on Capitol Hill break the deadlock on the Disabled Veterans Tax when Congress creates a 10-year phase-in for service-connected disabled retirees to receive military retired pay and VA disability compensation without subtraction from either. Legion efforts also result in

passage of the Military Family Tax Relief Act.

Sept. 3, 2004: American Legion lobbying leads to more progress in elimination of the Disabled Veterans Tax with passage of PL 108-375 that eliminates the 10-year phase-in for 100 percent service-connected retirees, allowing them to immediately begin receiving both retired pay and VA disability payments.

Sept 19, 2004: The American Legion launches a national program, the Blue Star Salute, where posts across the country hold public events to recognize troops, their families and local businesses on Armed Forces Day.

May 7, 2005: The American Legion lobbied successfully to remove from VA funding legislation administration-proposed increases in VA prescription co-payments and institution of user fee for Priority Group 8 veterans using VA health facilities. Efforts focus on legislation to provide mandatory, vice discretionary, funding of VA health care.

August 2005

Delegates at the 87th National Convention in Honolulu unanimously voice their support for the global war on terrorism with Resolution 169.

Oct. 17-18, 2007: The American Legion National Executive Committee passes Resolution 35 and adopts The American Legion Riders as a national program of The American Legion. The first American Legion Riders chapter was established by American Legion Post 396 in Garden City, Mich., in 1993.

June 30, 2008

President George W. Bush signs into law the Post-9/11 Veterans Educational Assistance Act, a next-generation GI Bill strongly supported by the Legion. The bill renews the federal government's commitment to veterans by providing them with substantially better education benefits. The Post-9/11 GI Bill took effect Aug. 1, 2009, and sent an unprecedented number of veterans to college. *Today, as at its formation, the Legion remains at the forefront of efforts to improve education and other benefits for all veterans.*

Oct. 22, 2009: President Obama signs the Veterans Health Care Budget Reform Act of 2009, guaranteeing “advance funding” for VA appropriations, a formula that The American Legion has strongly supported for many years. The new law sets funding for VA one year in advance.

2010s

February 2010

The entire Legion family bands together and wins \$250,000 for Operation Comfort Warriors (OCW) in PepsiCo's Refresh Everything Project, submitting the most votes in an online contest and beating out hundreds of other groups and charities to take first place in the contest's first month. A big part of getting the word out was the *American Legion Online Update* e-newsletter. This is an early example of the still growing power of online and social media to augment everything the Legion does.

October 2010

Continuing a long-standing tradition of advocating for timely and adequate medical care for veterans, the Legion forms a PTS-TBI Ad Hoc Committee to both examine current methods by VA and the Department of Defense of treating the two conditions, and investigate potential alternatives.

December 2010

The Legion officially begins a relationship with United Services Automobile Association (USAA), making the veteran-founded insurance company "The American Legion's preferred provider of financial services." The purchase of USAA products gains money for Legion programs. USAA representatives often give members helpful financial information and tips through Legion media.

May 5, 2011: The National Executive Committee authorized establishment of The American Legion Amateur Radio Club (TALARC) to promote emergency communications and disaster preparedness, engage youth in math and science and facilitate public communications with our nation's federally licensed amateur radio operators who are veterans. TALARC membership opened free for members of The American Legion, The American Legion Auxiliary and Sons of the American Legion who are FCC licensed ham radio operators.

August 2011

The American Legion Baseball World Series is held for the first time in the tournament's new permanent home, Shelby, N.C. Prior to this, the tournament had rotated to different cities. Total paid attendance at the Shelby contests soars to an all-time high of 86,000 total.

October 2012

VA guarantees its 20 millionth home loan. 1936-1937 National Commander Harry Colmery and 1943-1944 National Commander Warren Atherton escorted the original GI Bill of Rights through Congress in 1944, arguing passionately for veterans educational benefits, government-assured health care and what they called "readjustment allowances." Today Colmery and Atherton are lauded as the "fathers of the GI Bill" and its successors.

Aug. 30, 2013: National Commander James E. Koutz announced that the American Legion family raised more than \$1.1 million for Operation Comfort Warriors during the 2012-2013 fundraising year. It easily surpassed his original goal of \$500,000.

2014: in the midst of a VA waiting-list scandal that reached up to the deaths of veterans waiting for care, The American Legion calls for the resignations of several top officials, including VA Secretary Eric Shinseki. The scandal would ultimately engulf multiple facilities and offices; the Legion kept the issue in front of the public and Congress via articles and testimony.

August 2014: National Commander Michael D. Helm announces that Legion Family members and friends donated more than \$4 million (his goal) to Legion charities and programs during his year in office.

July 2016: The Legacy Scholarship is expanded to children of post-9/11 veterans who have a combined VA disability rating of 50 percent or greater.

June 2017: Created to hold VA employees more accountable, the Department of Veterans Affairs Accountability and Whistleblower Protection Act of 2017 is passed by Congress in concert with The American Legion. A longtime goal of the Legion, this legislation gives the VA secretary the authority to terminate the employment of VA employees who do not hold the standard of the VA's missions, to help veterans. The American Legion worked hard with Congress, VA and others to create and pass this much needed veteran-centric legislation.

August 2017: The Legion assists in the creation and eventual passage of the Veterans Appeals Improvement and Modernization Act, which modernizes the current appeals process at the Department of Veterans Affairs, forcing VA to render a decision on a veterans claim within one year.

August 2017: The American Legion, in concert with others, creates, advocates for and passes the Harry W. Colmery Veterans Education Assistance Act of 2017. Named after the author of the original GI Bill and Past National Commander of The American Legion, the new GI Bill improves upon the great foundation that already existed, removing the burdensome cap to use the education benefit, along with many other great additions to the legislation aimed at improving the lives of veterans and their families.

August 2017: Denise H. Rohan of Wisconsin is elected national commander, the first woman to hold the role in the Legion's history.

MEMORANDUM

DATE: July 16, 2019

TO: NPF CRA Advisory Board Members

FROM: Clarence E. Woods III, NPF CRA Manager 

BY: Bob Wojcik, Housing and Economic Development Manager

SUBJECT: Request to Purchase CRA Property and Funding Request
Development Incentive Program - \$1,500,000
TDON/STKR Sistrunk LLC – River Gardens Townhomes
2132-2162 Sistrunk Blvd & 534 NW 22 Avenue

FUNDING REQUEST

At your meeting of February 21, 2019, the Advisory Board was provided a presentation by TDON Development/STKR Sistrunk LLC to develop the River Garden Townhomes Project in the River Gardens/Sweeting Estates area on property owned by the developer along with adjacent CRA owned property. At that meeting, the Advisory Board unanimously recommended that staff proceed with issuing a Request for Proposal under a Notice of Intent to Dispose of the CRA property to allow the Developer to submit a formal proposal for the proposed project.

On May 14, 2019 the CRA issued a Notice of Intent to Dispose and Invitation for Proposals for the CRA property located at 2162 Sistrunk Boulevard and 2132-2140 Sistrunk Boulevard. On June 14, 2019, we received a single proposal from TDON Development /STKR Sistrunk LLC to purchase the property at its appraised value of \$180,000 and to develop the project.

Developer's Proposal

With the CRA property, the Developer proposes to build 25 townhouses. The project fronts Sistrunk Boulevard from I-95 to NW 22 Avenue on what is now vacant land. The attractive two story townhomes of CBS construction will be for-sale units and consisting of two models, both 3 bedroom/2 ½ bath units with garage ranging from 1,443 square feet to 1,757 square feet under air. A copy of the Location Map and Broward County Property Information of the CRA property and the Developer's property is attached as **Exhibit 1**. The townhomes will provide a full appliance package, stone counter tops and other amenities. A copy of their proposed site plan, building floor plans, perspective and list of Standard Features for all units is attached as **Exhibit 2**. There will be a total of 4 buildings. Interior units will have an oversized one car garage in the rear of the unit and a large driveway for an additional vehicle. End units will have a two car garage and personal driveway for additional parking. There will also be an estimated nineteen guest

parking spaces on site, subject to site plan approval. The townhouse units will be affordably priced from \$249,900 to \$259,900. While the CRA will not be offering CRA Purchase Assistance to homebuyers for these units, based on the price of these units, they will qualify for Purchase Assistance (down payment and closing cost) under the City of Fort Lauderdale Purchase Assistance Program for Low-and-Moderate Income Households subject to funding availability. The Developer met with the Sweeting Estates River Gardens Association, presented the project and received a favorable response.

The total project cost is estimated at \$6,868,650. A copy of the Project Development Summary, Proforma and Budget is attached as **Exhibit 3**. In order to construct the townhomes at this location along Sistrunk Boulevard, utilities will need to be provided at the rear of the units which adds significant land development cost. The Developer is requesting \$1,500,000 (\$60,000 per unit) under the Development Incentive Program (DIP) for the project. Without the incentive, the project is not feasible at the proposed unit pricing with a loss of \$541,134. Based on the total estimated project cost of \$6.868 million, a \$60,000 development subsidy per unit will allow for a developer profit of 15.15%.

Developer Qualifications

TDON Development and STKR is headed by Robert Stiegele and Jeffrey Kronengold who have over 20 years experience in homebuilding. Prior to establishment of TDON in 2013, they were principals of Centerline Homes, a large private developer and homebuilder based in Coral Springs with numerous projects throughout the south. TDON recently constructed and moved their new offices here in Fort Lauderdale at 201 SE 12 Street. TDON specializes in both residential and commercial land acquisition, planning, entitlements and development. The developer's portfolio encompasses neighborhoods in Florida, North Carolina and South Carolina. It has included the IBS Show homes at Eagle Creek, in Orange County Florida, a home series sponsored by Home Builders Magazine and the 2012 Builder's Show, Vizcaya Falls, an award winning master planned community in St Lucie County, Woodland Lakes, a single family community of over 500 homes, Baldwin Park an award winning neighborhood 3 miles from Downtown Orlando, Parkland Residences, a master planned community in Broward County, the Ranches at Cooper City estate residences in Broward County, Croissant Park Townhomes and others. TDON is currently constructing the Middle River Terrace Apartments and three story Live-Work Townhomes located on NE 14th Court and Dixie Highway, consisting of a total of 32 units, servicing the workforce market. (**Exhibit 4 and 5**).

Community Benefit

The Community benefit for this project is to see that the townhome units are sold to persons who intend to occupy the units as their primary residence, and not to investors seeking to purchase the units for rental income or for a quick profit. In an effort to deter investors from purchasing the units, the Developer will implement the following policies for the project:

- All purchase contracts shall include a "no investor policy" (the "Policy") which shall require purchasers to represent that they are purchasing the unit as their primary residence and that they will occupy the unit;
- The Policy shall prohibit the purchasers from renting the unit, and shall also provide for a minimum period of two years in which the purchaser must own the unit ("Minimum Hold Period") before they would be permitted to sell;
- The Policy shall also be included in each deed of conveyance for the townhome units; and
- The Declaration for the townhome association shall also contain a reference to the Policy; however, the Declaration itself shall also have a separate restriction against owners renting their units.

The Policy shall also provide for a penalty in the event of a breach of the Policy. In addition to a judicial remedy, it may include forfeiture of any income received from renting a unit or the forfeiture of any profit earned on the sale of a unit before the expiration of the Minimum Hold Period, and it is proposed the townhome association itself be the beneficiary of any damages recovered, net of all enforcement costs including attorney's fees. There would be certain exceptions to the Minimum Hold Period so that the restrictions are not too onerous, including the following circumstances:

- A documented job transfer of the original Purchaser to a location which would make commuting from the Residence an undue hardship;
- Death of the original Purchaser or the Purchaser's spouse;
- Transfer by gift, devise or inheritance to a spouse or child;
- Transfer by operation of law to a surviving joint tenant;
- Transfer to a spouse pursuant to the terms of a final judgment of dissolution of marriage or court-approved property settlement agreement;
- Transfer pursuant to a distributive deed by a grantor into a revocable trust, in which the grantor has not less than the right to reside in the Residence during the grantor's lifetime; or
- Transfer by a Purchaser to the Purchaser and the Purchaser's spouse, as tenants by the entirety, or transfer by operation of law to a surviving tenant by the entirety; or

An additional Community benefit will be that the CRA will require that the Developer make efforts to sell the units to residents of the CRA District and surrounding area, and the CRA will assist in these efforts. The developer is willing to consider a period of presale ("Presale Period") where District residents will be provided with opportunities to purchase units before the sales campaign is opened up to the general public. In addition, during the Presale Period, the developer is willing to make a certain number of units available to purchaser's who's income level will enable such purchaser's to apply to the City of Fort Lauderdale or CRA under a down-payment assistance program. Because the availability of such assistance is limited, the number of units reserved for this effort during the Presale Period will similarly be limited to a small

percentage of the units available for sale. Any units which are not contracted for sale during the Presale Period will then be available for sale to the general public, and all sales will be subject to the Policy as set forth above.

RFP Evaluation Committee Review

A copy of the Notice of Intent/Request for Proposal (RFP) is attached as **Exhibit 6**. Developer's Purchase Offer, Proposal and Application for Funding is attached as **Exhibit 7**. On July 8, 2019 an Evaluation Committee of City and CRA staff reviewed the Developers submittals and scored their proposal base on the criteria in the RFP. They unanimously recommended the proposal by TDON / STKR Sistrunk LLC:

- Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan;
- Is most responsive to the Invitation for Proposal;
- Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal; and
- Agrees to purchase the property for its appraised value of \$180,000.

This project requires full Development Review and approval by the City Commission and it is projected that the entire project will take 22 months from CRA contract award to complete. The developer will be responsible for the implementation of the entire project from planning and development approvals, marketing, securing and contracting with homebuyers, permitting, arranging and securing all financing for the project and completing the project. They have a banking relationship on prior projects with City National Bank from whom they have an Expression of Interest to provide a \$4.490 million loan for the project at 65% Loan to Value or 75% Loan to Cost, and CRA funding will be secured by a second mortgage on the property. A copy of the Bank Expression of Interest is attached as **Exhibit 8**.

This is an important project to the CRA because it not only provides an opportunity for young families and young professionals to buy a new product and live in the area, but also because it demonstrates the confidence in the development of large projects on the western end of Sistrunk Boulevard in the CRA and the opportunities for additional development that can be spurred and jump started along the entire stretch of Sistrunk as development begins to move to the middle rather than being focused at its eastern boundary.

CONSISTENCY WITH THE NPF CRA COMMUNITY REDEVELOPMENT PLAN

The NPF CRA Community Redevelopment Plan is designed, in part to stimulate private development. The project is consistent with the NPF CRA Community Redevelopment Plan which provides for direct physical improvements to enhance the overall environment, expand housing opportunities and improve the quality of life. A major component of the redevelopment strategy for the NPF CRA is the revitalization of the residential neighborhoods. The Redevelopment Program seeks to preserve and expand the

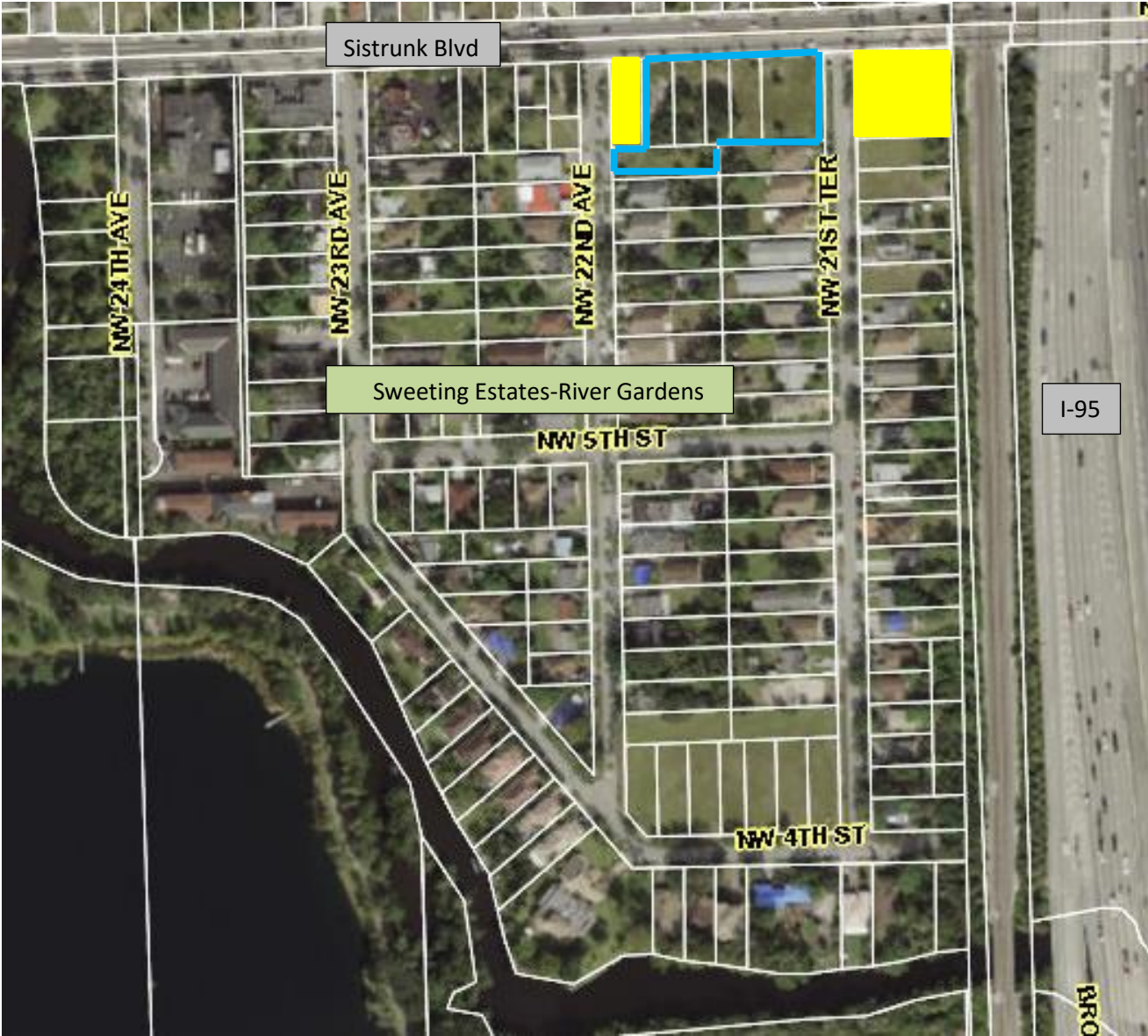
affordable housing in the entire redevelopment area. The supply of affordable housing will continue to be increased through ongoing purchase assistance programs and targeted infill development projects. The River Gardens-Sweeting Estates area is the targeted for single family infill intended to remove pockets of blighted and vacant land, provide for market rate housing and promote homeownership opportunities by utilizing vacant residential lots for in-fill housing. It is recommended that the CRA dispose of properties within the redevelopment area that can be immediately utilized to facilitate homeownership opportunities and may enter into agreements with such persons to ensure that the redevelopment occurs.

RECOMMENDATION

It is recommended the CRA Advisory Board approve a Motion recommending that the CRA Board accepts the proposal of TDON / STKR Sistrunk LLC for the purchase of CRA property at 2162 Sistrunk Boulevard and 2132-2140 Sistrunk Boulevard and provide an amount not to exceed \$1.5 million from the CRA Development Incentive Program for development of the 25 unit River Gardens Townhomes Project.

Attachments

- Exhibit 1: Location Map
- Exhibit 2: Site Plan, Building Floor Plans, Perspective and Standard Features
- Exhibit 3: Project Development Summary, Proforma and Budget
- Exhibit 4: Developers Information
- Exhibit 5: Past and Current Projects
- Exhibit 6: Notice of Intent/Request for Proposal,
- Exhibit 7: Purchase Offer, Proposal and Application for Funding
- Exhibit 8: Bank Letter Expression of interest to Fund

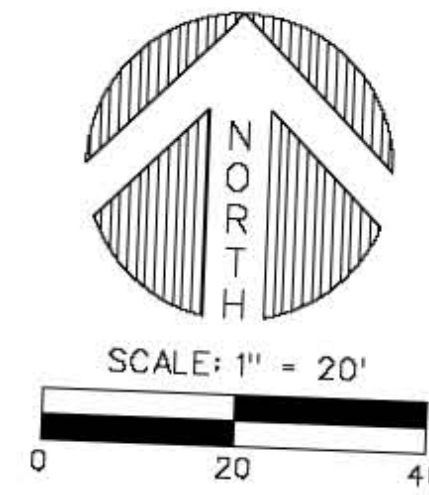


LOCATION MAP

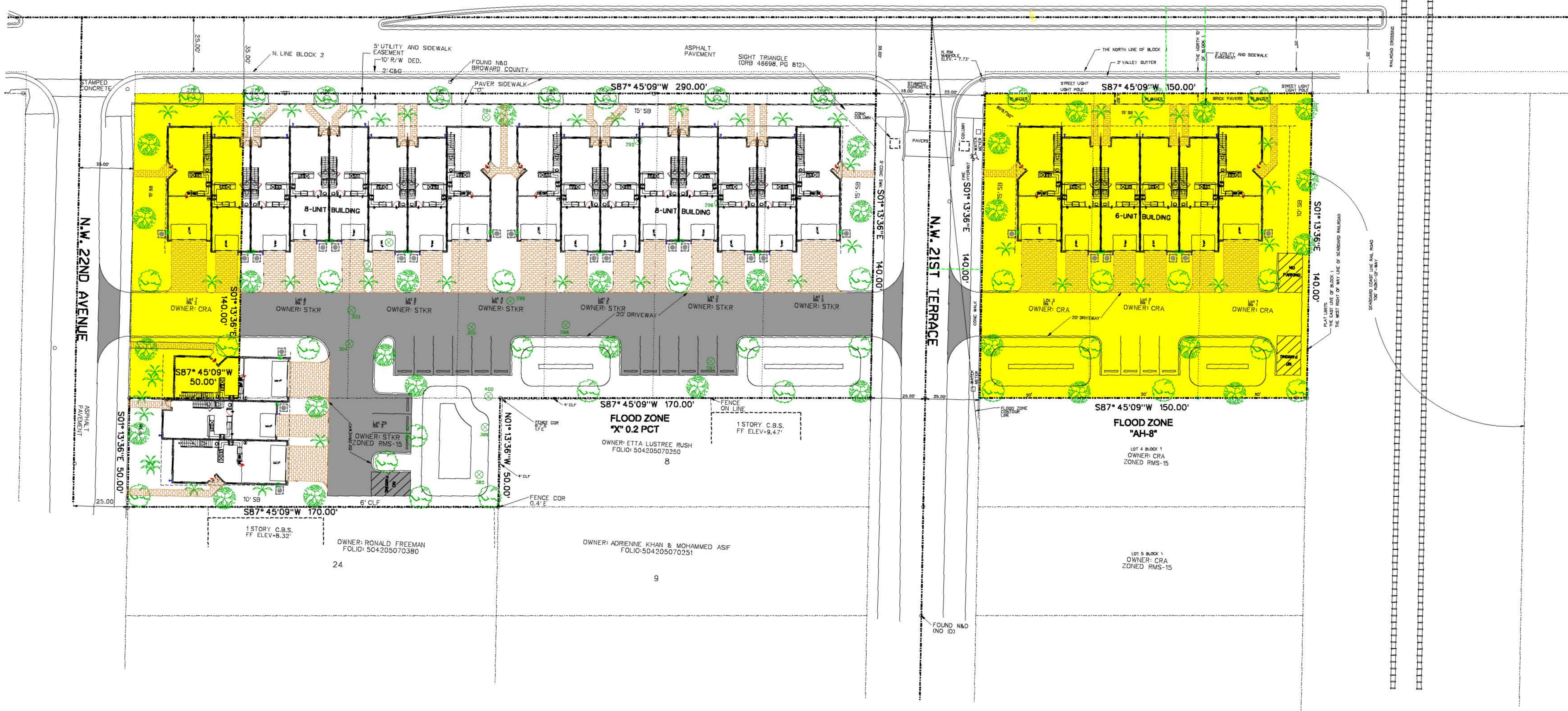
-  Developer's Property
-  CRA Property

TOWNHOMES AT RIVER GARDENS

25 UNIT SITE PLAN



N.W. 6TH STREET - SISTRUNK BOULEVARD





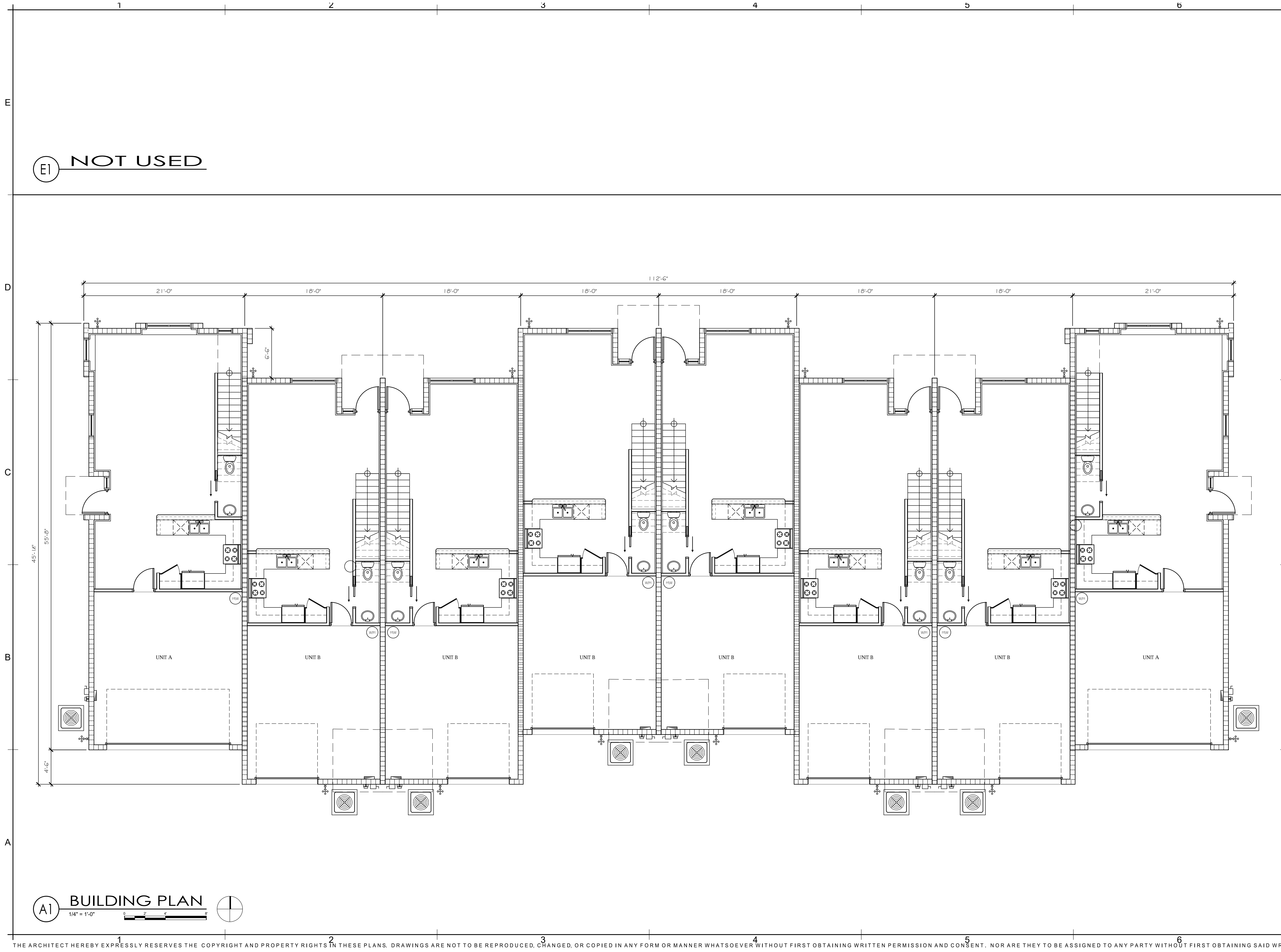
NORTHWEST CORNER RENDERING



FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)



E1 NOT USED

A1 BUILDING PLAN
1/4" = 1'-0"

TOWNHOMES AT RIVER GARDENS
BUILDING & SITE IMPROVEMENTS

barranco gonzalez • architecture • planning • interior design
FORT LAUDERDALE, FLORIDA
phone: (954) 961-7675 fax: (954) 961-7685
1915 southeast 4th avenue Fort Lauderdale, FL 33316
mail@bgaarchitecture.com

DESIGNED	DRAWN	CHECKED
JPB	RED	JPB
DATE:	COMM:	
1/10/19	181020	

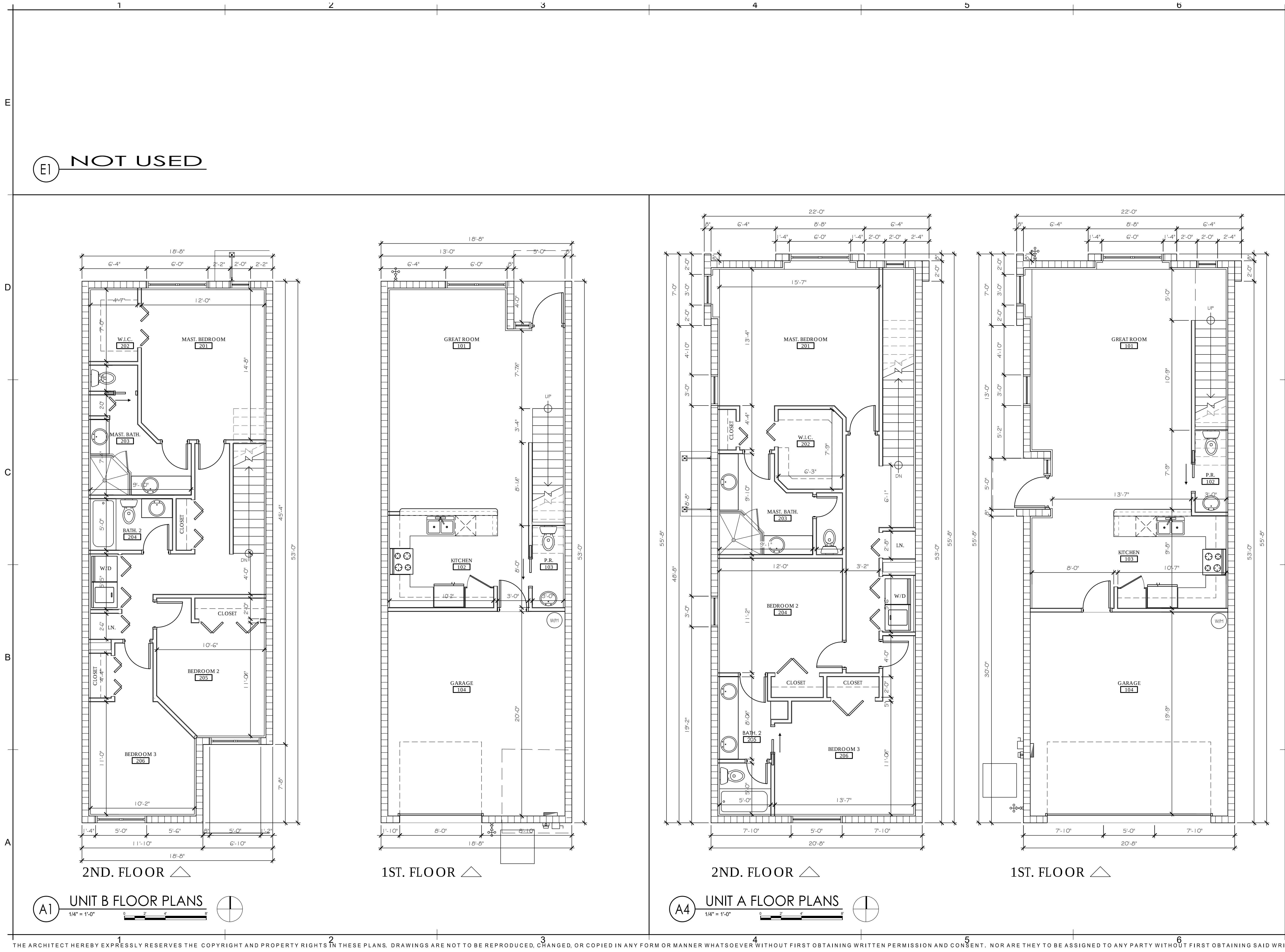
REVISIONS

BUILDING PLAN

SCHEMATIC DESIGN

A-101

consultant



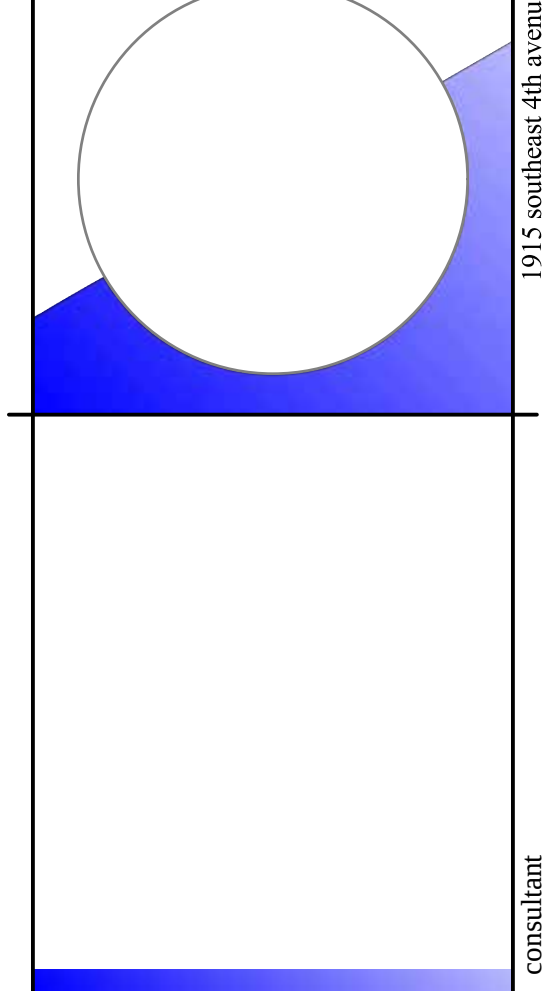
E1 NOT USED

A1 UNIT B FLOOR PLANS
1/4" = 1'-0"

A4 UNIT A FLOOR PLANS
1/4" = 1'-0"



TOWNHOMES AT RIVER GARDENS
BUILDING & SITE IMPROVEMENTS



DESIGNED	DRAWN	CHECKED
JPB	RED	JPB
DATE:	1/10/19	COMM: 181020

REVISIONS

UNIT PLANS

SCHEMATIC DESIGN

A-102

1915 southeast 4th avenue Fort Lauderdale, FL 33316 phone: (954) 961-7675 fax: (954) 961-7685 mail@barrancogonzalez.com

consultant

RIVER GARDEN TOWNHOMES

June 12, 2019 – Included Features

EXTERIOR FEATURES

- Concrete Paver driveway, walkway and front entry
- Impact resistant windows and exterior doors
- Cutting edge-style architecture
- CBS Construction
- Coordinated light fixture at covered front entry
- Foundation pre-treated for prevention of termites
- Front and rear hose bib
- Front and rear GFI weatherproof electric outlets
- Professionally sodded and landscaped
- Steel-reinforced concrete foundation

INTERIOR FEATURES

- Elegant flat ceilings in living areas
- Decorative tile throughout first floor living areas
- Orange peel walls and knock-down ceilings throughout
- Lever door hardware with satin nickel finish
- Marble windowsills
- Recessed lighting at kitchen and family room (per plan)
- Rocker-style light switches
- Double row Vinyl-clad closet shelving
- Decorative interior doors
- Decorative closet doors
- Contemporary wood door casings
- Contemporary baseboards
- Designer wall-to-wall carpeting in bedrooms
- Upgraded carpet padding
- Smoke and carbon monoxide detectors
- Spacious walk-in closet at Owner's Suite

GOURMET KITCHEN

- Appliance package in stainless steel featuring:
 - Self-cleaning oven
 - Built-in microwave oven with fan and light
 - Multi-cycle dishwasher
 - Side by side refrigerator with ice maker
- Decorative cabinetry
- Stone countertops
- Single compartment undermount stainless steel kitchen sink
- Half-horsepower food waste disposer
- Single lever faucet
- Conveniently located cabinet pantry
- Overhead recessed lighting (per plan)
- Decorative tile flooring

LAUNDRY CENTER

- Conveniently located laundry closet
- Tile floor
- Full size washer and dryer
- Shelf for additional storage

OWNER'S BATH FEATURES

- Deluxe oversized stall shower with clear glass tempered enclosure
- Decorative adult height vanities
- Stone vanity tops with undermount sink(s)
- Contemporary faucets
- Coordinated bath accessories
- Tile flooring
- Coordinated shower tile flooring
- Elongated toilet
- 42" full-width mirrors
- Contemporary lighting fixtures
- Exhaust fan

SECONDARY BATH FEATURES

- Acrylic tub with decorative tile shower surrounds
- Decorative adult height vanity
- Stone vanity top with undermount sink
- Contemporary faucets
- Coordinated bath accessories
- Tile flooring
- Elongated toilet
- 42" full-width mirrors
- Contemporary lighting fixture
- Exhaust fan

POWDER ROOM

- Pedestal sink
- Contemporary faucet
- Decorative mirror
- Elongated toilet
- Decorative tile flooring
- Exhaust fan
- Contemporary lighting fixture

ENERGY SAVING AND GREEN FEATURES

- Screens on all operable windows
- Energy-efficient R-30 ceiling insulation
- High efficiency air conditioning and heating system
- Programmable thermostat
- Quick recovery 50-gallon water heater

CONVENIENCE PACKAGE

- Pre-wired for ceiling fans at family room and all bedrooms
- CAT 5 Structured pre-wiring

River Garden Townhomes – Proposed Development Summary

- STKR Sistrunk, LLC proposes to develop twenty-five (25) two-story townhomes (within four buildings) in parcels currently owned by STKR Sistrunk, LLC and the Northwest / Progresso / Flagler Heights CRA;
- STKR Sistrunk, LLC owns six parcels fronting Sistrunk Boulevard and one parcel fronting NW 22nd Avenue. All parcels are contiguous with one another. Seventeen (17) townhomes are within the STKR Sistrunk, LLC parcels;
- There are a total of four (4) Northwest / Progresso / Flagler Heights CRA parcels associated with proposed townhome development. One parcel is located at the SE corner of Sistrunk Boulevard and NW 22nd Avenue and the remaining parcels abut Sistrunk Boulevard between NW 21st Terrace and the Seaboard Coast Line RR Right-of-Way. Eight (8) townhomes are within the CRA parcels;
- The development will consist of two townhome models. All will be 3 bedrooms with 2 ½ bathrooms;
- There will be eight (8) end units having approximately 1,757 square feet of air conditioned living space and seventeen (17) interior units having approximately 1,443 square feet of air conditioned living space;
- The end units will include a 2-car garage and the interior units will include a 1-car oversized garage with a large storage area;
- Required parking is met within each townhouse garage and adjoining driveway. Additional parking can be incorporated within the development if desired once required stormwater water management has been satisfied;
- The development will adhere to the Design Standards of the NW-RAC;

Project Pro Forma

	PER UNIT		Project Total
MODEL	A	B (end)	
# OF UNITS	17	8	25
TYPE	3 / 2.5	3 / 2.5	
S.F. A/C	1,443	1,757	38,587
S.F. TOTAL	1,843	2,185	48,811
SALES PRICE P.S.F.	\$ 173	\$ 148	
SALES PRICE	\$ 249,900	\$ 259,900	6,327,500
CLOSING COSTS	\$ 17,994	\$ 18,594	454,650
LAND AND CLOSING COST	\$ 13,351	\$ 13,351	333,782
LAND DEVELOPMENT COST, PERMITTING, IMPACT FEES AND HOLDING COSTS	\$ 67,190	\$ 67,190	1,679,759
HARD VERTICAL COSTS AND DIRECT PROJECT OVERHEADS	\$ 155,011	\$ 181,701	4,088,797
INTEREST AND FINANCE COSTS	\$ 12,466	\$ 12,466	311,647
NET PROCEEDS (Pre-CRA Contribution)	\$ (16,113)	\$ (33,403)	(541,134)
NET PROCEEDS (After CRA Contribution)	\$ 43,887	\$ 26,597	958,866

PROJECT DETAILED BUDGET

LAND AND CLOSING COSTS

Land Cost

Land Cost-STKR Sistrunk Lots	\$ 120,000	
Land Cost-CRA Lots	180,000	
Total Land Costs		\$ 300,000

Acquisition Closing Costs

Commissions	6,000	
Doc Stamps on Deed	202	
Recording Cost	27	
Title Insurance	1,243	
Legal Fees	8,431	
Closing Costs	17,880	
Total Acquisition Closing Costs		33,782

TOTAL LAND AND CLOSING COSTS	\$ 333,782
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LAND DEVELOPMENT, PERMITTING, IMPACT FEES AND HOLDING COSTS

Land Development Costs

LD - Environmental Engineering	2,000
LD - Geotechnical Engineering/Testing	15,000
LD - Engineering Civil	20,000
LD - Landscape Design/Inspections	1,500
LD - Irrigation Design/Inspections	3,500
Survey - Land Development	30,000
Survey - Legal Desc/Sketches	1,500
Survey/Filing fees - LOMR	3,500
Mobilization	16,000
Clearing/Grubbing	25,000
Demolition	500
Demucking/Strip Top Soil	10,000
Rough Grading	25,000
Fine Grading	15,000
Water System	25,000
Sewer System	24,000
Drainage	203,225
Road Sleeving/Trenching	1,000
Underground/Electric Backbone Conduit	10,000
Street Lights	8,000
Barricades and Temporary Fence	4,000
Concrete Curbs/Gutters	10,000
Road Base Constructiion	33,420
Paving - First Lift	10,500
Street Signs	4,000
Paving - Final Lift	10,500
Street Stripes - Final Lift	3,000
Brick Pavers for Walks and driveways	53,933
LD - Regulatory Compliance	3,000
LD - SWPPP/BMPs	20,000
Off Site - Sidewalks	6,540

Off Site - Paving/Related Work	15,000	
Common Area Irrigation System	60,000	
Common Area Landscape	200,000	
Common Area Walls/Fences	60,000	
Mail Kiosk	5,000	
Onsite (Tree) Mitigation	125,000	
Street Sweeping	10,000	
Utility Repairs	10,000	
Repair Curbs and Sidewalks	1,000	
Repair Streets/Pavement	1,000	
Land Development Permits	20,000	
Blue Prints, Courier, misc	3,000	
Contingency	50,000	
Total Land Development Costs		1,158,618
<u>Permitting Fees (Vertical Construction)</u>		115,000
<u>Impact Fees</u>		
Bond / Letter of Credit Fees	15,000	
City-Park Impact Fees	55,975	
County-Park Impact Fees	12,500	
County-School impact Fees	94,575	
County-Road Impact Fees	20,659	
Water/Sewer Connection Fees	98,314	
Total Impact Fees		297,023
<u>Entitlement Costs</u>		
Civil Engineering	40,000	
Environ Engineering Ph1	3,300	
Geotechnical Engineering	6,000	
Ecological Assessment	2,500	
Photometric Engineer	1,750	
Landscape Design	8,000	
Survey - Boundary/TOPO/Tree	4,500	
Submittal Fees	2,500	
Permitting Fees	2,000	
Blue Prints, Courier, misc	5,000	
Contingency-Entitlements (10%)	7,375	
Total Entitlement Costs		82,925
<u>Holding Costs</u>		
Real Estate Taxes	26,193	
Total Holding Costs		26,193
TOTAL LAND DEVELOPMENT, PERMITTING, IMPACT FEES AND HOLDING COSTS		\$ 1,679,759
HARD VERTICAL AND DIRECT PROJECT COSTS		
<u>Hard Vertical Costs</u>		3,279,895
<u>Direct Project Overheads</u>		
Architecture - Plan Development	37,500	
Structural Engineering Plan Development	43,000	

Blue Prints	7,500	
Equip Rental & Field Supplies	12,000	
Cell phones	500	
Messenger, Postage, Admin	1,000	
Safety Inspections	5,000	
SWPPP/BMPs	10,000	
Sanitary Toilets	5,000	
Site Clean Up	5,000	
Site Security (Fencing)	5,000	
Temporary Utilities	7,500	
Vandalism and Theft	5,000	
Construction Supervision	100,000	
Contract Labor	10,000	
Insurance - Liability	31,875	
Insurance - Builders Risk	27,321	
Insurance-Flood (6 units)	6,000	
Warranty Reserve	94,913	
Builder Overhead Fees	341,513	
HOA - Deficit Funding	36,000	
Professional Fees - Audit and Tax	7,480	
Bank Fees	300	
Licenses and Fees	500	
Unsold Homes Maint/Utilities	9,015	
Total Direct Project Overheads		808,917

TOTAL HARD VERTICAL AND DIRECT PROJECT COSTS	\$ 4,088,812
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INTEREST AND FINANCE COSTS

<u>Loan Interest</u>	179,197
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Finance Costs

Bank Inspection/Title Updates	5,000	
Points on Loan	45,000	
Doc Stamps on Note	15,750	
Intangible Tax on Note	9,000	
Appraisal - Land/Models	7,500	
Plan and Cost Review	5,000	
Title Insurance	25,200	
Lender Legal Fees	20,000	
Total Finance Costs		132,450

TOTAL INTEREST AND FINANCE COSTS	\$ 311,647
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TOTAL PROJECT COSTS	\$ 6,414,000
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ADDITIONAL COSTS INCURRED AT UNIT CLOSINGS

Sales Commissions	379,650
Seller Closing Costs	75,000

TOTAL COSTS INCURRED AT UNIT CLOSINGS	\$ 454,650
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TOTAL ALL COSTS (Project Costs plus Costs Incurred at Unit Closings)	\$ 6,868,650
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Bob Wojcik

From: Corey Ritchie
Sent: Friday, July 05, 2019 2:12 PM
To: Bob Wojcik
Subject: River Gardens Townhouses

Bob,

I have reviewed the cost estimates provided by the developer and concur with the estimates.

Corey Ritchie | Project Manager

City of Fort Lauderdale | Community Redevelopment Agency

914 NW Sistrunk Boulevard, Suite 200 | Fort Lauderdale FL 33311

P: (954) 828-593 E: critchie@fortlauderdale.gov



TDON Development, Inc

The TDON Development team brings decades of collective experience in land acquisitions, entitlements, land development, community planning and homebuilding. This level of expertise is rare in any industry.

At TDON Development, we believe there is no substitute for knowledge and experience. The TDON team's objective is to leverage its experience and knowledge to create distinctive neighborhoods that provide more than just desirable addresses. From the moment we become the stewards of the land, our creative vision sets the bar high for every community. Whether building a neighborhood's entry feature, a state-of-the-art amenity center or designing a streetscape, TDON is committed to creating lifestyles. The result of that commitment is the creation of TRULY DISTINCTIVE ORIGINAL NEIGHBORHOODS – in short, TDON.

**Robert (Rob) Stiegele – President v Principal**

Rob brings over 20 years of experience to TDON Development. After graduating from Wake Forest University, Rob began his career working in the trenches with large national homebuilding companies in Florida and later Atlanta. He then returned to Florida and became a partner in the successful privately owned Florida developer and homebuilding company, Centerline Homes®. His hands-on approach, extensive industry experience and keen ability to identify outstanding opportunities have resulted in the creation of award-winning communities. Rob's experience and expertise makes him a strong leader for the TDON Development team.

**Jeff Kronengold – Vice President v Principal**

A University of Florida College of Law graduate, Jeff has more than 20 years of experience in private law practice with a focus on representing banks, developers and contractors in the areas of real estate, finance, land acquisition and entitlements, as well as residential and commercial construction. Prior to forming TDON Development, he was also a principal in Centerline Homes® where he served as Executive Vice President of Operations and General Counsel. With this experience, Jeff brings his own unique set of talents to the team, including a critical understanding of the processes involved in acquiring and entitling raw land, and establishing new communities with the essential requirements to ensure the successful completion and ongoing operations of every TDON

Development neighborhood.



Jonathan (Joe) Keith – Vice President v Land Acquisitions & Development

As a Professional Engineer, Joe has over of 30 years of experience in designing, entitling and developing land. His career began as a founding partner in a very successful and well respected engineering firm in South Florida, which spanned nearly two decades. Joe then joined Centerline Homes® as the Vice President of Land Acquisitions and Development. With a resume that includes some of Florida's finest examples of community planning which resulted in award-winning neighborhoods; Joe brings his passion for planning and design to TDON Development.

TRULY DISTINCTIVE ORIGINAL NEIGHBORHOODS ("TDON"), is not only the very root of our company name, but is both an ideology and a passion.

Our team specializes in residential and commercial land acquisition, planning, entitlements and development. TDON's portfolio currently encompasses neighborhoods in Florida, North Carolina and South Carolina. Expansion efforts are underway in other areas.

Vision, integrity and dynamic energy, combined with decades of collective experience in designing and developing neighborhoods ensures that our communities are the benchmark by which all other communities are compared.

The Principals at TDON Development have extensive resumes including "award-winning" communities, which have become the most sought after addresses in their respective areas. Always keeping up with the latest trends, TDON's mission is to create neighborhoods that residents are proud to call home.

Truly Distinctive Original Neighborhoods by design !

Rob Stiegele

President / TDON Development, Inc.

[201 SE 12th Street, Ste #100](#)
[Ft. Lauderdale, FL 33316](#)

O: [954.324.1738](tel:954.324.1738)

C: [954.931.4771](tel:954.931.4771)

E: RStiegele@TDONDevelopment.com



Vizcaya Falls



The Falls at Weddington



IBS Show Homes at Eagle Creek



The Ranches at Cooper City



Parkland Reserve



Woodland Lakes



Baldwin Park



Preston Square



TDON Office Building and Corporate Offices – Fort Lauderdale

**NOTICE OF INTENT TO DISPOSE OF FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTY FOR THE DEVELOPMENT OF
VACANT REAL PROPERTY LOCATED AT
2162 NW 6th STREET and 2130-2140 NW 6 STREET IN THE
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY
REDEVELOPMENT AREA**

INVITATION FOR PROPOSALS

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2017) of its intent to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property referred to herein is identified by postal address 2162 NW 6 Street and 2130-2140 NW 6 Street in Fort Lauderdale, Florida 33311 and is legally described as:

Lots 7, Block 2, of "RIVER GARDENS", Less Road, According to the Plat Thereof as Recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

(Parcel ID 5042-05-07-0240)

Together With

Lots 1, 2 and 3, Less the North 10 Feet Thereof for Road Right of Way in Block 1, of "RIVER GARDENS", according to the plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

(Parcel ID 5042-05-07-0020, 5042-05-07-0011 and 5042-05-07-0010)

(the "Property")

The real property is vacant land in the Sweeting Estates project area. The parcels that comprise the Property at 2162 NW 6 Street and 2130-2140 NW 6 Street are zoned NWRAC-MUw Northwest Regional Activity Center Mixed Use West. The Market Value of the Property as of March 19, 2019 is \$180,000, based on appraisal of the American Realty Consultants.

The CRA is seeking proposals from qualified and experienced real estate developers interested in purchasing property from the Fort Lauderdale Community Redevelopment Agency ("CRA") and undertaking the development of the site within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) pursuant to the Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the "NPF CRA Plan").

The purpose of this solicitation to further the implementation of the Community Redevelopment Plan for NPF CRA in the Sweeting Estates area by providing for the conveyance of certain lots owned by the CRA to the Developer selected for redevelopment to remove conditions of slum and blight, increase the tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety, morals and welfare of the residents of the NPF CRA and the City. The Developer selected must have the financial capacity, development experience, and qualifications to carry out their proposal. Proposals should further the implementation of the Vision Statement for the Sweeting Estates area in the NPF CRA Plan and demonstrate neighborhood compatibility, quality design and quality materials in construction.

It is recommended that proposers request a preliminary review from the City's Department of Sustainable Development ("DSD") prior to submitting a response to this solicitation to determine whether the project complies with the requirements of the City's Unified Land Development Regulations ("ULDR"). DSD may also be able to advise on recommended procedures and provide a development approval timeline. Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into an agreement with the CRA that may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification, and other conditions of conveyance deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

Files containing information regarding the property are available on the CRA web site at www.fortlauderdalecra.com under **Notices** - Notice of Intent to Dispose of Property at 2162 NW 6 Street and 2130-2140 NW 6 Street – Files, consisting of Location Map, Appraisal, Surveys, Warranty Deeds, Environmental Assessments; and NPF CRA Community Redevelopment Plan. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at www.fortlauderdalecra.com under Services – CRA Incentive Programs – Application Commercial Programs. For questions regarding these project files, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521.

All proposals for the development of this site shall be submitted on or before 4:00 P.M., June 14, 2019, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.

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

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

Submission must include one (1) signed original cover letter with purchase offer, and twenty (20) copies of the Development Proposal, including all attachments plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked:

**2162 NW 6 STREET AND 2130-2140 NW 6 STREET
DEVELOPMENT PROPOSAL**

Developers seeking CRA funding assistance must include a complete Application for funding assistance as part of their Development Proposal.

It is the intent of the CRA to select the proposer who submits a development proposal that:

- 1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan;
- 2) Is most responsive to this Invitation For Proposals
- 3) Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out such proposal.
- 4) Agrees to purchase the Property in "As Is" condition for its appraised value of \$180,000.

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

The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

This invitation for proposal shall serve as notice to the public of the Fort Lauderdale Community Redevelopment Agency's ("CRA") intent to dispose, sell

or lease the property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan.

Dated: May 14, 2019

LOCATION MAP



2162 NW 6 Street and 2130-2140 NW 6 Street

SKETCH OF BOUNDARY SURVEY OF: 2162 N.W. 6th STREET, FORT LAUDERDALE, FL.

LEGEND:

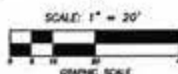
- L.B. LICENSED BUSINESS
- B.C.R. BROWARD COUNTY RECORDS
- ID. IDENTIFICATION
- (C) CALCULATED
- (P) DEMONSTRATES INFORMATION BASED ON PLATS OF RECORD
- P.B. PLAT BOOK
- PG. PAGE
- E CENTERLINE
- OWH OVERHEAD WIRES
- SET NAIL & DISC L.B. 7551 UNLESS OTHERWISE SPECIFIED
- WATER METER
- WATER VALVE
- SIGN
- WOOD POWER POLE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SEWER VALVE
- WIRE PULL BOX
- METAL LIGHT POLE
- SOLAR PANEL POLE
- BREAK IN SCALE
- VIEW 1



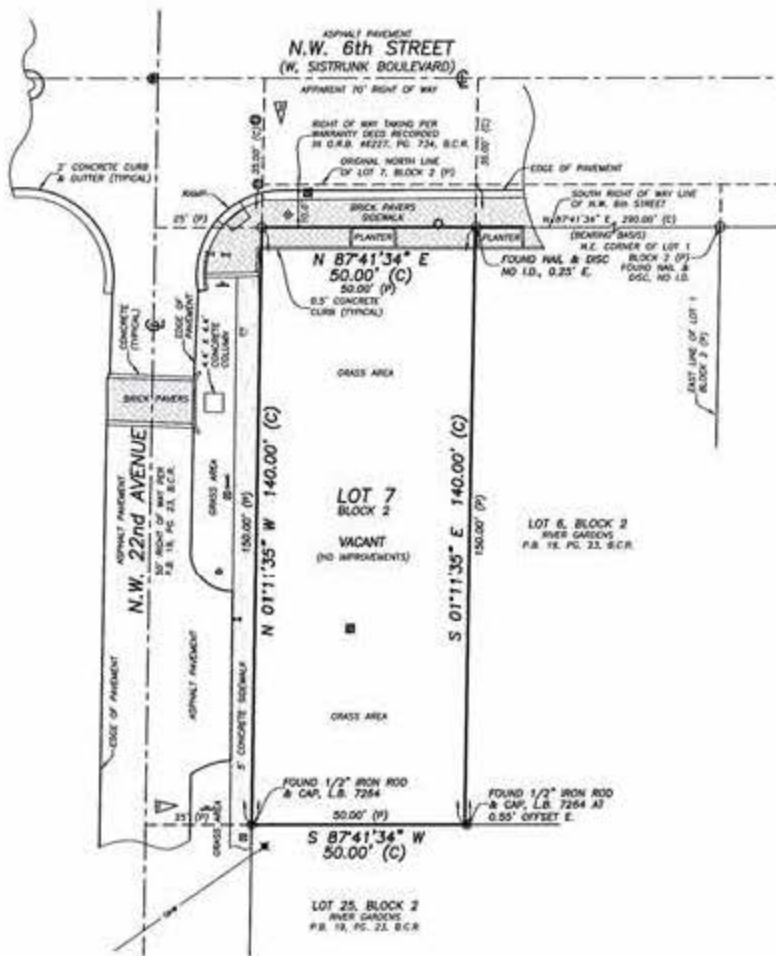
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOT 7, BLOCK 2, RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS ROAD.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 87°41'34\"/>

SURVEY NOTES (CONT.):

10. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE \"X\", AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 120110, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.16 ACRES (7,000 SQUARE FEET), MORE OR LESS.
12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

THIS SURVEY IS CERTIFIED TO:
CITY OF FORT LAUDERDALE, FLA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6060
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
jrodriguez@ecsland.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBROSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY

LOT 7, BLOCK 2
LESS THE NORTH 10 FEET FOR ROAD
RIVER GARDENS
PLAT BOOK 19, PAGE 25, B.C.R.

CITY OF FORT
LAUDERDALE, FLA.

DATE: 04/07/18

BY: J.E.C.

BY: J.E.C.

LAST FIELD DATE: 03/27/18

REVISIONS

01
ECS1537

01

01



REAL ESTATE APPRAISAL REPORT

Of

Two Land Properties CRA
ARC File No. 221901



Located at 2162 NW 6th Street and 2130/2140 NW 6th Street
Fort Lauderdale, Broward County, Florida

Report Date

March 26, 2019

Date of Value

March 19, 2019

Prepared For

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

Prepared by

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



REAL ESTATE APPRAISAL REPORT

Of

Two Land Properties CRA

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Located at 2162 NW 6th Street and 2130/2140 NW 6th Street
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Robert B. Love, MAI, SRA, AI-GRS, FL - RZ111



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

James DiBenedetto, MAI
1951 to 1995

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

Linda Chabot Love, MAI
Cert Gen RZ1400

Gary A. Benivegna
Cert Gen RZ2619

March 26, 2019

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

Re: Two Land Properties CRA
Located 2162 NW 6th Street and 2130/2140 NW 6th Street
Fort Lauderdale, Broward County, Florida

Mr. Wojcik:

At your request, we have prepared an appraisal of the above referenced properties. The subject properties are located in the Historic Sistrunk neighborhood within the Northwest Regional Activity Center (NWRAC), in the city of Fort Lauderdale. The sites are non-contiguous and located along Sistrunk Boulevard (a/k/a NW 6th Street), just west of I-95. The street addresses are 2162 NW 6th Street and 2130/2140 NW 6th Street. The subject properties are summarized below.

Site Description	Site One	Site Two
Location	2132, 2136 & 2140 NW 6th St	2162 NW 6th St
Land Area - SF	20,997	6,999
Area - Acres	0.4820	0.1607
Zoning	NWRAC-MUw	NWRAC-MUw
Size (SF)	20,997	6,999

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

Our report is subject to the following extraordinary assumptions:

- We were not provided surveys. The sizes of the subject sites were based on information from the Broward County Property Appraiser's Office. Any significant difference in our estimated site sizes could impact our market value opinions.
- We were not provided environmental assessments. Our market value opinions assume that the properties do not have any adverse environmental conditions.

We have considered the locational and physical attributes of the subject sites and made a thorough investigation of the subject market area. Based on our analysis, our opinion of the Market Values of the subject sites' fee simple interest as of March 19, 2019 are as follows:

Site One	\$140,000 ONE HUNDRED FORTY THOUSAND DOLLARS
Site Two	\$40,000 FORTY THOUSAND DOLLARS

Sincerely,
AMERICAN REALTY CONSULTANTS, INC.



Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111
Certified to 11/30/2020

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



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

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED
MARCH 15, 2016

Element," adopted June 13, 1989, as amended; 3) "A Vision for the City Center: Fort Lauderdale Downtown Regional Activity Center," prepared January 1992; 4) "City of Fort Lauderdale: State Enterprise Zone Program and Designation," prepared May 1995; 5) the City's "Neighborhood Conditions. Study and Finding of Necessity Report for the Northwest - Progresso — Flagler Heights Community Redevelopment Area," approved on June 20, 1995; and 6) the CRA Strategic Plan dated April, 2000, which will be updated on an annual basis. The 2015 amendments further reviewed the 5-Year Program dated October 2013 and incorporated those programs into this document.

Future Land Use Plan Goal Objectives and Policies

On June 13, 1989, the City adopted the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element" (Future Land Use Plan). The goal of the Future Land Use Plan is to: "Encourage the use of land in a manner that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate service and facilities, conserve natural resources, and ensure compatibility of land uses."

As adopted by the City Commission and accepted by the County Commission, the Future Land Use Plan establishes objectives and policies to identify areas of focus and provide guidance on implementation criteria to help achieve the goal.

The Future Land Use Plan endorses, in part, completing redevelopment activities pursuant to the City's adopted Northwest Redevelopment Plan, and encourages further evaluation of recommendations contained in the Safe Neighborhood Improvement Plan for the Northwest Neighborhood Improvement District (as of 2015, the Safe Neighborhood Improvement Plan and the Northwest Neighborhood Improvement District no longer exist). Other important adopted objectives relate specifically to the Downtown Regional Activity Center (RAC) designation in the land use plan, and the need to establish and revise development regulations to assure proper and compatible development within transitional neighborhoods made a part of the RAC area (such as North Lauderdale, Progresso and Flagler Heights), and neighborhoods adjoining the RAC area (such as those within the Northwest Neighborhood Improvement District).

This Redevelopment Plan is consistent with and designed to aid in the implementation of the goals, objectives and policies of the Future Land Use Plan, which form the basis of the goals and objectives of this Redevelopment Plan. To summarize those most related to redevelopment plan objectives, the following statements provide excerpts from the Future Land Use Plan.

- Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area in order to promote quality development of a desirable nature in the City's downtown.
- Continue to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.

- Utilize design guidelines and land development standards unique and specific to the Northwest Regional Activity Center (Northwest RAC) area in order to promote quality development of a desirable nature in the Northwest District.
- In existing neighborhoods, development shall be compatible with desired neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.
- Support community development activities and programs including housing rehabilitation, small business development, climate change adaptation, facilitation of all types of housing, including, but not limited to, low and moderate-income housing, and land assembly program in the NPF.
- Encourage the development of the infrastructure necessary to meet adopted levels of service standards set in individual elements, to support the Downtown-RAC and the Northwest-RAC.
- Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate-income households within the Northwest RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.

As it relates to the above, some paraphrasing and edification to the stated objectives and policies as found in the Future Land Use Plan have been made solely for the purpose of clarifying their meaning, and not for any intended purpose of altering their stated intent.

Redevelopment Plan Objectives

It is not the intent of this Redevelopment Plan to duplicate the efforts of other programs, efforts, and initiatives being implemented in both the Northwest District Area and the Flagler Heights RAC Area. Where there may exist some overlap, then as areas of concentrated need, the added forces of the CRA are intended to provide additional legal and financial resources bundled around a basic improvement program designed to stimulate, foster or provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA. The objectives of this Redevelopment Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation, and redevelopment of the NPF CRA. The Community Redevelopment Act requires redevelopment plans such as this plan to be consistent with the municipality's comprehensive plan. This plan is as a whole consistent with the City of Fort Lauderdale's Comprehensive Plan.

I. SWEETING ESTATES RESIDENTIAL REDEVELOPMENT

Vision Statement

Sweeting Estates has a large advantage over other residential areas in the CRA district due to the natural confinement of the neighborhood by the North Fork of the New River and Sistrunk Boulevard. Many of the commercial properties however, are a major detriment to the neighborhood and must be addressed at the same time any residential efforts are initiated. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. The Sweeting estates area is the targeted site of a single family infill project that is intended to remove the pockets of blighted and vacant land and provide for market rate housing.

Project Description

The initial program calls for incremental acquisition of the properties on the south side of Sistrunk that border the neighborhood. If the entire commercial cannot be relocated, rehab of existing structures is required. Replacement commercial can be accommodated on the north side of the street, or relocated further to the east in a commercial node. A simultaneous program for acquisition of key residential properties and code enforcement should take place. The third component involves possible street closures or a revised entry to limit ingress and egress to the neighborhood with attractive signage as the gateway. Relocation of blighted commercial properties and support for private sector initiatives within the area should follow.

The CRA has identified a private sector partner to provide infill single family housing in the Sweeting Estates area. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.

Improvements could be infrastructure, demolition and possible relocation having a total cost of approximately \$2.5 million.

J. KONOVER SITE

Vision Statement

The Konover parcel and Jamaican Domino Club have been purchased. Assemblage of this site expands the development footprint and allow for a larger development having a stronger impact on the area and the Tax Increment Fund. The CRA shall seek optimal development potential through an RFP process.

Project Description

As of December 22, 2000, the City of Fort Lauderdale annexed the remaining part of the Konover parcel that had not previously been included in the corporate limits of the City. A report of the conditions on that parcel has been prepared. In 2002 the CRA and City Commission expanded the NPF-CRA to include that parcel.

D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently affecting the area. The Redevelopment Plan will not present any adverse effects on *community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State—funded housing programs designed to principally assist low and moderate-income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner 'or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and moderate-income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and- attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.

E. UPDATE EFFECT ON EXISTING PLAN

This Plan amends and updates the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Fort Lauderdale City Commission on November 7, 1995 (the "Original Plan") and the updated and amended Plan adopted by the City Commission on May 15, 2001. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of this Plan. Nothing in this Plan is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of this Plan may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

THE RIVER GARDEN TOWNHOMES

Presented by: **STKR SISTRUNK, LLC**
201 S.E. 12th Street, Suite 100
Fort Lauderdale, FL 33316

and



www.TDONDevelopment.com

CITY OF FORT LAUDERDALE
Community Redevelopment Agency



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Robert B. Stiegele, Jr.		Tel. No. (954) 324-1738		E-Mail Address rstiegele@tdondevelopment.com	
Primary Contact for this CRA Request Robert B. Stiegele, Jr.		Tel. No. (954) 324-1738		E-Mail Address rstiegele@tdondevelopment.com	
Name of Business STKR Sistrunk, LLC		Tax I.D. No. 83-2022131		Company Website N/A	
Business Address 201 S.E. 12th Street, Suite 100		Tel. No. (954) 324-1711		Fax No. (954) 324-1712	
City Fort Lauderdale		State Florida		Zip Code 33316	
Commencement Date to Begin Project: <u>TBD</u>				JOB INFORMATION	
Completion Date for Project: <u>TBD</u>				Full Time Equivalent (FTE) _____	
				Jobs to be created _____	
Check Appropriate Description		Project Type		Facility Description	
Existing Business ☐		Expansion ☐		Existing Space _____ sq. ft.	
New Business ☒		Relocation ☐		New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 9/17/2018		State where the business was incorporated Florida	
Proposed Project Location/City Sistrunk Blvd. west of I-95		Proposed Address 2132-2162 Sistrunk Blvd; 534 22nd Ave			
Property Control Number(s) 504205070390; 0010; 0011; 0020; 0190; 0200; 0210; 0220; 0230; and 0240		Property Owner STKR Sistrunk, LLC; and NFP CRA			
Owner Tel. No. (include Area Code) (954) 324-1711		Is there a lien on the property? Yes No x		TYPE OF BUSINESS Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company <u>x</u> _____ Non-Profit Org. _____ Other: _____	
Bank(s) Where Business Accounts for Projects Are Held					
1. Synovus			2.		
Name of Participating Bank/Lender City National Bank of Florida, N.A.					
Amount \$ estimated \$4,490,000	Contact Person David Albright	Tel. No. (include Area Code) (561) 243-2920		Fax No. (include Area Code) (561) 302-2340	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact STKR Sistrunk, LLC owns 6 Lots on Sistrunk Blvd. just west of I-95 and the railroad tracks. STKR Sistrunk is submitting an offer to purchase 4 additional lots from the CRA to assemble with the lots it presently owns for the purpose of developing 25 fee simple townhome units. If the funding request is approved, STKR Sistrunk will be able to deliver brand new, market rate townhomes at below market rate prices. The project will eliminate blight, greatly enhance the River Garden neighborhood, provide a new housing alternative for existing residents, and attract former residents who may have moved from the area due to unavailability of attractive, new housing. This project will stimulate development on the Sistrunk corridor from the west.					

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

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

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

Name	Complete Address	% Owned	From	To
Robert B. Stiegele, Jr.,	201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316	50%	from formation to date	
Name	Complete Address	% Owned	From	To
Jeffrey L. Kronengold,	201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316	50%	from formation to date	
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 6,415,000.00
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 6,114,000.00
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify) estimated	\$4,490,000.00	6.25%	30 months
City funds	N/A		
CRA funds	\$1,500,000.00	N/A	N/A
Company's current cash assets			
Owner equity (specify) estimated	\$424,000.00	N/A	36 months
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$6,414,000.00		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	No		
Real Property Acquisition	Yes	\$333,782.00	
Utility and road infrastructure improvements estimated	Yes	\$1,679,759.00	
New construction of commercial and industrial buildings	No		
Rehabilitation of commercial and industrial buildings	No		
Purchase and installation of equipment and fixtures	No		
Other (specify) New construction of residential dwelling units (estimated)	Yes	\$4,088,812.00	
Other (specify) Finance costs of project (estimated)	Yes	\$311,647.00	
Other (specify)			
Total Uses		\$6,414,000.00	

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

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

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

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

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

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

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

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

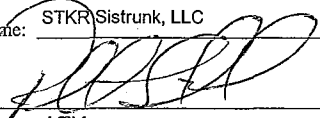
30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial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

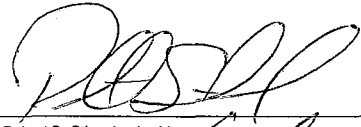
APPLICANTS CERTIFICATION

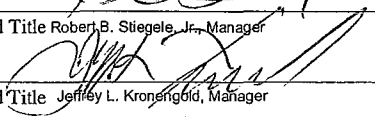
By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (regardless of ownership percentage) are aware of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

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

Business Name: STKR Sistrunk, LLC

By:  4-11-19
 Signature and Title Robert B. Stiegele, Jr., Manager Date

Guarantors:  4-11-19
 Signature and Title Robert B. Stiegele, Jr., Manager Date

 4-11-19
 Signature and Title Jeffrey L. Kronengold, Manager Date

 Signature and Title Date

 Signature and Title Date

 Signature and Title Date

Central City Area Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐ STREETScape ENHANCEMENT PROGRAM	\$ _____
☒ DEVELOPMENT INCENTIVE PROGRAM	\$ 1,500,000.00
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

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

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

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

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

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

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

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

Signature of Property Owner or Business Owner

Robert B. Stiegele, Jr.

Print Name

Offer to Purchase CRA Property

STKR Sistrunk, LLC (“STKR”) offers to purchase the parcels of real property being offered for sale (hereafter collectively the “CRA Lots”) by the City of Fort Lauderdale Community Redevelopment Agency (“CRA”) for a **total purchase price of \$180,000.00**. A copy of STKR’s formal purchaser offer is included in this Tab number 1.

In addition, as set forth more fully in the Application for CRA Funding which is included within this offer package, STKR is seeking funding from the CRA in the total amount of \$1,500,000, to be used for the internal roadway, water and sewer infrastructure, and drainage infrastructure, among other improvements, which are required for the development of the townhome project described more fully below. This request for funding under the CRA’s Development Incentive Program is equal to an incentive in the amount of \$60,000.00 for each of the proposed townhome units within the proposed River Garden Townhomes project.

STKR is requesting this funding for several reasons, not the least of which is to be in a position to deliver a more affordable townhome product to this area of the community. During the period in which STKR was under contract to purchase the STKR Lots, STKR engaged in discussions with the CRA, members of the City of Fort Lauderdale commission, and members of the local community including, but not limited to, members of the Sweeting Estates Homeowners Association. CRA representatives expressed a strong desire for a new, fee simple townhome housing project in this area, but also expressed its desire for the townhomes to be sold at prices somewhat more affordable than the anticipated market rate pricing. This sentiment was echoed by the community members. Another reason is that achieving a true market rate price for these townhomes may be affected by new single-family homes coming to the market in this area. The CRA has recently completed a request for proposal for the acquisition and development of single family lots located directly to the south of the CRA Lots, pursuant to which the CRA conveyed title to the subject lots for zero dollars and also allocated monies for down-payment assistance for the purchasers of the new homes to be constructed on these lots. The down-payment assistance offered was conditioned on certain maximum sales price for the new homes. The stated maximum sales prices are currently below market rate pricing for the proposed new homes, and this will impact the ultimate appraised value of the River Garden Townhomes. It is STKR’s intention to meet the expectations of the CRA for lower than market rate pricing for its new townhome project, and to still deliver an exemplary townhome product with a conventional design and upgraded finishes. If the CRA approves the requested funding, STKR will be in a position to accomplish this goal.

STKR SISTRUNK, LLC
201 S.E. 12th Street, Suite 100
Fort Lauderdale, Florida 33316

June 11, 2019

City of Fort Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Re: Offer to Purchase CRA Property Pursuant to Invitation for Proposals Dated May 14, 2019

To whom it may concern:

STKR Sistrunk, LLC ("STKR") is pleased to present to City of Fort Lauderdale Community Redevelopment Agency ("CRA") STKR's offer to purchase the following described parcels of real property (hereafter collectively the "Property"):

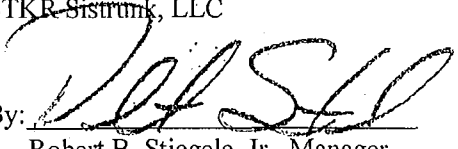
Lots 7, Block 2, of "RIVER GARDENS", Less Road, According to the Plat Thereof as Recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with an address of 2162 NW 6th Street, Fort Lauderdale, FL 33311 (Parcel ID 5042-05-07-0240);

Together with

Lots 1, 2 and 3, Less the North 10 Feet Thereof for Road Right of Way in Block 1, of "RIVER GARDENS", according to the plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with addresses of 2132, 2136 and 2140 NW 6th Street, Fort Lauderdale, FL 33311 (Parcel IDs 5042-05-07-0020, 5042-05-07-0011 and 5042-05-07-0010)

STKR offers to purchase the Property for the total purchase price of **\$180,000.00 ("Purchase Price")**. The Property shall be purchased in its "As Is" physical condition. The Property shall be sold free of existing code violations, liens and encumbrances, and title is to be good of record and marketable subject only to agreed upon permitted exceptions to title (inclusive of the development agreement to be entered into between STKR and the CRA). The parties shall be responsible for closing costs as are normal and customary in Broward County, and each party shall be responsible for its own attorney's fees and costs. STKR is also submitting with this purchase offer its Application for CRA Funding Assistance and a condition to this purchase offer for full appraised value of the Property is conditioned on STKR also obtaining CRA approval for the funding assistance as requested.

Respectfully submitted,
STKR Sistrunk, LLC

By: 
Robert B. Stiegele, Jr., Manager

Transaction Identification Data for reference only:

Leopold Korn, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180
ALTA Universal ID:
LOAN ID Number:
Issuing Office File Number: L190213
Order No.: 7647000
Property Address: 2132-2140 NW 6th Street
Ft. Lauderdale, FL 33311 2162 W Sistrunk Boulevard
Ft. Lauderdale, FL 33311
Revision Number:

I:\work\REAL\Kronengold and Stiegele aka RRJ\STKR Sistrunk\Title\CMT-1.rtf

Chicago Title Insurance Company

SCHEDULE A

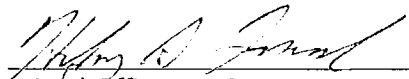
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 05/10/2019 at: 11:00 PM
2. Policy or Policies to be issued:
 - A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: STKR Sistrunk, LLC, a Florida limited liability company
Proposed Amount of Insurance: \$10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc):

Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate, by virtue of Deeds recorded in Official Records Book 37165, Page 1490 and Official Records Book 46227, Page 734
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: 
Authorized Officer or Agent

**SCHEDULE B SECTION I
REQUIREMENTS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate, Grantor, to STKR Sistrunk, LLC, a Florida limited liability company, Grantee, conveying the land described on Schedule A hereof.

Together with a resolution executed by appropriate parties for Fort Lauderdale Community Redevelopment Agency, approving and authorizing the conveyance of properties shown in Exhibit 'A' hereto to the proposed purchaser.

5. An Affidavit in form acceptable to Chicago Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
6. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

7. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

8. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

**SCHEDULE B SECTION I
Requirements continued**

9. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

END OF SCHEDULE B SECTION I

**SCHEDULE B SECTION II
EXCEPTIONS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of "RIVER GARDENS", recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida. (Parcels 1, 2, & 3)
6. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1957, Page 98 (Parcel 3)
7. Neighborhood Entranceway Easement Deed between Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate and City of Fort Lauderdale, a Florida municipal corporation, recorded in Official Records Book 47004, Page 1884. (Parcel 3)
8. Easement in favor of Florida Power & Light Company recorded in Official Records Book 4201, Page 481. (Parcels 1 & 2)
9. Revocable License Agreement by the Board of County Commissioners of Broward County recorded in Official Records Book 18234, Page 559. (Parcels 1, 2, & 3)

**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

10. Final Order of The Board of Adjustment, re: Variance, recorded in Official Records Book 45542, Page 1561. (Parcels 1 & 2)

11. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees. (all parcels)

For 2018 Tax Year Parcel/ID #s ALL are exempt, No taxes Due. 5042-05-07-0010, 5042 05 07 0011, 5042 05 07 0020, and 5042-05-07-0240

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: suzanne wilson 954.308.3064 suzanne.wilson@fnf.com

END OF SCHEDULE B SECTION II

EXHIBIT "A"

Parcel 1:

Lots 1 and 2, Less the North 10 feet thereof for road right-of-way, in Block 1, of RIVER GARDENS, according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 3, Less the North 10 feet thereof, in Block 1, of RIVER GARDENS, according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

Parcel 3:

Lot 7, Block 2, of RIVER GARDENS, according to the Plat thereof, as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

Project Overview.

Summary Description.

STKR, is the owner of six (6) vacant lots (the “STKR Lots”) as more particularly described and depicted at Tab 17, item number 2. The STKR Lots are located on Sistrunk Boulevard directly in between the CRA Lots which the CRA is offering for sale. STKR proposes to purchase the CRA Lots as set forth more fully above in Section 1, and to combine the CRA Lots with the STKR Lots for the development and construction of twenty-five (25) two-story fee simple townhomes. The project will consist of a total of four buildings, including one six-unit building, two eight-unit buildings, and one three-unit building. The project will offer two different townhome models, both of which will include three bedrooms and three bathrooms. There will be 8 end units, Model A, each of which will have approximately 1,757 square feet of air-conditioned living area and a two-car garage. There will be 17 interior units, Model B, each of which will have approximately 1,443 square feet of air-conditioned living area, and an oversized one-car garage. The required minimum parking is satisfied with each townhome unit garage and adjoining drive-ways, providing for 4 parking spaces for the Model A unit and 3 parking spaces for the Model B unit. The project design also includes 19 additional guest parking spaces, for a total of 102 available parking spaces.

The River Garden Townhomes are designed with the garages and driveways in the rear of each townhome unit, and an inviting modern, sleek designed front elevation which will provide much needed beautification of the streetscape along this section of Sistrunk Boulevard west of I-95 and the railroad tracks. Each townhome unit will have a fenced and landscaped front yard with walking paths leading from the sidewalk to the front door, creating a traditional neighborhood development feel and encouraging walkability within this area of Sistrunk Boulevard.

Improvement of the Sistrunk Boulevard Corridor.

The Sistrunk Boulevard corridor is experiencing a revitalization with a number of new commercial and residential projects coming on line. New projects along Sistrunk Boulevard have primarily been located east of I-95. Portions of the west end of Sistrunk Boulevard have parcels of blighted and vacant land. STKR is excited to bring to the market a residential project West of I-95, as we believe this project will accelerate the revitalization of the area which is very much in need of new housing opportunities for existing residents in this area, as well as to attract residents back to the area who may have moved to other sections of the City because of the lack of housing opportunities. Along with STKR’s proposal to purchase the CRA Lots at the full appraised value, STKR is also applying to the CRA for funding assistance so that the townhome units can be offered for sale at below market pricing making the units more attractive to young families and the local workforce who have been unable to achieve home ownership in the area surrounding downtown Ft. Lauderdale. The rising land and construction costs have resulted in many young families and local workers being priced out of the local market.

Although STKR intends to bring this project to the market with CRA Funding assistance at more affordable pricing, this project will not have the stigma associated with affordable or subsidized housing. Prior to making this application, STKR had the opportunity to meet with the Board of the Sweeting Estates Homeowners Association to discuss the needs of the community and present our vision for the River Garden Townhomes project. Although the Board and those community members present made clear their concerns about the possibility of low-income housing, or mid to high rise multi-family rental housing in this area, the presentation of the River Garden Townhomes project was well received by the Association and its members.

Improved Tax Revenues.

Prior to STKR's acquisition of the STKR Lots, this property contributed to the blight within this neighborhood. The STKR Lots were not being maintained by the prior owner, and the STKR Lots were encumbered by unpaid real property taxes, municipal liens, IRS tax liens and judgment liens, all of which were in excess of \$700,000. Through its purchase, STKR was able to satisfy all liens and encumbrances and clean up title to the STKR Lots to clear a path for redevelopment. The Broward County Property Appraiser is presently assessing the STKR Lots at a combined value of \$296,200. The CRA Lots were assessed in 2018 at a combined value of \$110,400. Even assuming that we are able to deliver the townhome units at a price somewhat below market rate pricing, the completed value of the River Garden Townhomes is estimated at a combined market value of \$6,500,000. Assuming this value as the assessed value, the redevelopment of these parcels should generate tax revenues of approximately \$117,000. This is an increase well in excess of the most recent tax revenues collected by Broward County for all of the STKR Lots and CRA Lots combined.

Project Owner and Developer.

STKR Sistrunk, LLC.

STKR is a limited liability company formed in 2018 for the sole purpose of acquiring the STKR Lots and the CRA Lots, and developing the River Garden Townhomes project. STKR is owned by Robert B. Stiegele, Jr. and Jeffrey Kronengold.

TDON Development, Inc.

The developer, project manager and general contractor, TDON Development, Inc. (“TDON”). TDON (**T**ruly **D**istinctive **O**riginal **N**eighborhoods) was established in 2013 by Mr. Stiegele and Mr. Kronengold. Prior to the establishment of TDON both Mr. Stiegele and Mr. Kronengold were principals and key members of the management team for the Centerline Homes® affiliated homebuilding companies (“Centerline”), a large private regional developer and homebuilder based in Coral Springs, with projects located throughout South, Central and West Florida, as well as North Carolina. During the economic recession which began in 2008, Mr. Stiegele and Mr. Kronengold were instrumental in navigating the company through this difficult time by expanding the company’s footprint and growing the company’s inventory of land while most other developer / builders were shrinking their business to deal with the impacts of the recession. In 2012, Mr. Stiegele’s and Mr. Kronengold’s leadership, along with the rest of the company’s team, led to Centerline being selected by the National Association of Home Builders to build the “Showcase of Homes” for the 2012 International Builders Show held in Orlando, including three award-winning models built within an Orlando golf community. Because of this growth and recognition, the company became attractive to the national homebuilders as the economy began to improve in 2012, which ultimately led to the sale of the company’s assets to a national homebuilding company in June 2013. After this sale, Mr. Stiegele and Mr. Kronengold formed TDON.

At the time of its formation, TDON focused its business on the horizontal development and construction of recreational amenities of large tract, residential housing projects in Central Florida and North and South Carolina. TDON was not immediately engaged in the vertical construction of residential dwelling units because as a condition of the Centerline sale, Mr. Stiegele and Mr. Kronengold had agreed to certain restrictions against competition including a prohibition against vertical residential construction. When these restrictions expired, Mr. Stiegele and Mr. Kronengold relocated TDON from Coral Springs to Ft. Lauderdale, to establish a new home City for its operations. Both Mr. Stiegele and Mr. Kronengold are from the Ft. Lauderdale area, and each has the vision and strong desire to be part of the growth and revitalization of the City and surrounding neighborhoods.

About STKR's Principals.

Mr. Stiegele has over thirty years of experience in the land acquisition, development and construction industry. Mr. Stiegele started his career in development and construction as a project superintendent for one of the largest Florida based public homebuilding companies. From there, Mr. Stiegele held the position of division president for several other homebuilding companies until he joined Centerline as a principal and Chief Operating Officer in 2001. Mr. Stiegele's tireless work ethic and his extensive industry experience has resulted in the development of award-winning communities.

Mr. Kronengold first became involved in the land acquisition, development and construction industry in 2004 when, after 17 years of experience in private law practice with a focus on representing banks, developers, and other businesses, he left the private practice of law to join Centerline as General Counsel and Vice President of Operations. After several years Mr. Kronengold also became a principal of the company. Mr. Kronengold's law background and experience as General Counsel in the development and building industry provides a keen understanding of land use, development, and construction issues, all of which helps to ensure successful property acquisitions, and the successful commencement and completion of development projects.

Prior Development Projects.

Prior to the formation of TDON and while working with other homebuilding companies including Centerline, Mr. Stiegele and Mr. Kronengold have acquired and developed real property for a number of residential housing projects too numerous to count, including constructing and delivering an average of 600 to 800 single family and multi-family residences a year. A representative sample of TDON projects over the past 6 years include:

- TDON Corporate Office Building, Ft. Lauderdale, FL. TDON's first local project in Ft. Lauderdale was the development and construction of its corporate offices located on Davie Blvd. just west of S.E. 3rd Avenue. TDON purchased an abandoned and dilapidated house/converted office and constructed a modern two-story office building in an area greatly in need of revitalization. With the construction of this building, TDON was able to land a Dade County based bank as a tenant, bringing a new business and employment to the Ft. Lauderdale market.
- Croissant Park Townhomes I, Ft. Lauderdale, FL. One of TDON's first residential redevelopment projects is a 4-unit townhome building located on S.W. 4th Avenue just south of Davie Boulevard. With this townhome project, TDON once again brought to this area a fresh, new modern look of what multi-family living can be, with angled roof lines, stacked stone enhanced facades, and a beautifully landscaped circular drive providing access to each of the townhome units.

- Middle River Terrace Apartments and Live-Work Townhomes, Ft. Lauderdale, FL. TDON is nearing the completion of a mixed-use residential development located on NE 14th Ct. and Dixie Highway, comprised of 26 rental apartments and 6 fee simple live-work townhomes. The rental apartments are priced below the luxury apartment projects which are cropping up all around the City of Ft. Lauderdale, servicing the high-in-demand workforce rental market. The 6 townhomes units are three story units, with the first floor intended for the operation of a business, and the second and third floors intended solely as a residence.
- The Falls at Weddington, Weddington, NC. The Falls at Weddington is a 244-acre, 188-unit high-end single-family residential development. TDON was responsible for the horizontal development of the property and the construction of the entry features, clubhouse / fitness center, and pool. The developed lots have been sold to third-party, national homebuilders.
- Bent Creek, Lancaster County, SC. Bent Creek is a 182-acre, 273-unit single family residential development. TDON was responsible for the horizontal development of the property and the construction of the entry features, clubhouse / fitness center, and pool. The developed lots have been sold to third-party, national homebuilders.

U.S. Return of Partnership Income

For calendar year 2018, or tax year beginning SEP 17, 2018, ending DEC 31, 2018

OMB No. 1545-0123

2018

A Principal business activity REAL ESTATE	Type or Print	Name of partnership STKR SISTRUNK, LLC	D Employer identification number 83-2022131
B Principal product or service REAL ESTATE		Number, street, and room or suite no. If a P.O. box, see instructions. 201 SE 12TH ST SUITE 100	E Date business started 09/17/2018
C Business code number 531110		City or town, state or province, country, and ZIP or foreign postal code FT. LAUDERDALE FL 33316	F Total assets \$ 170,000.

G Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

H Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) **2**

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year **2**

J Check if Schedules C and M-3 are attached ☐

Caution: Include **only** trade or business income and expenses on lines 1a through 22 below. See instructions for more information.

Income	1 a Gross receipts or sales	1a	
	b Returns and allowances	1b	
	c Balance. Subtract line 1b from line 1a		1c
	2 Cost of goods sold (attach Form 1125-A)		2
	3 Gross profit. Subtract line 2 from line 1c		3
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach statement)		4
	5 Net farm profit (loss) (attach Schedule F (Form 1040))		5
	6 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)		6
7 Other income (loss) (attach statement)		7	
8 Total income (loss). Combine lines 3 through 7		8	
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)		9
	10 Guaranteed payments to partners		10
	11 Repairs and maintenance		11
	12 Bad debts		12
	13 Rent		13
	14 Taxes and licenses		14
	15 Interest (see instructions)		15
	16 a Depreciation (if required, attach Form 4562)	16a	
	b Less depreciation reported on Form 1125-A and elsewhere on return	16b	16c
	17 Depletion (Do not deduct oil and gas depletion.)		17
	18 Retirement plans, etc.		18
	19 Employee benefit programs		19
20 Other deductions (attach statement)		20	
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20		21	
22 Ordinary business income (loss). Subtract line 21 from line 8		22	
Tax and Payments	23 Interest due under the look-back method-completed long-term contracts (attach Form 8697)		23
	24 Interest due under the look-back method-income forecast method (attach Form 8866)		24
	25 BBA AAR imputed underpayment (see instructions)		25
	26 Other taxes (see instructions)		26
	27 Total balance due. Add lines 23 through 27		27
	28 Payment (see instructions)		28
	29 Amount owed. If line 28 is smaller than line 27, enter amount owed		29
	30 Overpayment. If line 28 is larger than line 27, enter overpayment		30

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than partner or limited liability company member) is based on all information of which preparer has any knowledge.

Taxpayer's Copy

Signature of partner or limited liability company member

Date

May the IRS discuss this return with the preparer shown below (see Instr.)?

☒ Yes ☐ No

Paid Preparer Use Only

Print/Type preparer's name

GARY R. GERSON

Preparer's signature

Date

Check ☐ if self-employed

PTIN

P01384634

Firm's name

GERSON PRESTON

Firm's EIN **59-1262947**

Firm's address **4770 BISCAYNE BLVD., SUITE 400**

MIAMI, FL 33137

Phone no. **(305) 868-3600**

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:				Yes	No
a	☐ Domestic general partnership	b	☐ Domestic limited partnership		
c	☒ Domestic limited liability company	d	☐ Domestic limited liability partnership		
e	☐ Foreign partnership	f	☐ Other ▶		
2 At the end of the tax year:					
a	Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership				X
b	Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership? For rules of constructive ownership, see instructions. If "Yes," attach Schedule B-1, Information on Partners Owning 50% or More of the Partnership			X	
3 At the end of the tax year, did the partnership:					
a	Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (iv) below				X
(i) Name of Corporation		(ii) Employer Identification Number (if any)	(iii) Country of Incorporation	(iv) Percentage Owned in Voting Stock	
b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust? For rules of constructive ownership, see instructions. If "Yes," complete (i) through (v) below					X
(i) Name of Entity		(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital
4 Does the partnership satisfy all four of the following conditions?				Yes	No
a	The partnership's total receipts for the tax year were less than \$250,000.				
b	The partnership's total assets at the end of the tax year were less than \$1 million.				
c	Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.				
d	The partnership is not filing and is not required to file Schedule M-3			X	
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; item F on page 1 of Form 1065; or item L on Schedule K-1.					
5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?					X
6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?					X
7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?					X
8 At any time during calendar year 2018, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country. ▶					X
9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions					X
10 a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.					X
b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions					X

Schedule B Other Information (continued)

	Yes	No
c Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d)) or substantial basis reduction (as defined under section 734(d))? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
11 Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than disregarded entities wholly owned by the partnership throughout the tax year)	☐	
12 At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in partnership property?		X
13 If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities (FDEs) and Foreign Branches (FBs), enter the number of Forms 8858 attached. See instructions		
14 Does the partnership have any foreign partners? If "Yes," enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership		X
15 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return.		
16 a Did you make any payments in 2018 that would require you to file Form(s) 1099? See instructions		X
b If "Yes," did you or will you file required Form(s) 1099?		
17 Enter the number of Form(s) 5471, Information Return of U.S. Persons With Respect To Certain Foreign Corporations, attached to this return.		
18 Enter the number of partners that are foreign governments under section 892.		
19 During the partnership's tax year, did the partnership make any payments that would require it to file Form 1042 and 1042-S under chapter 3 (sections 1441 through 1464) or chapter 4 (sections 1471 through 1474)?		X
20 Was the partnership a specified domestic entity required to file Form 8938 for the tax year? See the instructions for Form 8938		X
21 Is the partnership a section 721(c) partnership, as defined in Treasury Regulations section 1.721(c)-1T(b)(14)?		X
22 During the tax year, did the partnership pay or accrue any interest or royalty for which the deduction is not allowed under section 267A? See instructions. If "Yes," enter the total amount of the disallowed deductions. \$		X
23 Did the partnership have an election under section 163(j) for any real property trade or business or any farming business in effect during the tax year? See instructions		X
24 Does the partnership satisfy one of the following conditions and the partnership does not own a pass-through entity with current year, or prior year, carryover excess business interest expense? See instructions		X
a The partnership's aggregate average annual gross receipts (determined under section 448(c)) for the 3 tax years preceding the current tax year do not exceed \$25 million, and the partnership is not a tax shelter, or		
b The partnership only has business interest expense from (1) an electing real property trade or business, (2) an electing farming business, or (3) certain utility businesses under section 163(j)(7).		
If "No," complete and attach Form 8990.		
25 Is the partnership electing out of the centralized partnership audit regime under section 6221(b)? See instructions		X
If "Yes," the partnership must complete Schedule B-2 (Form 1065). Enter the total from Schedule B-2, Part III, line 3.		
If "No," complete Designation of Partnership Representative below.		

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR	JEFFREY KRONENGOLD	U.S. taxpayer identification number of PR	██████-██-████
U.S. address of PR	201 SE 12TH STREET, SUITE 100 FORT LAUDERDALE, FL 33316	U.S. phone number of PR	954-324-1718
If the PR is an entity, name of the designated individual for the PR		U.S. taxpayer identification number of the designated individual	
U.S. address of designated individual		U.S. phone number of designated individual	
26 Is the partnership attaching Form 8996 to certify as a Qualified Opportunity Fund?			X
If "Yes," enter the amount from Form 8996, line 13. \$			

Form 1065 (2018)

Schedule K Partners' Distributive Share Items		Total amount	
Income (Loss)	1 Ordinary business income (loss) (page 1, line 22)	1	0.
	2 Net rental real estate income (loss) (attach Form 8825)	2	
	3 a Other gross rental income (loss)	3a	
	b Expenses from other rental activities (attach statement)	3b	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments	4	
	5 Interest income	5	
	6 Dividends and dividend equivalents:		
	a Ordinary dividends	6a	
	b Qualified dividends	6b	
	c Dividend equivalents	6c	
7 Royalties	7		
8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8		
9 a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a		
b Collectibles (28%) gain (loss)	9b		
c Unrecaptured section 1250 gain (attach statement)	9c		
10 Net section 1231 gain (loss) (attach Form 4797)	10		
11 Other income (loss) (see instructions) Type ▶	11		
Deductions	12 Section 179 deduction (attach Form 4562)	12	
	13 a Contributions	13a	
	b Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)	
d Other deductions (see instructions) Type ▶	13d		
Self-Employment	14 a Net earnings (loss) from self-employment	14a	0.
	b Gross farming or fishing income	14b	
	c Gross nonfarm income	14c	
Credits	15 a Low-income housing credit (section 42(j)(5))	15a	
	b Low-income housing credit (other)	15b	
	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c	
	d Other rental real estate credits (see instructions) Type ▶	15d	
	e Other rental credits (see instructions) Type ▶	15e	
	f Other credits (see instructions) Type ▶	15f	
Foreign Transactions	16 a Name of country or U.S. possession ▶		
	b Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level		
	d Section 951A category ▶ e Foreign branch category ▶	16e	
	f Passive category ▶ g General category ▶ h Other ▶	16h	
	Deductions allocated and apportioned at partner level		
	i Interest expense ▶ j Other ▶	16j	
	Deductions allocated and apportioned at partnership level to foreign source income		
	k Section 951A category ▶ l Foreign branch category ▶	16l	
	m Passive category ▶ n General category ▶ o Other ▶	16o	
	p Total foreign taxes (check one): Paid ☐ Accrued ☐	16p	
q Reduction in taxes available for credit (attach statement)	16q		
r Other foreign tax information (attach statement)			
Alternative Minimum Tax (AMT) Items	17 a Post-1986 depreciation adjustment	17a	
	b Adjusted gain or loss	17b	
	c Depletion (other than oil and gas)	17c	
	d Oil, gas, and geothermal properties - gross income	17d	
	e Oil, gas, and geothermal properties - deductions	17e	
	f Other AMT items (attach statement)	17f	
Other Information	18 a Tax-exempt interest income	18a	
	b Other tax-exempt income	18b	
	c Nondeductible expenses	18c	
	19 a Distributions of cash and marketable securities	19a	
	b Distributions of other property	19b	
	20 a Investment income	20a	
b Investment expenses	20b		
c Other items and amounts (attach statement)			

Analysis of Net Income (Loss)

1 Net income (loss). Combine Schedule K, lines 1 through 11. From the result, subtract the sum of Schedule K, lines 12 through 13d, and 16p						1	0.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt Organization	(vi) Nominee/Other	
a General partners							
b Limited partners							

Schedule L Balance Sheets per Books

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash				19,981.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach statement)				
7a Loans to partners (or persons related to partners)				
b Mortgage and real estate loans				
8 Other investments (attach statement)	STATEMENT 1			150,019.
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach statement)				
14 Total assets		0.		170,000.
Liabilities and Capital				
15 Accounts payable				
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach statement)				
18 All nonrecourse loans				
19a Loans from partners (or persons related to partners)				
b Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach statement)				
21 Partners' capital accounts				170,000.
22 Total liabilities and capital		0.		170,000.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note: The partnership may be required to file Schedule M-3. See instructions.

1 Net income (loss) per books	0.	6 Income recorded on books this year not included on Schedule K, lines 1 through 11 (itemize):	
2 Income included on Schedule K, lines 1, 2, 3c, 5, 6a, 7, 8, 9a, 10, and 11, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 13d, and 16p, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 13d, and 16p (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	0.
5 Add lines 1 through 4	0.		

Schedule M-2 Analysis of Partners' Capital Accounts

1 Balance at beginning of year		6 Distributions: a Cash	
2 Capital contributed: a Cash	170,000.	b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books		8 Add lines 6 and 7	
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	170,000.
5 Add lines 1 through 4	170,000.		

**Information on Partners Owning 50% or
More of the Partnership**

▶ Attach to Form 1065.

▶ Go to www.irs.gov/Form1065 for the latest information.

OMB No. 1545-0123

Name of partnership

Employer identification number

STKR SISTRUNK, LLC

83-2022131

Part I **Entities Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 3a)

Complete columns (i) through (v) below for any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, tax-exempt organization, or any foreign government that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Entity	(ii) Employer Identification Number (if any)	(iii) Type of Entity	(iv) Country of Organization	(v) Maximum Percentage Owned in Profit, Loss, or Capital

Part II **Individuals or Estates Owning 50% or More of the Partnership** (Form 1065, Schedule B, Question 3b)

Complete columns (i) through (iv) below for any individual or estate that owns, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership (see instructions).

(i) Name of Individual or Estate	(ii) Identifying Number (if any)	(iii) Country of Citizenship (see instructions)	(iv) Maximum Percentage Owned in Profit, Loss, or Capital
ROBERT B STIEGELE, JR	000-00-0000	UNITED STATES	50.00
JEFFREY KRONENGOLD	000-00-0000	UNITED STATES	50.00

STKR SISTRUNK, LLC

83-2022131

SCHEDULE L

OTHER INVESTMENTS

STATEMENT 1

<u>DESCRIPTION</u>	<u>BEGINNING OF TAX YEAR</u>	<u>END OF TAX YEAR</u>
WIP - LAND ACQUISITION		150,019.
TOTAL TO SCHEDULE L, LINE 8		150,019.

Form **8879-PE****IRS e-file Signature Authorization
for Form 1065**

OMB No. 1545-0123

Department of the Treasury
Internal Revenue Service

▶ Return completed Form 8879-PE to your ERO. (Don't send to the IRS.)

▶ Go to www.irs.gov/Form8879PE for the latest information.For calendar year 2018, or tax year beginning **SEP 17**, 2018, ending **DEC 31**, 20**18****2018**

Name of partnership

STKR SISTRUNK, LLC

Employer identification number

83-2022131**Part I Tax Return Information** (Whole dollars only)

1	Gross receipts or sales less returns and allowances (Form 1065, line 1c)	1	
2	Gross profit (Form 1065, line 3)	2	
3	Ordinary business income (loss) (Form 1065, line 22)	3	
4	Net rental real estate income (loss) (Form 1065, Schedule K, line 2)	4	
5	Other net rental income (loss) (Form 1065, Schedule K, line 3c)	5	

Part II Declaration and Signature Authorization of Partner or Member
(Be sure to get a copy of the partnership's return)

Under penalties of perjury, I declare that I am a partner or member of the above partnership and that I have examined a copy of the partnership's 2018 electronic return of partnership income and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the partnership's electronic return of partnership income. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the partnership's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission and (b) the reason for any delay in processing the return. I have selected a personal identification number (PIN) as my signature for the partnership's electronic return of partnership income.

Partner or Member's PIN: check one box only

☒ I authorize **GERSON PRESTON** to enter my PIN **22131**
ERO firm name Don't enter all zeros

as my signature on the partnership's 2018 electronically filed return of partnership income.

☐ As a partner or member of the partnership, I will enter my PIN as my signature on the partnership's 2018 electronically filed return of partnership income.Partner or member's signature ▶ **Taxpayer's Copy**Title ▶ **MEMBER**

Date ▶

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

65248522131

Don't enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2018 electronically filed return of partnership income for the partnership indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ Date ▶

ERO Must Retain This Form - See Instructions
Don't Submit This Form to the IRS Unless Requested To Do So

For Paperwork Reduction Act Notice, see instructions.

Form **8879-PE** (2018)

LHA



June 6, 2019

Mr. Robert Stiegele
STKR Sistrunk, LLC
201 S.E. 12th Street, Suite 100
Fort Lauderdale, FL 33316

Re: Development / Construction Loan for River Garden Townhomes Project, Located at
2132–2162 N.W. 6th Street, Fort Lauderdale, FL

Dear Rob:

City National Bank of Florida (“Bank”) appreciates the opportunity to finance the proposed River Garden Townhomes project (“Project”). The following is not a commitment to lend, but rather an expression of interest on behalf of the Bank. This letter is furnished as a means of affording you a guide to, and an outline of, the material terms and conditions of a potential loan and as such, the terms and conditions outlined herein are subject to change in whole or in part.

We have reviewed the proposed site plan for the Project, reflecting four (4) townhome buildings and a total of twenty-five (25) townhomes, and the preliminary architectural renderings and floor plans for the two (2) proposed townhome models. We understand that the proposed Borrower, STKR Sistrunk, LLC (“Borrower”), owns some, but not all of the property contemplated for the Project, and that Borrower is making an offer to purchase the remaining required property from the Northwest-Progresso-Flagler Heights Community Redevelopment Agency (“NFP CRA”). We also understand that in connection with this purchase offer, Borrower is requesting funding from the NFP CRA in the amount of \$1,500,000. Because Borrower does not yet own all of the property contemplated for the Project, Borrower has not been in a position to complete its civil and architectural plans for the Project, nor to formally bid out such plans for a final Project budget.

The Bank has in the past, and is presently providing development / construction financing for other single purpose entities owned by you and Jeffrey Kronengold, and the financing of the Project would be upon similar terms. As you are also aware, the Bank is presently providing financing for the Six13 project which is also funded in part by the NFP CRA, so the Bank has experience in financing projects receiving such funding. As discussed, the Bank will treat the NFP CRA funding

amount as equity in the Project, and will allow NFP CRA to secure such funding with a second mortgage on the Project property to ensure the funds are used for the Project and that the Project is completed. Accordingly the final amount of the NFP CRA funding, if any, will be combined with direct equity contributed by the owners of Borrower to meet the Project equity requirements. The general terms of financing are presently contemplated as follows:

BORROWER: The borrowing entity shall be a single purpose entity. STKR Sistrunk, LLC meets this requirement.

GUARANTORS: The following shall, on a joint and several basis, guaranty completion of the Project, and guaranty payment of all principal, interest, all costs of collection and an environmental indemnity.

Robert Stiegele
Jeffrey Kronengold

AMOUNT/FACILITY TYPE: The loan amount is estimated at approximately \$4,490,000 subject to the LTV and LTC limitations imposed below. The Borrower has represented to the Bank that the total Budget is \$6,414,000, subject to Bank review and acceptance. The Borrower shall be required to evidence it has funded the difference between the Bank approved total development costs and loan amount as equity proceeds into the Project prior to Bank loan funding. Equity in the form of land value shall be the lower of purchase price or appraised value if owned for less than 18 months. As stated above, the amount funded by the NFP CRA, if any, may count toward Borrower equity.

PURPOSE: To provide senior secured financing for the development of the Project.

MATURITY/TERM: Twenty-four (24) to possibly thirty months (30) (depending upon final Project plan, conditioned upon the following:

- No loan defaults;
- Receipt of all deliverables required by Bank

REPAYMENT: Interest only payable monthly in arrears. Release prices will be set as a percentage of net sales proceeds to be determined at the time of a final loan commitment.

PREPAYMENT FEE: None.

COLLATERAL: A first mortgage on the Project and an assignment of leases, rents, profits, contracts, personal property, permits, licenses, and other items related to the operation of the Project.

FINANCIAL COVENANTS: Borrower shall establish an acceptable depository relationship with the Bank for the life of the loan, and shall include Borrower establishing its operating accounts associated with the Project.

Loan to be set up on automatic debit from an account held at Bank.

LOAN AMOUNT: The Banks total loan amount shall not exceed the lesser of 65% of “as completed and stabilized” Loan to Value (LTV) or 75% Loan to Cost (LTC) for the subject collateral. The Bank will select and engage an appraiser to provide an “As Is” and “as complete and stabilized” appraised market value of subject collateral. The Borrower will be responsible for the cost of the appraisal prior to it being ordered.

The foregoing provides the general terms of the contemplated financing. Other details such as loan funding, other conditions and deliverables, construction conditions, events of default, and Borrower’s obligation to pay certain Bank costs will be more fully detailed after Borrower has completed the NPF CRA purchase and funding process.

Thank you again and we look forward to the opportunity to continue our long-term, mutually beneficial relationship.

Sincerely,

City National Bank of Florida

DAVID ALBRIGHT

David Albright
Market Executive
Senior Vice President

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

**L18000220485
FILED 8:00 AM
September 17, 2018
Sec. Of State
kpcardwell**

Article I

The name of the Limited Liability Company is:
STKR SISTRUNK, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
201 S.E. 12TH STREET
SUITE 100
FT. LAUDERDALE, FL. 33316

The mailing address of the Limited Liability Company is:
201 S.E. 12TH STREET
SUITE 100
FT. LAUDERDALE, FL. 33316

Article III

Other provisions, if any:
ANY AND ALL LAWFUL BUSINESS PURPOSES.

Article IV

The name and Florida street address of the registered agent is:
JEFFREY L KRONENGOLD
201 S.E. 12TH STREET
SUITE 100
FORT LAUDERDALE, FL. 33316

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

Registered Agent Signature: JEFFREY KRONENGOLD

Article V

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

Title: MGR
ROBERT B STIEGELE JR.
201 SE 12TH STREET, STE #100
FORT LAUDERDALE, FL. 33316

Title: MGR
JEFFREY L KRONENGOLD
201 SE 12TH STREET, SUITE 100
FORT LAUDERDALE, FL. 33316 US

L18000220485
FILED 8:00 AM
September 17, 2018
Sec. Of State
kpcardwell

Signature of member or an authorized representative

Electronic Signature: NORMAN LEOPOLD, ESQ.

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

This instrument prepared by:

Norman Leopold, Esq.
LEOPOLD KORN, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Record and return to:

LEOPOLD KORN, P.A.
20801 Biscayne Boulevard, Suite 501
Aventura, FL 33180

Folio Nos. 504205-07-0190, 504205-07-0200, 504205-07-0210, 504205-07-0220, 504205-07-0230 and 504205-07-0390

[Space above line reserved for recording office use]

WARRANTY DEED

THIS WARRANTY DEED, made the 9th day of October, 2018, by **STKR INVESTMENTS, LLC**, a Florida limited liability company, whose post office address is 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316, hereinafter called Grantor, to **STKR SISTRUNK, LLC**, a Florida limited liability company, whose post office address is 201 S.E. 12th Street, Suite 100, Ft. Lauderdale, FL 33316, hereinafter called Grantee:

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, their heirs and assigns forever, all that certain land situate, lying and being in Broward County, Florida, viz:

Lots 1, 2, 3, 4, 5, and 6, all Less the North 10 feet, in Block 2, and Lot 25, in Block 2 of RIVER GARDENS, according to the Plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

SUBJECT TO: Taxes for the year 2018 and subsequent years; conditions, limitations, restrictions, and easements of record which are not reimposed by this instrument; and zoning ordinances and governmental regulations, if any;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land,

AND Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Print name: Jonathan Keith

Print name: Frank D. Mateo

STKR INVESTMENTS, LLC, a Florida limited liability company

By: Jeffrey L. Kronengold, as Manager

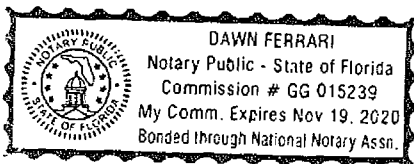
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Jeffrey L. Kronengold, as Manager of STKR INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ produced _____ as identification.

Dawn Ferrari
Notary Public

Print name: Dawn Ferrari

My commission expires:



Project Pro Forma

	PER UNIT		Project Total
MODEL	A	B (end)	
# OF UNITS	17	8	25
TYPE	3 / 2.5	3 / 2.5	
S.F. A/C	1,443	1,757	38,587
S.F. TOTAL	1,843	2,185	48,811
SALES PRICE P.S.F.	\$ 173	\$ 148	
SALES PRICE	\$ 249,900	\$ 259,900	6,327,500
CLOSING COSTS	\$ 17,994	\$ 18,594	454,650
LAND AND CLOSING COST	\$ 13,351	\$ 13,351	333,782
LAND DEVELOPMENT COST, PERMITTING, IMPACT FEES AND HOLDING COSTS	\$ 67,190	\$ 67,190	1,679,759
HARD VERTICAL COSTS AND DIRECT PROJECT OVERHEADS	\$ 155,011	\$ 181,701	4,088,797
INTEREST AND FINANCE COSTS	\$ 12,466	\$ 12,466	311,647
NET PROCEEDS (Pre-CRA Contribution)	\$ (16,113)	\$ (33,403)	(541,134)
NET PROCEEDS (After CRA Contribution)	\$ 43,887	\$ 26,597	958,866

PROJECT DETAILED BUDGET

LAND AND CLOSING COSTS

Land Cost

Land Cost-STKR Sistrunk Lots	\$ 120,000	
Land Cost-CRA Lots	180,000	
Total Land Costs		\$ 300,000

Acquisition Closing Costs

Commissions	6,000	
Doc Stamps on Deed	202	
Recording Cost	27	
Title Insurance	1,243	
Legal Fees	8,431	
Closing Costs	17,880	
Total Acquisition Closing Costs		33,782

TOTAL LAND AND CLOSING COSTS

\$ 333,782

LAND DEVELOPMENT, PERMITTING, IMPACT FEES AND HOLDING COSTS

Land Development Costs

LD - Environmental Engineering	2,000
LD - Geotechnical Engineering/Testing	15,000
LD - Engineering Civil	20,000
LD - Landscape Design/Inspections	1,500
LD - Irrigation Design/Inspections	3,500
Survey - Land Development	30,000
Survey - Legal Desc/Sketches	1,500
Survey/Filing fees - LOMR	3,500
Mobilization	16,000
Clearing/Grubbing	25,000
Demolition	500
Demucking/Strip Top Soil	10,000
Rough Grading	25,000
Fine Grading	15,000
Water System	25,000
Sewer System	24,000
Drainage	203,225
Road Sleeving/Trenching	1,000
Underground/Electric Backbone Conduit	10,000
Street Lights	8,000
Barricades and Temporary Fence	4,000
Concrete Curbs/Gutters	10,000
Road Base Construction	33,420
Paving - First Lift	10,500
Street Signs	4,000
Paving - Final Lift	10,500
Street Stripes - Final Lift	3,000
Brick Pavers for Walks and driveways	53,933
LD - Regulatory Compliance	3,000
LD - SWPPP/BMPs	20,000
Off Site - Sidewalks	6,540

Off Site - Paving/Related Work	15,000	
Common Area Irrigation System	60,000	
Common Area Landscape	200,000	
Common Area Walls/Fences	60,000	
Mail Kiosk	5,000	
Onsite (Tree) Mitigation	125,000	
Street Sweeping	10,000	
Utility Repairs	10,000	
Repair Curbs and Sidewalks	1,000	
Repair Streets/Pavement	1,000	
Land Development Permits	20,000	
Blue Prints, Courier, misc	3,000	
Contingency	50,000	
Total Land Development Costs		1,158,618
<u>Permitting Fees (Vertical Construction)</u>		115,000
<u>Impact Fees</u>		
Bond / Letter of Credit Fees	15,000	
City-Park Impact Fees	55,975	
County-Park Impact Fees	12,500	
County-School impact Fees	94,575	
County-Road Impact Fees	20,659	
Water/Sewer Connection Fees	98,314	
Total Impact Fees		297,023
<u>Entitlement Costs</u>		
Civil Engineering	40,000	
Environ Engineering Ph1	3,300	
Geotechnical Engineeing	6,000	
Ecological Assessment	2,500	
Photometric Engineer	1,750	
Landscape Design	8,000	
Survey - Boundary/TOPO/Tree	4,500	
Submittal Fees	2,500	
Permitting Fees	2,000	
Blue Prints, Courier, misc	5,000	
Contingency-Entitlements (10%)	7,375	
Total Entitlement Costs		82,925
<u>Holding Costs</u>		
Real Estate Taxes	26,193	
Total Holding Costs		26,193
TOTAL LAND DEVELOPMENT, PERMITTING, IMPACT FEES AND HOLDING COSTS		\$ 1,679,759
HARD VERTICAL AND DIRECT PROJECT COSTS		
<u>Hard Vertical Costs</u>		3,279,895
<u>Direct Project Overheads</u>		
Architecture - Plan Development	37,500	
Structural Engineering Plan Development	43,000	

Blue Prints	7,500	
Equip Rental & Field Supplies	12,000	
Cell phones	500	
Messenger, Postage, Admin	1,000	
Safety Inspections	5,000	
SWPPP/BMPs	10,000	
Sanitary Toilets	5,000	
Site Clean Up	5,000	
Site Security (Fencing)	5,000	
Temporary Utilities	7,500	
Vandalism and Theft	5,000	
Construction Supervision	100,000	
Contract Labor	10,000	
Insurance - Liability	31,875	
Insurance - Builders Risk	27,321	
Insurance-Flood (6 units)	6,000	
Warranty Reserve	94,913	
Builder Overhead Fees	341,513	
HOA - Deficit Funding	36,000	
Professional Fees - Audit and Tax	7,480	
Bank Fees	300	
Licenses and Fees	500	
Unsold Homes Maint/Utilities	9,015	
Total Direct Project Overheads		808,917
TOTAL HARD VERTICAL AND DIRECT PROJECT COSTS		\$ 4,088,812
INTEREST AND FINANCE COSTS		
<u>Loan Interest</u>		179,197
<u>Finance Costs</u>		
Bank Inspection/Title Updates	5,000	
Points on Loan	45,000	
Doc Stamps on Note	15,750	
Intangible Tax on Note	9,000	
Appraisal - Land/Models	7,500	
Plan and Cost Review	5,000	
Title Insurance	25,200	
Lender Legal Fees	20,000	
Total Finance Costs		132,450
TOTAL INTEREST AND FINANCE COSTS		\$ 311,647
TOTAL PROJECT COSTS		\$ 6,414,000
ADDITIONAL COSTS INCURRED AT UNIT CLOSINGS		
Sales Commissions	379,650	
Seller Closing Costs	75,000	
TOTAL COSTS INCURRED AT UNIT CLOSINGS		\$ 454,650
TOTAL ALL COSTS (Project Costs plus Costs Incurred at Unit Closings)		\$ 6,868,650



RIVER GARDEN TOWNH AERIAL OVERVIEW



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).

2019 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2136 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0011
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016	Use	80
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 2 LESS N 10 FOR RD R/W 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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$43,740		\$43,740	\$27,950	
2018	\$43,740		\$43,740	\$25,410	
2017	\$43,740		\$43,740	\$23,100	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$27,950	\$43,740	\$27,950	\$27,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$27,950	\$43,740	\$27,950	\$27,950
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/23/2004	WD*	\$415,000	37165 / 1490	\$6.25	6,999	SF
11/26/2003	SW*	\$196,800	36738 / 6			
5/27/2003	CE*	\$100	35284 / 1745			
4/29/2003	DR*	\$100	35054 / 1396			
3/11/2003	QC*	\$100	35017 / 402			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2140 NW 6 STREET, FORT LAUDERDALE FL 33311-7730	ID #	5042 05 07 0020
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016	Use	80
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W 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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$43,740		\$43,740	\$27,250	
2018	\$51,440		\$51,440	\$24,780	
2017	\$51,440		\$51,440	\$22,530	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$27,250	\$43,740	\$27,250	\$27,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$27,250	\$43,740	\$27,250	\$27,250
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/23/2004	WD*	\$415,000	37165 / 1490	\$6.25	6,999	SF
11/26/2003	SW*	\$196,800	36738 / 6			
5/27/2003	CE*	\$100	35284 / 1745			
4/29/2003	DR*	\$100	35054 / 1396			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIARA
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2146 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0190
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$87,490		\$87,490	\$87,490	
2018	\$102,890		\$102,890	\$102,890	\$1,867.91
2017	\$102,890		\$102,890	\$50,790	\$1,819.04

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$87,490	\$87,490	\$87,490	\$87,490
Portability	0	0	0	0
Assessed/SOH	\$87,490	\$87,490	\$87,490	\$87,490
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	\$87,490	\$87,490	\$87,490	\$87,490

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2018	WD*-D	\$25,500	115376718	\$6.25	13,998	SF
9/18/2018	WD*-D	\$120,000	115374147			
8/26/2017	QCD-D	\$5,000	114591362			
2/27/2012	WD*-D	\$85,000	48551 / 1615			
8/1/2002	SW*		33606 / 703			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2150 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0200
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$43,740		\$43,740	\$43,740	
2018	\$43,740		\$43,740	\$43,740	\$794.07
2017	\$43,740		\$43,740	\$25,410	\$589.34

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$43,740	\$43,740	\$43,740	\$43,740
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	\$43,740	\$43,740	\$43,740	\$43,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2018	WD*-D	\$25,500	115376718	\$6.25	6,999	SF
9/18/2018	WD*-D	\$120,000	115374147			
8/26/2017	QCD-D	\$5,000	114591363			
2/27/2012	WD*-D	\$85,000	48551 / 1615			
5/4/2001	WD	\$25,000	31601 / 735			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2152 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0210
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$34,990		\$34,990	\$34,990	
2018	\$34,990		\$34,990	\$34,990	\$635.22
2017	\$34,990		\$34,990	\$20,320	\$471.35

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$34,990	\$34,990	\$34,990	\$34,990
Portability	0	0	0	0
Assessed/SOH	\$34,990	\$34,990	\$34,990	\$34,990
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	\$34,990	\$34,990	\$34,990	\$34,990

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2018	WD*-D	\$25,500	115376718	\$6.25	5,599	SF
9/18/2018	WD*-D	\$120,000	115374147			
8/26/2017	QCD-D	\$5,000	114591364			
2/27/2012	WD*-D	\$85,000	48551 / 1615			
5/4/2001	WD	\$25,000	31601 / 737			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2154 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0220
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$43,740		\$43,740	\$43,740	
2018	\$43,740		\$43,740	\$43,740	\$794.07
2017	\$43,740		\$43,740	\$25,410	\$989.32

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$43,740	\$43,740	\$43,740	\$43,740
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	\$43,740	\$43,740	\$43,740	\$43,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2018	WD*-D	\$25,500	115376718	\$6.25	6,999	SF
9/18/2018	WD*-D	\$120,000	115374147			
8/26/2017	QCD-D	\$5,000	114591365			
2/27/2012	WD*-D	\$85,000	48551 / 1615			
11/12/2002	WD	\$20,000	34158 / 1907			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2156 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0230
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	70
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$43,740		\$43,740	\$43,740	
2018	\$43,740		\$43,740	\$43,740	\$794.07
2017	\$43,740		\$43,740	\$25,410	\$589.34

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$43,740	\$43,740	\$43,740	\$43,740
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	\$43,740	\$43,740	\$43,740	\$43,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2018	WD*-D	\$25,500	115376718	\$6.25	6,999	SF
9/18/2018	WD*-D	\$120,000	115374147			
8/26/2017	QCD-D	\$5,000	114591366			
2/27/2012	WD*-D	\$85,000	48551 / 1615			
9/28/2001	DRR	\$18,500	32174 / 95			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2162 W SISTRUNK BOULEVARD, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0240
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301-1016	Use	80
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 7 LESS RD BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$51,440		\$51,440	\$27,950	
2018	\$51,440		\$51,440	\$25,410	
2017	\$51,440		\$51,440	\$23,100	

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$51,440	\$51,440	\$51,440	\$51,440
Portability	0	0	0	0
Assessed/SOH	\$27,950	\$51,440	\$27,950	\$27,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$27,950	\$51,440	\$27,950	\$27,950
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/22/2009	WD-D	\$380,000	46227 / 734	\$7.35	6,999	SF
10/1/1991	WD	\$35,000	18924 / 73			
3/1/1986	WD	\$57,500				
6/1/1985	TXD	\$7,800				
10/1/1967	TXD	\$2,300				
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	534 NW 22 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 05 07 0390
Property Owner	STKR SISTRUNK LLC	Millage	0312
Mailing Address	201 SE 12 ST #100 FORT LAUDERDALE FL 33316	Use	00
Abbr Legal Description	RIVER GARDENS 19-23 B LOT 25 BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$42,500		\$42,500	\$42,500	
2018	\$25,500		\$25,500	\$18,510	\$380.78
2017	\$17,000		\$17,000	\$16,830	\$1,109.20

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$42,500	\$42,500	\$42,500	\$42,500
Portability	0	0	0	0
Assessed/SOH	\$42,500	\$42,500	\$42,500	\$42,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$42,500	\$42,500	\$42,500	\$42,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2018	WD*-D	\$25,500	115376718	\$5.00	8,499	SF
9/18/2018	WD*-D	\$120,000	115374147			
2/21/2008	WD-Q	\$70,000	45122 / 1934			
3/10/2005	WD	\$68,000	39345 / 1870			
2/1/2005	CET	\$28,600	39024 / 1395			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

PRESENT CONDITION OF THE
CRA LOTS







PRESENT CONDITION OF THE
STKR LOTS







NORTHWEST CORNER RENDERING



FRONT ELEVATION (NORTH)



SIDE ELEVATION (WEST)



barranco gonzalez
architects & interior designers



TDON DEVELOPMENT INC.
201 E. 13TH STREET, SUITE 100, FT. LAUDERDALE, FLORIDA 33319

TOWNHOMES AT RIVER GARDENS
SITE & BUILDING IMPROVEMENTS

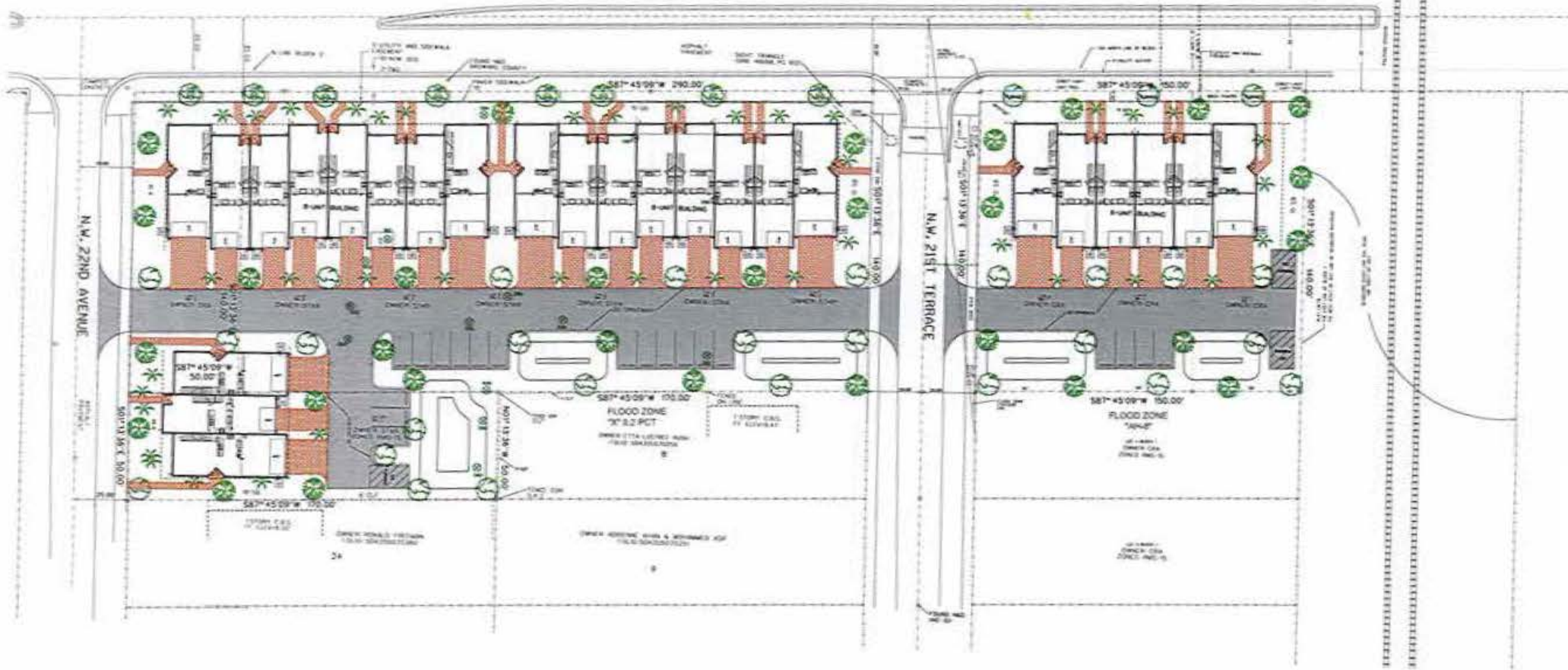
RIVER GARDEN TOWNHOMES

25 UNIT SITE PLAN

STKR Sistrunk, LLC and Northwest / Progresso / Flagler Heights CRA



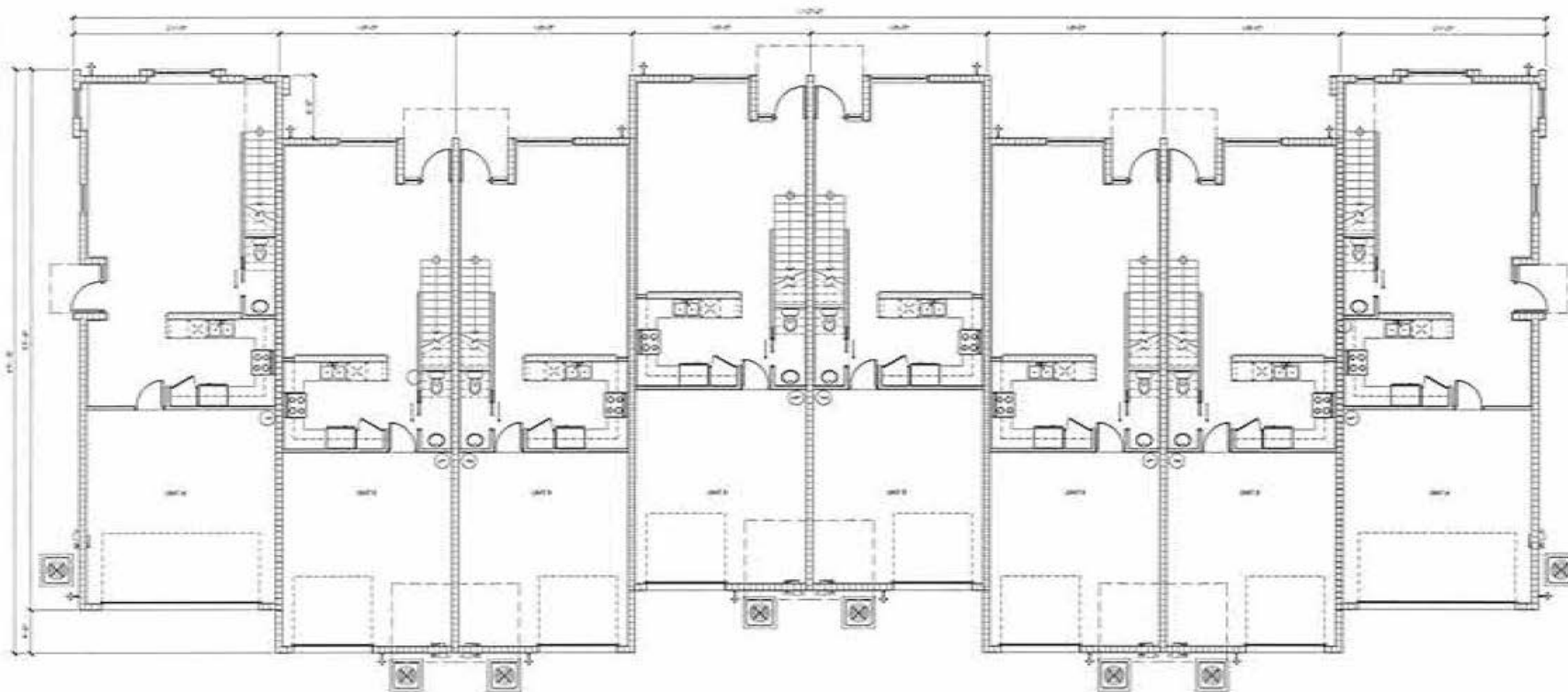
N.W. 6TH STREET - SISTRUNK BOULEVARD



STKR Sistrunk, LLC and Northwest / Progresso / Flagler Heights CRA



E1 NOT USED



A1 BUILDING PLAN



TOWNHOMES AT RIVER GARDENS
BUILDING & SITE IMPROVEMENTS



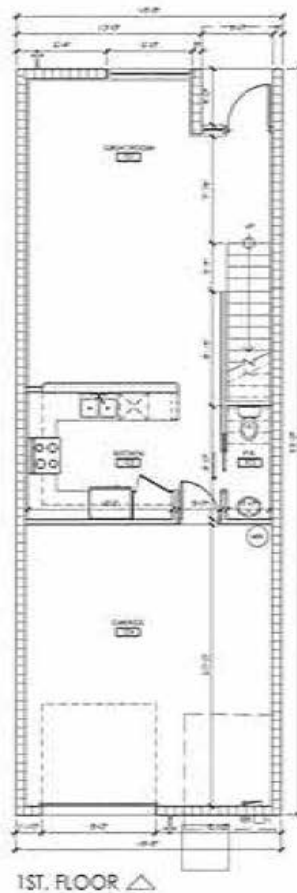
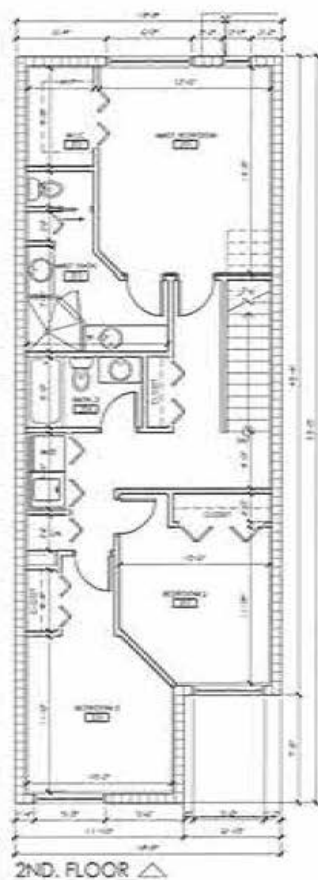
NO.	DATE	DESCRIPTION
1	11/19/19	ISSUED

BUILDING PLAN

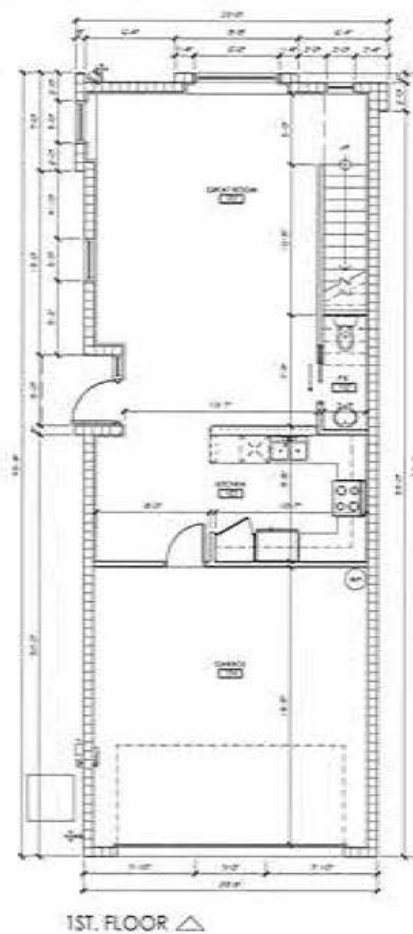
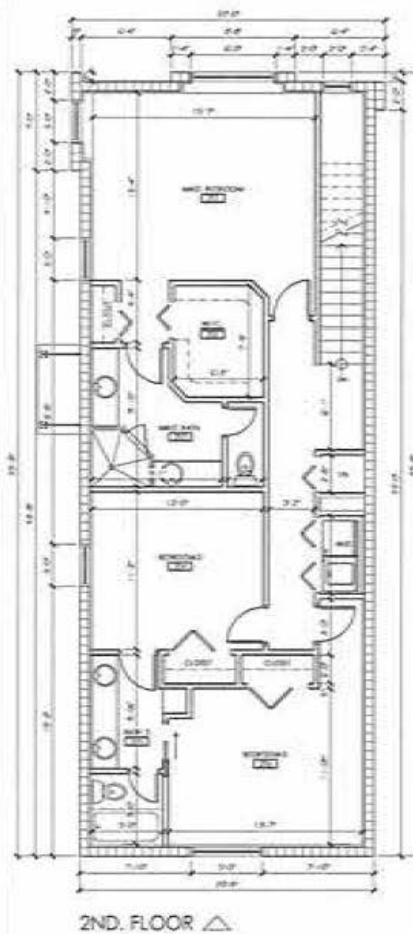
ARCHITECT'S DESIGN

A-101

E1 NOT USED



A1 UNIT B FLOOR PLANS



A4 UNIT A FLOOR PLANS



TOWNHOMES AT RIVER GARDENS
BUILDING & SITE IMPROVEMENTS

barranco gonzalez • architecture + interiors • planning + interior design
1417 N. W. 10th St., Suite 100, Fort Lauderdale, FL 33304
Tel: 954.561.1234 | Fax: 954.561.1235 | Email: info@barrancogonzalez.com



UNIT PLANS

WORKSHEET NUMBER

A-102

NO.	DATE	BY	CHKD.	APP'D.
1	10/1/19	10/1/19	10/1/19	10/1/19

RIVER GARDEN TOWNHOMES

June 12, 2019 – Included Features

EXTERIOR FEATURES

- Concrete Paver driveway, walkway and front entry
- Impact resistant windows and exterior doors
- Cutting edge-style architecture
- CBS Construction
- Coordinated light fixture at covered front entry
- Foundation pre-treated for prevention of termites
- Front and rear hose bib
- Front and rear GFI weatherproof electric outlets
- Professionally sodded and landscaped
- Steel-reinforced concrete foundation

INTERIOR FEATURES

- Elegant flat ceilings in living areas
- Decorative tile throughout first floor living areas
- Orange peel walls and knock-down ceilings throughout
- Lever door hardware with satin nickel finish
- Marble windowsills
- Recessed lighting at kitchen and family room (per plan)
- Rocker-style light switches
- Double row Vinyl-clad closet shelving
- Decorative interior doors
- Decorative closet doors
- Contemporary wood door casings
- Contemporary baseboards
- Designer wall-to-wall carpeting in bedrooms
- Upgraded carpet padding
- Smoke and carbon monoxide detectors
- Spacious walk-in closet at Owner's Suite

GOURMET KITCHEN

- Appliance package in stainless steel featuring:
 - Self-cleaning oven
 - Built-in microwave oven with fan and light
 - Multi-cycle dishwasher
 - Side by side refrigerator with ice maker
- Decorative cabinetry
- Stone countertops
- Single compartment undermount stainless steel kitchen sink
- Half-horsepower food waste disposer
- Single lever faucet
- Conveniently located cabinet pantry
- Overhead recessed lighting (per plan)
- Decorative tile flooring

LAUNDRY CENTER

- Conveniently located laundry closet
- Tile floor
- Full size washer and dryer
- Shelf for additional storage

OWNER'S BATH FEATURES

- Deluxe oversized stall shower with clear glass tempered enclosure
- Decorative adult height vanities
- Stone vanity tops with undermount sink(s)
- Contemporary faucets
- Coordinated bath accessories
- Tile flooring
- Coordinated shower tile flooring
- Elongated toilet
- 42" full-width mirrors
- Contemporary lighting fixtures
- Exhaust fan

SECONDARY BATH FEATURES

- Acrylic tub with decorative tile shower surrounds
- Decorative adult height vanity
- Stone vanity top with undermount sink
- Contemporary faucets
- Coordinated bath accessories
- Tile flooring
- Elongated toilet
- 42" full-width mirrors
- Contemporary lighting fixture
- Exhaust fan

POWDER ROOM

- Pedestal sink
- Contemporary faucet
- Decorative mirror
- Elongated toilet
- Decorative tile flooring
- Exhaust fan
- Contemporary lighting fixture

ENERGY SAVING AND GREEN FEATURES

- Screens on all operable windows
- Energy-efficient R-30 ceiling insulation
- High efficiency air conditioning and heating system
- Programmable thermostat
- Quick recovery 50-gallon water heater

CONVENIENCE PACKAGE

- Pre-wired for ceiling fans at family room and all bedrooms
- CAT 5 Structured pre-wiring

RIVER GARDEN TOWNHOMES

ID	Task Name	Duration	Start	Finish	Qtr 2	Qtr 3	Qtr 4	2020	Qtr 1	Qtr 2	Qtr 3	Qtr 4	2021	Qtr 1	Qtr 2	Qtr 3
1	CRA OFFER ACCEPTED & FUNDING REQUEST APPROVED	0 days	Mon 9/16/19	Mon 9/16/19												
2	CRA PROCESS FOR CLOSING & FINAL APPROVAL	63 days	Mon 9/16/19	Wed 12/11/19												
3	PROJECT ENTITLEMENTS	135 days	Mon 9/16/19	Fri 3/20/20												
4	CIVIL DESIGN	45 days	Mon 9/16/19	Fri 11/15/19												
5	SUBMIT TO DRC	0 days	Mon 11/18/19	Mon 11/18/19												
6	DRC REVIEW AND APPROVAL	90 days	Mon 11/18/19	Fri 3/20/20												
7	LAND DEVELOPMENT PERMITTING AND LAND DEVELOPMENT	111 days	Mon 3/23/20	Mon 8/24/20												
8	LAND DEVELOPMENT PERMITTING	45 days	Mon 3/23/20	Fri 5/22/20												
9	LAND DEVELOPMENT	66 days	Mon 5/25/20	Mon 8/24/20												
10	TOWNHOME DESIGN & PRECONST.	165 days	Mon 1/13/20	Fri 8/28/20												
11	ARCHITECTURAL & STRUCTURAL DESIGN	60 days	Mon 1/13/20	Fri 4/3/20												
12	PREPARE PERMIT SUBMITTAL	15 days	Mon 4/6/20	Fri 4/24/20												
13	PERMIT PROCESS	90 days	Mon 4/27/20	Fri 8/28/20												
14	PURCHASING PROCESS	90 days	Mon 4/6/20	Fri 8/7/20												
15	HOMEBUILDING OPERATIONS	215 days	Mon 8/31/20	Fri 6/25/21												
16	BUILDING #1	155 days	Mon 8/31/20	Fri 4/2/21												
17	BUILDING #2	155 days	Mon 9/28/20	Fri 4/30/21												
18	BUILDING #3	155 days	Mon 10/26/20	Fri 5/28/21												
19	BUILDING #4	155 days	Mon 11/23/20	Fri 6/25/21												

Project: River Garden Townhom
Date: Thu 6/6/19

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

**Gerson/Preston/Klein
Lips/Eisenberg/Gelber**

CERTIFIED PUBLIC ACCOUNTANTS

Alejandro De La Vega, CPA, Partner
afd@gpkleg.com

D. (305) 967-6565

American Institute Of Certified Public Accountants
Florida Institute Of Certified Public Accountants

MIAMI

4770 Biscayne Blvd., Suite 400
Miami, FL 33137
T. (305) 868-3600
F. (305) 864-6740

www.GPKLEG.com

BOCA RATON

1951 NW 19 Street, Suite 200
Boca Raton, FL 33431
T. (561) 392-9059
F. (561) 372-7957

May 30, 2019

RE: STKR Sistrunk, LLC

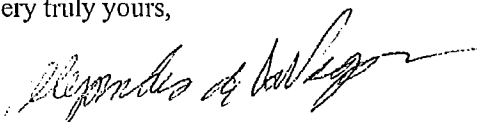
To Whom It May Concern:

The above referenced entity, STKR Sistrunk LLC (the "Company"), is a single purpose limited liability company which was formed in September 2018.

We reviewed the year-end financial statements of the Company for the purpose of preparing the Company's 2018 Federal Tax Return, which statements we found to be in compliance with Generally Accepted Accounting Principles. The 2018 activity included expenditures for real property acquisition and preliminary entitlement and/or design costs. We have not performed an audit of the Company's books and records, nor would the cost of such an audit be warranted based upon the Company's short time in existence and limited business activities to date.

Please call if you have any questions or if we can be of further assistance.

Very truly yours,


ALEJANDRO DE LA VEGA, CPA

STKR Sistrunk LLC
Balance Sheet
May 31, 2019

ASSETS

Cash - Operating	\$ 15,371
Inventory	<u>154,629</u>
TOTAL ASSETS	<u>\$ 170,000</u>

LIABILITIES AND EQUITY

LIABILITIES

TOTAL LIABILITIES	<u>\$ 0</u>
-------------------	-------------

EQUITY

Capital Contributions	<u>\$ 170,000</u>
TOTAL EQUITY	<u>\$ 170,000</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 170,000</u>

Confidential: For Internal Use Only

STKR Sistrunk LLC
Balance Sheet-Supporting Schedules
May 31, 2019

INVENTORY:

LAND, DEVELOPMENT, FEES AND AMENITIES:

114-00-1410.00WIP-Land Acquisition	\$ 138,782
114-00-1415.00WIP-Entitlements	4,910
114-00-1420.00WIP-Land Development	<u>1,200</u>
	<u>\$ 144,892</u>

SOFT COSTS:

114-00-1440.00WIP-Indirect Costs	\$ 8,306
114-00-1470.00WIP-Holding Costs Lots	993
114-00-1480.00General & Administrative	<u>439</u>
	<u>\$ 9,737</u>
	<u>\$ 0</u>

TOTAL INVENTORY

\$ 154,629

INVESTMENTS:

TOTAL INVESTMENTS	<u>\$ 0</u>
-------------------	-------------

PREPAIDS AND OTHER ASSETS:

TOTAL PREPAIDS AND OTHER ASSETS	<u>\$ 0</u>
---------------------------------	-------------

ACCOUNTS PAYABLE:

TOTAL ACCOUNTS PAYABLE	<u>\$ 0</u>
------------------------	-------------

DUE TO AFFILIATES:

TOTAL DUE TO AFFILIATES	<u>\$ 0</u>
-------------------------	-------------

ACCRUED EXPENSES:

TOTAL ACCRUED EXPENSES	<u>\$ 0</u>
------------------------	-------------

CONSTRUCTION LOAN PAYABLE:

TOTAL CONSTRUCTION LOAN PAYABLE	<u>\$ 0</u>
---------------------------------	-------------

A & D LOAN PAYABLE:

TOTAL A & D LOAN PAYABLE	<u>\$ 0</u>
--------------------------	-------------

MEZZANINE LOAN PAYABLE:

TOTAL MEZZANINE LOAN PAYABLE	<u>\$ 0</u>
------------------------------	-------------

OTHER LOAN PAYABLE:

TOTAL OTHER LOAN PAYABLE	<u>\$ 0</u>
--------------------------	-------------

Confidential: For Internal Use Only

STKR Sistrunk LLC
Balance Sheet-Equity Schedule
May 31, 2019

Prior Year Capital Balance:

114-00-2910.03 Member Capital - RS	\$ 85,000	
114-00-2910.05 Member Capital - JK	<u>85,000</u>	
	\$ 170,000	

Current Year Change in Capital:

\$ 0

Total Capital Balance

\$ 170,000

Opening Retained Earnings

\$ 0

Current Year Distributions of Profits:

\$ 0

Current Year Net Income

\$ 0

Ending Retained Earnings

\$ 0

Total Equity

\$ 170,000

Confidential: For Internal Use Only

STKR Sistrunk LLC
Income Statement-Supporting Schedules
For the Period Ended May 31, 2019

Base Account	Current Month	%	Year To Date	%	Project To Date	%
REVENUES-SALES:						
TOTAL REVENUES-SALES	\$ 0	0 %	\$ 0	0 %	\$ 0	0
REVENUES-LOT SALES:						
Revenues-Lot/Land Sale	\$ 0	0 %	\$ 0	0 %	\$ 0	0
TOTAL REVENUES-LOT/LAND SALES	\$ 0	0 %	\$ 0	0 %	\$ 0	0
REVENUES-LOT PREMIUMS:						
TOTAL REVENUES-LOT PREMIUMS	\$ 0	0 %	\$ 0	0 %	\$ 0	0
REVENUES-RENTAL INCOME:						
TOTAL REVENUES-OPTIONS	\$ 0	0 %	\$ 0	0 %	\$ 0	0
MANAGEMENT FEES:						
TOTAL MANAGEMENT FEES	\$ 0	0 %	\$ 0	0 %	\$ 0	0
LICENSE FEES:						
TOTAL LICENSE FEES	\$ 0	0 %	\$ 0	0 %	\$ 0	0
LAND, DEVELOPMENT AND AMENITIES:						
TOTAL LAND, DEVELOPMENT AND AMENITIES	\$ 0	0 %	\$ 0	0 %	\$ 0	0
SOFT COSTS:						
TOTAL SOFT COSTS	\$ 0	0 %	\$ 0	0 %	\$ 0	0
GENERAL AND ADMINISTRATIVE:						
TOTAL GENERAL AND ADMINISTRATIVE	\$ 0	0 %	\$ 0	0 %	\$ 0	0
SELLING AND MARKETING:						
TOTAL SELLING AND MARKETING	\$ 0	0 %	\$ 0	0 %	\$ 0	0
TOTAL SELLING, GENERAL AND ADMIN	\$ 0	0 %	\$ 0	0 %	\$ 0	0
OTHER INCOME:						
TOTAL OTHER INCOME	\$ 0	0 %	\$ 0	0 %	\$ 0	0

Confidential: For Internal Use Only

Fort Lauderdale Department of Sustainable Development Review.

Although STKR owns the STKR Lots and has prepared a detailed site plan and architectural renderings for the proposed River Garden Townhomes inclusive of the CRA Lots, STKR does not yet know whether it will be successful in acquiring the CRA Lots as well as its request CRA funding. Consequently, STKR has not been in a position to incur the expense of having prepared full civil plans and final architectural plans to commence formal applications with the City of Ft. Lauderdale for this project. STKR did, however, meet with the Department of Sustainable Development (the “Department”) for a preliminary development meeting, at which time STKR provided the Department with the Site Plan and architectural renderings that have been presented to the CRA as part of this process to obtain its preliminary comments to the proposed development.

On May 20, 2019, Jonathan Keith, on behalf of STKR, met with the following persons within the Department to discuss the River Garden project:

Nicholas Kalargyros – Urban Planner II
Tyler LaForme – Urban Planner I
Karl Lauridsen – Landscape Plans Reviewer
Michael Rinkus – Zoning Plans Reviewer
Raymond Meyer, P.E. - City Project Engineer
Robert Modys – Planner Transportation & Mobility

STKR presented the project details as set forth above in Section 2, Project Overview. The general response from the Department was favorable, and after discussion about parking requirements, the specifics of the internal driveway and general design standards of the NWRAC-MUw zoning, the Department did not express any objections to the project as proposed, of course subject to a formal submittal to be made by STKR. One item that was discussed is STKR’s need to rezone one of the parcels comprising the STKR Lots (Parcel ID No. 504205070390, with an address of 534 NW 22nd Avenue) from its current zoning of RMS-15 to NWRAC-MUw. The Department advised that it supports this rezoning of this parcel to the same NWRAC-MUw zoning as the rest of the STKR Lots and the CRA Lots.

Based upon this meeting with the Department, STKR is comfortable moving forward with its offer to purchase the CRA Lots and assemble the CRA with the STKR Lots for the proposed River Garden Townhomes project.

Project Team.

Architect:

Barranco Gonzalez
1915 Southeast 4th Avenue
Fort Lauderdale, FL 33316
(954) 961-7675

Barranco Gonzalez is a full-service architectural firm servicing the South Florida area since 2004. The firm has been involved in projects ranging from affordable housing, healthcare and education facilities, parks, municipal buildings, condominiums, residential developments and mixed-use buildings.

Engineer:

Jonathan W. Keith, P.A.
P.O. Box 1017
Boynton Beach, FL 33425
(954) 914-8109

Jonathan W. Keith is a professional engineer with over 35 years of experience in designing, entitling and developing land. Mr. Keith is an in-house engineer with TDON Development. Prior to joining TDON Development, Mr. Keith served as the Vice President of Land Acquisitions and Development for Centerline®. Prior to Centerline®, Mr. Keith was the founding partner of Keith & Ballbe', a well-respected South Florida engineering firm, where Mr. Keith worked for more than 20 years in civil engineering.

**Developer /
General Contractor:**

TDON Development, Inc.
TDON Construction, Inc.
201 S.E. 12th Street, Suite 100
Fort Lauderdale, FL 33316
(see Section 3 above)

Attorneys:

Jeffrey Kronengold, Esq.
General Counsel for STKR
c/o TDON Development, Inc.
201 S.E. 12th Street, Suite 100
Fort Lauderdale, FL 33316
(property acquisition, CRA development agreement,
entitlements, financing, homeowner's association,
permitting, and sales)

and

Leopold Korn, P.A.
20801 Biscayne Blvd., Suite 501
Aventura, FL 33180
(305) 935-3500
(title and closings)

Central City Area
Community Redevelopment Agency

STKR Sistrunk, LLC
Application Request Supplemental Information

1. Please describe your project.

STKR proposes to purchase the CRA Lots (described below in number 2) and to combine the CRA Lots with the STKR Lots (described below in number 2) for the development and construction of twenty-five (25) two-story fee simple townhomes. The project will consist of a total of four buildings, including one six-unit building, two eight-unit buildings, and one three-unit building. The project will offer two different townhome models, both of which will include three bedrooms and three bathrooms. There will be 8 end units, Model A, each of which will have approximately 1,757 square feet of air-conditioned living area and a two-car garage. There will be 17 interior units, Model B, each of which will have approximately 1,443 square feet of air-conditioned living area, and an oversized one-car garage. The River Garden Townhomes are designed with the garages and driveways in the rear of each townhome unit, and an inviting modern, sleek designed front elevation which will provide much needed beautification of the streetscape along this section of Sistrunk Boulevard west of I-95 and the railroad tracks. Each townhome unit will have a fenced and landscaped front yard with walking paths leading from the sidewalk to the front door, creating a traditional neighborhood development feel and encouraging walkability within this area of Sistrunk Boulevard.

2. What is the address, folio number and legal description of the property?

The CRA Lots:

Lots 7, Block 2, of "RIVER GARDENS", Less Road, According to the Plat Thereof as Recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with an address of 2162 NW 6th Street, Fort Lauderdale, FL 33311 (Parcel ID 5042-05-07-0240);

Together with

Lots 1, 2 and 3, Less the North 10 Feet Thereof for Road Right of Way in Block 1, of "RIVER GARDENS", according to the plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida, with addresses of 2132, 2136 and 2140 NW 6th Street, Fort Lauderdale, FL 33311 (Parcel IDs 5042-05-07-0020, 5042-05-07-0011 and 5042-05-07-0010)

The STKR Lots (presently owned by STKR):

Lots 1, 2, 3, 4, 5, and 6, all Less the North 10 feet, in Block 2, and Lot 25, in Block 2 of RIVER GARDENS, according to the Plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida (Parcel IDs 504205-07-0190, 504205-07-0200, 50420507-0210, 504205-07-0220, 504205-07-0230 and 50420507-0390).

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.

The CRA Lots and the STKR Lots all presently exist as vacant land.

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property?

No

5. What is the zoning of the property?

The CRA Lots are zoned NWRAC-MUw

All but one of the STKR Lots are also zoned NWRAC-MuW, with the only STKR Lot not directly on Sistrunk Blvd. zoned as RMS-15.

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.

STKR is the owner of the STKR Lots. STKR is offering to purchase the CRA Lots.

7. Is your project new construction or is it renovation?

New construction

8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)

Total capital investment is estimated at \$6,414,000.00.

Hard construction costs are estimated at \$4,088,797.00.

Soft costs are estimated at \$1,679,759 (includes infrastructure improvements as well).

9. What is the current Broward County Assessed Value of the property?

The current Broward County assessed value of the CRA Lots is a total of \$182,660.

The current Broward County assessed value of the STKR Lots is a total of \$331,190.

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

There is no mortgage on the CRA Lots.

There is presently no mortgage on the STKR Lots; however, there will be a mortgage on the property to secure the development and construction loan.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

There are no liens on the CRA Lots.

There are no liens on the STKR Lots.

12. Are there any code violations on the property? Identify.

There are code violations on the following CRA Lots (see attached report and inspection history for each of the subject lots):

- 2132 NW 6th Street, Parcel No.: 504205070010;
- 2136 NW 6th Street, Parcel No.: 504205070011; and
- 2140 NW 6th Street, Parcel No.: 504205070020.

There are no code violations on the STKR Lots (all prior code violations and liens for same were satisfied by STKR at the time that it acquired the STKR Lots).

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

The CRA Lots are being offered for sale by the CRA, and this application for funding is being submitted with the STKR offer to purchase the CRA Lots.

The STKR Lots are not listed for sale.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

N/A

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.

The River Garden Townhomes project as proposed requires the completion of the CRA Invitation for Proposals to purchase the CRA Lots and a determination of the STKR request for CRA funding. As formal development applications cannot be submitted until this process has been completed, there is no estimated date for commencement. It is STKR's intention to complete its civil plans and architecture upon completion of the CRA's determination, assuming STKR is the successful bidder and receives approval for its funding request.

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.

See answer to number 15 above. STKR estimates that the project will be completed within twenty-one (21) months from the CRA determination on the purchase offer and funding request.

17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.

The estimated owner equity that will be required for the project is in the amount of \$424,000. Other fund sources include the requested \$1,500,000 from the CRA and a bank loan from City National Bank of Florida in the approximate amount of \$4,490,000.

18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.

STKR presently maintains general liability insurance on the property. If STKR successfully acquires the CRA Lots, the policy will be spread to include the CRA Lots as well. Upon the commencement of construction the project will also be insured by a builder's risk insurance policy, and upon completion by permanent property insurance including fire and casualty coverage.

19. Have you previously received funding from the CRA? Explain.

No.

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

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.

N/A

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.

N/A

22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.

N/A

23. Do you have detailed, written contractor cost estimates? If so, please provide.

N/A

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.

N/A

25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

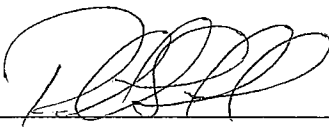
N/A

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

N/A

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

STKR Sistrunk, LLC

By: 
Robert B. Stiegele, Jr.

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Community Enhancement Division

May 22, 2019 Page 1

For additional information please contact

Community Enhancement at 954-828-6520

Payoff: Codeadmin@fortlauderdale.gov

Lien Reduction: Lienreduction@fortlauderdale.gov

CASE NO : CE18061452
ADDRESS : 2132 NW 6 ST
OWNER : FORT LAUDERDALE COMMUNITY REDEVELOP
DATE : May 22, 2019
DESCRIP : OVERGROWN CRA LOT

DATE	TIME	TYPE	INSP	COMMENTS
06/29/18	11:35:54	CMP	269	CASE COMPLIED BY quinw
06/29/18	11:35:51	REI	269	1130 A.M. ASSIGNED AREA INSPECTOR OUT. CITY CRA VACANT LOT ABATED BY THE CITY CONTRACTOR OVERGROWTH, TRASH AND DEBRIS CUT AND REMOVED FROM THE VACANT LOT AND SWALE. PICTURES TAKEN. CASE COMPLIED FOR BILLING UPDATES. INSPECTOR OFF, RE-SCHEDULE. CRA LOT - SENT QUOTE REQUEST TO MONROE (MCD) WHILE IN THE AREA I OBSERVED THIS CRA LOT TO BE OVERGROWN, AND I SUBMITTED WORK ORDER REQUEST TO BE QUOTED SO THE LOT CAN BE CUT. THIS LOT HAS 3 SEPERATE PARCELS ALL BELONGING TO THE CRA. PHOTOS ATTACHED VIOLATION RECORDED joner
06/28/18	12:52:27	REI	136	
06/18/18	08:25:31	UPD	999	
06/16/18	20:54:48	INS	136	
06/16/18	20:54:48	CREATE		

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Community Enhancement Division

May 22, 2019

Page 1

For additional information please contact
Community Enhancement at 954-828-6520

Payoff: Codeadmin@fortlauderdale.gov

Lien Reduction: Lienreduction@fortlauderdale.

CASE NO : CE18061453
ADDRESS : 2136 NW 6 ST
OWNER : FORT LAUDERDALE COMMUNITY REDEVELOP
DATE : May 22, 2019
DESCRIP : OVERGROWN VACANT CRA LOT

DATE	TIME	TYPE	INSP	COMMENTS
06/29/18	11:36:51	CMP	269	CASE COMPLIED BY quinnw
06/29/18	11:36:49	REI	269	1130 A.M. ASSIGNED AREA INSPECTOR OUT. CITY CRA VACANT LOT ABATED BY THE CITY CONTRACTOR OVERGROWTH, TRASH AND DEBRIS CUT AND REMOVED FROM THE VACANT LOT AND SWALE. PICTURES TAKEN. CASE COMPLIED FOR BILLING UPDATES. INSPECTOR OFF, RE-SCHEDULE. CRA LOT - REQUEST FOR QUOTE SENT TO MONROE (MCD) WHILE IN THE AREA I OBSERVED THIS CRA LOT TO BE OVERGROWN, AND I SUBMITTED WORK ORDER REQUEST TO BE QUOTED SO THE LOT CAN BE CUT. THIS LOT HAS 3 SEPERATE PARCELS ALL BELONGING TO THE CRA. PHOTOS ATTACHED VIOLATION RECORDED joner
06/28/18	13:00:13	REI	136	
06/18/18	08:30:50	UPD	999	
06/16/18	21:04:38	INS	136	
06/16/18	21:04:38	CREATE		

INSPECTION HISTORY

CITY OF FORT LAUDERDALE

Community Enhancement Division

May 22, 2019

Page 1

CASE NO : CE18061454
ADDRESS : 2140 NW 6 ST
OWNER : FORT LAUDERDALE COMMUNITY REDEVELOP
DATE : May 22, 2019
DESCRIP : OVERGROWN CRA LOT

For additional information please contact
Community Enhancement at 954-828-6520
Payoff: Codeadmin@fortlauderdale.gov
Lien Reduction: Lienreduction@fortlauderdale.

DATE	TIME	TYPE	INSP	COMMENTS
06/29/18	11:37:56	CMP	269	CASE COMPLIED BY quinw
06/29/18	11:37:52	REI	269	1130 A.M. ASSIGNED AREA INSPECTOR OUT. CITY CRA VACANT LOT ABATED BY THE CITY CONTRACTOR OVERGROWTH, TRASH AND DEBRIS CUT AND REMOVED FROM THE VACANT LOT AND SWALE. PICTURES TAKEN. CASE COMPLIED FOR BILLING UPDATES. INSPECTOR OFF, RE-SCHEDULE. CRA LOT - REQUEST FOR QUOTE SENT TO MONROE (MCD) WHILE IN THE AREA I OBSERVED THIS CRA LOT TO BE OVERGROWN, AND I SUBMITTED WORK ORDER REQUEST TO BE QUOTED SO THE LOT CAN BE CUT. THIS LOT HAS 3 SEPERATE PARCELS ALL BELONGING TO THE CRA. PHOTOS ATTACHED VIOLATION RECORDED joner
06/28/18	13:00:54	REI	136	
06/18/18	08:33:11	UPD	999	
06/16/18	21:13:20	INS	136	
06/16/18	21:13:20	CREATE		

**REPORT OF
ENVIRONMENTAL SITE ASSESSMENT
PHASE I**

**FOR:
NW 6th Street and 21st Terrace
Fort Lauderdale, Florida**

PREPARED FOR:

**STKR Investments, LLC
201 SE 12th Street
Ft. Lauderdale, FL 33316**

PREPARED BY:

**Federal Engineering & Testing, Inc.
250 S.W. 13th Avenue
Pompano Beach, FL 33060
(954) 784-2941**

December 13, 2017



Construction Material
Engineering Council



American Concrete
Institute



Miami Dade
County



Florida Department
of Transportation

December 13, 2017

Job Order No: 17-2929

STKR Investments, LLC
201 SE 12th Street
Ft. Lauderdale, FL 33316
Attn: Jonathan Keith

RE: Phase I Environmental Assessment
NW 6th Street and 21ST Terrace
Fort Lauderdale, Florida

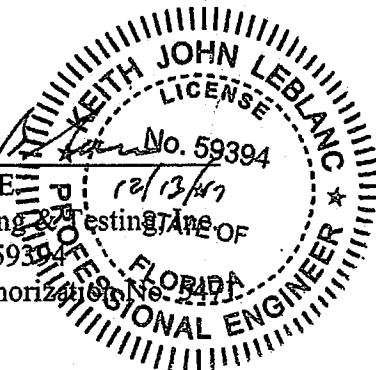
Dear Mr. Keith:

Pursuant to your request, Federal Engineering & Testing, Inc. is pleased to submit three original copies of our Phase I Environmental Site Assessment (ESA) for the above referenced property. This report outlines the findings of our site reconnaissance, historical land use research, review of governmental records and interviews. Our site investigation was performed in accordance with the requirements of the Standards and Practices for All Appropriate Inquiries (AAI): Final Rule (40 CFR Part 312) and the American Society for Testing and Materials (ASTM E1527-13).

We appreciate this opportunity to provide professional consulting services to you. Please contact us should you have any questions concerning this report.

Sincerely yours,


Keith LeBlanc, P.E.
Federal Engineering & Testing, Inc.
Florida Reg. No. 59394
Certificate of Authorization No. 2111



Construction Material
Engineering Council



American Concrete
Institute



Miami Dade
County



Florida Department
of Transportation

EXECUTIVE SUMMARY

Phase I Environmental Site Assessment NW 6th Street and 21st Terrace Fort Lauderdale, Florida

Federal Engineering & Testing, Inc., (FET) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the facility identified as follows:

NW 6th Street and 21ST Terrace located at Fort Lauderdale, Florida (the Property). The Property consists of six parcels:

Fig. 2 Key	Site Address	Folio Number /Parcel ID	Property Owner	Legal Description
1	2146 W Sistrunk Blvd	504205070190	New Visions Community Development Inc.	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2
2	2150 NW 6th Street	504205070200		RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2
3	2152 NW 6th Street	504205070210		RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2
4	2154 NW 6th Street	504205070220		RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2
5	2156 NW 6th Street	504205070230		RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2
6	534 NW 22 Avenue	504205070390		RIVER GARDENS 19-23 B LOT 35 BLK 2

FET conducted this Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs). The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

For the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

A controlled REC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for

example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A historical REC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the environmental professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

The Property was undeveloped in the earliest aerial photograph from 1947. Adjacent properties to the east appear to have been developed as early as 1957 with a gas station with no documented releases of petroleum products or hazardous substances. The western Parcels appear to have been developed residentially in 1958 or earlier. Parcels 1 through 5 appear to have never been developed.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

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1.0 INTRODUCTION

Federal Engineering & Testing, Inc., (FET) has completed a Phase I Environmental Site Assessment (Phase I ESA) for the facility identified as:

NW 6th Street and 21st Terrace located at Fort Lauderdale, Florida (the Property). The Property consists of six parcels.

Fig. 2 Key	Site Address	Folio Number /Parcel ID	Property Owner	Legal Description
1	2146 W Sistrunk Blvd	504205070190	New Visions Community Development Inc.	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2
2	2150 NW 6th Street	504205070200		RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2
3	2152 NW 6th Street	504205070210		RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2
4	2154 NW 6th Street	504205070220		RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2
5	2156 NW 6th Street	504205070230		RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2
6	534 NW 22 Avenue	504205070390		RIVER GARDENS 19-23 B LOT 35 BLK 2

A Site Location Map (**Figure 1**) for the general Property location and a Site Map (**Figure 2**) showing the current key site features are provided in **Appendix A**.

1.1 Objective

FET conducted this Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials Standard Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs). The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

For the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

A controlled REC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory

authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A historical REC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the environmental professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

ASTM E1527-13 requires the Environmental Professional (EP) to evaluate the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

1.2 Scope of Work

This Phase I ESA included the following components in order for FET staff to assess the potential for “recognized environmental conditions” at the Property:

- FET conducted a review of appropriate Federal, State, and local environmental regulatory agency databases, public records and client-provided data (if available) pertaining to the Property and the surrounding area, which could be obtained within a reasonable time frame. These data were used in an effort to identify off-site facilities or sites that have a potential risk to adversely impact the Property, and historical land usage and property occupancy information to aid with the identification of recognized environmental conditions in connection with the Property.
- FET conducted interviews with local government officials and other appropriate local agencies, if applicable, about known environmental problems on the Property or in the area.
- FET conducted a site reconnaissance visit of the Property to visually identify potential environmental conditions. The information gathered was used to identify potential environmental conditions that may likely indicate the release of hazardous substances or petroleum products on the Property. A visual assessment of the adjacent properties also was conducted from the Property or adjacent public right-of-ways to detect the presence of off-site environmental conditions that potentially could have an adverse impact on the Property. Color photographs were taken to document

the current conditions of the Property and adjacent properties at the time of the site reconnaissance (see **Appendix B**).

1.3 Significant Assumptions

Certain significant assumptions regarding any property that is the subject of a Phase I ESA can be made. Unless obviously inaccurate information, or if information exists to the contrary, FET assumes that information collected during this Phase I ESA is accurate and correct. Unless warranted, information collected has not been independently validated as part of this ESA.

If information specific to the subject property is not available, it is assumed that the flow direction of the shallow groundwater is approximately the same as the slope of the regional surface topography or in the regional shallow groundwater flow direction.

1.4 Special Terms and Conditions

No investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. **Consequently, this report in no way expresses any warranty or guarantee with respect to recognized environmental conditions at the Property,** however, the standard of care exercised for these professional services was performed in accordance with customary principles and accepted practices in the area of environmental science and engineering and in accordance with the ASTM Practice E1527-13 for conducting Phase I ESAs. In addition, every reasonable effort was made to ensure that the information presented in this report is materially complete and accurate.

The conclusions of this report are based solely upon observations made during this evaluation. FET opinions should not be construed as relating to health and safety issues directly. Should additional information become available, this information should be reviewed by FET and the conclusions herein modified, as appropriate. In addition, this report should not be construed as verification of compliance by the present owners or operators of the Property with Federal, State, or local laws and regulations.

Information provided by third parties was used in assessing the Property conditions. The accuracy of the conclusions made from this information is inherently based on the accuracy of the information provided. It must be recognized that the limited scope of services may have precluded recognition of contamination at the Property. The absence of contamination recognition in this report cannot be interpreted as a warranty, expressed or implied, that no contamination exists at the Property, and FET cannot be held liable for damages if contamination of some type is discovered in the future.

This report should not be considered as a recommendation to purchase, sell, or develop the Property, and the opinions contained herein are not legal opinions. To evaluate the information contained in this report, the reader must understand the limitations associated with this assessment. Specifically, the services included for this project have been

performed in accordance with the Scope of Services and the contract negotiated between **STKR Investments, LLC** and **FET** with the limitations and exceptions outlined.

1.5 User Reliance

This report is provided for the sole use and benefit of the parties listed below and may not be used or relied upon by any other party whatsoever. Reliance on this report by a party other than **STKR Investments, LLC** shall be at the party's sole risk unless that party has written authorization from FET to use this document.

The purpose of this restriction is to attempt to protect the interest of parties for whom the report may not be appropriately directed. The following with the exclusion of all else can rely upon this report:

- **STKR Investments, LLC**
- **Federal Engineering & Testing, Inc.**

2.0 PROPERTY DESCRIPTION

2.1 Location and Legal Description

The subject property is identified as follows:

Fig. 2 Key	Site Address	Folio Number /Parcel ID	Property Owner	Legal Description
1	2146 W Sistrunk Blvd	504205070190	New Visions Community Development Inc.	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2
2	2150 NW 6th Street	504205070200		RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2
3	2152 NW 6th Street	504205070210		RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2
4	2154 NW 6th Street	504205070220		RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2
5	2156 NW 6th Street	504205070230		RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2
6	534 NW 22 Avenue	504205070390		RIVER GARDENS 19-23 B LOT 35 BLK 2

A Site Location Map (**Figure 1**) for the general Property location and a Site Map (**Figure 2**) showing the key site features at the Property are provided in **Appendix A**.

Source(s): Broward County Appraisers Web Site

2.2 Site Vicinity and Characteristics

The site vicinity is characterized by residential, commercial/retail development. Please refer to the Site Map in Appendix A for a representation of the Property. Site reconnaissance photographs of the Property are provided in Appendix B. See Section 4.0 below for historical use.

Source(s): Site reconnaissance observations December 7, 2017

2.3 Description of Structures, Roads, and Improvements

The Property is vacant, undeveloped land consisting of six parcels adjoining NW 6th Street (W. Sistrunk Boulevard) to the north, NW 21st Terrace to the east, NW 22nd Avenue to the west and residential properties to the south.

Source(s): Site reconnaissance observations December 7, 2017
Broward County Appraisers Web Site

2.4 Current Uses of Adjacent Properties

Details concerning the adjoining/adjacent land use in the vicinity of the Property are described below. FET completed a visual evaluation of the area surrounding the Property in order to identify sites with the potential to impact the Property. Below is a summary of the adjacent properties and their direction from the Property.

North	<i>NW 6th Street (W. Sistrunk Boulevard)</i>	
	<i>601 NW 22 RD</i>	<i>Restaurant</i>
	<i>2155 SISTRUNK BLVD</i>	<i>Vacant, Undeveloped</i>
	<i>2127 NW 6 ST</i>	<i>Retail</i>
	<i>2131 NW 6 ST</i>	<i>Residential</i>
	<i>2133 NW 6 ST</i>	<i>Vacant, Undeveloped</i>
	<i>NW 6 ST</i>	<i>Vacant, Undeveloped</i>
	<i>2143 NW 6 ST</i>	<i>Commercial/Retail</i>
East	<i>NW 21st Terrace</i>	
	<i>Vacant, Undeveloped</i>	
South	<i>Vacant and Residential</i>	
West	<i>NW 22 AVE</i>	
	<i>Vacant and Residential</i>	

Source(s): Site reconnaissance observations December 7, 2017

2.5 General Geologic Setting

The Environmental Data Resources, Inc., (EDR) Radius Map with GeoCheck report provides a summary of the dominant near surface soil type and composition that may be present at the Property or in the general area of the Property. This information was obtained by EDR from the United States Department of Agriculture's Soil Conservation

Service. Please refer to Environmental Data Resources, Inc., (EDR) Radius Map with GeoCheck report in **Appendix C** for further information.

Dominant Soil Composition:	<i>Duette Sand</i>
Hydrologic Group:	<i>Class A - Very high infiltration rates. Soils are deep, well drained to excessively drained sands and gravels</i>
Rock Stratigraphic Unit:	<i>Cenozoic series of the Quaternary System of the Pleistocene Era.</i>

Source(s): The EDR Radius Map™ Report with GeoCheck®. September 14, 2016

2.6 General Hydro-geologic Setting

Hydro-geologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydro-geologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what down-gradient sites might be impacted. Site-specific hydro-geological data, if available, is presented below:

Search Radius	<i>1.25 miles</i>
Status	<i>Not found</i>

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydro-geologically, and the depth to water table. If available, this data is presented below:

Location From Property	Groundwater Flow Direction
<i>½ - 1 Mile SW</i>	<i>SE</i>
<i>½ - 1 Mile NW</i>	<i>S</i>
<i>½ - 1 Mile N</i>	<i>SSW</i>
<i>½ - 1 Mile NE</i>	<i>S-SE</i>
<i>½ - 1 Mile SW</i>	<i>E</i>
<i>½ - 1 Mile SW</i>	<i>NE-E</i>
<i>½ - 1 Mile WNW</i>	<i>SW</i>

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, which down-gradient sites might be impacted. Based on the review of the United States Geological Survey (USGS) topographical map provided in the EDR, the regional groundwater flow direction is anticipated to be as follows:

General Topographic Gradient	<i>General N</i>
-------------------------------------	------------------

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow

direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. The following wells were identified in the EDR:

Database	Distance and Direction From Property	Comment
FEDERAL USGS WELL INFORMATION		<i>There are no listed wells in close proximity to the Property that appear capable of effecting groundwater flow on the Property.</i>
FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION		
STATE DATABASE WELL INFORMATION		
OTHER WELLS		

Source(s): The EDR Radius Map™ Report with GeoCheck®, September 14, 2016

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Title record information for the subject property was not provided to FET.

3.2 Environmental Lien Search or AULs

Environmental lien information for the subject property was not provided to FET. The User indicated in the Owner Questionnaire that they were not aware of any cleanup liens against the site or any activity and use limitations (AULs).

3.3 Owner, Property Manager and Occupant Information

Owner (s)	Property(General) Manager	Occupant Information
<i>Fort Lauderdale Community Redevelopment Agency</i>	<i>None Identifies</i>	<i>Not Identified</i>

4.0 SITE HISTORICAL INFORMATION

FET reviewed appropriate historical sources and documentation in order to identify obvious uses of the Property from the present back to the Property's obvious first developed use or back to 1940, whichever is earlier. The historical services consulted included, but were not limited to, aerial photographs, Sanborn fire insurance maps, historical USGS topographic maps and City Directories.

4.1 Historical Aerial Photographs

Aerial photographs are a historical resource that can provide a chronological “snapshot” of past land use and development and where potential environmental conditions may exist at a particular site or area. FET contacted EDR and requested a historical aerial photograph search for the Property and surrounding properties. Please refer to **Table 4.1** for a summary of the aerial photography reviewed by FET, and **Appendix D** for copies of the historical aerial photography made available by EDR in The EDR Aerial Photo Decade Package report. FET also sourced aerial photographs from Google Earth.

Table 4.1 Historical Aerial Photography Observations

YEAR	OBSERVATIONS
1947 (e)	The Property and adjoining areas are undeveloped but roads and the railroad similar to present are in existence.
1949 (e) 1953 (e)	The photographs are poor quality.
1958 (e) 1961 (e) 1968 (e) 1973 (e) 1976 (e) 1981 (e) 1988 (e) 1992 (e)	The property adjoining NW 21 Ter. to the east appears developed with a building and parking lot. The west side of the property appears residentially developed. The eastern half is undeveloped and wooded. Parcel 6 is developed residentially. Adjoining areas are undergoing apparent residential development.
1995 (e)	Poor quality
1999 (e)	Parcel 4 has been cleared
2002 (g) 2004 (g) 2005 (g) 2006 (g) 2007 (g) 2008 (g)	Similar to previous
2010 (g)	The adjoining property to the west and north has been cleared. All parcels are cleared.
2011 (g) 2013 (g) 2014 (g) 2016 (g)	Similar to previous

(e) EDR

(g) Google Earth

Source(s): The EDR Aerial Photo Decade Package, December 04, 2017

4.2 Sanborn Fire Insurance Maps

Fire insurance maps identify the locations and types of industrial, commercial and residential properties and identify potential fire hazards existing within individual structures. Many times, areas of potential environmental concern, such as the location of former above ground storage tanks (ASTs), underground storage tanks (USTs), or other areas of hazardous substance storage, can be identified by referencing the fire insurance maps. FET contacted EDR and requested a Sanborn fire insurance map search for the Property and surrounding properties. Please refer to **Table 4.2** for a summary of the

Sanborn Maps reviewed by FET, and **Appendix D** for copies of the Sanborn Map Report.

YEAR	OBSERVATIONS
No Coverage	

Source(s): Certified Sanborn Map Report, December 01, 2017

4.3 Historical USGS Topographic Maps

USGS topographic maps are produced and published by the Department of the Interior at various scales for the entire United States. USGS topographic maps depict the topography of the Earth's surface that is portrayed by contour lines that follow the land surface or the bottom of a body of water of constant elevation above or below sea level. USGS topographic maps also can include key map features such as buildings and other structural improvements, roadways, railroads, transmission lines, pipelines, State and Federal landmarks or points of interest, vegetation, bodies of water and local, state and Federal boundaries. FET contacted EDR and requested an USGS topographic map search for the Property and surrounding properties. Please refer to **Table 4.3** for a summary of the USGS topographic maps reviewed by FET, and **Appendix D** for copies of the historical USGS topographic maps made available by EDR in their EDR Historical Topographic Map Report.

Table 4.3 Historical USGS Topographic Map Observations

YEAR	OBSERVATIONS
1945 1949	The Property is not shown with symbols indicating development.
1962 1969 1973 1983 1994 2012	The Property and adjoining areas are shown with the map symbol for Built-up area.

Source(s): EDR Historical Topographic Map Report, December 01, 2017

4.4 City Directories

City Directories can contain names of commercial/industrial properties that may indicate an association with hazardous substances and/or petroleum products over time and at a given location.

Target Property Information

No Property detail was identified that represents a material threat of release to the property.

NW 6th Street and NW 21st Terrace
Fort Lauderdale, Florida

Adjoining Property Detail

Site Address	Listing	Type of Development
2140 NW 6th Street	1999 k Mackey&Mackey 1990 SEYMOUR S UNION 76 STATION 1965 CHUCKS CITIES SERVICE 1962 CHUCKS CITY SERV R. L. 1957 MODERN GARAGE & SERV STA	Commercial/Retail/Gas Station

Source(s): The EDR City Directory Abstract, December 01, 2017

5.0 ENVIRONMENTAL RECORDS REVIEW

FET conducted a review of the appropriate Federal and State environmental records in accordance with the ASTM Practice E1527-13 in order to identify facilities with known environmental conditions which could have an adverse impact on the Property. These data were obtained from a contracted data research firm, EDR, and are assumed to be complete and accurate. The EDR environmental data are summarized in The EDR Radius Map Report with GeoCheck (the EDR report) provided in **Appendix C**.

Table 5.0 Sites Identified from Environmental Records

Facility	Address	Location	Database	Comments	REC
SEYMORES UNION 76	2140 SISTRUNK BLVD)	Adjacent East	EDR HIST AUTO	1980, 1986 SEYMORES UNION 76 GASOLINE STATIONS	No
J DS UNION 76	2140 SISTRUNK BLVD	Adjacent East	EDR HIST AUTO	1975 J DS UNION 76 GASOLINE STATIONS8	No
CHUCKS CITIES SERVICE	2140 SISTRUNK BLVD	Adjacent East	EDR HIST AUTO	1965 CHUCKS CITIES SERVICE GASOLINE STATION	No
MODERN GARAGE SERVICE STATION	2140 SISTRUNK BLVD	Adjacent East	EDR HIST AUTO	1957 MODERN GARAGE SERVICE STATION GASOLINE SERVICE STATION	No
J DS PURE OIL SERVICE	2140 NW 6TH ST	Adjacent East	EDR HIST AUTO	1970 J DS PURE OIL SERVICE	No
UNION 76- SEYMOUR'S	2132 SISTRUNK BLVD	Adjacent East	UST	This listing is associated with the removal of two 1,000-gallon USTs in 1987. Contents unknown. No mention of contamination. Tank Closure Document in Appendix D .	No
CITY OF FORT LAUDERDALE CRA (FORMER HAYGOOD PROPER	2130 NW 6TH ST	Adjacent East	UST	This listing appears to be associated two 550-gallon USTs closed in 2005. They were reported installed in 1980 and contents were listed sad kerosene and Waste Oil/Used Oil.	No
CITY OF FORT LAUDERDALE CRA (FORMER HAYGOOD PROPER	2130 NW 6TH ST	Adjacent East	BROWARD CO. HM	FDEP Facility ID # 9806560 This listing is associated with the "clean closure" of two 550-gallon USTs in 2005. Tank Closure Document in Appendix D	No
FORT LAUDERDALE CITY COMMUNITY REDEVELOP AGENCY	2130-2140 NW 6TH ST	Adjacent East	Tanks	FDEP Facility ID # 9806560. This listing is associated with the "clean closure" of two 550-gallon USTs in 2005. Tank Closure Document in Appendix D	No
<i>Based on distance, topography, adjacent water bodies, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the other facilities listed in the Federal, State databases and/or EDR Exclusive Records are considered to represent a material threat of release to the property.</i>					

Source(s): The EDR Radius Map™ Report with GeoCheck®, December 01, 2017

6.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

6.1 Phase I Environmental Site Assessment(s)

No previous Phase I ESAs were made available to FET.

6.2 Phase II Environmental Site Assessment(s)

FET Provided a Phase I including some of the Properties covered in this Phase I.

6.3 Corrective Action or Remedial Investigation(s)

No previous Corrective Action or Remedial Investigation(s) were made available to FET.

7.0 SITE RECONNAISSANCE, ENVIRONMENTAL QUESTIONNAIRES/ INTERVIEWS

7.1 Site Reconnaissance

FET conducted the onsite reconnaissance. Site reconnaissance photographs are provided in **Appendix B**. The FET site reconnaissance observations are summarized in **Table 7.1**.

Table 7.1 Site Reconnaissance Observations

Issue	Observations/Comments
Above Ground Storage Tank (AST) or Underground Storage Tank (UST) (fuel or hazardous substances only)	<i>None identified</i>
Construction debris/solid waste	<i>None identified</i>
Current agricultural practices	<i>None identified</i>
Drums	<i>None identified</i>
Hazardous substances and/or petroleum products	<i>None identified</i>
Odors	<i>None identified</i>
Railroad spurs	<i>None identified</i>
Oil-water separators (OWS)	<i>None identified</i>
Septic systems	<i>None identified</i>
Stained soil or pavement	<i>None identified</i>
Storm water discharges from property	<i>None identified</i>
Stressed or dead vegetation	<i>None identified</i>
Transformers, hydraulic equipment	<i>Pole-mounted transformer, no apparent indication of release</i>
Unidentified substances	<i>None identified</i>
Vehicle storage or maintenance	<i>None identified</i>
Wells	<i>A monitoring well was observed in the R-O-W on the sidewalk next to the adjacent Property to the easth of NW 21st Terrace.</i>

Source(s): Site reconnaissance observations December 7, 2017

7.2 Environmental Questionnaires/Interviews

An Environmental Questionnaire was completed by **Jonathan Keith** and is included in **Appendix E**.

7.2.1 Environmental cleanup Liens

The respondent was unaware of any environmental cleanup liens against the Property.

7.2.2 Activity and Use Limitations

The respondent was unaware of any activity and use limitations (AUL's) such as engineering controls, land use restrictions or institutional controls that are place at the Property.

7.2.3 Specialized Knowledge

The respondent was aware of specialized knowledge or experience related to the site or nearby properties at the Property.

7.2.4 Purchase Price

The respondent indicated the purchase price for the Property reasonably reflects the fair market value of the Property:

7.2.5 Reasonably Ascertainable Information

The respondent indicated that they were not aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions of contamination at the site

7.2.6 Obvious Indicators of the Presence of Contamination

The respondent indicated that based on their knowledge and experience related to the site, there are no obvious indicators that point to the presence or likely presence of contamination at the site.

8.0 FINDINGS, CONCLUSIONS AND OPINIONS

FET performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of NW 6th Street and 21ST Terrace located at Fort Lauderdale, Florida. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

The Property consists of six parcels:

Fig. 2 Key	Site Address	Folio Number /Parcel ID	Property Owner	Legal Description
1	2146 W Sistrunk Blvd	504205070190	New Visions Community Development Inc.	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2
2	2150 NW 6th Street	504205070200		RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2
3	2152 NW 6th Street	504205070210		RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2
4	2154 NW 6th Street	504205070220		RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2
5	2156 NW 6th Street	504205070230		RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD R/W BLK 2
6	534 NW 22 Avenue	504205070390		RIVER GARDENS 19-23 B LOT 35 BLK 2

The Property was undeveloped in the earliest aerial photograph from 1947. Adjacent properties to the east appear to have been developed as early as 1957 with a gas station with no documented releases of petroleum products or hazardous substances. The western Parcels appear to have been developed residentially in 1958 or earlier. Parcels 1 through 5 appear to have never been developed.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

8.1 Significant Data Gaps

Significant data gaps include missing or unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property (§312.10 of AAI final rule and §12.7 of ASTM E1527-13).

No significant data gaps were encountered during the performance of this Phase I ESA.

9.0 QUALIFICATIONS OF PROFESSIONALS

The personnel that performed this Phase I ESA consisted of environmental professionals that have training and expertise in performing Phase I ESAs. The qualifications of the FET professionals who participated in this Phase I ESA are provided in **Appendix F**.

APPENDIX A

Site Location Map

Site Map

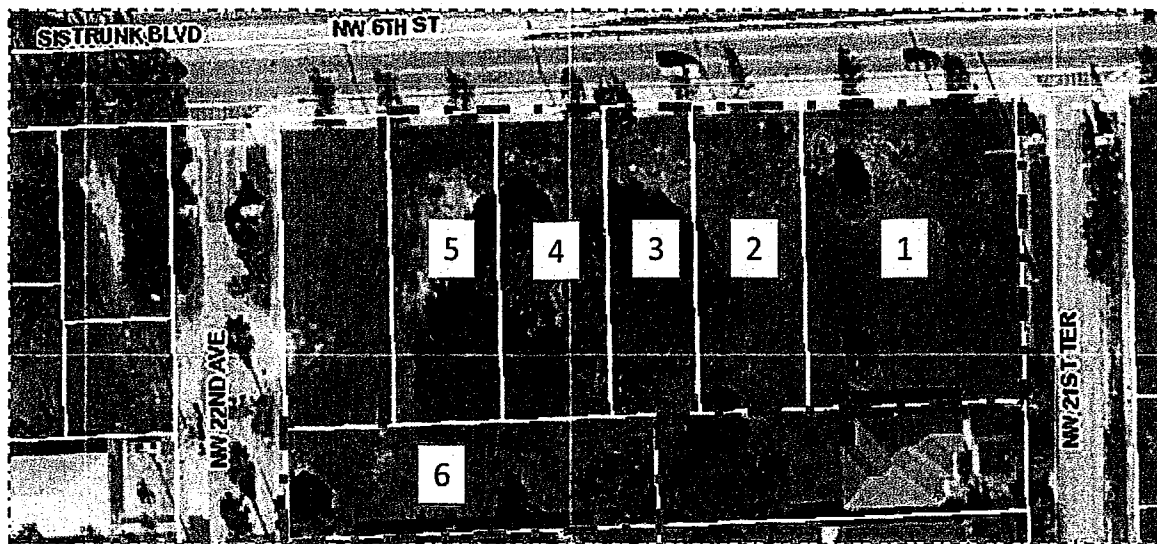


Federal
ENGINEERING & TESTING INC.
250 SW 13th Ave Pompano Beach, FL 33069

Phone 954-784-2941
800-848-1919
Fax 954-784-7875
fed-eng.com

NW 6th Street and NW 21st
Terrace, Fort Lauderdale,
Florida

Site Location Map
FIGURE 1



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NW 6th Street and NW 21st Terrace
Fort Lauderdale, Florida

Site Map
FIGURE 2

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**** provided by CRA with Invitation for Proposals**



June 6, 2019

Mr. Robert Stiegele
STKR Sistrunk, LLC
201 S.E. 12th Street, Suite 100
Fort Lauderdale, FL 33316

Re: Development / Construction Loan for River Garden Townhomes Project, Located at
2132-2162 N.W. 6th Street, Fort Lauderdale, FL

Dear Rob:

City National Bank of Florida ("Bank") appreciates the opportunity to finance the proposed River Garden Townhomes project ("Project"). The following is not a commitment to lend, but rather an expression of interest on behalf of the Bank. This letter is furnished as a means of affording you a guide to, and an outline of, the material terms and conditions of a potential loan and as such, the terms and conditions outlined herein are subject to change in whole or in part.

We have reviewed the proposed site plan for the Project, reflecting four (4) townhome buildings and a total of twenty-five (25) townhomes, and the preliminary architectural renderings and floor plans for the two (2) proposed townhome models. We understand that the proposed Borrower, STKR Sistrunk, LLC ("Borrower"), owns some, but not all of the property contemplated for the Project, and that Borrower is making an offer to purchase the remaining required property from the Northwest-Progresso-Flagler Heights Community Redevelopment Agency ("NFP CRA"). We also understand that in connection with this purchase offer, Borrower is requesting funding from the NFP CRA in the amount of \$1,500,000. Because Borrower does not yet own all of the property contemplated for the Project, Borrower has not been in a position to complete its civil and architectural plans for the Project, nor to formally bid out such plans for a final Project budget.

The Bank has in the past, and is presently providing development / construction financing for other single purpose entities owned by you and Jeffrey Kronengold, and the financing of the Project would be upon similar terms. As you are also aware, the Bank is presently providing financing for the Six13 project which is also funded in part by the NFP CRA, so the Bank has experience in financing projects receiving such funding. As discussed, the Bank will treat the NFP CRA funding

amount as equity in the Project, and will allow NFP CRA to secure such funding with a second mortgage on the Project property to ensure the funds are used for the Project and that the Project is completed. Accordingly the final amount of the NFP CRA funding, if any, will be combined with direct equity contributed by the owners of Borrower to meet the Project equity requirements. The general terms of financing are presently contemplated as follows:

BORROWER: The borrowing entity shall be a single purpose entity. STKR Sistrunk, LLC meets this requirement.

GUARANTORS: The following shall, on a joint and several basis, guaranty completion of the Project, and guaranty payment of all principal, interest, all costs of collection and an environmental indemnity.

Robert Stiegele
Jeffrey Kronengold

AMOUNT/FACILITY TYPE: The loan amount is estimated at approximately \$4,490,000 subject to the LTV and LTC limitations imposed below. The Borrower has represented to the Bank that the total Budget is \$6,414,000, subject to Bank review and acceptance. The Borrower shall be required to evidence it has funded the difference between the Bank approved total development costs and loan amount as equity proceeds into the Project prior to Bank loan funding. Equity in the form of land value shall be the lower of purchase price or appraised value if owned for less than 18 months. As stated above, the amount funded by the NFP CRA, if any, may count toward Borrower equity.

PURPOSE: To provide senior secured financing for the development of the Project.

MATURITY/TERM: Twenty-four (24) to possibly thirty months (30) (depending upon final Project plan, conditioned upon the following:

- No loan defaults;
- Receipt of all deliverables required by Bank

REPAYMENT: Interest only payable monthly in arrears. Release prices will be set as a percentage of net sales proceeds to be determined at the time of a final loan commitment.

PREPAYMENT FEE: None.

COLLATERAL: A first mortgage on the Project and an assignment of leases, rents, profits, contracts, personal property, permits, licenses, and other items related to the operation of the Project.

FINANCIAL COVENANTS: Borrower shall establish an acceptable depository relationship with the Bank for the life of the loan, and shall include Borrower establishing its operating accounts associated with the Project.

Loan to be set up on automatic debit from an account held at Bank.

LOAN AMOUNT: The Banks total loan amount shall not exceed the lesser of 65% of "as completed and stabilized" Loan to Value (LTV) or 75% Loan to Cost (LTC) for the subject collateral. The Bank will select and engage an appraiser to provide an "As Is" and "as complete and stabilized" appraised market value of subject collateral. The Borrower will be responsible for the cost of the appraisal prior to it being ordered.

The foregoing provides the general terms of the contemplated financing. Other details such as loan funding, other conditions and deliverables, construction conditions, events of default, and Borrower's obligation to pay certain Bank costs will be more fully detailed after Borrower has completed the NPF CRA purchase and funding process.

Thank you again and we look forward to the opportunity to continue our long-term, mutually beneficial relationship.

Sincerely,

City National Bank of Florida

DAVID ALBRIGHT

David Albright
Market Executive
Senior Vice President

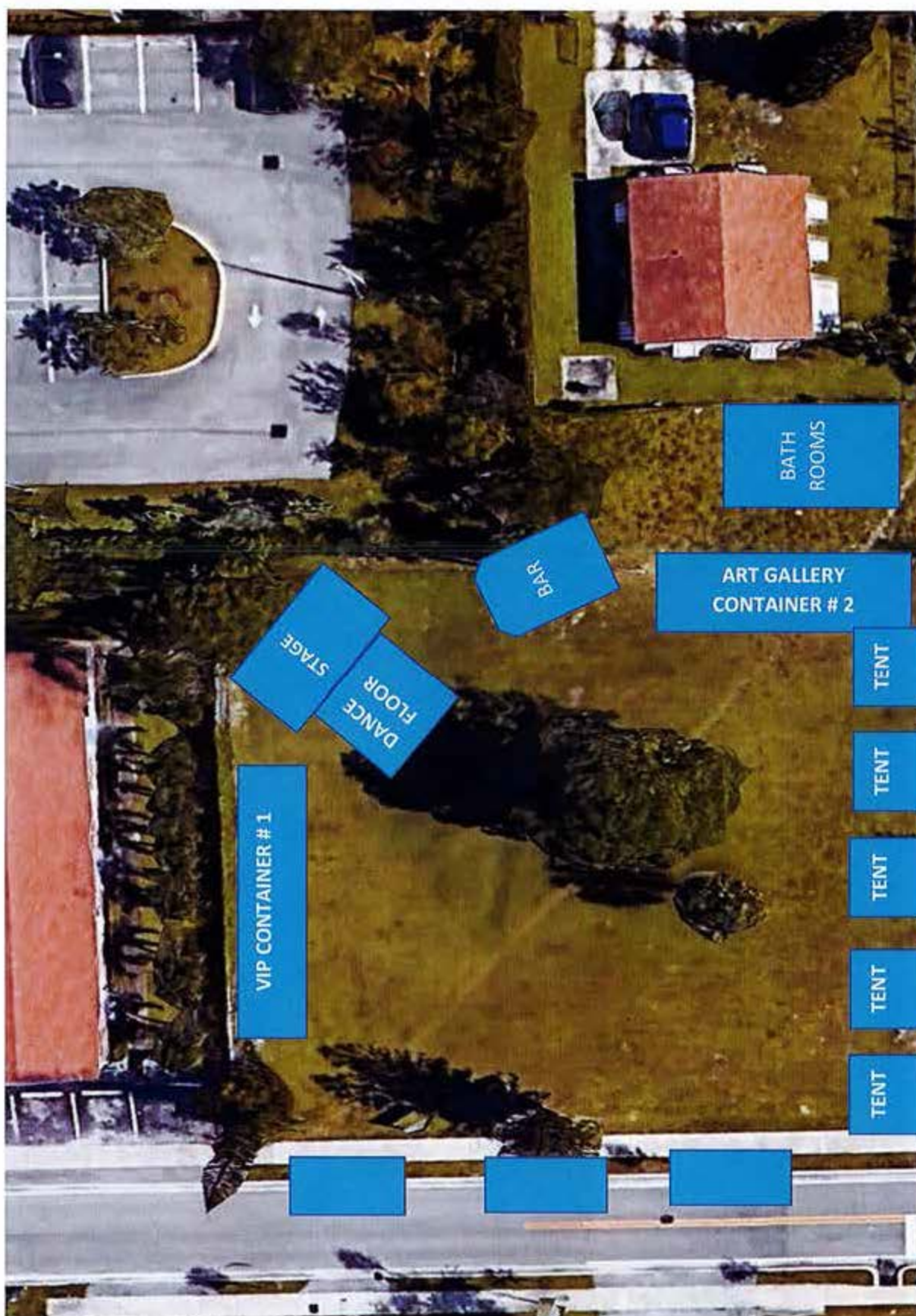


The City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency presents Finally Friday on Sistrunk. Finally Friday is a series of FREE outdoor pop-up events featuring food vendors, art, music and live entertainment.

The pop-up series will take place on the 4th Friday of the month beginning August 23 through October 25th, on NW 10th Terrace & Sistrunk Boulevard from 5:30 p.m. to 9:00 p.m. Attendees can enjoy delectable delights from local food vendors and music from South Florida's best R&B bands.

Finally Friday kicks off on Friday, August 23rd, 2019 and will feature music by DJ Lucky C of WEDR 99 Jamz, and live entertainment from the R&B Group, Deep Fried Funk Band. In addition to music, attendees can also view and purchase art by local and up and coming artist. Finally Friday will also take place on September 23rd and October 25th.

Finally Friday is sponsored by the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPFCRA) as part of its efforts to market the transformation and redevelopment on the Sistrunk corridor. The pop-up series will take place quarterly on various vacant lots throughout the NPFCRA area. For more information and vendor opportunities, contact Debra Martinez at 954-828-8229.





5:30 PM - 9:00 PM

NW 10TH TERRACE & SISTRUNK BLVD

AUGUST 23RD / SEPTEMBER 27TH / OCTOBER 25TH



CITY OF FORT LAUDERDALE



**FORT LAUDERDALE
VILLAGE DISTRICT**
HISTORIC SISTRUNK • PROGRESSO • FLAGLER



@FTLVILLAGEDIST
#FINALLYFRIDAYSFTL

Parking is available behind the building at
914 Sistrunk Boulevard. For more information,
call (954) 828-8229.

FORTLAUDERDALECRA.COM



#CEPODSPOPUPBOX



#CONTACTSHEET



www.CEPODS.com
MIAMI + NEW YORK
786.520.1412

Community Transformation



Historic SISTRUNK Micro-Space Market



Event Budget for Finally Friday on Sistrunk

Expenses

		Estimated	Actual
Total Expenses		\$24,991.00	\$0.00

		Estimated	Actual
Main Stage			
Stage	\$1,500.00		
Sound and Lights	\$350.00		
LED Screen			
Totals	\$1,850.00		\$0.00

		Estimated	Actual
Rentals			
Hi-boys	\$200.00		
Tent Lights	\$126.00		
Bar Stools	\$240.00		
Tables	\$34.50		
Portable Bars	\$70.00		
10 x 10 Tents	\$630.00		
Dance Floor			
Chairs	\$12.00		
Portalets	\$1,000.00		
Misc	\$2,500.00		
Light Towers	\$1,200.00		
VIP Setup, Furniture, Etc	1625.43		
Containers w/Dance floor	\$9,166.67		
Table Cloths	\$86.40		
Totals	\$16,891.00		\$0.00

		Estimated	Actual
Publicity			
Graphics work			
Photocopying/Printing			
Banners			
WSG print ads			
Cox Media			
Totals	\$0.00		\$0.00

		Estimated	Actual
Talent			
DJ - DJ Lucky C	\$500.00		
Band - Deep Fried Funk	\$2,250.00		
Chico the Virgo	\$300.00		
Other			
Totals	\$3,050.00		\$0.00

		Estimated	Actual
VIP			
Food	\$200.00		
Beverage			
Totals	\$200.00		\$0.00

		Estimated	Actual
Security (Police and Fire)			
Police	\$3,000.00		
Fire or EMS cart			
Police tech			
Totals	\$3,000.00		

Grand Total **\$24,991.00**

Publicity will come from the Marketing Budget



1ST TAKE

YOUTH PROGRAM

POWERED BY
FLORIDA FILM HOUSE

"It's not what you gained, but who you became in the process."

Vision

1st Take Youth Film Program aims to become the International leader in youth development through the Art of Filmmaking.



Mission

Our mission is to teach life skills to underprivileged youth while building working relationships with industry professionals and developing career skills through hands-on experiences with state of the art technology that centers around the complete process of filmmaking and developing.



Purpose

To inspire our youth to strive for greatness by using the fundamentals of the filmmaking process to turn their visions into reality.



Strategy

Dream it, Develop it, Deliver it!

Pre-production we dream it - students write script, shot list, storyboard, line produce, cast, schedule and prep.

Production we Develop it - students film the production.

Post-Production we deliver it - students edit, score, color correct and finalize their dream.



Day 1: Overall Assessment, Orientation and Educational Workshops



- 1** Day One kicks off with introductory workshops designed to provide students with tools and insight from industry professionals to enhance their understanding of the fundamentals of filmmaking.



- 2** After their 101 training, students will be divided into teams consisting of Producers, Directors, Writers, Actors, and Editors. Each team will be assigned a script outline and begin executing pre-production duties.

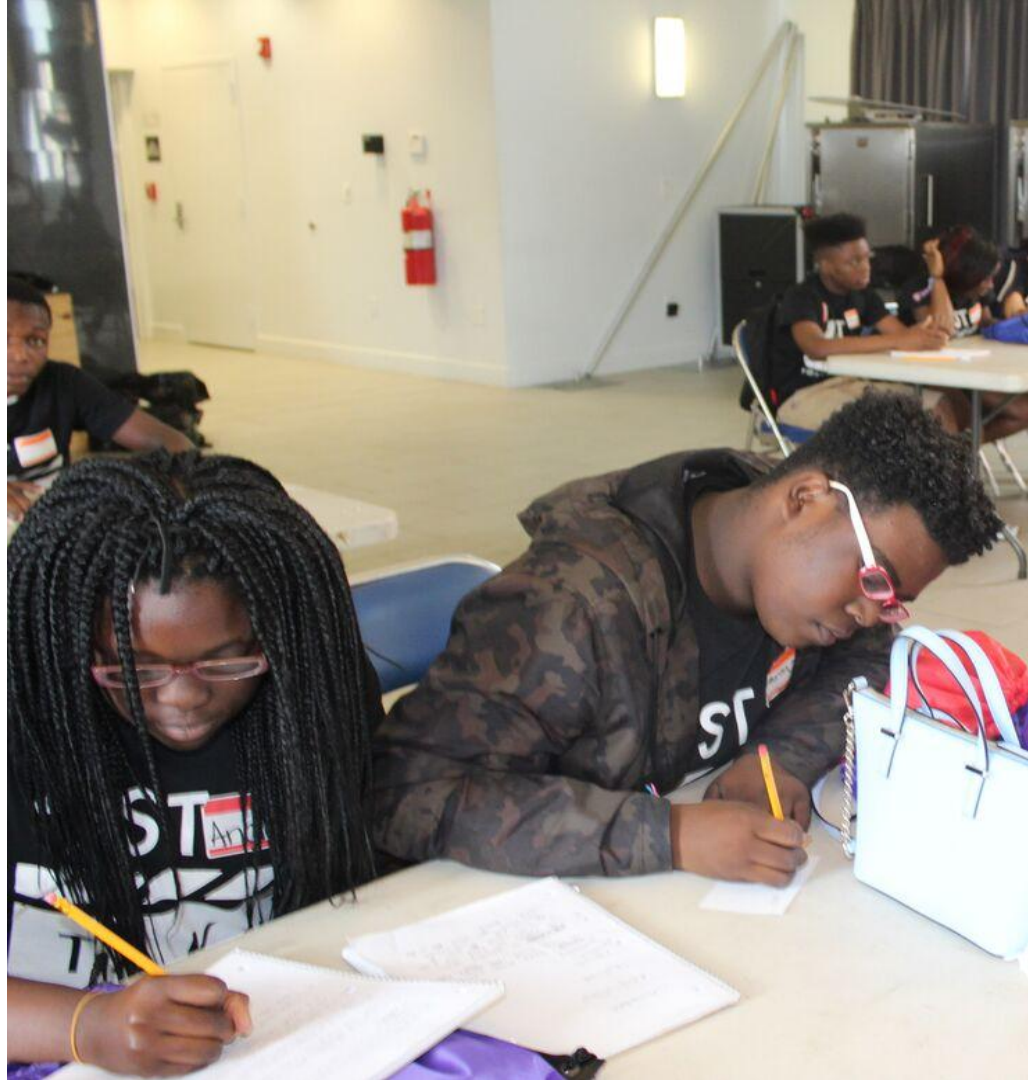


- 3** Instructors will guide students through character development, script breakdown, budgeting, scheduling, and preparation to pick up the camera for their 1st Take.

Day 2: Creating Day As A Team

Students will be able to put into practice the skills they learned in day one.

- Finalize Script
- Story Boarding
- Rehearsing Lines
- Finalizing call sheets and shot lists.
- Scene Blocking



Day 3: Shooting Day



Lights! Camera! Action!

On day 3 students will take their official 1st Take!

The three teams will split and begin shooting for the whole day.

Before heading home, teams will unload their gear, dump footage and debrief with instructors and each other.

Day 4: Finalize Shooting / Begin Post-Production



Finalize Filming

Students will finalize grabbing footage if necessary and jump right into the final stages of their projects.

This will include:

- Editing
- Coloring
- Titles
- Audio Repair
- Score
- Credits

Day 5: Press/Marketing Knowledge Day



Post Filmmaking Workshops.

On the final day students will finish their post-production and learn about the important steps to take once a film is complete.

This Includes:

- Social Media Marketing
- Distribution (Monetizing from your films)
- Press (Interview Prep and Public Speaking)

Friday evening the kids will screen their film at the OPAC with all of their friends and family!

Contact

1st Take Youth Film Program

786.217.8869

1stTake@floridafilmmhouse.com

Media & Community Partners:

Marco (Mall) Molinet

marco@floridafilmmhouse.com

