

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, MAY 14, 2024 - 5:30 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZENS' COMMENTS

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report

4. PRESENTATIONS

1. Check Presentation by Invitation Homes

5. CONSENT AGENDA

1. Minutes: April 9, 2024

2. Travel Requests: None.

3. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A FIFTY-THREE THOUSAND EIGHT HUNDRED AND THIRTY-FIVE DOLLAR (\$53,835.00) GRANT FROM INVITATION HOMES, INC. TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A TWENTY-FIVE THOUSAND DOLLAR (\$25,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. PROPOSALS AND BIDS: None

7. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2024-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA (“PROPERTY”) TO HABITAT FOR HUMANITY OF BROWARD FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS FOR-SALE, LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE DEED, WITH RESTRICTIVE COVENANT REQUIRING 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI) AND RELATED

DOCUMENTS FOR THE PARCEL FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

2. RESOLUTION NO. 2024-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITH JOSHUA KODNER, D/B/A 19 S FEDERAL LLC, TO PROVIDE A COMMERCIAL FAÇADE GRANT FOR THE PROPERTIES LOCATED AT 13-19 SOUTH FEDERAL HIGHWAY FOR AN AMOUNT NOT TO EXCEED TWENTY-THREE THOUSAND, NINETY-FIVE DOLLARS (\$23,095.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

City of Dania Beach Memorandum

DATE: 5/14/2024

TO: Chair and Board Members

FROM: Micheal Chen Executive Director

SUBJECT: Administrative Report

1. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem has different platforms to support entrepreneurs and early-stage ventures. The Dania Beach Innovation Ecosystem includes:

- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent



Updates:

IP2MKT INCUBATOR: The CRA, FIU/IP2Mkt Incubator, and the Dan Marino Foundation hosted our Open House event on April 16, from 6:00pm to 8:00pm.

Mayor Ryan and Vice-Mayor Lewellen attended. Mayor Ryan welcomed everyone to our new tech training center and spoke of the strong economy of the city. Broward Vice Mayor Beam Furr, spoke about how this incubator will expand the County's reputation and capacity as a tech center. J. Chris Ford, Ph.D., Principal Scientist of the FIU Applied Research Center, spoke of the importance of commercializing technology and the high-wage tech-support jobs that will be generated by the emerging new tech companies. Mary Partin, CEO of the Dan Marino Foundation, spoke of her enthusiasm about the potential for collaborative opportunities between

the Foundation, the CRA and the Incubator. She also acknowledged her catering staff. I spoke of the incubator establishing Dania Beach as a regional training center that will enhance our ability to collaborate with our other workforce training partners to provide programs servicing a range of needs, from basic interview skills to university level c-suite skills and everything in between.

The keynote speaker was Jahleel Hudson, Director of the Technology and Partnerships Office within the National Nuclear Security Administration's Defense Programs. Jahleel spoke of the Federal funding available for tech start-up businesses, especially for minority-owned businesses, and his enthusiasm about the IP2Mkt Incubator.

About 45 people attended, including Michael "Sandy" McDonald, Director of the Broward Office of Economic and Small Business Development, Katherine O'Fallon, Executive Director of the Marine Research Hub, CRA partner agencies, IP2Mkt Advisory members, AERO members, and local businesses. The Dan Marino Foundation prepared and served the event refreshments. The CRA paid for the food and beverages.

I am working with FIU, the Dan Marino Foundation, and SCORE Broward to develop regularly scheduled programs at the incubator.

2. REBUILDING TOGETHER

Rebuilding Together held four home beautification events in Dania Beach during April. At these events, five houses were improved (photos from the events are attached). The dates and the event volunteer group(s) were as follows.

- April 5: Fergusons (national partners with Rebuilding Together) and Home Depot
- April 8 Bozzuto Group and Home Depot
- April 20 Broward, Palm Beach, St Lucie Realtors
- April 26 UKG w/Home Depot

3. PATCH

On Saturday, April 13th, from 9am to 1pm, the PATCH held an Open House. Music, Surveys, Visioning, Children's Crafts, Tours and Food Sampling were available. Over 50 people attended over the span of time and 16 participated in the survey. Insights obtained from the survey include:

- People are happy about the PATCH re-opening and look forward to programming and market days.
- The PATCH needs to expand hours during the next season and set dedicated afternoon and weekend options.
- The PATCH needs to work with nutrition, art, and garden professionals to establish a schedule for senior and after-school youth programming.

Based on the above findings, the PATCH summer operating hours are published in a 1/4-page ad in the May edition of the Dania Beach Press (ad attached) as follows.

PATCH OPEN HOURS	WALK-IN SALES/TOURS	ONLINE ORDERS PICK-UP
Monday, Wednesday, Friday	Tuesday, Thursday	Wednesdays
8:00 am to 11:00 am	11:00 am to 1:00 pm	10:00 am to 11:00 am

Our reopening and increased promotional efforts have had early successes. Our fortuitous

volunteer day with Invitation homes has led to a grant award that will accelerate our raised beds expansion plan by at least two years. I received analytics for our online order page, and we had over 100 hits during April.

Since the summer (May – August) is a low-productivity growing season in Florida, our primary seasonal goals/activities will be:

- Establish regular open hours for guests or group tours:
- Build the 46 new raised beds.
- Actively recruit specialty volunteer groups, e.g., HS football teams, for double service hours, to assist with the raised beds construction.
- Once a month, activities for families (water slide, movie night, open mike) always have growing activity and PATCH activity information, and EBT/SNAP outreach.

Thanks to the generosity of Invitation Homes and Spirit Foundation, we will be able to complete the construction of 46 new raised beds, rebuild/expand the irrigation system, drill a well for irrigation water, and expand our seedling nursery during 2024. We have already initiated the fundamental tasks and will be able to begin releasing contracts once the Board formally approves the acceptance of the Invitation Homes and Spirit Foundation grants.

- **Irrigation System:** We are in the process of securing a three-quote bid tab as required by purchasing. I expect to have a contract for your consideration in June.
- **Irrigation Water Well:** We will search for viable water well drilling companies to generate a three-quote bid tab. Cost is estimated to be less than \$5,000.00.
- **Concrete Blocks:** The improvement of the 18 existing raised beds and construction of the 46 new raised beds requires approximately 9,700 concrete blocks. We have secured three quotes for the blocks and purchasing has approved our bid tab. The purchase price is approximately \$18,500.00.
- **Compost Fill:** The 46 new raised beds will require approximately 300 cubic yards of compost fill. Fruitful Fields has secured a quote for the compost from the only company in the region that supplies pre-mixed compost (not just topsoil). We are working with purchasing to run a formal “Sole Source” certification process to comply with policy requirements. Once the certification process is completed, the purchase price will be approximately \$31,500.00.
- **Mulch Base Fill:** The 46 new raised beds will require approximately 20 cubic yards of base mulch, on which the compost is placed. Fruitful Fields has a trusted supplier of free mulch. The purchase price is \$0.00.

Fruitful Fields has access to a small tractor and has volunteered to bring it to the PATCH to assist with putting the mulch base and compost into the newly constructed raised beds. With the resources of Fruitful Fields and a clearly defined plan, we feel we can be ready for full crop production at the start of the October/November growing season.



DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

SHOP

**MONDAY
WEDNESDAY
FRIDAY
8AM - 11AM**

TOUR + SHOP

**TUESDAY
&
THURSDAY
11AM - 1PM**

**PRE-ORDER
PICKUP**

**WEDNESDAY
ONLY
10AM - 11AM**

1201 W. DANIA BEACH BLVD | DANIA BEACH, FL 33004

PATCH PHONE NUMBER: (954) 993-6401

PATCH ONLINE ORDER: dbpatch.square.site



FRESH PRODUCE


DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

REBUILDING TOGETHER DANIA BEACH HOME BEAUTIFICATION



REBUILDING TOGETHER DANIA BEACH HOME BEAUTIFICATION



REBUILDING TOGETHER DANIA BEACH HOME BEAUTIFICATION





DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, APRIL 9, 2024 – 6:00 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 6: p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Executive Director Chen presented his administrative report that was provided to the Board in their packets.

Executive Director Chen received consensus for a check receipt ceremony at the next meeting.

Board Member James commented on the diversification for the pop-up event on April 21st.

Board Member Salvino is happy to see the changes at the PATCH.

4. Presentations

There were no presentations.

5. Consent Agenda

5.1 Minutes: March 12, 2024

Commissioner James made a motion to approve the consent agenda. The motion was seconded by Vice Mayor Lewellen which carried unanimously.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

There were no discussion items on this agenda.

8. Board Member Comments

Board Member Davis is happy to see the tangible changes occurring.

Board Member James inquired and commented about Rebuilding Together. She also inquired about the positions and vacancies within the CRA.

Executive Director Chen commented that it has been tabled, however, he would like to begin actively recruiting for the Business Attraction and Investment Manager position.

Discussion ensued regarding the staffing for the CRA department.

Chief Human Resources Officer Linda Gonzalez commented that the Business Attraction and Investment Manager position was recruited for and then it was put on hold. There are a couple of qualified applicants already and the job description was recently reviewed by Executive Director Chen. She is uncertain if those qualified applicants are still interested, however it can be opened back up within the next couple of days if the Board feels that the position needs to be filled.

There was consensus to fill the position.

Board Member Salvino commented on the position and the work that was accomplished by Bill Harris in that position, CRA doing business outreach and the accomplishments being made.

Vice Chair Lewellen deferred her comments to the Commission meeting.

Chair Ryan is happy to see the progress that has been made.

9. Information Items

There were no information items on this agenda.

10. Adjournment

Chair Ryan adjourned the meeting at 6:41 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

DRAFT



City of Dania Beach Memorandum

DATE: 5/14/2024

TO: Chair and Board Members

FROM: K. Michael Chen, Executive Director

SUBJECT: Invitation Homes Grant Award to PATCH

Request:

The request is to accept a grant in the amount of \$53,835 from Invitation Homes Inc. to the Dania Beach Patch.

Background:

Invitation Homes has started an annual community grant competition. The PATCH was selected to receive their first award. The use of the grant funds is intended to pay for changing the current agricultural system of using growing bags and plastic pots to a more sustainable manner, through the installation of a "raised beds" system, including but not limited to costs of constructing the raised beds, limestone fill, compost fill, irrigation systems, seedlings, and transferring crops from pots and grow bags to the raised beds.

Budgetary Impact

Recommendation

It is recommended to accept the grant of \$53,835 from Invitation Homes for the Dania Beach Patch.

RESOLUTION NO. 2024-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A FIFTY-THREE THOUSAND, EIGHT HUNDRED DOLLAR (\$53,800.00) GRANT FROM INVITATION HOMES, INC. TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 2023 CRA Plan Update describes the People’s Access To Community Horticulture (PATCH™) community garden as an aid in the community’s elimination of blighted conditions and to improve community health through access to locally grown fresh produce; and

WHEREAS, Invitation Homes is the largest owner of single-family rental homes in the United States with an inventory of about 83,000 rental homes in 16 markets; and

WHEREAS, Invitation Homes strives to make a profound impact on sustainability initiatives of its communities and established an annual grant competition program; and

WHEREAS, Invitation Homes provides each associate 20 hours of paid work time annually to volunteer in their communities’ and volunteer groups from Invitation Homes have worked at the PATCH to help clear the debris and damage caused by the flooding of 2023; and

WHEREAS, the Invitation Homes volunteer groups submitted a grant application to the company’s first annual grant competition on behalf of the PATCH to offset the costs of mitigating the PATCH from the impacts of future flooding and improving its ongoing sustainability; and

WHEREAS, the PATCH was awarded fifty-three thousand, eight hundred dollars (\$53,800.00) for the described project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the acceptance of the Fifty-Three Thousand, Eight Hundred Dollars (\$53,800.00) grant award from Invitation Homes.

Section 3. That the use of the funds is intended to pay for changing the current agricultural system of using growing bags and plastic pots, to a more sustainable manner, through the installation of a "raised beds" system, including but not limited to costs of constructing the raised beds, limestone fill, compost fill, irrigation systems, seedlings, and transferring crops from pots and grow bags to the raised beds.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect in ten (10) days after its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Board member Joyce L. Davis _____

Board member Tamara James _____

Board member Marco Salvino _____

Vice Chair Lori Lewellen _____

Chair Archibald J. Ryan IV _____

ATTEST:

ELORA RIERA, MMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY



City of Dania Beach Memorandum

DATE: 5/14/2024

TO: Chair and Board Members

FROM: K. Michael Chen, Executive Director

SUBJECT: Spirit Foundation Grant Award to PATCH

Request:

It is requested that the Board accept a grant in the amount of \$25,000 from The Spirit Charitable Foundation for the Dania Beach Patch.

Background:

In celebration of Spirit Central's official opening in Dania Beach, the Spirit Charitable Foundation donated Twenty-Five Thousand Dollars (\$25,000) to the Dania Beach PATCH to advance the Foundation's Environment pillar by investing in a platform for education, cultural growth, access to healthy foods & community gardening, and economic development. The Spirit Foundation grant does not specify or limit the use of the grant funds at the PATCH.

Budgetary Impact

Recommendation

It is recommended that the Board accept a grant in the amount of \$25,000 for the Dania Beach Patch.

RESOLUTION NO. 2024-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A TWENTY-FIVE THOUSAND DOLLAR (\$25,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Spirit Airlines opted to relocate their global headquarters and training facility to the Redevelopment Area at Dania Pointe; and

WHEREAS, On September 10, 2019, the CRA Board approved Resolution No, 2019-CRA-020 to contribute the ten (10%) percent Local Financial Support (LFS) required by the State QTI and HIPI programs as an incentive to the Spirit Airlines headquarters project, representing a total commitment of \$135,000; and

WHEREAS, Spirit Airlines is spending more than \$250 million dollars the develop their Dania Beach campus; and

WHEREAS, Spirit Airlines will maintain over 1,000 employees in Dania Beach, with an economic impact of \$88 million over five years from Direct, Indirect, and Induced Jobs; and

WHEREAS, in celebration of Spirit Central's official opening in Dania Beach, the Spirit Charitable Foundation donated Twenty-Five Thousand Dollars (\$25,000) to the Dania Beach PATCH to advance the Foundation's Environment pillar by investing in a platform for education, cultural growth, access to healthy foods & community gardening, and economic development.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the acceptance of the twenty-five thousand dollars (\$25,000) grant award from Spirit Charitable Foundation.

Section 3. That the Spirit Airlines grant does not specify or limit the use of the grant funds at the PATCH.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect in ten (10) days after its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

Yes No

Board member Joyce L. Davis _____

Board member Tamara James _____

Board member Marco Salvino _____

Vice Chair Lori Lewellen _____

Chair Archibald J. Ryan IV _____

ATTEST:

ELORA RIERA, MMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY



City of Dania Beach Memorandum

DATE: 5/14/2024

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: CRA-OWNED PROPERTY: 608 WEST DANIA BEACH BOULEVARD

Request:

The CRA requests Board approval to negotiate the terms and conditions and draft appropriate documentation for the sale of the property located at 608 West Dania Beach Boulevard, Dania Beach, FL, to Habitat For Humanity of Broward, for the development of for-sale, multi-unit housing for low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI)

Background:

The CRA Plan goals include (1) eliminate substandard housing and provide affordable housing alternatives; (2) redevelop the CRA in a manner that is energy efficient and sustainable; and (3) enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives.

At the February 13, 2024 CRA Board meeting, the CRA Board directed the CRA to initiate a public notice and Request For Proposals (RFP) process for the sale of the property located at 608 West Dania Beach Boulevard (Folio No. 5042 34 01 2520), which is owned by the CRA and which the CRA Board, by motion and consensus, desires to sell the Property for development as low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI). In accordance with Florida Statutes Section 163.380, the CRA published notice on behalf of the CRA and the City of their interest in selling a CRA-owned property, both of which were published in the Sun Sentinel on February 26, 2024. Concurrently, the CRA initiated RFP No. CRA-24-005 on February 23, 2024, and closed the process on March 22, 2024. There were two qualified proposals that complied with the RFP requirements: (1) Turn Two Construction, Inc. and (2) Habitat For Humanity of Broward.

Update: The RFP Selection Committee reviewed and discussed the qualified proposals and unanimously selected the Habitat For Humanity of Broward proposal, subject to clarification and appropriate documentation of the terms and conditions of their proposal. Also, the Selection Committee mandated Habitat to attend the May 13th CRA Meeting to attest to the terms of their proposal and answer any questions.

Budgetary Impact

The site has an appraised value of \$195,000 (as of August 2023). This initiative will reduce the net worth of the land assets owned by the CRA, but it will have no cash flow impact on the CRA.

Recommendation

The CRA, supports the RFP Selection Committee recommendation and requests Board approval to negotiate the terms and conditions and draft appropriate documentation for the sale of the property located at 608 West Dania Beach Boulevard, Dania Beach, FL, to Habitat For Humanity of Broward. The core terms of the negotiated agreement will include:

1. The site will be conveyed to Habitat For Humanity of Broward for \$1.00. The CRA/City will not provide any additional financial support for the project.
2. The site will be used for the development of for-sale, multi-unit housing for low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI);
3. It is recommended the CRA Board specify the level of affordability to be developed on the site; and
4. The sale will be subject to the execution of a Restrictive Covenant to maintain the specified low-income affordable (80% AMI) and/or workforce affordable (120% AMI) townhouses for thirty (30) years.

RESOLUTION NO. 2024-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA (“PROPERTY”) TO HABITAT FOR HUMANITY OF BROWARD FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS FOR-SALE, LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE DEED, WITH RESTRICTIVE COVENANT REQUIRING 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI) AND RELATED DOCUMENTS FOR THE PARCEL FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CRA Plan goals include (1) eliminate substandard housing and provide affordable housing alternatives; (2) redevelop the CRA in a manner that is energy efficient and sustainable; and (3) enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives; and

WHEREAS, at the February 13, 2024 CRA Board meeting, the CRA Board directed to initiate a public notice and Request For Proposals (RFP) process for the sale of the property located at 608 West Dania Beach Boulevard (Folio No. 5042 34 01 2520), which is owned by the CRA and which the CRA Board, by motion and consensus, desires to sell the Property for development as a multi-unit housing project as for-sale, low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI); and

WHEREAS, in accordance with Florida Statutes Section 163.380, the CRA published notice of its interest in selling a CRA-owned property in the Sun Sentinel on February 26, 2024; and

WHEREAS, the CRA initiated RFP No. CRA-24-005 on February 23, 2024, and closed the process on March 22, 2024; and

WHEREAS, there were two qualified proposals that complied with the CRA’s RFP requirements, which proposals came from (1) Turn Two Construction, Inc. and (2) Habitat For Humanity of Broward; and

WHEREAS, the RFP Selection Committee reviewed and discussed the qualified proposals and unanimously recommended negotiating a sales agreement with Habitat For Humanity of Broward; and

WHEREAS, although the appraised value for the CRA's parcel exceeds the proposed sale price, the CRA Board believes it is in the best interests of the CRA to authorize the sale below appraised value in order to develop the property and to provide additional for-sale, low-income and/or workforce affordable housing within the community, and to ensure the continued existence of said low-income and/or workforce affordable housing through the placement of a 30-year restrictive covenant on the property; and

WHEREAS, the CRA believes that conveying the CRA-owned Property to one of the qualified respondents will facilitate the development of for-sale housing serving the needs of low-income and/or workforce qualified families; and

WHEREAS, the sale will be subject to the execution of a Restrictive Covenant to maintain the townhouses as for-sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing for thirty (30) years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above "WHEREAS" clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the conveyance of the Property, which is legally described in Attachment "A", to Habitat for Humanity of Broward at terms and conditions to be negotiated.

Section 3. That the CRA authorizes the proper City officials to execute a purchase and sale contract, with associated deed for the Property, in substantially the form approved by the City Attorney. As part of the conveyance of the Property, the purchaser shall be required to agree to and record a 30-year restrictive covenant requiring the property to be developed as for-sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing.

Section 4. That the CRA shall record in the County public records the deed and shall provide a copy of such recorded instrument to the CRA Board within thirty (30) days of execution and final acceptance.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in force and take effect in ten (10) days after its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous _____

Yes No

Board member Joyce L. Davis _____

Board member Tamara James _____

Board member Marco Salvino _____

Vice Chair Lori Lewellen _____

Chair Archibald J. Ryan IV _____

ATTEST:

ELORA RIERA, MMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY

Attachment "A"

Property located at 608 West Dania Beach Boulevard, Dania Beach, Florida, which is legally described as follows:

Lots 21 and 24, Block 17, of the Town of Modelo (now Dania), according to the Plat thereof, recorded in Plat Book B, Page 49, of the Public Records of Dade County, Florida; said lands situated, lying and being in Broward County, Florida; being the same property conveyed to the City of Dania Beach by Certificate of Title, recorded in Official Records Book 44260, Page 204, on June 28, 2007, in the Broward County Official Records.



Site Address	608 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 01 2520
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80-01
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 21,24 BLK 17		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2023 values are considered "working values" and are subject to change.

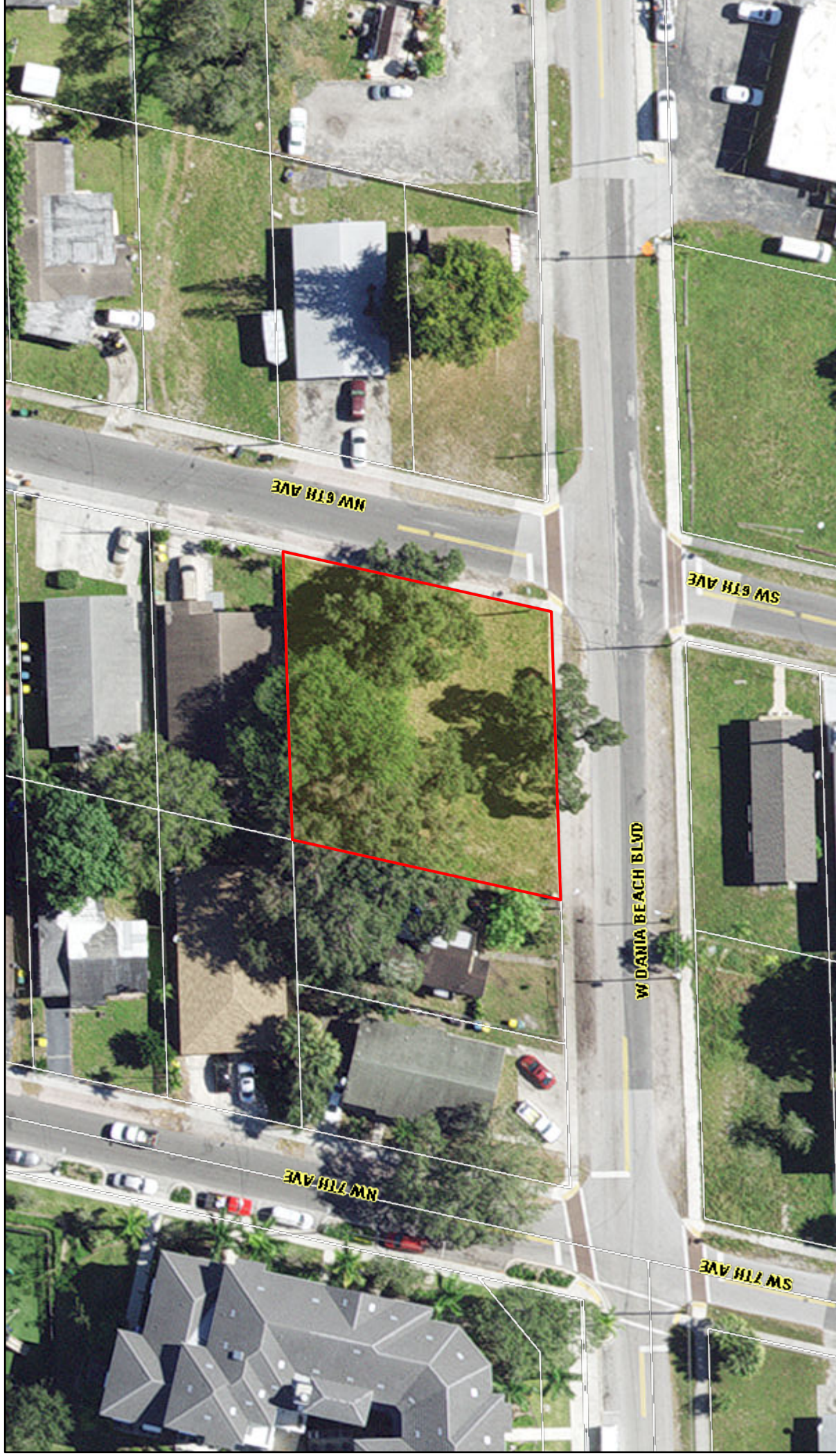
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$162,750		\$162,750	\$78,770	
2022	\$130,200		\$130,200	\$71,610	\$18.00
2021	\$65,100		\$65,100	\$65,100	\$18.00

2023* Exemptions and Taxable Values by Taxing Authority

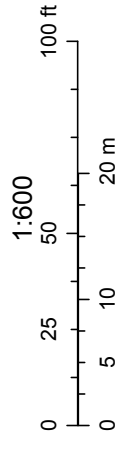
	County	School Board	Municipal	Independent
Just Value	\$162,750	\$162,750	\$162,750	\$162,750
Portability	0	0	0	0
Assessed/SOH	\$78,770	\$162,750	\$78,770	\$78,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$78,770	\$162,750	\$78,770	\$78,770
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2019	QCD-T	\$100	115961661	\$15.00	10,850	SF
6/5/2007	CET-T	\$100	44260 / 204			
7/1/2003	WD	\$65,000	35647 / 149			
5/1/1987	QCD	\$100	14466 / 379			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1						.3		



June 30, 2023





954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Mar 21, 2024

Dania Beach Community Redevelopment Agency
100 West Dani Beach Boulevard
Dania Beach, Florida 33004
Dania Beach CRA- RFPCRA-24-005
Sale of 608 W Dania Bech Blvd

To whom it may concern,

I am writing to express Turn Two Construction LLC's keen interest in participating in the Request for Proposal (RFP) bid issued by the Dania Beach Community Redevelopment Agency (CRA) for the property located at 608 West Dania Beach Boulevard, Dania Beach FL 33004. We are excited about the opportunity to develop a new construction project on this land, specifically targeting the provision of affordable housing solutions to low-income and workforce families in our community.

Turn Two Construction LLC, in collaboration with its nonprofit arm, the Affordably Lavish Foundation Inc, is committed to addressing the pressing need for affordable housing in Dania Beach. We are eager to embark on this endeavor, leveraging our expertise in development and construction to create a meaningful impact in the community we serve.

Our proposed development entails the construction of a duplex/villas, each dwelling comprising three bedrooms, two bathrooms, and spanning 1,200 square feet, complete with a garage. In line with our commitment to sustainability and efficiency, the villas will feature energy-efficient appliances and building materials, incorporating the latest advancements in home technology and design trends to ensure comfort and functionality for the residents.

Furthermore, we are dedicated to ensuring that these properties remain accessible to those who need them most. As such, we intend to sell each villa to qualifying buyers at either 80% Area Median Income (AMI) for low-income families or 120% AMI for workforce families, adhering to a first-come, first-serve basis.

In terms of our offer, Turn Two Construction LLC proposes a purchase price of \$80,000 for the land. However, we understand the importance of ensuring that all necessary permits and approvals are allowed prior to finalizing the transaction. Therefore, we propose a condition to delay the closing and payment of the land until



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

the City of Dania Beach has lifted all permit restrictions, thereby granting us the ability to obtain permits for the development of the project, and minimizing a debt service that will add to the cost of the development.

We believe that this partnership presents a unique opportunity to address the affordable housing crisis in Dania Beach while contributing to the overall revitalization and growth of the community. We are committed to working closely with the Dania Beach CRA to ensure that this project aligns with the city's goals and objectives.

Thank you for considering our proposal. We are eager to discuss this opportunity further and provide any additional information required. Please do not hesitate to contact me at [Your Phone Number] or [Your Email Address] to schedule a meeting or address any questions you may have.

Sincerely,

Christina Anthony
CEO

Turn Two Construction LLC





CHRISTINA ANTHONY
CEO

As a results-driven CEO with extensive experience in real estate development, construction management, business management, and project management, Christina Anthony has led her woman and minority-owned company to great success. With over 5 years of experience in real estate development and 3 years in construction management, Christina has a keen eye for identifying lucrative development opportunities and executing successful projects. Her expertise in business management, procurement, sales, and marketing has allowed her to grow her company and increase revenue year over year.

With a strong focus on project management and construction estimating, Christina has overseen the successful completion of numerous construction projects from inception to delivery. Under her leadership, her company's projects have consistently been completed on time and within budget, exceeding client expectations.

Christina's leadership team, with over 21 years of combined experience, has been carefully selected to complement her own skills and expertise. Together, they have built a company that prides itself on providing high-quality services, exceptional customer service, and building long-lasting relationships with clients.

With a proven track record of success and a commitment to excellence, Christina Anthony is an exceptional CEO who has the knowledge, skills, and experience to lead her company to even greater heights.

CHRISTINA ANTHONY
CHIEF EXECUTIVE OFFICER

6601 NW 14 St Unit 7
Plantation FL 33313



SHAWN LATTIBEAUDIERE
PRESIDENT & COO

As a seasoned President and COO of a leading real estate development and construction management company, Shawn Lattibaudiere has made significant contributions to the growth and success of his family's affiliated electrical contractor business. With a veteran-owned company that has been in operation for over 22 years, Shawn has been able to leverage his extensive experience as a licensed electrician and his 7 years of experience in real estate development, construction management, and business management to expand and diversify the business.

Under Shawn's leadership, the company has grown its real estate development and construction management divisions, providing high-quality services to a diverse client base. With a focus on delivering exceptional results on every project, Shawn has led the company in the successful completion of numerous high-profile projects.

Shawn's expertise in real estate development, construction management, and business management has allowed him to effectively manage all aspects of the company's operations, from financial management to employee relations. As a result, the company has been able to maintain its reputation for quality, reliability, and exceptional customer service.

As a 2nd generation owner of the business, Shawn has a deep understanding of the company's values, culture, and goals. He is committed to upholding the legacy of his family's business while ensuring that it continues to grow and thrive in a competitive market. With a proven track record of success, extensive experience, and a commitment to excellence, Shawn Lattibaudiere is a highly skilled and knowledgeable President and COO who has the ability to lead his company to even greater heights.

SHAWN LATTIBEAUDIERE
PRESIDENT & COO
6601 NW 14 St Unit 7
Plantation FL 33313



JANE SNELL
VICE PRESIDENT, GC

With more than 20 years of experience in construction management, Jane Snell a licensed general contractor and dedicated leader in the industry has held a consistent track record for her work ethic and a commitment to getting the job done on time and within budget.

Working for other businesses after earning her bachelor's degree in construction engineering allowed Jane to build the organizational and problem-solving skills required to operate a construction company. She held management positions with Qwest Communications and Adelphia Communications building their fiber-optic network. She managed projects for Orange County Public Schools, Universal Studios, and Renaissance St. Louis Grand & Suites Hotel. She has also held the position of Land Development Manager for a luxury residential builder in Florida.

Jane has established solid relationships with a variety of contractors as well as commercial and residential clients who applaud her management and leadership skills. She manages all contracts, coordinates subcontractors, oversees all work, monitors the construction schedule, and provides office support to field operations. She is a results-oriented individual dedicated to delivering quality on every job.

Education B.S., Construction Engineering Minors in Architecture and Civil Engineering
Florida A&M University Tallahassee, Florida

Licenses Florida State Certified General Contractor, CGC1532456
Florida Certified Underground & Excavation Contractor, CUC1224267
Florida Real Estate Sales Associate, SL3036227

JANE SNELL
VICE PRESIDENT, GC
6601 NW 14 St Unit 7
Plantation FL 33313



PETER SIMPSON
VICE PRESIDENT, ARCHITECT

Peter Simpson brings more than 16 years of construction and design experience to his position as Vice President and company Architect. Peter has proven his ability to rapidly understand key issues and provide effective leadership.

Peter has managed runway construction projects at the Orlando International Airport and the building of fiber optic regeneration signal sites for Teng & Associates. He later managed construction crews for Home Depot.

Trained in architecture and employed in many high-end construction projects, Peter has become adept at finding practical solutions to technical problems. He is typically in charge of Field Operations on projects, ensuring timely response and quality control. Peter currently heads up Field Operations for our ongoing work with Broward County on the repair and renovation of low-income residents' homes.

Education B.A., Architecture Howard University Washington, D.C.

Florida Certified Property Inspector

PETER SIMPSON
VICE PRESIDENT, ARCHITECT
6601 NW 14 St Unit 7
Plantation FL 33313



Qualifications and Experience:

Turn Two Construction LLC brings a wealth of expertise and experience to the table, particularly in the realm of construction and real estate development. With over two decades of collective experience in the industry, our personnel possess a deep understanding of the intricacies involved in successfully executing projects of varying scales and complexities.

Our track record speaks for itself. Currently, we are actively managing the development of 54 units across various locations in the State of Florida. These projects encompass a diverse range of residential properties, from single-family homes to multi-unit complexes, showcasing our versatility and ability to adapt to different project requirements.

At Turn Two Construction LLC, we are deeply committed to addressing the pressing need for affordable housing solutions in our community. As part of our ongoing mission to make a meaningful impact in this area, we are actively seeking opportunities to expand our portfolio with projects like the proposed duplex new construction at 608 West Dania Beach Boulevard.

Scope of Work and Deliverables:

Our firm is well-equipped to handle the scope of work outlined in the RFP, from initial planning and design to construction and project management. We possess the technical know-how and resources necessary to deliver high-quality, energy-efficient dwellings that meet the needs of low-income and workforce families.

Furthermore, our team is dedicated to ensuring that the project is completed on time and within budget, while adhering to the highest standards of quality and craftsmanship. We understand the importance of collaboration and communication throughout the project lifecycle, and we are committed to working closely with all stakeholders to ensure a successful outcome.

Mission and Impact:

Adding the proposed two dwelling affordable housing project to our firm's pipeline aligns seamlessly with our mission and values. We are passionate about making a positive impact on the community by providing attainable housing options for those in need. By leveraging our expertise and resources, we aim to contribute to the overall revitalization and growth of Dania Beach while addressing the critical need



for affordable housing.

In conclusion, Turn Two Construction LLC is uniquely positioned to undertake the

development of the duplex new construction project at 608 West Dania Beach Boulevard. With our extensive experience, commitment to excellence, and dedication to making a difference, we are confident that we can deliver a successful outcome that benefits the community for years to come.

This section emphasizes your firm's capabilities and commitment to the project while showcasing your experience and dedication to the mission of providing affordable housing.

Christina Anthony, CEO

A handwritten signature in black ink, appearing to read "Christina Anthony".



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Firm Overview & Team Description:

Turn Two Construction LLC was established in 2022 as a subsidiary entity of JS-1 Construction, a well-established construction firm with over 21 years of industry experience. Leveraging the expertise and resources of its parent company, Turn Two Construction LLC was founded with a focus on delivering high-quality construction services and addressing the growing demand for affordable housing solutions in Florida.

Organizational Chart:

CEO: Christina Anthony

President & COO: Shawn Lattibeaudiere

Vice President: Jane Snell, GC

Vice President: Peter Simpson, Architect

Subcontractor Managers: Shawn Lattibeaudiere & Elijah Flooker

HQ Office Location:

6601 NW 14 St Unit 7 Plantation, FL 33313

Current Workload:

1. One Mission Lehigh: Development of 9 units pending completion in August 2024 with an additional 5 units pending to be added and completed March 2025.
2. City of Jacksonville Affordable Housing: Construction of 3 units estimated to be completed by December 2024.
3. West Palm Beach CRA: Modular housing pilot project for 1 unit, estimated to be completed by December 2024.
4. Commercial Buildout for Ft. Lauderdale CRA Awardee: Project estimated to be completed by June 2023.
5. Lake Placid Development: Development of 10 units, estimated to be completed by March 2025.
6. Umatilla Development: Development of 26 units, estimated to be completed by December 2025.

Construction Team:

Our firm hires lead construction managers and reassigns subcontractor managers



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

for each site upon construction readiness, considering factors such as location and complexity. These individuals are responsible for overseeing the day-to-day operations of each project, ensuring that work is completed safely, efficiently, and in accordance with project specifications and timelines.

This section provides a brief overview of Turn Two Construction LLC's history, its organizational structure, office location, and current workload, highlighting key ongoing projects and completion dates. Additionally, it outlines the construction team responsible for overseeing the work described in the proposal.

Christina Anthony, CEO



KEY STAFF



BRYAN CUNNINGHAM
DEVELOPER BDM- PLANNING COMMITTEE

Bryan Cunningham, with 25 years of experience and advanced expertise in business development, program implementation, and relationship management, has consistently delivered outstanding results throughout his career. His track record includes the successful launch of initiatives such as the Capital Access Fund of Florida and the Small Business Revolving Loan Fund, totaling \$3.5 million.

Mr. Cunningham has performed all lending functions, including business development, credit analysis, underwriting, deal structuring, and loan presentations, facilitating loan closings and maintaining ongoing relationship management. His experience also includes managing a \$3.5 million small business commercial loan portfolio, with a primary focus on regulatory compliance and credit quality.

Throughout his career, Bryan has executed successful expansions and partnerships, such as the launch expansion of the Capital Access Fund of Florida in collaboration with the Urban League of Jacksonville, FL, and the National Development Council. His contributions have directly led to significant budget increases, including raising the Urban League of Broward County Entrepreneurship Center's annual operating and program budget from \$750,000 (2018/19) to \$2 million (2019/20).

As the Founder & CEO of Business Briefings, LLC, Mr. Cunningham offers strategic advice and coaching to business owners and corporate executives. His expertise includes business formations, certifications, contract negotiations, and access to capital, particularly in small business and real estate development. His extensive experience and proven track record of success make Bryan Cunningham a valuable asset to any organization or project.



JODILYNN BROWN
PROGRAM COORDINATOR VOLUNTEER

Jodylynn Brown serves as a Program Coordinator Volunteer at ALF, a non-profit organization dedicated to affordable housing and community engagement. With a profound commitment to ALF's mission, Jodylynn brings her energy and passion to the forefront of her volunteer role.

In her capacity as a Program Coordinator Volunteer, Jodylynn plays a pivotal role in organizing community outreach events and facilitating volunteer initiatives that drive ALF's affordable housing projects. Her ability to connect with individuals from diverse backgrounds fosters inclusivity and unity within the community.

Jodylynn's exceptional organizational skills, attention to detail, and adept project management capabilities enable her to efficiently plan and execute events and initiatives that make a lasting, positive impact on the community. As a dedicated member of ALF, Jodylynn remains steadfast in her commitment to furthering the organization's mission, building stronger communities, and contributing to the success of affordable housing projects. Her dedication and passion continue to be invaluable assets to ALF and the communities it serves.



ROWELA LAMPA
RESEARCH ASSOCIATE

Rowela Lampa is a dedicated Research Associate at ALF, where she plays a vital role in advancing the organization's mission of affordable housing and community development. With a deep commitment to research and social impact, Rowela brings a wealth of knowledge and expertise to her role.

In her capacity as a Research Associate, Rowela leverages her analytical skills and keen attention to detail to conduct in-depth research on housing affordability, community engagement, and related topics. Her ability to collect, analyze, and synthesize data empowers ALF to make informed decisions that drive meaningful change in underserved communities.

Rowela's passion for social justice and her commitment to improving the lives of those in need make her an invaluable asset to ALF. She collaborates closely with the organization's team, providing valuable insights and research findings that inform the development of affordable housing initiatives and community programs.

With her strong research background and dedication to ALF's mission, Rowela Lampa plays a pivotal role in helping the organization achieve its goals of creating affordable, safe, and thriving communities. Her contributions continue to make a positive impact, driving ALF's mission forward.



FLORA CYL
PUBLIC RELATIONS & MARKETING ASSOCIATE

Flora Cyl serves as a dedicated Public Relations & Marketing Associate at ALF, where her expertise in communication and marketing plays a pivotal role in advancing the organization's mission of affordable housing and community development. With a passion for social impact and a creative approach to marketing, Flora brings a unique skill set to her role.

In her capacity as a Public Relations & Marketing Associate, Flora excels in building and nurturing relationships with stakeholders, donors, and the community at large. Her ability to craft compelling narratives and messages allows ALF to effectively communicate its mission and initiatives to a broader audience, garnering support and engagement.

Flora's strategic marketing skills enable ALF to raise awareness about the importance of affordable housing and community development. She leverages various marketing channels, both online and offline, to reach target audiences and drive support for the organization's projects.

With her passion for storytelling and her dedication to ALF's mission, Flora Cyl plays a crucial role in enhancing the organization's visibility, fostering meaningful connections, and ensuring that affordable housing remains at the forefront of community discussions. Her contributions are instrumental in furthering ALF's mission and creating lasting social change.



ELIJAH FLOOKER
PROJECT MANAGER - SUB CONSULTANT

Elijah Flooker is a seasoned Construction Project Manager with over 10 years of experience specializing in single-family home construction in South Florida.

With a focus on affordable housing projects, Elijah excels in managing subcontractors, ensuring timely project completion, and staying within budget constraints.

His leadership, technical expertise, and commitment to excellence make him an invaluable asset to any construction team.



DEANGELIS FORRESTOR **PROJECT COORINDATOR**

Deangelis Forrestor is a skilled Project Coordinator with six years of experience adeptly managing construction administrative tasks.

Specializing in facilitating permitting, inspections, pay applications, scheduling, and various other construction administrative duties, Deangelis brings a wealth of knowledge and expertise to her role.

Her attention to detail, organizational skills, and proficiency in coordinating essential project components make her an invaluable asset to any construction team.

Christina Anthony, CEO

A handwritten signature in black ink, appearing to read 'Christina Anthony', is positioned below the printed name.



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Financial Terms and Conditions:

Turn Two Construction LLC and the Affordably Lavish Foundation have established lending partnerships with reputable institutions such as the South Florida Regional Planning Council and SELF. Proof of funding from previous projects and commitments to fund current and future projects is available upon request. Our strong track record and financial stability demonstrate our ability to successfully execute projects of this nature.

This financial plan outlines the terms and conditions for funding the development of the duplex/villa project, including the method of payment and proof of funding from reputable lending institutions.

To successfully deliver the Scope of Work for the development of a duplex/villa at 608 West Dania Beach Boulevard, Dania Beach, the following financial terms and conditions have been established:

Purchase Price Funding:

The purchase price of \$80,000 for the property will be funded by a loan from the Dania Beach Community Redevelopment Agency (CRA). The lending institution facilitating this transaction is the South Florida Regional Planning Council, with authorization provided by Jeffrey Tart, the senior loan officer.

Pre-Development Funds:

A sum of \$52,000 will be allocated for pre-development expenses. These funds will be provided by the lending institution known as Sustainable Energy Loan Fund (SELF). These funds will cover expenses such as feasibility studies, architectural and engineering designs, permitting fees, and other pre-construction costs.

Hard Construction Costs:

The hard construction costs amounting to \$400,000 will be financed by the South Florida Regional Planning Council. This funding will cover expenses directly related to the construction of the duplex/villa, including labor, materials, equipment, and subcontractor fees.

Proof of Funding and Lending Partnerships:

Exhibit A: South Florida Regional Planning Council (SFRPC)

Exhibit B: SELF

Christina Anthony, CEO



Southeast Florida Community Development fund, Inc.
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33026
954-924-3653 Phone, 954-924-3654 FAX

November 15, 2022

Ms. Brittany Christina Anthony
Chief Executive Officer
Turn Two Construction
2981 Center Port Circle, Suite 2B
Pompano Beach, FL 33064

Ms. Anthony:

We are pleased to inform you the Southeast Florida Community Development Fund, Inc. (SFCDFI) Loan Administration Board has approved your loan request for residential construction for your newly awarded project with the following terms and conditions:

The closing of the loan is subject to the following:

1. Borrower: Turn Two Construction LLC
2. Loan Amounts: \$375,000
3. Credit Facility: Non-Revolving Line of Credit (NRLOC/Term Loan)
4. Purpose: Finance the construction of a two (2) family duplex located at 509-511 NW 3rd Terrace in Dania Beach, FL 33004
5. Interest Rate: .5.00%; Fixed
6. Terms: The NRLOC will require monthly payments of interest only on any draws advanced, commencing 30 days after the initial draw, until the earlier of the completion of construction and other work for 12 months from the date of the initial draw (the Draw Period).

At the end of the Draw Period the balance outstanding will be converted to a Term Loan to fully amortize the balance over a 300-month amortization schedule of equal monthly principal and interest payments with the Initial Term Loan payment commencing 30 days following the Draw Period.

All such payments shall be made via Auto Debit from a bank account in the name of the Borrower.

7. Maturity: Up to 2 years from closing; (24 months)

- NRLOC (Draw Period): Up to a maximum of 12 months from closing or completion of construction, whichever is earlier
 - Term Loan: Up to 12 months from conversion to term.
8. **Fees:** 1% of loan amount or \$3,750 (SFCDFI non-refundable commitment fee) plus legal counsel closing costs. All costs of this loan, including but not limited to, title insurance, Uniform Commercial Code (UCC) searches and filings, surveys, recording costs, legal fees, documentary stamp intangible tax and all costs of interim financing and or any other closing cost fees, are to be paid by the Borrower. Upon acceptance of this commitment, SFCDFI will instruct its counsel to prepare the closing documents. The borrower further agrees to reimburse the SFCDFI for any collection costs incurred.
9. **Prepayment Penalty:** None
10. **Guarantors:** Brittany Christina Anthony
LaShawn Lattibeaudiere
11. **Collateral:** FREM on lot parcel and all improvements located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004.

CONDITIONS: The Loan is subject to the following additional conditions:

Financial Reporting Requirements:

- Borrower to supply complete copies of their business tax returns on an annual basis, beginning with the year-end December 31, 2022. Receipt is to be no later than 150 days past calendar year end.

Other Conditions:

- Borrower to provide executed purchase contract of subject property located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004 reflecting Turn Two Construction LLC as buyer.
- Borrower to provide executed construction service agreement between Turn Two Construction LLC and Minority Builders Coalition.
- Borrower to provide updated and approved plat survey reflecting two separate and distinct residences.
- Borrower to provide executed fixed cost AIA construction contract for residential property located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004.
- Borrower to provide complete set of plans and specs for residential property located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004.
- Borrower to provide pre-approved financing letter and purchase contract for home purchaser.
- Entire outstanding principal balance plus accrued interest to be due upon any sale of the Borrower or the collateral property.
- Loans from Shareholders to be subordinated in both payment and position to SFCDFI.



Southeast Florida Community Development fund, Inc.
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX

November 15, 2022

Ms. Brittany Christina Anthony
Chief Executive Officer
Turn Two Construction
2981 Center Port Circle, Suite 2B
Pompano Beach, FL 33064

Ms. Anthony:

We are pleased to inform you the Southeast Florida Community Development Fund, Inc. (SFCDFI) Loan Administration Board has approved your loan request for residential construction for your newly awarded project with the following terms and conditions:

The closing of the loan is subject to the following:

1. Borrower: Turn Two Construction LLC
2. Loan Amounts: \$375,000
3. Credit Facility: Non-Revolving Line of Credit (NRLOC/Term Loan)
4. Purpose: Finance the construction of a two (2) family duplex located at 509-511 NW 3rd Terrace in Dania Beach, FL 33004
5. Interest Rate: 5.00%; Fixed
6. Terms: The NRLOC will require monthly payments of interest only on any draws advanced, commencing 30 days after the initial draw, until the earlier of the completion of construction and other work for 12 months from the date of the initial draw (the Draw Period).

At the end of the Draw Period the balance outstanding will be converted to a Term Loan to fully amortize the balance over a 300-month amortization schedule of equal monthly principal and interest payments with the initial Term Loan payment commencing 30 days following the Draw Period.

All such payments shall be made via Auto Debit from a bank account in the name of the Borrower.

7. Maturity: Up to 2 years from closing: (24 months)

- NRLOC (Draw Period): Up to a maximum of 12 months from closing or completion of construction, whichever is earlier
 - Term Loan: Up to 12 months from conversion to term.
8. Fees: 1% of loan amount or \$3,750 (SFCDFI non-refundable commitment fee) plus legal counsel closing costs. All costs of this loan, including but not limited to, title insurance, Uniform Commercial Code (UCC) searches and filings, surveys, recording costs, legal fees, documentary stamp intangible tax and all costs of interim financing and or any other closing cost fees, are to be paid by the Borrower. Upon acceptance of this commitment, SFCDFI will instruct its counsel to prepare the closing documents. The borrower further agrees to reimburse the SFCDFI for any collection costs incurred.
9. Prepayment Penalty: None
10. Guarantors: Brittany Christina Anthony
LaShawn Lattibeaudiere
11. Collateral: FREM on lot parcel and all improvements located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004.

CONDITIONS: The Loan is subject to the following additional conditions:

Financial Reporting Requirements:

- Borrower to supply complete copies of their business tax returns on an annual basis, beginning with the year-end December 31, 2022. Receipt is to be no later than 150 days past calendar year end.

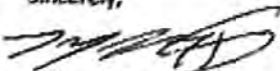
Other Conditions:

- Borrower to provide executed purchase contract of subject property located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004 reflecting Turn Two Construction LLC as buyer.
- Borrower to provide executed construction service agreement between Turn Two Construction LLC and Minority Builders Coalition.
- Borrower to provide updated and approved plat survey reflecting two separate and distinct residences.
- Borrower to provide executed fixed cost AIA construction contract for residential property located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004.
- Borrower to provide complete set of plans and specs for residential property located at 509-511 NW 3rd Terrace, Dania Beach, FL 33004.
- Borrower to provide pre-approved financing letter and purchase contract for home purchaser.
- Entire outstanding principal balance plus accrued interest to be due upon any sale of the Borrower or the collateral property.
- Loans from Shareholders to be subordinated in both payment and position to SFCDFI.

- No change in management or ownership of the Borrower or collateral property without prior written approval by SFCDFI.
- The Borrower agrees not to obtain any other financing secured in any way by the collateral described above without the prior written consent of the SFCDFI. The Borrower further agrees to not secure any financing in addition to the debt promulgated in its SFCDFI loan application without the prior written consent of the SFCDFI.
- Construction draws are to be monitored by a construction manager approved by SFCDFI and will approve the work prior to funding draws on the NRLOC facility. The Borrower along with the construction manager will inform SFCDFI that advances/draw requests from contractors performing work, against this loan for improvements are to be reviewed/approved and certified as being performed according to the plan and specifications contemplated by the Borrower and permitted by local building authorities.
- Proof of property and hazard insurance along with builder's risk in an amount deemed acceptable to SFCDFI, reflecting Southeast Florida Community Development Fund, Inc. as loss payee.
- The Borrower warrants that all financial information submitted an application for this loan is accurate, true and correct and the use of loan proceeds shall be as set forth in said application.
- The borrower, if a corporation, and any Corporate Guarantor hereunder, shall submit to the SFCDFI, no later than five (5) days prior to the date of closing a certified copy of the Articles of Incorporation, together with a Certificate of Good Standing. At closing, the Borrower shall submit a corporate resolution authorizing the appropriate officers to execute all loan documents on behalf of the corporation and a Certificate of Incumbency reflecting present officers, directors and signatories of the Corporation.
- The SFCDFI shall not be under obligation to fund this loan should there be any material adverse change in Borrower's financial position from data previously submitted to SFCDFI proves to be false.
- SFCDFI's attorney for this transaction is Sean Swartz, Esquire of the Law Firm of Goren, Cherof, Doody and Ezrol, PA. The fee charged by this law firm at closing is for all services directly related to closing the subject loan. Additional legal fees may from time to time be incurred by the SFCDFI for post-closing services rendered related to this loan file and the subject project. All such fees and attendant expenses shall be responsibility of Borrower.
- The Borrower shall provide the SFCDFI a statement as to the number and types of jobs created as a result of this loan. This statement will be supplied on a semi-annual basis for the first two (2) years after closing, then on an annual basis thereafter until notified by the SFRPC of discontinue.

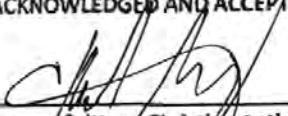
This commitment is not valid unless and until the SFCDFI has received an executed copy of this commitment and fee, no later than ten (10) days from the date of this letter. All applicable conditions contained in this commitment must have been satisfactorily completed and this loan must have been closed and funded on or 90 days after the date of this letter otherwise, at this option, SFCDFI may cancel this commitment without further notice or obligation on its part.

Sincerely,



Jeffrey R. Tart
Senior Loan Officer
Southeast Florida Community Development Fund, Inc.

ACKNOWLEDGED AND ACCEPTED:



Brittany Christina Anthony
Chief Executive Officer

11/28/2022

Date



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Financial Terms and Conditions:

Turn Two Construction LLC and the Affordably Lavish Foundation have established lending partnerships with reputable institutions such as the South Florida Regional Planning Council and SELF. Proof of funding from previous projects and commitments to fund current and future projects is available upon request. Our strong track record and financial stability demonstrate our ability to successfully execute projects of this nature.

This financial plan outlines the terms and conditions for funding the development of the duplex/villa project, including the method of payment and proof of funding from reputable lending institutions.

To successfully deliver the Scope of Work for the development of a duplex/villa at 608 West Dania Beach Boulevard, Dania Beach, the following financial terms and conditions have been established:

Purchase Price Funding:

The purchase price of \$80,000 for the property will be funded by a loan from the Dania Beach Community Redevelopment Agency (CRA). The lending institution facilitating this transaction is the South Florida Regional Planning Council, with authorization provided by Jeffrey Tart, the senior loan officer.

Pre-Development Funds:

A sum of \$52,000 will be allocated for pre-development expenses. These funds will be provided by the lending institution known as Sustainable Energy Loan Fund (SELF). These funds will cover expenses such as feasibility studies, architectural and engineering designs, permitting fees, and other pre-construction costs.

Hard Construction Costs:

The hard construction costs amounting to \$400,000 will be financed by the South Florida Regional Planning Council. This funding will cover expenses directly related to the construction of the duplex/villa, including labor, materials, equipment, and subcontractor fees.

Proof of Funding and Lending Partnerships:

Exhibit A: South Florida Regional Planning Council (SFRPC)

Exhibit B: SELF

Christina Anthony, CEO



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Turn Two Construction's Capacity for Development:

Turn Two Construction LLC is uniquely positioned to purchase and undertake the necessary development of the property at 608 West Dania Beach Boulevard. As a licensed General Contractor (GC) and experienced builder, our firm possesses the expertise, resources, and track record necessary to successfully execute this project.

Key Capabilities:

Licensed General Contractor: Turn Two Construction LLC holds a valid license as a General Contractor in the State of Florida. This licensure signifies our firm's compliance with state regulations and standards, as well as our ability to oversee and manage all aspects of construction projects.

Experienced Builder: With a collective personnel experience of over 20 years in construction and real estate development in Florida, our team brings a wealth of knowledge and expertise to the table. We have successfully completed numerous projects throughout the state, ranging from single-family homes to multi-unit developments.

Skilled Personnel: Our staff personnel boast extensive experience in various facets of construction and real estate development. From project management to site supervision, our team is well-equipped to handle the complexities of property development, ensuring efficient and high-quality outcomes.

Proven Track Record: Turn Two Construction LLC has a proven track record of delivering projects on time, within budget, and to the highest standards of quality. Our reputation for excellence in construction and our commitment to client satisfaction set us apart in the industry.

Commitment to Excellence:

At Turn Two Construction LLC, we are dedicated to upholding the highest standards of professionalism, integrity, and craftsmanship in every project we undertake. We understand the importance of effective communication, collaboration, and meticulous attention to detail throughout the development process.

Conclusion:

With our licensure, extensive experience, skilled personnel, and commitment to excellence, Turn Two Construction LLC possesses the capacity and capability to purchase and undertake the necessary development of the property at 608 West



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Dania Beach Boulevard. We are confident in our ability to deliver a successful outcome that meets and exceeds the expectations of all stakeholders involved.

This information highlights Turn Two Construction's capacity to purchase and undertake the necessary development of the property, emphasizing the firm's licensure, experience, skilled personnel, and commitment to excellence.

Turn Two Construction LLC & Affordably Lavish Foundation Partnership:

In addition to our extensive experience and capabilities as a licensed General Contractor and experienced builder, Turn Two Construction LLC is proud to partner with the Affordably Lavish Foundation, a Community Housing Development Organization (CHDO) and pending HUD certified agency. This strategic partnership enables us to leverage the foundation's expertise in project development and its innovative approach to achieving affordable housing solutions.

Key Partnership Highlights:

Cost-Saving Methods: Through the collaboration with the Affordably Lavish Foundation, we implement creative cost-saving methods to achieve affordable housing without compromising quality. By optimizing design, materials selection, and construction techniques, we maximize efficiency and minimize expenses, ensuring that the project remains within budget while meeting the needs of low-income and workforce families.

Community Engagement Tactics: The Affordably Lavish Foundation specializes in community engagement tactics to source prospective buyers at the 80%-120% Area Median Income (AMI) threshold. Through targeted outreach initiatives, including workshops, informational sessions, and partnerships with local organizations, we identify and connect with eligible buyers who can benefit from the affordable housing opportunities provided by the project.

HUD Certification Process: As a pending HUD certified agency, the Affordably Lavish Foundation is committed to meeting the rigorous standards set forth by the U.S. Department of Housing and Urban Development (HUD). This certification demonstrates our dedication to transparency, accountability, and compliance with federal regulations, further enhancing the credibility and trustworthiness of the partnership.

Commitment to Affordable Housing:



954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

At Turn Two Construction LLC and the Affordably Lavish Foundation, we share a common mission to address the affordable housing crisis and empower underserved communities. By combining our expertise, resources, and community-focused approach, we are dedicated to making a meaningful impact and creating sustainable, inclusive housing opportunities for individuals and families in need.

Conclusion:

The partnership between Turn Two Construction LLC and the Affordably Lavish Foundation represents a powerful collaboration aimed at delivering affordable housing solutions that prioritize quality, affordability, and community engagement. Together, we are committed to driving positive change, enriching neighborhoods, and improving the lives of residents throughout Dania Beach and beyond.

This addition emphasizes the strategic partnership between Turn Two Construction LLC and the Affordably Lavish Foundation, highlighting their joint efforts to achieve affordable housing goals through cost-saving methods, community engagement tactics, and pending HUD certification

Christina Anthony, CEO

EXHIBIT "B"
REFERENCE LIST - RFP NO. CRA-24-005

The following is a list of at least three (3) references from entities for which Respondent has provided similar services to those sought in this RFP in the past three (3) years

1. Entity for which services were performed: Dania Beach CRA
Brief Description of Scope of Services: Purchase of distressed duplex from CRA that was renovated and converted to 2 villas for sale to 2 80% AMI first time homebuyers.
Amount of Contract Award: \$150,000 purchase bid award, with \$368,000 construction budget
Status of Contract: Completed project below budget, and before project schedule timeline. Both homes sold successfully to 2 80% AMI homebuyers in year 2023.
Contact Name and Title: K. Michael Chen, CRA Executive Director
Contact Telephone Number: 954-924-6801x3732
Contact E-Mail: mchen@daniabeachfl.gov

2. Entity for which services were performed: Home Place Sunrise LLC
Brief Description of Scope of Services: Build of new construction single family home 4 bedroom 2 bathroom 1700 sq ft at 2019 NW 64 Ave Sunrise FL 33313
Amount of Contract Award: \$398,810
Status of Contract: Completed project at budget, and project schedule timeline in year 2022.
Contact Name and Title: Deanna Hill
Contact Telephone Number: 321-230-7382
Contact E-Mail: deannahi96@gmail.com

3. Entity for which services were performed: Gwendolyn Jenkins
Brief Description of Scope of Services: Build of new construction single family home 4 bedroom 3 bathroom 1729 sq ft at 2801 NW 9 PL, Ft lauderdale FL 33311
Amount of Contract Award: \$347,350
Status of Contract: Completed project at budget, and project schedule timeline in year 2022.
Contact Name and Title: Elijah Adams, Owner Rep & Project Manager
Contact Telephone Number: 954-444-2976
Contact E-Mail: elilini6971@yahoo.com

Christina Anthony, CEO





954-241-1298
admin@turntwoconstruction.com
6601 NW 14 St Unit 7
Plantation FL 33313

Dania Beach Community Redevelopment Agency
100 West Dania Beach Boulevard
Dania Beach, FL 33004
RFP NO. CRA-24-005

To whom it may concern,

I am writing on behalf of Turn Two Construction LLC in response to your recent inquiry regarding any legal proceedings or lawsuits involving our company within the past 10 years. We would like to confirm that as of the date of this letter, Turn Two Construction LLC has not been involved in any lawsuits, legal actions, or proceedings during this time frame.

At Turn Two Construction LLC, we pride ourselves on conducting business with integrity, transparency, and adherence to all applicable laws and regulations. Our commitment to ethical practices and professionalism extends to all aspects of our operations, including our interactions with clients, partners, and regulatory authorities.

We understand the importance of maintaining a clean legal record, and we take proactive measures to mitigate risks and address any potential issues in a timely and responsible manner. Our track record speaks for itself, reflecting our dedication to upholding the highest standards of business conduct and accountability.

Should you require any further information or documentation regarding our legal history, please do not hesitate to contact us. We are fully committed to providing complete transparency and cooperation in this matter.

Thank you for your attention to this matter. We look forward to continuing our positive relationship with the Dania Beach Community Redevelopment Agency and contributing to the ongoing revitalization and development efforts in the community.

Sincerely,

Turn Two Construction LLC
Christina Anthony, CEO



DEVELOPMENT PROPOSAL

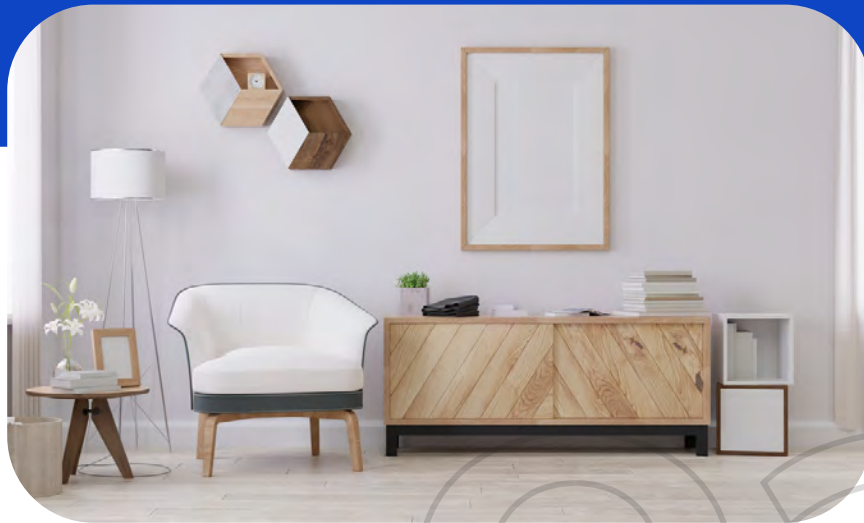


WWW.ALFFL.ORG
WWW.TURNTWOCONSTRUCTION.COM

ABOUT

Affordably Lavish Foundation Inc. is a faith-based non-profit with 20+ years of collective experience, dedicated to providing affordable housing solutions. We partner with organizations and government agencies to address housing and climate crises. Our mission is to rescue today's housing crisis through developing, building, and renovating affordable homes, ensuring everyone has a fair chance at homeownership.

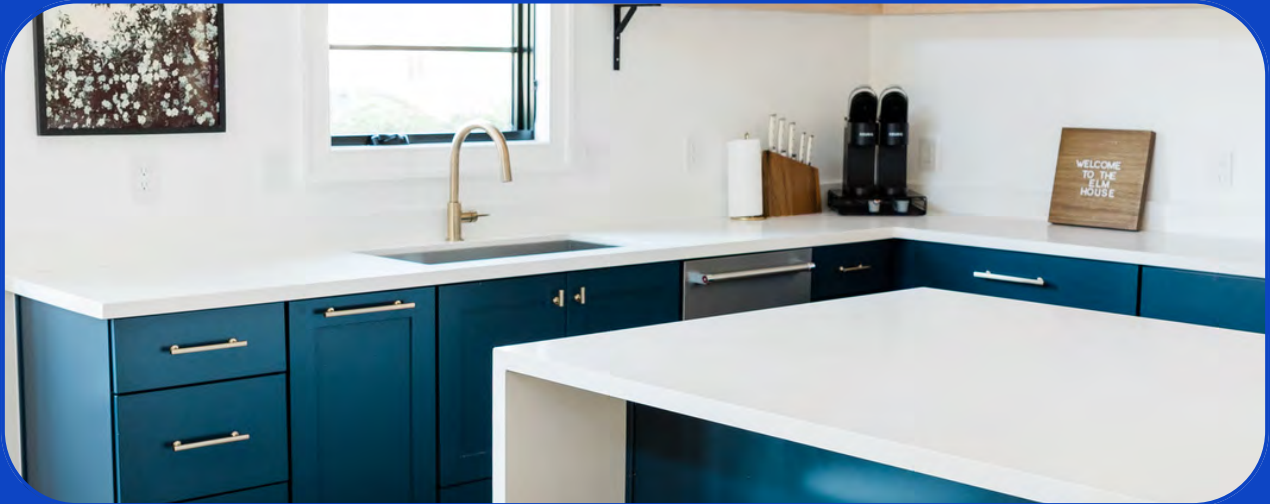
Teaming up with Turn Two Construction, we focus on single-family, townhome, multi-family, and tiny-style homes. We integrate the latest design trends and technology while maximizing affordability by leveraging innovative, modular construction and energy-efficient solutions. Using municipal funds strategically, we subsidize costs for homeowners and deliver quality homes on time and within budget. We believe everyone should have a fair chance at owning their home at an affordable rate for their circumstances.



02

WHAT WE DO

We assist clients in securing full funding for new home construction, revitalizing existing residences, and providing comprehensive housing and financial literacy counseling for individuals to achieve stable and thriving living environments.



BUDGET ANALYSIS

Assisting clients in crafting affordable project budgets and navigating funding approvals for development.



DEVELOPMENT PLANNING

Guiding clients through land assessment and/or acquisition, as well as project design, for a seamless and successful development journey.



BUILD TO COMPLETION

From concept to reality, we, as your real estate developer and builder, ensure the seamless construction and completion of your project



WHY CHOOSE US

"Choose us for a transformative experience – our unwavering commitment to affordability, innovative development practices, and personalized guidance sets us apart. With a proven track record in securing funding, navigating development intricacies, and ensuring projects are built to perfection, we are your dedicated partner in turning dreams into thriving realities."

PLAN FOR SUCCESS

Using strategic budget analysis, development planning, and building projects seamlessly to bring our clients' visions to life.

INNOVATIVE SOLUTIONS

Leverage cutting-edge technologies and strategic thinking to address unique challenges and exceed client expectations.

ATTENTION TO DETAILS

We excel in ensuring every aspect of our projects is executed with precision and excellence by listening to our clients.

MEETING DEADLINES

Through efficient project management, ensuring timely completion and client satisfaction



INFINITY VILLAS
FACADE

10850sqft 248sqft

608 W Dania Beach
Blvd
Dania FL 33004

Priced from
\$520,800



This estimate is provided for informational purposes and may be subject to change based on project dynamics, unforeseen challenges, and market conditions. While we aim for accuracy, final pricing adjustments may occur due to project scope changes or additional requirements. The estimate is not a binding contract, and any modifications will be communicated and agreed upon with the client. Thank you for considering our proposal.



103.71 ft

103.67 ft

16.57 ft

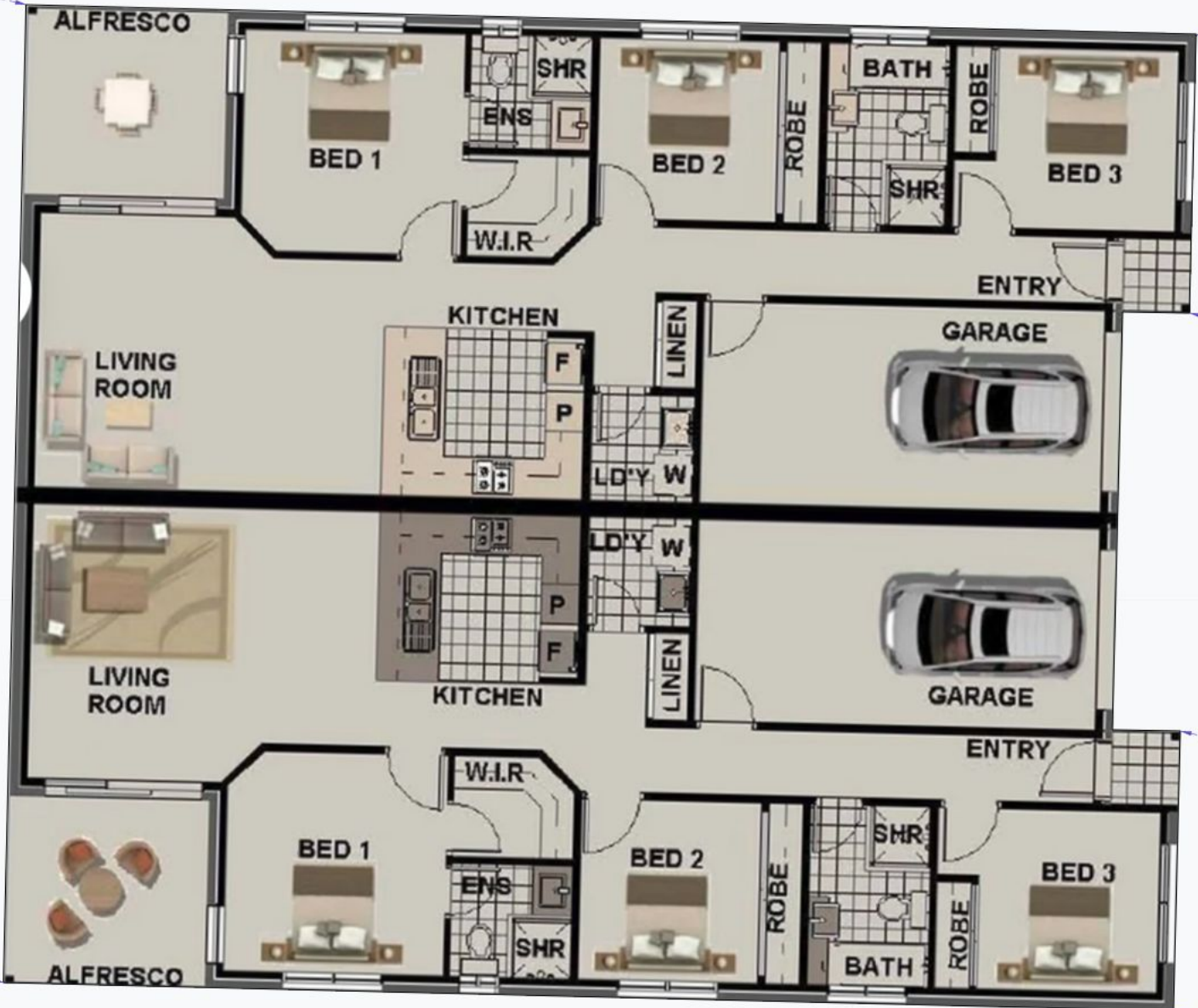
32.15 ft

29.43 ft

25.33 ft

26.21 ft

22.60 ft



Disrupted by Canibuild.



Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
Copyright Statement This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.				Generated by Christina Anthony admin@turntwoconstruction.com			
Disclaimer This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.				Property Details 608 W Dania Beach Blvd, Dania, FL 33004, USA APN: 504234012520			
ALL DIMENSIONS ARE IN FEET. DO NOT SCALE FROM PLANS.				Design Infinity Villas Facade			
				1st version date: 03/22/2024		Current version date: 03/22/2024	
						Version # 1	
						Job no. CGC1532456	
						Scale NOT TO SCALE	



Entity Turn Two Construction
EIN 881409422
Lic # CGC1532456

6601 NW 14th Street Unit 7, Plantation, Florida
- 33313 US
 admin@turntwoconstruction.com
 954-241-1298
 turntwoconstruction.com

Date 3/22/2024
Customer
Job Site

Item Name	Price (exc tax)	Qty	UOM	Amount (exc tax)
Infinity Villas	\$0.00	1	Ea	\$0.00
Facade <i>Facade: Facade</i>	\$0.00	1	Ea	\$0.00
Infinity Villas Construction 2,800 Sq Ft	\$456,000.00	1	Ea	\$456,000.00
Pre-Development	\$40,000.00	1	Ea	\$40,000.00
Contingency	\$24,800.00	1	Ea	\$24,800.00
Subtotal:				\$520,800.00
Section Total:				\$520,800.00
Sub Total				\$520,800.00
Total TAX				\$41,664.00
GRAND TOTAL				\$562,464.00

Valid until 4/21/2024

SIGNED

Client Name (Primary)

Signature

Date

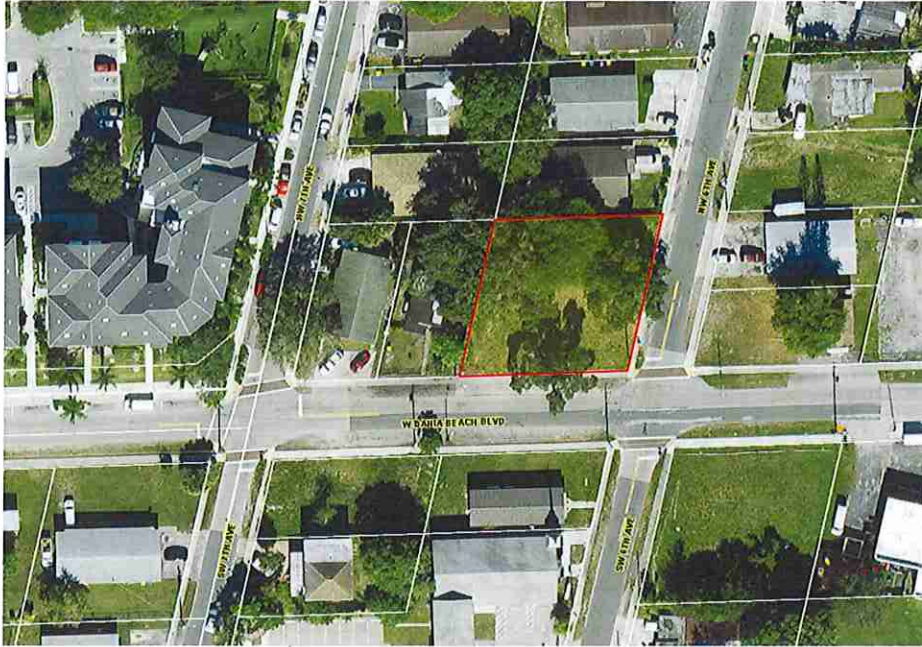
Client Name (Secondary)

Signature

Date

PAYMENT SCHEDULE**(5)**

No.	Amount	Due at	Total
1	30% of Grand Total	After 10 days	\$168,739.2
2	30% of Grand Total	After 10 days	\$168,739.2
3	25% of Grand Total	After 10 days	\$140,616
4	10% of Grand Total	After 10 days	\$56,246.4
5	5% of Grand Total	After 10 days	\$28,123.2



**608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA
FOR DEVELOPMENT AS AFFORDABLE HOUSING
RFP RESPONSE – RFP NO. CRA – 24 – 005**

To:

Dania Beach Community Redevelopment Agency
City of Dania Beach, Florida
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Submitted By:

Habitat for Humanity of Broward
888 NW 62nd St., Fort Lauderdale, FL 33309

TABLE OF CONTENTS

Attachment A: Scope of Work

Tab 1.	Letter of Intent
Tab 2.	Executive Summary
Tab 3.	Firm Overview and Team Description
Tab 4.	Project Management, Key Staff and Team Experience
Tab 5.	Financial Proposal
Tab 6.	Capacity to Manage and Implement the Project
Tab 7.	References on Similar Projects
	Exhibit B
Tab 8.	Financial Stability
Tab 9.	Litigation
Tab 10.	Sworn Statement of Public Entity Crimes Form
	Exhibit C
Tab 11.	Non-Collusion Affidavit Form
	Exhibit D
Tab 12.	Additional Information

TAB 1.
LETTER OF INTEREST



habitatbroward.org
Building strength, stability and self-reliance through housing

Community Redevelopment Agency
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004

Dania Beach Community Redevelopment Agency,

It is our pleasure to submit this letter of interest about the parcel of land located at 608 West Dania Beach Boulevard, Dania Beach, Florida, Broward County Property Appraiser Folio no. 504234012520. The parcel is approximately 10,850 sf, or 0.249 acres and is zoned NBHO-Res. Habitat Broward is flexible and will work with the City of Dania Beach on ironing out the details as we get further along this process.

We previously submitted a proposal for this property in late 2023 for 3 townhomes, which would have required a large amount of infrastructure dollars to make the project feasible. Since our original submission, we have revised our proposal which is now comprised of a single-family attached home (2 units total) for this parcel. This design also eliminates the need for horizontal subsidies as well as the need for an HOA which would impact affordability for the homeowner.

Our relationship with Dania Beach first began in 1989 with Habitat Broward's' inaugural build, a single-family residence inhabited by the original owners for decades. In 2004, our partnership created and formed "Habitat Village", an 18-home community located off SW 45th St. In keeping true to Habitat's mission, this community continues to thrive to this day with well-maintained homes, landscaping and are consistently occupied by Dania Beach families. We treasure our relationship and history with City staff and leaders and look forward to building on our partnership.

Habitat for Humanity of Broward makes the dream of homeownership a reality for working families. We are a full-service wrap around non-profit organization, focusing on: land acquisition and development; construction; mortgage lending; homeownership readiness and financial literacy; and family support. We are interested in exploring this opportunity with the City of Dania Beach, which could potentially include the following benefits for your municipality: Increase annual taxes as result of new homeowners on these properties; increase the number of units available for community workforce during time of crisis; and receive carefully vetted and qualified homeowners who are committed to the community.

Habitat Broward wants to help the City of Dania Beach meet its redevelopment goals as stated in the CRA's 2023 Redevelopment plan to "eliminate substandard housing and provide affordable housing alternatives." The plan goes on to state: "the CRA should identify the policy need for increased housing in its strategic plan, define a housing program that leverages its publicly owned properties, seek both public and private partnerships to provide housing and identify code and policy requirements to promote broader private development actions." Habitat Broward was established in 1983 as an affiliate under Habitat for Humanity International and has provided affordable homeownership for thousands of residents in Broward County. Among the 1,200 Habitat affiliates in the nation, Habitat Broward is ranked in the top 40 (3%) producers. In addition, Habitat actively participates in planning forums, neighborhood revitalization activities and other work to advocate for sustainable housing and financing solutions to address the housing crisis in Broward County.

Habitat Broward does not take any kind of profit from its construction projects and self-funds the cost of development and construction, as well as the end loan to the borrower. As stated above, Habitat's exclusive model also includes a zero-interest rate mortgage and closing cost assistance making homeownership affordable to those earning up to 120% of the area median income (AMI). As a mortgage company, the payments received from the current Habitat Broward homeowners are invested back into the work, thus current homeowners become donors for future homeowners.

For the above-mentioned reasons, we are interested in exploring the possibility of developing this site with the City of Dania Beach for affordable homeownership. I look forward to hearing from you to discuss how, together, we can make homeownership a reality for working class families in the City of Dania Beach.

Sincerely,



Nancy Robin
CEO/ Executive Director

TAB 2.
EXECUTIVE SUMMARY

Qualifications & Experience

Habitat for Humanity of Broward (hereinafter Habitat Broward) is a full-service, wrap-around non-profit organization focusing on: land acquisition and development, construction; mortgage lending, homeowner readiness education & selection, and continued family support.

One of the many benefits of partnering with Habitat Broward is that it delivers a “turnkey” product for City staff with Habitat’s built-in, time-tested wrap around program encompassing everything from land development, construction, to qualifying and selecting homeowners. Habitat Broward also finances and services its mortgages, ensuring long term sustainability and equitable homeownership for our community’s hard-working families.

To date, Habitat Broward has empowered 640 families to achieve economic stability and improve their quality of life through affordable homeownership. Habitat Broward's low interest mortgages and closing cost assistance make homeownership affordable for hardworking families in Broward County. As a mortgage company, the payments received from current Habitat Broward homeowners are invested back into the work, thus current homeowners become donors for future homeowners.

With 40 years' experience building in Broward County, Habitat Broward has successfully partnered with municipalities, the County itself, and hundreds of private sponsors, donors, and corporations to make thriving communities possible in Broward.

Authorized Representative

Nancy Robin: CEO/Executive Director

Office Location: 888 NW 62nd Street, Ft. Lauderdale, Florida 33309

A former Bank President and highly respected investment executive, Nancy joined Habitat in 2016 and has led it to become one of the top 40 most productive Habitats amongst 900 affiliates. With the sale of the bank, her passion was always economic empowerment and Habitat was a natural fit. Nancy’s financial acumen lends itself well to the Habitat model.

The full expertise and knowledge, starting from the CEO to each Division Head will be fully engaged in this project as applicable to the task at hand

TAB 3.
FIRM OVERVIEW AND TEAM DESCRIPTION

Habitat for Humanity of Broward Overview

Established in 1983 as an affiliate under Habitat for Humanity International, Habitat Broward has provided affordable homeownership for thousands of residents in Broward County. Among the 1,200 Habitat affiliates in the nation, Habitat Broward is in the top 40 (3%) producers and is consistently ranked in the top 15 builders overall for Broward County.

Team Description

All staff listed below have the same address: 888 NW 62nd Street, Ft. Lauderdale, Florida 33309:

- **Nancy Robin: CEO/Executive Director**

A former Bank President and highly respected investment executive, Nancy joined Habitat in 2016 and has led it to become one of the top 40 most productive Habitats amongst 900 affiliates. With the sale of the bank, her passion was always economic empowerment and Habitat was a natural fit. Nancy's financial acumen lends itself well to the Habitat model.

- **Alex Nesar: Director of Construction**

Joined Habitat in 2016 and as Director of Construction, Alex oversees and takes ownership of all construction and development activities. He brings 22 years of acquired skills and experience in construction, project management, and subcontractor supervision to Habitat. In addition to overseeing all of Habitat Broward's new construction, Alex also oversees our volunteer and critical repairs divisions.

- **Thor Barraclough: Chief Program Officer**

Joined Habitat in 2019 and currently serves as Chief Program Officer, overseeing all development, fundraising, and marketing for Habitat Broward. His leadership in marketing Habitat homeownership program open enrollment period have led to over 20,000 applications per annum. Thor is truly an expert in marketing and public relations and is responsible for promoting partner relationships.

- **Donald Smith: Director of Family Services**

As Family Services Director, he oversees Habitat Broward's extensive homeownership readiness, education, and selection process. Donald is passionate about ensuring that all Habitat families receive the proper education and training to achieve successful homeownership. Prior to joining Habitat Broward, he served as Lifestyle Director for large master-planned communities in Arizona.

Team Description (Continued)

- **Melonie Bully-Chambers: Director of Finance and Operations**

Melonie joined Habitat in 2014 with a strong legal and accounting background. Melonie oversees Habitat Broward's finance department as well as Habitat Broward's mortgage processing and servicing departments.

- **Nathan VanDeman: Vice President Housing Development**

Nathan is a purpose-driven design and real-estate development professional with 14 years' experience in design, master planning, permitting and construction with a passion for innovative real estate developments which prioritize the stewardship of cities, communities, spaces and ecologies.

- **Caroline Cozzi – Manager: Community Relations and Urban Development**

A Broward native, Caroline is passionate about increasing access to affordable housing for working families in her home County. Caroline has prior experience in the private sector working on public-private partnerships creating large scale affordable housing developments.

TAB 4.
PROJECT MANAGER, KEY STAFF, AND TEAM EXPERIENCE

Assemblage of Project Team

Project Management:

Caroline Cozzi, Manager – Community & Urban Development,
888 NW 62nd Street, Fort Lauderdale, Florida 33309;
caroline@habitatbroward.org
(954) 980.2348

Nathan VanDeman, Vice President of Housing Development
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
nathan@habitatbroward.org
(317) 442.2213

Alex Nesar, Vice President of Construction
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
alex@habitatbroward.org
(954) 547.8935

Donald Smith, Vice President of Family Services
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
donald@habitatbroward.org
(954) 396.3030 (Ext. 219)

Caroline Cozzi, Manager of Community Relations and Urban Development,
888 NW 62nd Street, Ft. Lauderdale, Florida 33309;
caroline@habitatbroward.org;
(954) 980.2348

Team Experience

Please refer to Tab 3. "Firm Overview and Team Description", for details regarding team experience.

TAB 5.
FINANCIAL PROPOSAL

Development Funding

Habitat Broward has a strong financial position as evidenced in the most recent year to date financial statements and audited financial statements (attached below). Thanks to a County wide donor base, Habitat Broward is confident it will complete this project on time and within budget. All 600-plus builds during the last forty years have been supported by Habitat's ability to garner financial support. Habitat Broward is well-versed in mortgage lending, subsidies, down payment assistance, and other financial vehicles to support low-income families.

Funding for this project, aside from the City of Dania Beach support, would come from Habitat Broward in the form of cash on hand that is ready to deploy. This funding is already secured and committed from private donors and traditional fundraising methods, making it unrestricted for purposes of future build projects such as this one.

Private donors and funding partners such as United Way of Broward, JM Family, Community Foundation of Broward and others that understand the need and gap of affordable homeownership, continue to support newly built homes and communities.

Habitat's unique funding model also includes funding from our social enterprise, the Habitat Restore. With close to 1,000 Habitat ReStores across the nation, Habitat Broward's ReStore, grossing approximately \$2.4MM annually. In addition, while not considered revenue because no interest is paid, thus no profit to recognize, Habitat's holds over \$30 million in mortgage notes. The monthly payments that come in we refer to as our "Fund for Humanity" and help to fund our mission. Habitat Broward's strong financial position provides for the capacity to cover all project costs upfront and hold over until reimbursements can be processed and received.

Habitat Broward does not take a profit and self-funds the cost of development and construction as well as the end loan to the borrower and we price all of our models equally and match homes to family size. The subsidy of Habitat making the loan low interest and requiring no down payment (sweat equity is done in lieu of this) along with Habitat paying all closing costs allows us to not depress market values and sell at closer to true value. This also optimizes the tax base for the cities served. (See section showing the value of this subsidy model)

Financial Model

Assumption Proposals	
Land Purchase	\$1
Horizontal Improvements	\$40,000
Additional Soft Costs	\$50,000
Horizontal Development Cost	\$90,000
Vertical Construction Cost (PSF)	\$140
Home Size (SF)	1,600 SF
Cost Per Home	\$224,000
Total Number of Homes	2
Total Vertical Construction Cost	\$448,000
Total Development Cost	\$538,000
Total Development Cost (Per Home)	\$269,000

**In-kind donation from City*

Necessary Considerations

In order for this development to be financially feasible for Habitat Broward, based on model information and structure provided, consideration for the below items would be requested from the City and it's relevant departments.

As you can see from the financial model above, Habitat Broward is requesting the land be purchased from the City of Dania Beach CRA for \$1. After initial review of the property and estimated cost to build, the \$1 purchase would allow Habitat to keep homes affordable.

- The site to be donated by the City of Dania Beach
- Zoning variances/exceptions

*Please see page 15 for economies of scale necessary for Habitat Broward to build.

TAB 6.
CAPACITY TO MANAGE AND IMPLEMENT THE PROJECT

Habitat Broward Model

Habitat Broward's unique model creates a wraparound service, delivering affordable homeownership at an affordable rate, on schedule and within budget.

- **Developer:** Habitat Broward will own the entire development process of this raw land including obtaining the necessary permits, platting the lots, laying infrastructure for sewer, water, electric, and streets.
- **Builder:** Habitat Broward has experience building various housing products such as single-family homes, multi-family townhomes, complete communities as well as critical repairs, foreclosure renovations and ADA adaptations. Habitat Broward's products and large-scale projects span Broward County and are featured in over half the cities in Broward including the Broward Municipal Services District. The organization has letters of recommendation and referrals from multiple municipal partners citing the ease of partnership.
- **Funder:** Habitat Broward leverages every dollar it receives from funders, donors, government, and other partners to ensure construction is under budget and that homes remain affordable. This is accomplished through economies of scale on several fronts. The first is Habitat Broward's access to a national supply chain via Habitat's national network. The second is our volunteer army which reduces contractor expenses. Lastly, we are also blessed to receive product donations by local business partners. As a non-profit organization, Habitat Broward does not seek to make a profit from this build, nor scrape any developer fees, making it a unique building partner.
- **Educator:** Families in the Habitat Broward program invest an average of 12-18 months over the course of this time before moving into their homes and receiving their mortgage. Over the course of the 18 months, the families, including children, complete the homeowner education program on homeowner basics, financial literacy, post-closing maintenance, civic involvement, good neighbor etiquette, and more. This educational component guarantees families are equipped for their next chapter, that their new community flourishes and that their new community receives happy, healthy residents.
- **Mortgage Lender:** Habitat Broward underwrites, originates, and lends to all families in the program a fixed, low interest, 30-year mortgage. The principal loan amount is dependent on the final appraised value of the home with potential down payment assistance available on a case-by-case basis. By remaining the mortgage lender, Habitat Broward can work with families who face hardship to avoid delinquency and/or foreclosures.
- **Servicer:** Following the home closing, Habitat Broward remains a partner through servicing and wraparound support provided to families. Habitat Broward stays in communication with families during times of trial to ensure the community continues to succeed and the city benefits from strong, stable families.

OUR PARTNERSHIP MODEL

	Habitat Investment	CRA Investment
Land Acquisition & Financial Feasibility	- Site research and area study - Assemblage of experienced project team - Applicable fees associated with closing - Development of performance based on Habitat's financial model - Thorough analysis of total build and end product costs	- In-kind land contribution - Staff support throughout commission - Funding allocation commitment (if available)
Pre-Development & Construction	- Unique, modern design based on neighborhood character - End to end site and building permitting - Site preparation, labor, housing construction materials and interior fixtures	- Rezoning efforts, expedited permitting waving of applicable fees (consistent w/ State Statute) - Support with any potential land use restrictions (i.e. parking and density)
Family Selection	- Robust recruiting of qualified, financially ready families - Families complete rigorous 18-month course: financial literacy, homeownership preparedness & Sweat Equity contribution	Promotion of homeownership opportunities via newspaper/website marketing
Mortgage Lending	Originate & lend low-interest, affordable mortgages	Contribution of home purchase assistance as available
Post Closing	- Continued relationship with families and support when needed - Maintain & service over the life of the loan	

Disclaimer Language Regarding Lobbying

Habitat for Humanity International and Habitat Broward are advocacy focused organizations that seek to provide support, education and awareness for affordable homeownership, working families and economic empowerment. Habitat Broward staff and volunteers do not seek to influence any specific legislation or policies with the submission of this proposal.

Habitat Broward Proven Capacity:

Habitat Broward is proud of the capacity and strength it has developed over its forty-year history. It's focus on providing safe, decent, and affordable housing has never wavered. Today, it is more critical than ever that Habitat Broward build as cost effectively as possible in order to keep homes attainable for working families. Inflation and market trends have increased the costs to build, and Habitat Broward works to not pass these costs down to its future families as another barrier to their dreams of homeownership. Habitat Broward looks to its partners, funders, and supporters to make this possible. Habitat is blessed to have a strong base of support and a proud 40-year history of successful output.

Another benefit of working with Habitat is the opportunity, if desired by the City and community, to participate in the volunteer construction activities which serve to reduce Habitat's build costs and sky rocket community morale and engagement. Habitat's ability to amplify this build is another way to showcase the City of Dania Beach's commitment to quality of life and attainable housing for the entire community.

TAB 7.
REFERENCES ON SIMILAR PROJECTS
(Exhibit B)

Similar Projects

The scope of the single-family and townhome projects described below include major infrastructure work, including but not limited to: installation of roads, electric, communication, sewage, and water systems. Further, Habitat Broward successfully managed the bidding, procurement of materials, subcontracting and scheduling of all permitted work, including but not limited to: foundations and exterior walls; mechanical systems; and drywall. Following the foreclosure crisis, Habitat Broward partnered with Broward cities and local banks to acquire and renovate severely distressed, single-family homes that were subsequently sold to very low-income families. Most of these projects were gut renovations that included extensive interior and exterior work.

- **A Rick Case Habitat Community:** This widely publicized privately funded 76 single family home community located in Pompano Beach was launched in 2017 and is currently fully funded and 75% complete. The City of Pompano Beach and Habitat Broward formed a mutually beneficial partnership which resulted in \$700k in support from the City. The entire project budget is \$20 million. Thanks to the generosity of lead donors Rick and Rita Case this public private partnership will be completed in 2023.
- **Rock Island Oaks:** In 2012, Habitat Broward privately funded the acquisition of vacant land and development of 30 single family homes in Ft. Lauderdale. The overall project budget of \$5 million included support from Broward County's Affordable Housing Program and the City of Ft. Lauderdale's SHIP funding for a combined total of \$2,050,000.
- **Dania Beach Community:** This project featured 18 single family homes in Dania Beach and was completed in 2010. The entire project budget was \$3.2 million which was supported by the Department of HUD through the SHOP program as well as Broward County's Affordable Housing program for a combined \$451,886.
- **Collier City:** Collier City is a historic black neighborhood and one of the most depressed zip codes in Broward County. The area has struggled with crime and blight for years. A collaboration with the City of Pompano Beach, corporate entities, and private donors is turning the area around. Habitat Broward built 12 new homes along the NW 27th avenue corridor contributing to the revitalization of this community.

References

Please refer to Exhibit B "Reference List"

TAB 8.
FINANCIAL STABILITY

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Habitat for Humanity of Broward, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Habitat for Humanity of Broward, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Report on Summarized Comparative Information

We have previously audited the Habitat for Humanity of Broward, Inc.'s 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated October 26, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.



Miami, Florida
November 29, 2022

Habitat for Humanity of Broward, Inc.

Statements of Financial Position

(With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

<i>June 30,</i>	2022	2021
ASSETS		
Current assets		
Cash and cash equivalents	\$ 19,312,321	\$ 11,114,829
Restricted cash	58,958	35,203
Receivables		
Mortgages receivable, net	1,292,137	1,317,735
Contributions receivable, net	648,344	1,159,845
Prepaid expenses and other current assets	338,274	457,295
Total current assets	21,650,034	14,084,907
Property and equipment, net	1,589,730	1,537,097
Other assets		
Receivables		
Mortgages receivable, net	10,905,178	10,948,675
Contributions receivable, net	-	193,705
Single family homes under construction	5,795,320	4,407,552
Investment in joint ventures	6,315,438	4,191,733
Total other assets	23,015,936	19,741,665
Total assets	\$ 46,255,700	\$ 35,363,669
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accrued expenses	\$ 372,875	\$ 275,285
Other liabilities	58,958	35,203
Total current liabilities	431,833	310,488
Long-term debt		
Notes payable - HFHI NMTC, net	8,160,341	5,540,461
Total liabilities	8,592,174	5,850,949
Net assets		
Without donor restriction	34,843,171	26,481,353
With donor restriction	2,820,355	3,031,367
Total net assets	37,663,526	29,512,720
Total liabilities and net assets	\$ 46,255,700	\$ 35,363,669

The accompanying notes are an integral part of these financial statements.

Habitat for Humanity of Broward, Inc.

Statements of Activities and Changes in Net Assets (With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

<i>For the years ended June 30,</i>		2022		2021	
	Without Donor Restriction	With Donor Restriction	Total	Comparative Totals	
Public support and revenue					
Home sales	\$ 1,389,373	\$ -	\$ 1,389,373	\$ 3,173,550	
Contributions and grants	8,083,918	1,196,124	9,280,042	3,316,131	
Sales - ReStore	2,229,593	-	2,229,593	2,079,377	
Interest income	1,743,387	-	1,743,387	1,692,153	
Donated goods and services	244,515	-	244,515	258,376	
Program revenue	376,667	-	376,667	29,557	
Special events revenue	188,510	-	188,510	486,782	
Late-fee income	11,859	-	11,859	9,960	
Rent income	13,890	-	13,890	25,810	
Other	75,682	-	75,682	29,708	
Total public support and revenue	14,357,394	1,196,124	15,553,518	11,101,404	
Net assets released from restriction due to completion of purpose restrictions and expiration of time restriction	1,407,136	(1,407,136)	-	-	
Expenses					
Program services	6,276,436	-	6,276,436	6,872,523	
Supporting services					
Management and general	470,016	-	470,016	383,159	
Development, public relations, and fund-raising	656,260	-	656,260	710,343	
Total expenses	7,402,712	-	7,402,712	7,966,025	
Changes in net assets	8,361,818	(211,012)	8,150,806	3,135,379	
Net assets - beginning of year	26,481,353	3,031,367	29,512,720	26,377,341	
Net assets - end of year	\$ 34,843,171	\$ 2,820,355	\$ 37,663,526	\$ 29,512,720	

The accompanying notes are an integral part of these financial statements.

Habitat for Humanity of Broward, Inc.

Statements of Functional Expenses
(With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

For the years ended June 30, 2022 and 2021

	Program Services				Supporting Services			Total 2022	Comparative Totals 2021
	Home Constructions	ReStore	Family Services and Others	Total Program Services	Management and General	Development, Public Relations, and Fund-Raising	Total Supporting Services		
Salaries and wages	\$ 565,807	\$ 644,023	\$ 349,420	\$ 1,559,250	\$ 114,494	\$ 353,583	\$ 468,077	\$ 2,027,327	\$ 2,009,561
Payroll taxes	46,589	53,029	28,772	128,390	9,428	29,114	38,542	166,932	157,360
Benefits	76,498	87,073	47,242	210,813	15,480	47,805	63,285	274,098	248,857
Cost of homes sold	2,766,451	-	-	2,766,451	-	-	-	2,766,451	3,930,371
Affiliate dues and tithing	60,000	-	-	60,000	-	-	-	60,000	47,000
Home repairs	315,549	-	-	315,549	-	-	-	315,549	32,273
Property taxes	-	4,116	-	4,116	-	-	-	4,116	4,017
Cost of purchased ReStore inventory sold	-	138,196	-	138,196	-	-	-	138,196	141,206
Homeowner mortgage/escrow relief	-	-	26,387	26,387	-	-	-	26,387	95,268
Contract labor	5,627	39,944	3,089	48,571	-	1,000	1,000	49,571	17,219
Telephone and utilities	10,457	104,043	2,739	117,239	23,048	46	23,094	140,333	125,770
Vehicle and machinery expenses	15,698	72,192	16	87,906	813	-	813	88,719	80,360
Insurance	46,797	53,968	9,833	110,598	17,166	9,817	26,983	137,581	153,604
Professional fees	7,465	9,639	109,694	126,798	102,120	56,645	158,765	285,563	200,516
Bank and credit card fees	1,300	28,175	96	29,571	2,266	5,205	7,471	37,042	33,531
Rent	35,437	-	34,631	70,068	18,792	16,376	35,168	105,236	71,094
Repairs and maintenance	526	46,348	-	46,874	12,743	-	12,743	59,617	35,850
Office supplies and expenses	1,615	15,530	3,585	20,730	11,872	3,822	15,694	36,424	24,566
Office equipment and software	-	7,342	554	7,896	11,329	12,350	23,679	31,575	41,470
Advertising	89	90,268	9,145	99,502	21,411	84,416	105,827	205,329	225,764
Depreciation and amortization expense	4,303	69,611	-	73,914	1,330	-	1,330	75,244	88,532
Bad debt expense	-	-	7,030	7,030	105,244	-	105,244	112,274	24,277
Interest expense	78,753	-	-	78,753	-	-	-	78,753	54,404
Other	67,189	23,677	50,968	141,834	2,480	36,081	38,561	180,395	123,155
Total expenses	\$ 4,166,150	\$ 1,487,174	\$ 683,112	\$ 6,376,436	\$ 470,016	\$ 656,260	\$ 1,126,276	\$ 7,402,712	\$ 7,966,025

The accompanying notes are an integral part of these financial statements.

Habitat for Humanity of Broward, Inc.

Statements of Cash Flows

(With Summarized Comparative Financial Information for the Year Ended June 30, 2021)

<i>For the years ended June 30,</i>	2022	2021
Cash flows from operating activities		
Change in net assets	\$ 8,150,806	\$ 3,135,379
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation and amortization expense	75,244	88,532
Bad debt expense	112,274	24,277
Non-cash contributions	(42,612)	(136,241)
Imputed interest on non-interest bearing notes	(1,743,387)	(1,692,153)
Discount of mortgages on new home sales	1,551,627	2,304,043
Amortization of debt issuance costs included in interest expense	78,750	54,396
(Increase) decrease in assets		
Mortgages receivable, net	260,855	(1,166,429)
Contributions receivable, net	592,932	652,610
Prepaid expenses and other assets	119,021	432,380
Single family homes under construction	(1,345,156)	1,573,554
(Decrease) increase in liabilities		
Accounts payable and accrued expenses	97,590	22,076
Other liabilities	23,755	(5,375)
Net cash provided by operating activities	7,931,699	5,287,049
Cash flows from investing activities		
Purchase of property and equipment	(127,877)	(37,570)
Purchase of investment in joint ventures	(2,123,705)	-
Net cash used in investing activities	(2,251,582)	(37,570)
Cash flows from financing activities		
Proceeds from note payable - HFHI NMTCs	2,864,763	-
Payments for deferred financing costs	(323,633)	-
Net cash provided by investing activities	2,541,130	-
Net increase in cash, cash equivalents, and restricted cash	8,221,247	5,249,479
Cash, cash equivalents, and restricted cash, beginning of year	11,150,032	5,900,553
Cash, cash equivalents, and restricted cash, end of year	\$ 19,371,279	\$ 11,150,032

The accompanying notes are an integral part of these financial statements.

TAB 9.
LITIGATION

Not Applicable

Habitat for Humanity of Broward is not involved in any lawsuits or proceedings.

TAB 10.
SWORN STATEMENT OF PUBLIC ENTITY CRIMES FORM
(Exhibit C)

TAB 11.
NON-COLLUSION AFFIDAVIT FORM
(Exhibit D)

TAB 12.
ADDITIONAL INFORMATION

Please see following exhibits relevant to Habitat Broward's organizational structure.

1. **Articles of Incorporation**
2. **IRS Determination Letter**
3. **Habitat Broward GC Exemption**

JUN 2

RECEIVED
CORPORATION
MIA 11 1985

ARTICLES OF INCORPORATION
OF
HABITAT FOR HUMANITY OF BROWARD, INC.
(A Florida Corporation Not for Profit)

We, the undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate ourselves together for the purpose of constituting a non-profit organization pursuant to the applicable provisions of the Statutes of the State of Florida relative to corporations not for profit; and we hereby covenant and agree as follows:

ARTICLE I - NAME

The name of this non-profit corporation shall be HABITAT FOR HUMANITY OF BROWARD, INC.

ARTICLE II - PURPOSES

The objectives and purposes for which this non-profit corporation is organized and constituted are as follows:

- A. To implement the gospel of Jesus Christ throughout the United States and around the world by working with economically disadvantaged people to help them create a better human habitat in which to live and work.
- B. To cooperate with other charitable organizations, through grants and otherwise, which are working to develop a better habitat for economically disadvantaged people.
- C. To communicate the gospel of Jesus Christ by means of the spoken word, and by distribution of Bibles and other Christian literature.
- D. To receive, maintain and accept, as assets of the corporation, any property, whether real, personal or mixed, by way of gift, bequest, devise or purchase, from any person, firm, trust or corporation, to be held, administered and disposed of in accordance with and pursuant to the provisions of these Articles of Incorporation.

ARTICLE III - POWERS

The corporation shall hold and manage all property received and accepted by it to be administered hereunder, and shall pay over, transfer, distribute, administer, or otherwise deal with the principal and income thereof, in such manner or manners, and at such time or times, as in the judgment of the directors shall be suited to carrying out the foregoing purposes, including, without hereby limiting the generality of the foregoing language, the acquisition by purchase, gift, rental, or otherwise, and the management, care, sale or lease, or other disposition of, real property, and interest in real property, including buildings and other improvements thereon, the construction, reconstruction, repair and/or alteration of such buildings and other improvements, the acquisition by purchase, gift, rental or otherwise, and the preparation, sale, disposition, lease, or other disposition of equipment, supplies, and other personal property and interests in personal property of whatsoever name or nature, and the retention of the services (whether directly or through contract or other arrangement with others), or employment of professional personnel, managers, administrators, assistants, secretaries, and other persons, agents, servants and employees; provided, always, however, that no part of the property held by the corporation, or income or earnings thereon, shall inure to the benefit of any member, director, or officer.

ARTICLE IV - MEMBERSHIP

The membership of this not-for-profit corporation shall consist of those who shall apply for membership and who shall be admitted upon such terms and conditions as provided by the By-Laws of the corporation.

ARTICLE V - EXISTENCE

This corporation shall exist perpetually unless dissolved according to law.

ARTICLE VI - PRINCIPAL OFFICE

The principal office of this corporation shall be located at 50 East Las Olas Boulevard, Fort Lauderdale, Florida 33301.

ARTICLE VII - SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

WILLIAM H. COMPTON	50 East Las Olas Boulevard Fort Lauderdale, Florida 33301
WILLIAM G. CRAWFORD, JR.	2700 Northeast 40th Street Fort Lauderdale, Florida 33308
PATRICIA A. MONAHAN	4565 Northwest 9th Avenue Pompano Beach, Florida 33064

ARTICLE VIII - OFFICERS

The affairs of this corporation shall be administered by its officers, who shall include a President, Vice-President, Secretary and Treasurer, all of whom shall be members of the Board of Directors; and such other assistant or administrative officers as may be determined by the Board of Directors from time to time. The Board of Directors shall appoint the officers and the officers shall serve at the pleasure of the Board of Directors; provided, however, that any person dealing with the corporation shall be entitled to rely upon any document signed on behalf of the corporation by the President, with its corporate seal thereto affixed, and attested to by its Secretary

ARTICLE IX

The initial Board of Directors shall consist of fifteen (15) members whose names and addresses are as follows:

PEYTON MOORE	6200 Southwest 41st Street Fort Lauderdale, Florida 33329
DAVID MUELLER	441 Northeast Third Avenue Fort Lauderdale, Florida
WILLIAM H. COMPTON	50 East Las Olas Boulevard Fort Lauderdale, Florida 33301
JIMMY BROWN	10241 Southwest 152nd Street Miami, Florida 33157
DREWLYN McDOUGALD	3521 West Broward Boulevard Fort Lauderdale, Florida

NATHANIEL HANKERSON	746 Southwest 3rd Street Dania, Florida 33004
LUISE TWOROGER	1044 North Lake Drive Hollywood, Florida
ERNESTINE SMITH	4401 Southwest 22nd Street West Hollywood, Florida 33023
BENJAMIN F. LAMPKIN	1038 Northwest 9th Avenue Fort Lauderdale, Florida 33311
GEORGE BROWN	416 Northwest 15th Avenue Fort Lauderdale, Florida 33311
ROSEMARY KNIGHT	1227 Northwest 6th Street Fort Lauderdale, Florida
IRENE KENNEDY	1504 Northwest 3rd Way Pompano Beach, Florida
SYLVIA POITIER	283 Southwest 1st Terrace Deerfield Beach, Florida 33441
EDDIE JACKSON	621 Northwest 5th Court Hallandale, Florida 33009
A. J. RYAN, JR.	Post Office Box 157 Dania, Florida

ARTICLE X - INITIAL OFFICERS

The names and addresses of the persons who shall serve as the initial officers of the corporation are as follows:

BENJAMIN F. LAMPKIN President	1038 Northwest 9th Avenue Fort Lauderdale, Florida 33311
SYLVIA POITIER Vice President	283 Southwest 1st Terrace Deerfield Beach, Florida 33441
LUISE TWOROGER Treasurer	1044 North Lake Drive Hollywood, Florida 33023
WILLIAM H. COMPTON Secretary	50 East Las Olas Boulevard Fort Lauderdale, Florida 33301

ARTICLE XI - BY-LAWS

The Board of Directors shall provide such By-Laws for the conduct of its business and the business of the corporation as the Board of Directors shall deem necessary from time to time. Such By-Laws shall be amended, altered or rescinded by a majority vote of the Board of Directors present at any regular meeting or at any special meeting called for that purpose.

ARTICLE XII - AMENDMENTS

These Articles of Incorporation may be amended at any special meeting of the Board of Directors called for such purpose, or at any regular meeting of the Board of Directors; provided, however, that notice that an amendment to the Articles of Incorporation is to be considered shall be given in writing to the Board of Directors at least one week prior to the date of such meeting. Upon adoption by the Board of Directors, and upon filing with the Secretary of State of the State of Florida, the amendments shall become effective as to these Articles of Incorporation; provided, however, that no amendment to these Articles of Incorporation shall ever conflict with the purposes that this corporation has set forth in Article II hereof.

ARTICLE XIII - DISSOLUTION

In the event of dissolution of this corporation or the winding up of its affairs, all of the assets of the corporation shall be distributed exclusively to charitable, religious, scientific, literary or educational organizations which would then qualify under the provisions of Section 501(c)(3) of the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended. No member, director, officer or private individual shall be entitled to share in the distribution of any of the assets upon such dissolution.

ARTICLE XIV - SPECIAL PROVISIONS

- A. This corporation will not, as a substantial part of its activities, attempt to influence legislation.
- B. This corporation will not participate to any extent in a political campaign for or against any candidate for public office.
- C. This corporation will distribute its income for each tax year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent Federal tax laws.

FILED

JUN 24 2 19 PM '03

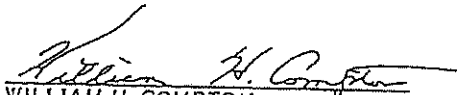
HABITAT FOR HUMANITY OF BROWARD, INC.
(A Florida corporation Not-for-Profit)

DIVISION OF
CORPORATIONS
MIAMI FLORIDA

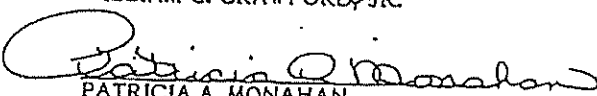
CERTIFICATE OF DESIGNATION
AND ACCEPTANCE OF REGISTERED AGENT

Pursuant to F.S. 48.091 and 617.023, the following is submitted in compliance with these laws.

That HABITAT FOR HUMANITY OF BROWARD, INC., desiring to organize as a non-profit corporation under the laws of the State of Florida, with its principal office in the City of Fort Lauderdale, County of Broward, State of Florida, has named WILLIAM H. COMPTON, located at 50 East Las Olas Boulevard, Fort Lauderdale, Florida 33301, as its agent to accept service of process within this state.

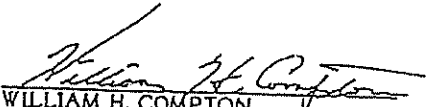

WILLIAM H. COMPTON


WILLIAM G. CRAWFORD, JR.


PATRICIA A. MONAHAN

ACCEPTANCE OF APPOINTMENT

Having been named to accept service of process for the non-profit corporation named above, at the place designated in the certificate, I agree to act in this capacity, and agree to comply with the statutory provisions relative to the maintenance of an office.


WILLIAM H. COMPTON

FILED

1986 APR 29 PM 2:22

SECRETARY OF STATE
MIAMI, FLORIDA

ARTICLES OF AMENDMENT

OF

HABITAT FOR HUMANITY OF BROWARD, INC.

Pursuant to Section 607.187, Florida Statutes, the Articles of Incorporation of HABITAT FOR HUMANITY OF BROWARD, INC. are hereby amended as follows:

1. Article III- POWERS is hereby amended to add the following paragraphs:

Notwithstanding any other provisions of these Articles of Incorporation:

A. The purposes for which the corporation is organized are exclusively religious, charitable, scientific, literary, and educational within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1954 or the corresponding provision of any future United States Internal Revenue Law.

B. This corporation shall not carry on any other activities not permitted to be carried on by organization exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 or the corresponding provision of any future United States Internal Revenue Law.

2. The foregoing amendment was adopted on MARCH 11, 1986, by the Board of Directors of the Corporation.

IN WITNESS WHEREOF, We, the undersigned have executed these Articles of Amendment, this 29th day of April, 1986.


SYLVIA POITIER, President


EDDIE JACKSON, Secretary

(CORPORATE SEAL)



Department of the Treasury
Internal Revenue Service
P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077967774
Feb. 04, 2020 LTR 4167C 0
91-1914868 000000 00

00022612
BODC: TE

HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

015435

Employer identification number: 91-1914868
Group exemption number: 8545

Dear Taxpayer:

This is in response to your request dated Jan. 09, 2020, for information about your tax-exempt status.

Our records indicate we issued a determination letter to you in January 1987, and you're currently exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also recognized the subordinates on the list you submitted as exempt from federal income tax under IRC Section 501(c)(3).

For federal income tax purposes, donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106 and 2522.

Because IRC Section 170(c) describes your subordinate organizations, donors can deduct contributions they make to them.

Please refer to www.irs.gov/charities for information about filing requirements. Specifically, IRC Section 6033(j) provides that, if you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

In addition, each subordinate organization is subject to automatic revocation if it doesn't file a required return or notice for three consecutive years. Subordinate organizations can file required returns or notices individually or as part of a group return.

For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

4077967774
Feb. 04, 2020 LTR 4167C 0
91-1914868 000000 00
00022613

HABITAT FOR HUMANITY INTERNATIONAL
INC
HABITAT FOR HUMANITY INTRNL PARENT
% LEGAL DEPARTMENT
270 PEACHTREE ST NW STE 1300
ATLANTA GA 30303-1246

Sincerely yours,

Stephen A. Martin

Stephen A. Martin
Director, EO Rulings & Agreements

CHAPTER 489 #18

Habitat Exemption Page 5 & 6

Select Year:

The 2012 Florida Statutes

Title XXXII

Chapter 489

[View Entire Chapter](#)

REGULATION OF PROFESSIONS AND OCCUPATIONS

CONTRACTING

489.103 Exemptions.—This part does not apply to:

(1) Contractors in work on bridges, roads, streets, highways, or railroads, and services incidental thereto. The board, in agreement with the Department of Transportation, shall, by rule, define “services incidental thereto” for the purposes of this subsection only.

(2) Any employee of a certificateholder or registrant who is acting within the scope of the license held by that certificateholder or registrant and with the knowledge and permission of the licenseholder.

However:

(a) If the employer is not a certificateholder or registrant in that type of contracting, and the employee performs any of the following, the employee is not exempt:

1. Holds himself or herself or his or her employer out to be licensed or qualified by a licensee;
2. Leads the consumer to believe that the employee has an ownership or management interest in the company; or
3. Performs any of the acts which constitute contracting.

(b) The legislative intent of this subsection is to place equal responsibility on the unlicensed business and its employees for the protection of the consumers in contracting transactions.

For the purpose of this part, “employee” is defined as a person who receives compensation from and is under the supervision and control of an employer who regularly deducts the F.I.C.A. and withholding tax and provides workers’ compensation, all as prescribed by law.

(3) An authorized employee of the United States, this state, or any municipality, county, irrigation district, reclamation district, or any other municipal or political subdivision, except school boards, state university boards of trustees, and community college boards of trustees, unless for the purpose of performing routine maintenance or repair or construction not exceeding \$200,000 to existing installations, if the employee does not hold himself or herself out for hire or otherwise engage in contracting except in accordance with his or her employment. If the construction, remodeling, or improvement exceeds \$200,000, school boards, state university boards of trustees, and community college boards of trustees shall not divide the project into separate components for the purpose of evading this section.

(4) An officer appointed by a court when he or she is acting within the scope of his or her office as defined by law or court order. When construction projects which were not underway at the time of appointment of the officer are undertaken, the officer shall employ or contract with a licensee.

(5) Public utilities, including special gas districts as defined in chapter 189, telecommunications companies as defined in s. [364.02\(13\)](#), and natural gas transmission companies as defined in s. [368.103\(4\)](#), on construction, maintenance, and development work performed by their employees, which work, including, but not limited to, work on bridges, roads, streets, highways, or railroads, is incidental to their business. The board shall define, by rule, the term “incidental to their business” for purposes of this

subsection.

(6) The sale or installation of any finished products, materials, or articles of merchandise that are not fabricated into and do not become a permanent fixed part of the structure, such as awnings. However, this subsection does not exempt in-ground spas and swimming pools that involve excavation, plumbing, chemicals, or wiring of any appliance without a factory-installed electrical cord and plug. This subsection does not limit the exemptions provided in subsection (7).

(7)(a) Owners of property when acting as their own contractor and providing direct, onsite supervision themselves of all work not performed by licensed contractors:

1. When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

2. When repairing or replacing wood shakes or asphalt or fiberglass shingles on one-family, two-family, or three-family residences for the occupancy or use of such owner or tenant of the owner and not offered for sale within 1 year after completion of the work and when the property has been damaged by natural causes from an event recognized as an emergency situation designated by executive order issued by the Governor declaring the existence of a state of emergency as a result and consequence of a serious threat posed to the public health, safety, and property in this state.

3. When installing, uninstalling, or replacing solar panels on one-family, two-family, or three-family residences, and the local permitting agency's county or municipal government is participating in a "United States Department of Energy SunShot Initiative: Rooftop Solar Challenge" grant. However, an owner must utilize a licensed electrical contractor to effectuate the wiring of the solar panels, including any interconnection to the customer's residential electrical wiring. The limitations of this exemption shall be expressly stated in the building permit approved and issued by the permitting agency for such project.

(b) This subsection does not exempt any person who is employed by or has a contract with such owner and who acts in the capacity of a contractor. The owner may not delegate the owner's responsibility to directly supervise all work to any other person unless that person is registered or certified under this part and the work being performed is within the scope of that person's license. For the purposes of this subsection, the term "owners of property" includes the owner of a mobile home situated on a leased lot.

(c) To qualify for exemption under this subsection, an owner must personally appear and sign the building permit application and must satisfy local permitting agency requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement in this section. However, for purposes of implementing a "United States Department of Energy SunShot Initiative: Rooftop Solar Challenge" grant and the participation of county and municipal governments, including local permitting agencies under the jurisdiction of such county and municipal governments, an owner's notarized signature or personal appearance to sign the permit application is not required for a solar project, as described in subparagraph (a)3., if the building permit application is submitted electronically to the permitting agency and the owner certifies the application and disclosure statement using the permitting agency's electronic confirmation system. If any person violates the requirements of this subsection, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued. The local permitting agency shall provide the person with a disclosure statement in substantially the following form:

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I

also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Signature: (signature of property owner).

Date: (date).

(d) A building permit application and disclosure statement electronically submitted by an owner to the authority for a solar project, as described in subparagraph (a)3., must also contain the following additional statement:

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this building permit application and the representations made in the required disclosure statement are true and correct.

(e) A permitting authority that accepts a building permit application and disclosure statement in an electronic format from an owner who is exempt pursuant to this subsection and who applies for a permit relating to a solar project, as described in subparagraph (a)3., is not liable in any civil action for inaccurate information submitted by the owner using the authority's electronic confirmation system.

(8) Any construction, alteration, improvement, or repair carried on within the limits of any site the title to which is in the United States or with respect to which federal law supersedes this part.

(9) Any work or operation of a casual, minor, or inconsequential nature in which the aggregate contract

price for labor, materials, and all other items is less than \$1,000, but this exemption does not apply:

(a) If the construction, repair, remodeling, or improvement is a part of a larger or major operation, whether undertaken by the same or a different contractor, or in which a division of the operation is made in contracts of amounts less than \$1,000 for the purpose of evading this part or otherwise.

(b) To a person who advertises that he or she is a contractor or otherwise represents that he or she is qualified to engage in contracting.

(10)(a) Any construction or operation incidental to the construction or repair of irrigation and drainage ditches;

(b) Regularly constituted irrigation districts or reclamation districts; or

(c) Clearing or other work on the land in rural districts for fire prevention purposes or otherwise except when performed by a licensee.

(11) A registered architect or engineer acting within the scope of his or her practice or any person exempted by the law regulating architects and engineers, including persons doing design work as specified in s. 481.229(1)(b); provided, however, that an architect or engineer shall not act as a contractor unless properly licensed under this chapter.

(12) Any person who only furnishes materials or supplies without fabricating them into, or consuming them in the performance of, the work of the contractor.

(13) Any person who is licensed pursuant to chapter 527 when such person is performing the work authorized by such license.

(14) Any person who sells, services, or installs heating or air-conditioning units which have a capacity no greater than 3 tons or 36,000 Btu, which have no ducts, and which have a factory-installed electrical cord and plug.

(15) The installation and maintenance of water conditioning units for domestic, commercial, or industrial purposes by operators of water conditioning services. No municipality or county may adopt an ordinance, rule, or regulation which requires such an operator to become licensed, certified, or registered as a plumber or which otherwise prevents the installation and maintenance of such water conditioning units by an operator.

(16) An architect or landscape architect licensed pursuant to chapter 481 or an engineer licensed pursuant to chapter 471 who offers or renders design-build services which may require the services of a contractor certified or registered pursuant to the provisions of this chapter, as long as the contractor services to be performed under the terms of the design-build contract are offered and rendered by a certified or registered general contractor in accordance with this chapter.

(17) Contracting for repair, maintenance, remodeling, or improvement by any person licensed under part I of chapter 475 while acting as the owner's agent pursuant to that license, where all work requiring a contractor is performed by a contractor who has a current, valid certificate or registration issued under this part to perform such work, and where the aggregate contract for labor, materials, and all other items is less than \$5,000; however, this exemption does not apply:

(a) If the maintenance, repair, remodeling, or improvement is a part of a larger or major operation, whether undertaken by the same or a different contractor, or in which a division of the operation is made in contracts of amounts less than \$5,000 for the purpose of evading this part or otherwise.

(b) To a person who advertises that he or she is qualified to engage in contracting.

(18) Any one-family, two-family, or three-family residence constructed or rehabilitated by Habitat for Humanity International, Inc., or its local affiliates. Habitat for Humanity International, Inc., or its local affiliates, must:

(a) Obtain all necessary building permits.

(b) Obtain all required building code inspections.

(c) Provide for supervision of all work by an individual with construction experience.

(19) A disaster recovery mitigation organization or a not-for-profit organization repairing or replacing a one-family, two-family, or three-family residence that has been impacted by a disaster when such organization:

(a) Is using volunteer labor to assist the owner of such residence in mitigating unsafe living conditions at the residence;

(b) Is not holding itself out to be a contractor;

(c) Obtains all required building permits;

(d) Obtains all required building code inspections; and

(e) Provides for the supervision of all work by an individual with construction experience.

(20) The sale, delivery, assembly, or tie-down of prefabricated portable sheds that are not more than 250 square feet in interior size and are not intended for use as a residence or as living quarters. This exemption may not be construed to interfere with the Florida Building Code or any applicable local technical amendment to the Florida Building Code, local licensure requirements, or other local ordinance provisions.

(21) The sale, delivery, assembly, or tie-down of lawn storage buildings and storage buildings not exceeding 400 square feet and bearing the insignia of approval from the department showing compliance with the Florida Building Code.

(22) A person licensed pursuant to s. [633.061\(1\)\(d\)](#) or (3)(b) performing work authorized by such license.

History.—ss. 11, 17, ch. 79-200; ss. 2, 3, ch. 81-318; s. 1, ch. 84-160; s. 1, ch. 87-235; ss. 2, 20, 21, ch. 88-156; s. 3, ch. 89-115; s. 69, ch. 89-162; s. 1, ch. 89-343; s. 29, ch. 89-374; s. 38, ch. 90-228; ss. 34, 68, ch. 91-137; s. 4, ch. 91-429; s. 7, ch. 92-55; s. 1, ch. 93-154; s. 1, ch. 93-166; s. 255, ch. 94-119; s. 4, ch. 96-298; s. 73, ch. 96-388; s. 1125, ch. 97-103; s. 39, ch. 98-250; s. 19, ch. 98-287; s. 22, ch. 98-419; s. 39, ch. 2000-141; s. 34, ch. 2000-154; s. 30, ch. 2000-372; s. 34, ch. 2001-186; s. 3, ch. 2001-372; s. 26, ch. 2003-32; s. 5, ch. 2005-30; s. 26, ch. 2005-132; s. 43, ch. 2005-147; s. 1, ch. 2006-283; s. 56, ch. 2007-217; s. 25, ch. 2009-195; s. 26, ch. 2010-176; s. 61, ch. 2011-36; s. 37, ch. 2011-64; s. 404, ch. 2011-142; s. 13, ch. 2011-222; s. 8, ch. 2012-13.

EXHIBIT "A"

SCOPE OF WORK **RFP NO. CRA-24-005**

This RFP is seeking proposals for the acquisition of a CRA-owned duplex, located at 608 West Dania Beach Boulevard, Dania Beach, FL 33004 (BCPA ID: 5042 34 01 2520) to be developed as for-sale low-income (80% AMI) affordable or workforce (120% AMI) affordable housing, or some combination thereof. The CRA will consider proposals from experienced, qualified affordable housing developers/providers, with the financial capability to acquire the property at the agreed upon price and complete the development of the property in a timely manner.

The site is located on the northwest corner of W Dania Beach Blvd. and NW 6th Ave. According to the Broward County Property Assessor records, the site is approximately 108 feet wide by 103 feet deep 10,850 sf (0.249 acres) and is zoned NBHO - Mixed Use. The site is four (4) blocks away from the Dania Beach City Hall and the emerging Dania Beach Arts & Entertainment District. West 1st Avenue, also four blocks away, is currently undergoing a Visioning Plan initiative to construct an enhanced public realm project from Stirling Road to NW 3rd Street – the corridor will serve as the spine of the Dania Beach Arts & Entertainment District.

THE LOW-INCOME/WORKFORCE AFFORDABLE CRITERIA MUST BE MAINTAINED FOR A MINIMUM OF THIRTY (30) YEARS FROM THE TRANSFER OF THE PROPERTY FROM THE CRA. THIS CONDITION WILL BE PROTECTED BY A COVENANT ON THE TRANSFER DEED. VERIFICATION OF THE QUALIFYING BUYER/TENANT MUST BE PROVIDED TO THE CRA.

ALL BUILDING WORK ON THIS PROPERTY MUST BE PERFORMED BY A LICENSED GENERAL CONTRACTOR, WITH A VALID, ACTIVE BUILDING PERMIT AND THE IMPROVEMENTS MUST CONFORM WITH ALL ZONING REGULATIONS APPLICABLE TO ITS LOCATION.

THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON A STRICTLY "AS IS" "WHERE IS" BASIS AS OF THE CLOSING DATE, AND SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF QUANTITY, QUALITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR ANY SOIL CONDITIONS RELATED THERETO.

As of the time of this RFP, the Dania Beach Regional Activity Center (RAC) in which this property is located, has no residential unit allocation. This means no (ZERO) permits for the construction of new residential units can be built in the RAC until the RAC receives additional allocation from Broward County. Dania Beach applied for an allocation 4,000 additional residential units in the fourth quarter of 2022 and our request is actively being processed.

ATTACHMENT A:
SCOPE OF WORK

Scope of Work

Project Location: 608 West Dania Beach Boulevard, Dania Beach, Florida 33004

Site Proposal: (1) single family – attached unit (2 units total), parking and landscaping

Product Type:

- For sale, new construction affordable homes for low-income (80% AMI) and/or workforce (120%) qualified families
- A minimum of a thirty-year covenant for the property to remain as low-income and/or workforce housing

Community Vision: “Boulevard Residences”

Top 3 Goals for CRA 2023:

- Goal 1 Enhance and Reinforce the CRA Sub-Areas
- Goal 2 Eliminate Substandard Housing and Provide Affordable Housing Alternatives
- Goal 3 Redevelop the CRA in a manner that is energy efficient and sustainable

Upon completion of “Boulevard Residences” Dania Beach will realize the following:

- ✓ Enhance underutilized land by improving community landscape through newly constructed, modern homes and landscaping
- ✓ Increase the number of units available for local working families during time of economic crisis
- ✓ Create communities that are sustainable from both a physical and economic standpoint
- ✓ Increased annual taxes as result of new fee-simple owned homes
- ✓ The City of Dania Beach will welcome new and prepared homeowners that are committed to the community.



Habitat Broward Design Standards

Affordability is defined by more than a purchase price. While we may measure affordability by the bottom-line cost of the mortgage and how it's factored into monthly payments, that is only a small part of the equation. Equally as important is the long-term affordability and sustainability of owning the home, including utility costs, maintenance and repair costs, taxes and insurance rates, and necessary future upgrades. Long-term affordability plays into the financial reliability of the home and the security that comes from it.

For each decision we make on systems and features that may increase the initial cost or sales price of the home, we weigh heavily on how much these features can save the buyer in the long term. Habitat Broward is intentional in its design to long term cost savings and commitment to sustainability, while also creating a product that is undisguisable from market rate units.

Curated Design Features

- Modern home design reflective of surrounding community
- Lush landscaping with native plants
- Decorative stucco & designer exterior paint schemes
- Marble window sills
- Concrete driveways
- Dimensional shingle roofs
- Underground utility connections

Kitchen and Bath Features

- Wood cabinets
- Doubled sink in kitchen
- Chrome kitchen & bath fixtures
- Master bath walk-in shower & bathtubs in secondary bath

Efficiency and Sustainability

- Energy Star refrigerator and dishwasher & electric 30" range with self-clean
- Energy efficient modern light fixtures
- Impact resistant exterior windows and doors & hurricane rated garage door
- Smoke and carbon dioxide detectors per code
- Homes outfitted with SimpliSafe Home Security

Green Building Standards & Sustainability

Habitat Broward proudly builds sustainable, energy-efficient homes that are both environmentally friendly and cost-effective for low-income homeowners.

Habitat Broward builds its homes according to L.E.E.D. building standards and meets the requirements to qualify as L.E.E.D and was awarded a *Partners in Sustainable Building Program* by Habitat for Humanity International.

By partnering with Florida Solar Energy Center, FPL's BuildSmart for Humanity Program, E3 Building Sciences and Abney Green Solutions, Habitat Broward has identified proven methods to create the most efficient and cost friendly ways to build green homes. These methods include:

- Impact windows and doors
- LED lighting
- Energy Star rated appliances and ceiling fans
- Efficient HVAC systems and installing A/C ducts inside air-conditioned space
- Using low-flow toilets and shower heads Installing programmable thermostats
- Using ceramic tile in high traffic living areas for durability
- Building extended (2 ft) roof overhangs for improved cooling and heating
- Capturing rainwater in well-designed retention areas and swales
- Planting shrubs and trees that are native to Florida

Development Build Schedule

Phase	Time Frame	Activities
Design (Following site control & permitting)	5 Months	• Contract Award, Notice to Proceed, Procurement and Permitting, Lot Prep and Pre-development activities commence. • Homeowner Selection begins. • Groundbreaking Ceremonies with City and VIP's • Marketing Begins
Commencement	4 Months	• Vertical Construction begins. • Volunteer Opportunities begin: Interior, framing, windows and roofing • Homeowner Classes and youth programs begin
On-going Construction	3 Months	• Construction continues • Volunteer opportunities: Wall furring, Interior Exterior Paint, and landscape • Homeowner assignments -Stake Your Claim Ceremonies commence
Completion	1 Month	• Certificate of Occupancy • Dedication Ceremony with City of Westpark, families, Donors and other VIP's • Transfer of Homeownership: Mortgage closings and Move In

**Project schedule pending site control and allocation of residential units to the City of Dania Beach*

Projected Home Sales Price

All Habitat affiliates, including Habitat Broward, adhere to Habitat for Humanity International (Habitat International) policies and standards. Habitat International sets these policies and standards to create best practices for the 1,400 affiliates it encompasses to ensure consistency across mission and affordable housing development. Habitat Broward's adherence to these policies and standards are required to stay in good standing.

One such policy that is implemented at both the international and the local level is how home sales prices are projected and set. The Habitat International policy states that home sale prices are not set until after the home is complete and an independent appraisal is complete. As with every home Habitat Broward builds and sells to a qualified borrower, the mortgage and sale price are set based on this appraised value conducted immediately before closing. Therefore, Habitat Broward cannot accurately project a sale price before building and relies on estimates for proposals.

Our Families

Habitat Broward works to provide homeownership for low-income families in need of safe, affordable housing. Habitat Broward ensures a family's housing payments do not exceed 30% of income and income does not exceed 120% of the area's median income (AMI).

Habitat Broward's homeowner selection process is a competitive and rigorous process because of the high demand for affordable housing in Broward City of Fort Lauderdale.

Families who visit Habitat Broward's webpage for pre-application information find the below criteria required for pre-application:

- First Time Homeowners (No borrower on the application has owned a home before)
- Can successfully undergo a criminal background check
- Have a track record of timely payments of debt, utilities, rent
- Verifiable income sufficient to repay low-interest mortgage
- Low-income and workforce qualified families
- Required to contribute a minimal (\$2,000) cash down payment
- Willing/able to partner in performing (300) Sweat Equity Hours
- Must show a demonstrable need for safe and affordable living conditions due to space, crime, budget

Families that qualify for a Habitat home **represent the County's economic infrastructure and foundation**, including:

- Healthcare Employees
- Broward County Public School Teachers
- Government Employees
- Law Enforcement Officers & Staff
- Firefighters

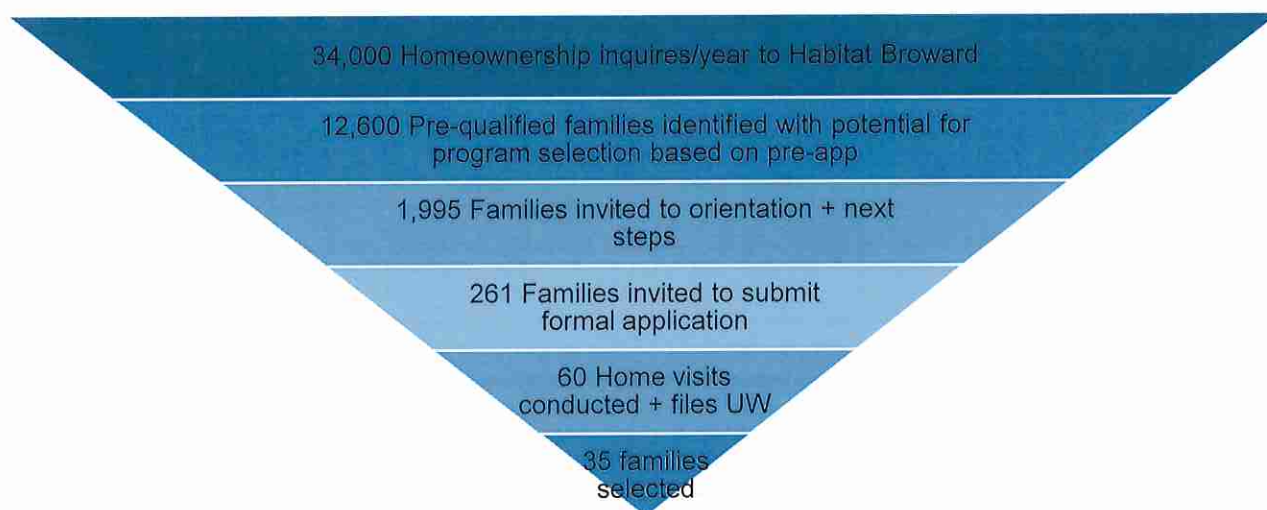
Our Homeownership Program

Once families are selected in the Future Homeowner Program, they formally begin their journey. Over the next 12-18 months, families will participate and engage with Habitat Broward in different ways to ensure they are prepared for the life-changing event of owning their first home and taking on their first mortgage. This includes:

- Having their financials assessed and evaluated by three independent professionals
- One year of intensive participation in future homeownership program including monthly educational classes on budgeting, home maintenance, insurance, healthy living and more
- Criminal background check on every adult resident
- Periodic credit checks and financial stress-testing
- Verification of stable employment history and financial wherewithal
- Volunteer 300 hours of Sweat Equity, physically building their home or a future neighbor's home

Through the steps above and the continuous support provided by Habitat Broward as lender, the families served are successful in achieving the American Dream of homeownership.

Actual Numbers from Recent Habitat Broward Homeowner Selection Process:



Habitat Broward's Ability to Ensure Long Term Affordability

Eliminating Boundaries to Homeownership

Habitat Broward leverages every dollar it receives from funders, donors, government and other partners to ensure construction is under budget and that homes remain affordable. As a result, Habitat Broward is unique in its ability to sufficiently subsidize every home. Habitat Broward provides this one-of-a-kind subsidy to families through:

1. **Closing Cost Subsidy** - Habitat Broward does not charge any family closing costs, which is a form of subsidy. Habitat Broward fundraises from private donors to cover these costs as they cannot be waived and as a result, this form of subsidy greatly removes a barrier to homeownership.
2. **Down Payment Assistance Subsidy (DPA)** - In addition to our own mortgage subsidy, when available Habitat will also leverage the Florida Housing Finance Corporation's Home Ownership Program (HOP) as well as any private funding subsidies that might be available.
3. **Mortgage Subsidy** - Habitat Broward provides mortgages for its' builds at a low interest rate. Unlike other builders and developers, Habitat Broward's mortgages are a form of subsidy that saves families hundreds of thousands of dollars over time.
4. **Private Mortgage Insurance Subsidy (PMI)** - By not requiring private mortgage insurance on its loans like other mortgage products such as FHA, Conventional and USDA, Habitat Broward removes another barrier to affordable homeownership.

EXHIBIT "B"
REFERENCE LIST - RFP NO. CRA-24-005

The following is a list of at least three (3) references from entities for which Respondent has provided similar services to those sought in this RFP in the past three (3) years

1. Entity for which services were performed: City of Pompano Beach and Pompano CRA

Brief Description of Scope of Services: We have partnered to build over 100 homes in this city.

Amount of Contract Award: Multiple awards including land donation, construction cost contribution, infrastructure reimbursement on 76 home development

Status of Contract: Rick Case Community named above nearing completion with other sites ongoing

Contact Name and Title: SEE ATTACHED EXHIBIT B-1

Contact Telephone Number: _____

Contact E-Mail: _____

2. Entity for which services were performed: City of Fort Lauderdale

Brief Description of Scope of Services: We have partnered to build over 100 homes in this community from infill to the Rock Island Oaks development. We currently have a townhome community underway.

Amount of Contract Award: Multiple awards similar in structure and nature to Pompano

Status of Contract: Completed & ongoing

Contact Name and Title: SEE ATTACHED EXHIBIT B-1

Contact Telephone Number: _____

Contact E-Mail: _____

3. Entity for which services were performed: BMSD

Brief Description of Scope of Services: Close to 100 homes over time. All infill builds

Amount of Contract Award: Grants for construction & infrastructure, donations of land - varying in structure over the years.

Status of Contract: Completed & ongoing

Contact Name and Title: SEE ATTACHED EXHIBIT B-1

Contact Telephone Number: Type text here

Contact E-Mail: _____

Habitat for Humanity of Broward, Inc. References

1. Greg Harrison
City Manager, Pompano Beach
100 West Atlantic Avenue
Pompano Beach, Florida 33060
(954) 786-4601
Greg.harrison@copbfl.com
2. Nyguen Tran
Director, Pompano Beach CRA
100 West Atlantic Avenue
Pompano Beach, Florida 33060
(954) 545-7769
tran@copbfl.com
3. Ralph Stone
Director, Broward County Housing Finance Authority
110 NE Third Street, #300
Ft. Lauderdale, Florida 33301
(954) 357-4900
rstone@broward.org
4. Rachel Williams
Manager, Housing and Community Development
City of Ft. Lauderdale
914 NW Sixth Street, suite 103
Ft. Lauderdale, Florida 33311
(954) 828-4513
awilkinson@fortlauderdale.gov
5. Avis Wilkinson
Assistant Manager, Housing and Community Development
City of Ft. Lauderdale
914 NW Sixth Street, suite 103
Ft. Lauderdale, Florida 33311
(954) 828-5391
rwilliams@fortlauderdale.gov

1. City of Pompano Beach

Nancy, I am more than happy to provide you with an endorsement that I am 100% comfortable with you expressing how Habitat has performed in supporting the City's affordable workforce housing objectives. Anything related to the partnership, professionalism and Habitat's ability to execute and work with the City Teams has been highly successful! And, we are confident that this partnership will continue and blossom as we progress together!

Greg Harrison
City Manager, Pompano Beach,
Greg.Harrison@copbfl.com
954.786.4601

2. Broward County

Broward County, specifically the Housing Finance and Community Redevelopment Division, has been partnering with Habitat Broward in developing Affordable Housing for persons of low-to-moderate income, since the early 1990s. To date, the partnership has yielded 43 single family homes in Unincorporated Broward (BMSO).

Although there have been many obstacles to overcome, including property conveyance, city and county approvals and funding, Habitat for Humanity's staff was always responsive to our needs and requirements related to building permits and inspections, coordination with County staff and marketing. Their Homeowner Services staff takes the initiative to organize local education and outreach sessions to inform Broward County residents about the availability of homes. The quality and attractiveness of the homes are excellent. Habitat uses a Building Green philosophy, and the homes are gold certified LEED homes.

Efforts to revitalize the BMSD area have been ongoing for over 20 years and the homes most recently constructed by Habitat for Humanity have spurred more investment in the neighborhoods. Blight and derelict conditions have been reduced by this project which Habitat, in collaboration with other non-profits assisted in executing.

I strongly recommend Habitat Broward as a partner to address the affordable housing crisis in south Florida. Broward County would not hesitate to continue this partnership on future projects.'

Ralph Stone
Director of Housing Finance and Community Development, Broward County
RSTONE@broward.org
[954-357-4900](tel:954-357-4900)

3. City of Miramar

The City of Miramar and Habitat for Humanity applied to the Broward Redevelopment Grant Program ("BRP") for funding to construct six homes. Unfortunately, the project was not funded. As a result of the partnership that formed during the preparation of the application, the City and Habitat for Humanity decided to enter into an agreement to construct the homes. Although there were many obstacles to overcome, including property conveyance, city and county approvals, funding, and Covid-19, Habitat for Humanity's staff was always very responsive to our needs and requirements related to the agreement, building permits and inspections, workdays for city staff and marketing. Their staff took the initiative to organize local education and outreach sessions to inform Miramar residents about the homes.

Efforts to revitalize this area have been ongoing for over 20 years, the homes recently constructed by Habitat for Humanity will no doubt spur more investment in the neighborhood.

I strongly recommend them as a partner to address the affordable housing crisis in south Florida. We look forward to working with them on more projects in the future.

Eric Silva, AICP

Director, Community Development Department

City of Miramar

O: 954.602.3274

esilva@miramarfl.gov

EXHIBIT "C"
SWORN STATEMENT UNDER §287.133(3) (A), FLORIDA STATUTES
PUBLIC ENTITY CRIMES

(This form must be signed in the presence of a Notary Public or other officer authorized to administer oaths.)

1. This sworn statement is submitted with Request for Proposals,
RFP No: CRA-24-005
2. This sworn statement is submitted by: Habitat for Humanity of Broward, Inc.
(**PRINT** Name of entity submitting sworn statement)

Its business address is: 888 NW 62nd St, 2nd Floor
Fort Lauderdale, FL 33309

Federal Identification Number
(FEIN) is: 59-2320573
(If applicable)

Social Security Number: _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn Statement)

3. My name is: Nancy Robin
(**PRINT** Name of individual signing this document)

And my relationship to the entity is: CEO/Executive Director
(President, General Partner, etc. as applicable)

4. I understand that a "public entity crime" as defined in §287.133(1)(g), Florida Statutes means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

5. I understand that to be "convicted" or "conviction" as defined in §287.133(1)(b), Florida Statutes, means a finding of guilt and conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere (also known as a plea of "No Contest").
6. I understand that an "affiliate" as defined in §287.133(1) (a), Florida Statutes means:
- (a) A predecessor or successor of a person or a corporation convicted of a public entity crime; or
 - (b) An entity under the control of any natural person who is active in the management of the entity and which has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima-facie case that one person controls another person. A person who knowingly enters a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a "person" as defined in §287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies)
- 1. X Neither the entity submitting the sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity nor any affiliate of the entity have been charged with and convicted of a public entity crime after July 1, 1989.

2. _____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime after July 1, 1989, and (Please now indicate which additional statement below applies):

A. _____ there has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order)

B. _____ the person or affiliate was placed on the convicted list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order)

C. _____ the person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of General Services)

Nancy Robin

Signature (of person whose Printed Name First appears above)

3/21, 2024.
Date

STATE OF FLORIDA)

COUNTY OF Broward)

Sworn to and subscribed before me on March 21st, 2024, by Nancy Robin, who (check one) ☒ is personally known to me or ☐ has produced _____, as identification.



Zayn Frost
NOTARY PUBLIC

Zayn Frost
PRINT Name of Notary Public

My commission expires: 08-21-2027

EXHIBIT "D"

NON-COLLUSION AFFIDAVIT

The undersigned Respondent has not divulged, discussed, or compared his/her/its Response with any other Respondent, and has not colluded with any other Respondent or party to this Request for Responses whatsoever.



Signature of Respondent

Nancy Robin

PRINT Name of Respondent

CEO/Executive Director -
Habitat for Humanity of Broward, Inc.

Title

3/21/, 2024

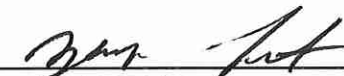
Date

STATE OF FLORIDA

COUNTY OF Broward

Sworn to and subscribed before me on March 21st, 2024, by
Nancy Robin, who (check one) ☒ is personally known to me or ☐ has produced
_____, as _____ identification.





NOTARY PUBLIC

Zayn Frost

PRINT Name of Notary Public

My commission expires: 08-21-2027

EXHIBIT "E"
DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, _____
Habitat for Humanity of Broward, Inc., whose mailing address is 888 NW 62nd St, 2nd Floor
Fort Lauderdale, FL 33309 ("Owner"), voluntarily makes this Declaration of Restrictive Covenants
(the "Declaration") this _____ day of _____, 20____ for the benefit of DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY (the "CRA"), in consideration for the transfer of the
property located at 608 West Dania Beach Boulevard, Dania Beach, Florida.

WITNESSETH:

WHEREAS, simultaneously herewith the CRA has transferred to the Owner the property located
on 608 West Dania Beach Boulevard, Dania Beach, Florida as legally described on Exhibit "A" (the
"Property"); and

WHEREAS, as part of the transfer by the CRA to Owner, Owner is required to enter into this
covenant to restrict the utilization and transfer of the Property as described herein and Owner has agreed to
these restrictions.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, the Owner
hereby agrees and declares that the Property shall be subject to the covenants and restrictions herein, and
which shall be binding upon all parties having any right, title, or interest in such property or any part thereof,
their heirs, successors, and assigns.

1. **Recitals:** That the above recitals are true and are incorporated herein by reference.
2. **Use of the Property:** The selected respondent shall develop the Property as for-sale, low-
income affordable (80% AMI) and/or workforce affordable (120% AMI), adjusted for family size for
Broward County ("Area Median Income"). Eligibility for the families/individuals shall be determined by
an entity certified by United States Department of Housing and Urban Development and such determination
shall be maintained by the Owner.
3. **Enforcement by the CRA:** The CRA shall have the right to enforce the terms of this
Declaration by injunction and to obtain a decree specifically compelling performance of any such term or
provision of this Declaration. In addition to other remedies, if Owner fails to maintain the Property as for-
sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing as specified in
the sales contract, for thirty (30) years from the date of the CRA transfer the Owner (or the then successor
owner violating the terms of this Declaration) shall pay the CRA a fee in the amount of two hundred percent
(200%) of the appraised value of the land as of the date of the default
4. **Term:** The restrictions of this Declaration shall not be modified, amended, or released for
a period of thirty (30) years from the Effective Date.

5. **Severability.** Invalidation of any one of these covenants by judgment of a court of competent jurisdiction shall not affect any of the other provisions of this Declaration, which shall remain in full force and effect.

6. **Recording.** This Declaration shall be filed of record among the Public Records of Broward County, Florida at the cost of the Owner and a recorded copy given to the CRA within thirty (30) days of its recording.

7. **Effective Date.** This Declaration shall become effective upon its recordation in the Public Records of Broward County and shall constitute a covenant running with the title to the Property and shall be binding upon the Owner, its successors, and assigns.

8. **Captions, Headings and Titles.** Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such caption, heading or title define, limit, or in any way affect the subject matter or any of the terms or provisions thereunder or the terms and provisions of this Declaration.

9. **Context.** Whenever the context requires or admits any pronoun used herein may be deemed to mean the corresponding masculine, feminine, or neutral form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof or vice versa.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on this 21 day of March, 2024.

WITNESSES:

[Signature]
Name: Caroline Corzi

[Signature]
Name: Anita Colombo

OWNER:

Habitat for Humanity of Broward, Inc.

By: [Signature]
Name: Nancy Robin
Title: CEO/Executive Director

STATE OF FLORIDA)
COUNTY OF Broward)

The foregoing instrument was acknowledged before me ☒ in person or by ☐ online notarization this 21st day March, 2024, by Nancy Robin, as CEO of Habitat for Humanity of Broward on behalf of the _____. He/She ☒ is personally known to me or ☐ has produced _____ as identification and who did not take an oath.

[Signature]
Signature of Notary Public
Printed Name: Zayn Frost
Commission Expires: 08-21-2027

{NOTARY SEAL}



Billing Information

Customer Name: K. Michael Chen
Address: 100 W Dania Beach Blvd
City: Dania
State: FL
Zip: 33004-3643
Phone Number: 9549246801
Account ID: CU80157202

Order Information

Order Number: 7589919

Order Date: 2/23/2024

Gross price: \$219.49

Sun Sentinel – Legal Advertising:

Publication: Sun Sentinel

Section: Legal Advertising

AdSize: 1 Column

Lines: 92

Run Date(s): Monday, February 26, 2024

Color: No

SunSentinel
MEDIA GROUP

Preview:

NOTICE OF INTEREST TO SELL

In accordance with Florida Statutes Section 163.380 (Disposal of property in community redevelopment area), the Dania Beach Community Redevelopment Agency (CRA) hereby provides notice of its interest in selling a CRA-owned property. The property is located at: 608 West Dania Beach Boulevard, Dania Beach FL33004 (BCPA ID: 5042 34 01 2520).

The site is located on the northwest corner of W Dania Beach Blvd. and NW 6th Ave. According to the Broward County Property Assessor records, the site is approximately 108 feet wide by 103 feet deep 10,850 sf (0.249 acres) and is zoned NBHO - Mixed Use. The site is four (4) blocks away from the Dania Beach City Hall and the emerging Dania Beach Arts & Entertainment District. West 1st Avenue, also four blocks away, is currently undergoing a Visioning Plan initiative to construct an enhanced public realm project from Stirling Road to NW 3rd Street – the corridor will serve as the spine of the Dania Beach Arts & Entertainment District.

Detailed directions on how to respond are described in the Request for Proposals ("RFP"), RFP NO. CRA-24-005 The RFP may be obtained on or after February 23, 2024 on DemandStar (<http://www.demandstar.com>), and the City of Dania Beach website (www.daniabeachfl.gov). Interested parties who obtain solicitation documents from other sources are cautioned that the solicitation package may be incomplete or incorrect. Furthermore, all addenda and RFP updates will be posted and disseminated by the Procurement Department via DemandStar, the CRA website, and the City of Dania Beach website. Proposals must be consistent

with the 2023 CRA Plan Update and include a component of HUD-qualified affordable housing.

The terms of sale will be protected by a Declaration of Restrictive Covenants (Declaration). The CRA shall have the right to enforce the terms of this Declaration by injunction and to obtain a decree specifically compelling performance of any such term or provision of this Declaration. In addition to other remedies, if Owner fails to maintain the Property as for-sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing as specified in the sales contract, for thirty (30) years from the date of the CRA transfer the Owner (or the then successor owner violating the terms of this Declaration) shall pay the CRA a fee in the amount of two hundred percent (200%) of the appraised value of the land as of the date of the default.

Sealed Responses shall be received by 10:00 a.m. EDT on March 22, 2024, ("Proposal Submittal Deadline") and must be submitted electronically on DemandStar, the City's designated electronic bidding system. Any questions concerning this RFP shall be directed to the City of Dania Beach Procurement Division at procurement@daniabeachfl.gov. The last date for questions pertaining to this Response is 5:00 pm, EST March 11, 2024. **QUESTIONS AFTER THIS DATE WILL NOT BE ANSWERED.** Correspondence should read: "RFP No. CRA-24-005" in the subject line.

The CRA shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out. The CRA reserves the right to select any proposal it deems in the best interest of the CRA, in its sole discretion, or to reject any or all proposals received.

Affidavit – Affidavits:**Publication:** Affidavit**Section:** Affidavits**AdSize:** 1 Column**Lines:** 0**Run Date(s):** Monday, February 26, 2024**Color:** No**Preview:****NOTICE OF INTEREST TO SELL**

In accordance with Florida Statutes Section 163.380 (Disposal of property in community redevelopment area), the Dania Beach Community Redevelopment Agency (CRA) hereby provides notice of its interest in selling a CRA-owned property. The property is located at: 608 West Dania Beach Boulevard, Dania Beach FL33004 (BCPA ID: 5042 34 01 2520).

The site is located on the northwest corner of W Dania Beach Blvd. and NW 6th Ave. According to the Broward County Property Assessor records, the site is approximately 108 feet wide by 103 feet deep 10,850 sf (0.249 acres) and is zoned NBHO - Mixed Use. The site is four (4) blocks away from the Dania Beach City Hall and the emerging Dania Beach Arts & Entertainment District. West 1st Avenue, also four blocks away, is currently undergoing a Visioning Plan initiative to construct an enhanced public realm project from Stirling Road to NW 3rd Street – the corridor will serve as the spine of the Dania Beach Arts & Entertainment District.

Detailed directions on how to respond are described in the Request for Proposals ("RFP"), RFP NO. CRA-24-005 The RFP may be obtained on or after February 23, 2024 on DemandStar (<http://www.demandstar.com>), and the City of Dania Beach website (www.daniabeachfl.gov). Interested parties who obtain solicitation documents from other sources are cautioned that the solicitation package may be incomplete or incorrect. Furthermore, all addenda and RFP updates will be posted and disseminated by the Procurement Department via DemandStar, the CRA website, and the City of Dania Beach website. Proposals must be consistent with the 2023 CRA Plan Update and include a component of HUD-qualified affordable housing.

The terms of sale will be protected by a Declaration of Restrictive Covenants (Declaration). The CRA shall have the right to enforce the terms of this Declaration by injunction and to obtain a decree specifically compelling performance of any such term or provision of this Declaration. In addition to other remedies, if Owner fails to maintain the Property as for-sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing as specified in the sales contract, for thirty (30) years from the date of the CRA transfer the Owner (or the then successor owner violating the terms of this Declaration) shall pay the CRA a fee in the amount of two hundred percent (200%) of the appraised value of the land as of the date of the default.

Sealed Responses shall be received by 10:00 a.m. EDT on March 22, 2024, ("Proposal Submittal Deadline") and must be submitted electronically on DemandStar, the City's designated electronic bidding system. Any questions concerning this RFP shall be directed to the City of Dania Beach Procurement Division at procurement@daniabeachfl.gov. The last date for

~~MEMORANDUM FOR THE RECORD~~
questions pertaining to this Response
is 5:00 pm, EST March 11, 2024. QUES-
TIONS AFTER THIS DATE WILL NOT BE
ANSWERED. Correspondence should read:
"RFP No. CRA-24-005" in the subject line.

The CRA shall consider all proposals
and the financial and legal ability of the
persons making such proposals to carry
them out. The CRA reserves the right to
select any proposal it deems in the best
interest of the CRA, in its sole discretion,
or to reject any or all proposals received.

Billing Information

Customer Name: K. Michael Chen
Address: 100 W Dania Beach Blvd
City: Dania
State: FL
Zip: 33004-3643
Phone Number: 9549246801
Account ID: CU80157202

Order Information

Order Number: 7589902

Order Date: 2/23/2024

Gross price: \$214.79

Sun Sentinel – Legal Advertising:

Publication: Sun Sentinel

Section: Legal Advertising

AdSize: 1 Column

Lines: 90

Run Date(s): Monday, February 26, 2024

Color: No

SunSentinel
MEDIA GROUP

Preview:

NOTICE OF INTEREST TO SELL

The City of Dania Beach Community Redevelopment Agency (CRA) hereby provides notice of its interest in selling a CRA-owned property. The property is located at: 608 West Dania Beach Boulevard, Dania Beach FL33004 (BCPA ID: 5042 34 01 2520).

The site is located on the northwest corner of W Dania Beach Blvd. and NW 6th Ave. According to the Broward County Property Assessor records, the site is approximately 108 feet wide by 103 feet deep 10,850 sf (0.249 acres) and is zoned NBHO - Mixed Use. The site is four (4) blocks away from the Dania Beach City Hall and the emerging Dania Beach Arts & Entertainment District. West 1st Avenue, also four blocks away, is currently undergoing a Visioning Plan initiative to construct an enhanced public realm project from Stirling Road to NW 3rd Street – the corridor will serve as the spine of the Dania Beach Arts & Entertainment District.

Detailed directions on how to respond are described in the Request for Proposals ("RFP"), RFP NO. CRA-24-005 The RFP may be obtained on or after February 23, 2024 on DemandStar (<http://www.demandstar.com>), and the City of Dania Beach website (www.daniabeachfl.gov). Interested parties who obtain solicitation documents from other sources are cautioned that the solicitation package may be incomplete or incorrect. Furthermore, all addenda and RFP updates will be posted and disseminated by the Procurement Department via DemandStar, the CRA website, and the City of Dania Beach website. Proposals must be consistent with the 2023 CRA Plan Update and include a component of HUD-qualified af-

fordable housing.

The terms of sale will be protected by a Declaration of Restrictive Covenants (Declaration). The City/CRA shall have the right to enforce the terms of this Declaration by injunction and to obtain a decree specifically compelling performance of any such term or provision of this Declaration. In addition to other remedies, if Owner fails to maintain the Property as for-sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing as specified in the sales contract, for thirty (30) years from the date of the CRA transfer the Owner (or the then successor owner violating the terms of this Declaration) shall pay the CRA a fee in the amount of two hundred percent (200%) of the appraised value of the land as of the date of the default.

Sealed Responses shall be received by 10:00 a.m. EDT on March 22, 2024, ("Proposal Submittal Deadline") and must be submitted electronically on DemandStar, the City's designated electronic bidding system. Any questions concerning this RFP shall be directed to the City of Dania Beach Procurement Division at procurement@daniabeachfl.gov. The last date for questions pertaining to this Response is 5:00 pm, EST March 11, 2024. QUESTIONS AFTER THIS DATE WILL NOT BE ANSWERED. Correspondence should read: "RFP No. CRA-24-005" in the subject line.

The City shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out. The CRA reserves the right to select any proposal it deems in the best interest of the CRA, in its sole discretion, or to reject any or all proposals received.

Affidavit – Affidavits:**Publication:** Affidavit**Section:** Affidavits**AdSize:** 1 Column**Lines:** 0**Run Date(s):** Monday, February 26, 2024**Color:** No**Preview:****NOTICE OF INTEREST TO SELL**

The City of Dania Beach Community Redevelopment Agency (CRA) hereby provides notice of its interest in selling a CRA-owned property. The property is located at: 608 West Dania Beach Boulevard, Dania Beach FL33004 (BCPA ID: 5042 34 01 2520).

The site is located on the northwest corner of W Dania Beach Blvd. and NW 6th Ave. According to the Broward County Property Assessor records, the site is approximately 108 feet wide by 103 feet deep 10,850 sf (0.249 acres) and is zoned NBHO - Mixed Use. The site is four (4) blocks away from the Dania Beach City Hall and the emerging Dania Beach Arts & Entertainment District. West 1st Avenue, also four blocks away, is currently undergoing a Visioning Plan initiative to construct an enhanced public realm project from Stirling Road to NW 3rd Street – the corridor will serve as the spine of the Dania Beach Arts & Entertainment District.

Detailed directions on how to respond are described in the Request for Proposals ("RFP"), RFP NO. CRA-24-005 The RFP may be obtained on or after February 23, 2024 on DemandStar (<http://www.demandstar.com>), and the City of Dania Beach website (www.daniabeachfl.gov). Interested parties who obtain solicitation documents from other sources are cautioned that the solicitation package may be incomplete or incorrect. Furthermore, all addenda and RFP updates will be posted and disseminated by the Procurement Department via DemandStar, the CRA website, and the City of Dania Beach website. Proposals must be consistent with the 2023 CRA Plan Update and include a component of HUD-qualified affordable housing.

The terms of sale will be protected by a Declaration of Restrictive Covenants (Declaration). The City/CRA shall have the right to enforce the terms of this Declaration by injunction and to obtain a decree specifically compelling performance of any such term or provision of this Declaration. In addition to other remedies, if Owner fails to maintain the Property as for-sale, low-income affordable (80% AMI) and/or workforce affordable (120% AMI) housing as specified in the sales contract, for thirty (30) years from the date of the CRA transfer the Owner (or the then successor owner violating the terms of this Declaration) shall pay the CRA a fee in the amount of two hundred percent (200%) of the appraised value of the land as of the date of the default.

Sealed Responses shall be received by 10:00 a.m. EDT on March 22, 2024, ("Proposal Submittal Deadline") and must be submitted electronically on DemandStar, the City's designated electronic bidding system. Any questions concerning this RFP shall be directed to the City of Dania Beach Procurement Division at procurement@daniabeachfl.gov. The last date for questions pertaining to this Response is 5:00 pm EST March 11, 2024. OUES.

10:00 pm, 201 March 11, 2024. QUESTIONS AFTER THIS DATE WILL NOT BE ANSWERED. Correspondence should read: "RFP No. CRA-24-005" in the subject line.

The City shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out. The CRA reserves the right to select any proposal it deems in the best interest of the CRA, in its sole discretion, or to reject any or all proposals received.



City of Dania Beach Memorandum

DATE: 5/14/2024

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: Commercial Façade Grant: 13-19 S. Federal Highway

Request:

Background:

Background: 13-15 S Federal Hwy (BCPA 5042 34 01 3380) and 17-19 S Federal Hwy (BCPA 5042 34 01 3390) are adjacent properties owned by Joshua Kodner, d/b/a 19 S Federal LLC, a Florida Limited Liability Corporation. Joshua Kodner Galleries occupies both properties as a common building.

The Project: Josh Kodner believes the Federal Highway building needs a fresh look to better represent his gallery/auction business and to fit in with the emerging Arts and Entertainment District with expanding residential elements. The façade improvement project includes the installation of new impact windows and doors. Joshua Kodner Galleries will remain at this location after completion of the project.

The renovation is estimated to cost from \$45,300.00 (Biaggi & Prieto) to \$46,190.34 (Powerful Impact Solutions) (two estimates). The Façade Grant application is seeking the \$23,095.00, representing a 50% match of the higher estimated project cost. The owner's share of the construction costs will be self-funded.

Attachments:

- Owner's Façade Grant application
- Photos of the existing building
- BCPA folio sheet and map: 13-15 S Federal Hwy
- BCPA folio sheet and map: 17-19 S Federal Hwy
- Copies of the construction estimates

Budgetary Impact

Recommendation

Recommendation: The CRA requests your approval of the Façade Grant application for 13-19 S Federal Hwy in an amount of \$23,095.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less. NOTE: If this grant is approved, there will be a Grant Agreement and recorded Restrictive Covenant on each property

RESOLUTION NO. 2024-CRA-_____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITH JOSHUA KODNER, D/B/A 19 S FEDERAL LLC, TO PROVIDE A COMMERCIAL FAÇADE GRANT FOR THE PROPERTIES LOCATED AT 13-19 SOUTH FEDERAL HIGHWAY FOR AN AMOUNT NOT TO EXCEED TWENTY-THREE THOUSAND, NINETY-FIVE DOLLARS (\$23,095.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commercial Façade Grant is a business retention program, intended to improve the appearance of properties, encourage economic investment, and enhance business functionality; and

WHEREAS, on April 26, 2024, Joshua Kodner, d/b/a 19 S Federal LLC, submitted an application for a Commercial Façade Grant for improvements on the properties located at 13-19 South Federal Highway; and

WHEREAS, the building located at 13-19 South Federal Highway is comprised of two properties: 13-15 S Federal Hwy (BCPA 5042 34 01 3380) and 17-19 S Federal Hwy (BCPA 5042 34 01 3390); and

WHEREAS, the Kodner application included cost estimates of \$45,300.00 (Biaggi & Prieto) and \$46,190.34 (Powerful Impact Solutions) complying with the minimum requisite of two quotes from licensed contractors; and

WHEREAS, the Kodner application was deemed to be a complete and valid Commercial Façade Grant application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board approves the Façade Grant application for 13-19 South Federal Highway in an amount of \$23,095.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less.

Section 3. That the building located at 13-19 South Federal Highway is comprised of two properties: 13-15 S Federal Hwy (BCPA 5042 34 01 3380) and 17-19 S Federal Hwy (BCPA 5042 34 01 3390). The grant commitment does not become binding until the Agreement and Note are executed and the Restrictive Covenants are recorded on both properties.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect in ten (10) days after its passage and adoption.

PASSED AND ADOPTED on _____, 2024.

Motion by _____, second by _____.

FINAL VOTE ON ADOPTION: Unanimous ____

Yes No

Board member Joyce L. Davis _____

Board member Tamara James _____

Board member Marco Salvino _____

Vice Chair Lori Lewellen _____

Chair Archibald J. Ryan IV _____

ATTEST:

ELORA RIERA, MMC
CRA CLERK

ARCHIBALD J. RYAN IV
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY



Dania Beach Community Redevelopment Agency
Commercial Property Facade Grant Program
Grant Application

PART 1: PROPERTY INFORMATION / PROJECT FUNDING SOURCES

Property Address: 13-19 S. Federal Highway, Dania Beach, FL 33004

Property tax folio: 504234013390,504234013380 Property is in the CRA: Yes ☒ No ☐

Property is classified as a "Retail" or "Commercial" use under Broward County Property Assessor's use codes: Yes ☒ No ☐

The building at this address has received a City/County-managed financial assistance incentive: Yes ☐ No ☒

Property is within a shopping center: Yes ☐ No ☒

Property is owned or occupied by a tax-exempt organization: Yes ☐ No ☒

Property is occupied by a business defined as "ADULT ENTERTAINMENT" in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances: : Yes ☐ No ☒

Property Is Owned By: An Individual ☐ A Corporation ☐ A Partnership or LLC ☒

Property Owner (Owner) Name: 19 S Federal, LLC

Applicant is the Owner: Yes ☒ No ☐ (proof of ownership required)

Applicant is authorized to make this application: Yes ☒ No ☐ (proof of authorization)

Owner Address: 19 S. Federal Highway, Dania Beach, FL 33004

Owner: Phone: 561-703-1043 Fax: _____ Email: joshuajkodner@gmail.com

Owner's business is the primary tenant (+50%) of the Property: Yes ☒ No ☐

If yes, business name: N/A ☐ JOSHUA KODNER AUCTIONEERS, GEMOLOGISTS, APPRAISERS

Date business established: 2015 Business is +3 years old: Yes ☐ No ☐

Maximum CRA Cost Match: 50% ☒ 70% ☐

Total Project Cost: \$ 50000.

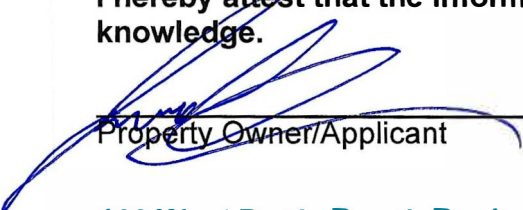
Sources of Project Funds

Grant Request: \$ 25000. (\$25,000 max)

Owner Equity: \$

Other Funds: \$ 25000.

I hereby attest that the information on this application is accurate to the best of my knowledge.


Property Owner/Applicant

4/26/24
Date



Dania Beach Community Redevelopment Agency
Commercial Property Facade Grant Program
Grant Application

PART 2: PROJECT SCOPE OF WORK / SUMMARY PROJECT BUDGET

Applicant/Property Owner: 19 S Federal, LLC/Joshua Kodner

Owner's Address: 19 S. Federal Highway, Dania Beach, FL 33004

Owner's: Phone: 5617031043 Fax: _____ Email: joshuajkodner@gmail.com

Property Address: 13-19 S. Federal Highway, Dania Beach, FL 33004

Market-rate costs (labor and materials) paid to third-party licensed contractors that construct the improvements are eligible costs. Grant funds cannot be used for acquiring property. All work must be performed in a first-class workmanlike manner in compliance with regulations of the City of Dania Beach and must meet all applicable codes. Portions of the Project cost not funded by the approved Grant must be funded by the Owner Any improvements undertaken prior to execution of the Grant Agreement, Declaration of Restrictive Covenants, and Promissory Note will be ineligible for reimbursement.

DESCRIBE THE OVERALL PROJECT AND THE OBJECTIVES OF THE PROJECT

It is the responsibility of the Applicant to demonstrate the proposed project is in alignment with the adopted CRA Plans. Provide a comprehensive description of the existing building façade, the Project scope of work, and what the Project will do to change the building's functionality and "curb" appeal. (Add more pages if required.)

The addition of Impact windows and doors will improve the appearance of the storefront and add improved modern aesthetic to the storefront

1. TOTAL PROJECT COST: \$ 50,000
2. The total project cost must represent the reasonable, current costs of the Project. An itemized proposal for the work to be performed from a licensed general contractor must be attached. The contractor proposal must reflect your description of the Project,
3. PROJECT FUNDING SOURCES:
The total project funding must meet or exceed the total project cost and demonstrate that the applicant is able to meet their financial obligations as described in the Program.

Grant Request: \$ 25,000

Owner Equity: \$ _____

Other Funds: \$ 25,000

Total Project Funding: \$ 50,000

I hereby attest that the information on this application is accurate to the best of my knowledge.

Property Owner/Applicant

4/26/24
Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 3: LINE-ITEM BUDGET

Property Address: 13-19 S. Federal Highway, Dania Beach, FL 33004
Applicant/Property Owner: 19 S Federal, LLC / Joshua Kodner
Owner: Address: 19 S. Federal Highway, Dania Beach, FL 33004 Phone: 954-342-9684

All work must be performed by contractor(s) with a valid Florida Contractor License and must be registered with the City of Dania Beach. Only improvements seen from the building's street frontage (2 sides if the building is on a corner lot) will be eligible for a grant award. Eligibility of work included in the calculation of a grant award is at the sole discretion of the CRA.

Improvement Description	Line-Item Cost
Architectural/engineering plans	\$
Contractor fees	\$
Removal of deteriorated or undesirable exterior alterations.	\$
Exterior improvement, restoration, or rehabilitation	\$
Repair, replacement, or installation of new storefront impact windows	\$ 50,000
Repair, replacement, or installation of new exterior doors	\$
Repair, replacement, or installation of new awnings.	\$
Repair, replacement, or installation of new exterior lighting.	\$
Renewal or installation of new landscaping.	\$
Exterior painting.	\$
Signage	\$
Parking Lot Improvements	\$
ADA compliance features/modifications	\$
Roof repairs	\$
Structural stabilization	\$
Dumpster enclosure	\$
General maintenance items	\$
Other Improvements: (describe)	\$
Other Improvements: (describe)	\$
Other Improvements: (describe)	\$
TOTAL PROJECT BUDGET	\$ 50,000

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.

Property Owner/Applicant

Date

4/26/24

COLOR PHOTOS OF EXISTING BUILDING FAÇADE – ALL SIDES





Site Address	13-15 S FEDERAL HIGHWAY, DANIA BEACH FL 33004	ID #	5042 34 01 3380
Property Owner	19 S FEDERAL LLC	Millage	0413
Mailing Address	100 E DANIA BEACH BLVD DANIA BEACH FL 33004	Use	11-02
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 10 LESS ST RD BLK 23		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

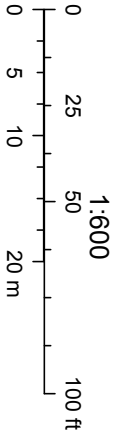
* 2024 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$72,900	\$747,650	\$820,550	\$776,730	
2023	\$72,900	\$678,760	\$751,660	\$706,120	\$15,655.19
2022	\$72,900	\$569,030	\$641,930	\$641,930	\$14,038.12
2024* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$820,550	\$820,550	\$820,550	\$820,550	
Portability	0	0	0	0	
Assessed/SOH	\$776,730	\$820,550	\$776,730	\$776,730	
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	\$776,730	\$820,550	\$776,730	\$776,730	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
12/3/2021	WD*-D	\$450,000	117831484	\$18.00	4,050
5/21/2018	WD*-T	\$100	115097412		
12/12/2008	QC*-T	\$100	46190 / 1210		
5/17/1996	WD*	\$415,000	24900 / 967		
3/26/1991	PR*	\$109	19031 / 559		
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
3400						6.5		



April 30, 2024





Site Address	17-19 S FEDERAL HIGHWAY, DANIA BEACH FL 33004	ID #	5042 34 01 3390
Property Owner	19 S FEDERAL LLC	Millage	0413
Mailing Address	100 E DANIA BEACH BLVD DANIA BEACH FL 33004	Use	11-02
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 11 LESS ST RD BLK 23		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$72,900	\$645,580	\$718,480	\$672,610	
2023	\$72,900	\$586,560	\$659,460	\$611,470	\$13,539.22
2022	\$72,900	\$482,990	\$555,890	\$555,890	\$12,089.17

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$718,480	\$718,480	\$718,480	\$718,480
Portability	0	0	0	0
Assessed/SOH	\$672,610	\$718,480	\$672,610	\$672,610
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	\$672,610	\$718,480	\$672,610	\$672,610

Sales History

Date	Type	Price	Book/Page or CIN
12/3/2021	WD*-D	\$450,000	117831484
5/21/2018	WD*-T	\$100	115097412
12/12/2008	QC*-T	\$100	46190 / 1210
5/17/1996	WD*	\$415,000	24900 / 967
3/26/1991	PR*	\$109	19031 / 559

Land Calculations

Price	Factor	Type
\$18.00	4,050	SF
Adj. Bldg. S.F. (Card, Sketch)		3059

* Denotes Multi-Parcel Sale (See Deed)

Eff./Act. Year Built: 1960/1959

Special Assessments

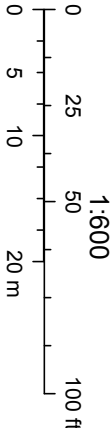
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
3059						3.6		

Property Id: 504234013390

**Please see map disclaimer



April 30, 2024



INVOICE

INVOICE #10002904
DATE: 04/29/2024

Biaggi & Prieto, LLC.
29 SJ St. Unit 1, Lake Worth FL33460
561-400-0117
elisa@biaggiprieto.com



BILL TO:

Joshua Kodner
19 S Federal Hwy, Dania Beach
clientservices@joshuakodner.com

Windows Joshua Kodner

QTY	ITEM	SIZE		COLOR	LINE	DESCRIPTION
		Width	Height			
1	MG5000	132	90	Bronze	MG	3 fixed windows of 41 11/16, and mullions
1	MG5000	25	90	Bronze	MG	1 fixed window
1	MG5000	97	90	Bronze	MG	2 fixed windows of 45 7/8, and mullions
2	MG5000	30 1/2	90	Bronze	MG	1 fixed window
1	MG5000	105	90	Bronze	MG	2 fixed windows of 49 7/8, and mullions
5	MG5000	39 1/2	102	Bronze	MG	1 swing door single panel 86" high, and a fixed window on top of 16"
2	MG5000	105	93 3/4	Bronze	MG	3 fixed windows of 32 11/16, and mullions
2	MG5000	150	95	Bronze	MG	4 fixed windows of 35 3/4, and mullions
TOTAL						\$ 52,300.00
Discount						\$ 7,000.00
GRAND TOTAL						\$ 45,300.00

PAYMENT TERMS:

UPON ACCEPTANCE	PAYMENT 1	50%	\$	22,650.00
UPON DELIVERY OF WINDOWS	PAYMENT 2	40%	\$	18,120.00
UPON FINAL INSPECTION	PAYMENT 3	10%	\$	4,530.00

PAYMENT REMARKS:

NO CITY/PERMIT FEES INCLUDED. CUSTOMERS COST FOR PERMITS TO BE DETERMINED BY CITY/MUNICIPALITY AND TO BE PAID DIRECTLY BY CUSTOMER.
PERMITS PROCESSING INCLUDED
INSTALLATION INCLUDED

INSTALLATION:

INCLUDES LABOR, MATERIAL AND INSTALLATION OF WINDOWS AND DOORS.
BIAGGI&PRIETO IS NOT RESPONSIBLE FOR THE FOLLOWING: ALARM SYSTEM, PAINTING, EXISTING FLOOR CONDITIONS, REMOVAL AND REINSTALLATION OF BLINDS/WINDOWS TREATMENTS, MOVING FURNITURE.
OUTSIDE STUCCO TO MATCH EXISTING TEXTURE, INTERIOR CASING TO MATCH EXISTING, PAINTING OF EXTERIOR AND INTERIOR NOT INCLUDED.
NO MAJOR CONSTRUCTION WORK TO FIT NEW WINDOWS INCLUDED.

CUSTOMER IS RESPONSIBLE FOR FINAL CHECK OF WINDOWS AND DOORS SPECS, INCLUDED IN SPECS DOCUMENT ATTACHED.

CUSTOMER ACKNOWLEDGES THAT THESE ARE CUSTOM ORDERED MATERIALS AND ARE NON-REFUNDABLE.

BIAGGI&PRIETO IS NOT RESPONSIBLE FOR FACTORY DELAYS.

ONCE PRODUCT IS DELIVERED TO BIAGGI&PRIETO, CUSTOMER HAS OBLIGATION TO RECEIVE IT. FAILURE TO DO SO WILL TRIGGER AN EXTRA COST FOR CUSTOMER OF \$100 PER DAY AND WINDOW OR DOOR PLUS A \$500 FEE FOR THE EXTRA SHIPMENT.


Biaggi & Prieto LLC

Customer

Date

Date

Qualifier: GMB Construction Inc #CGC1514518



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

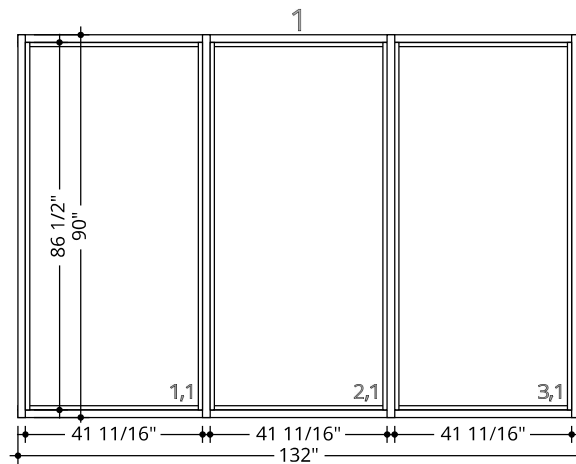
Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
13	1	MG5000 / MG500 (LMI)	132.0"	90.0"	Bronze Powdercoat	No	+80/-80	JAMB 1/MULL 1
Glass		[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)						

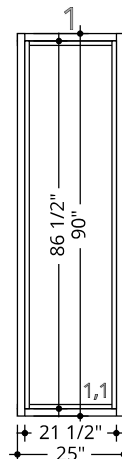


Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
13-1	1	MG5000 / MG500 (LMI)	25.0"	90.0"	Bronze Powdercoat	No	+80/-80	JAMB 1/MULL 1
Glass		[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)						



Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

1/21/2024



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

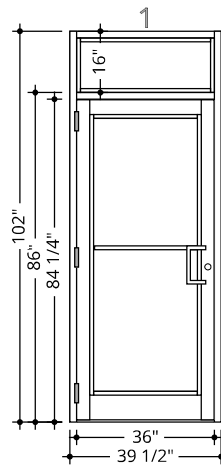
Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
13-2	1	MG5000 / MG500 (LMI)	39.5"	102.0"	Bronze Powdercoat	No	+80/-80	JAMB 1/MULL 1
Glass	[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 0.0, SHGC: 0.0)							

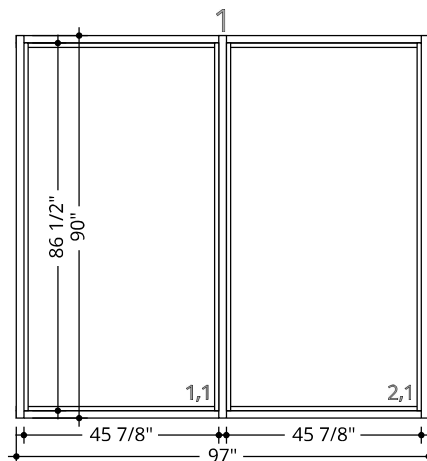


Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
D1: 3 point lock	3 Hinges	Push-pull	3084	HLSO	Normal	No	No

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
15	1	MG5000 / MG500 (LMI)	97.0"	90.0"	Bronze Powdercoat	No	+80/-80	JAMB 1/MULL 1
Glass	[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)							



Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

1/21/2024



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

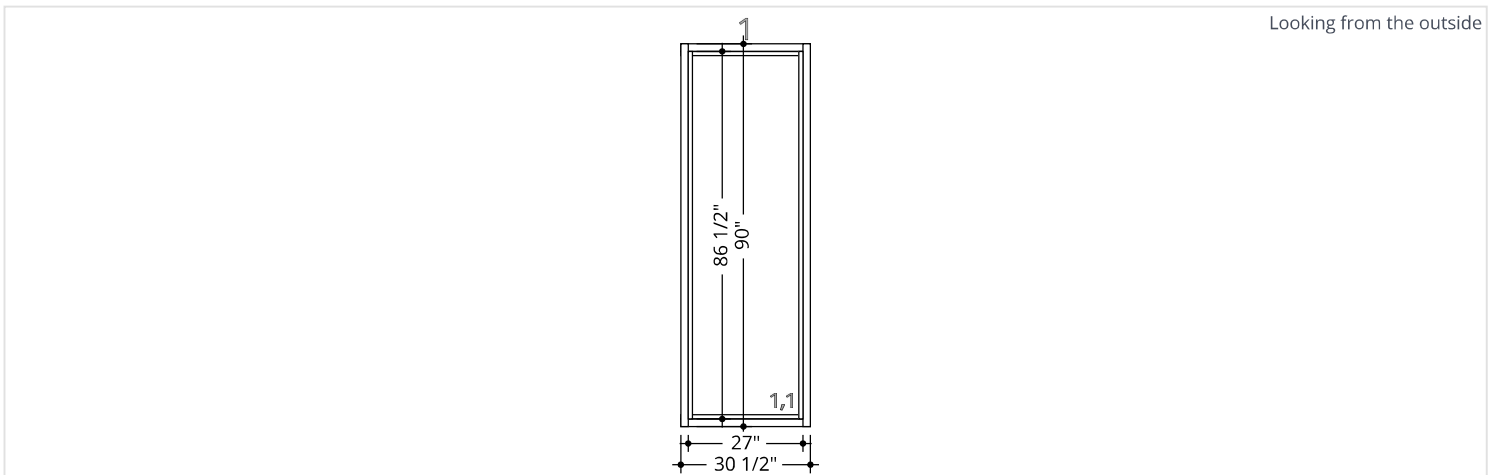
Email: sales@powerfulimpactsolutions.com

Quote #

441582

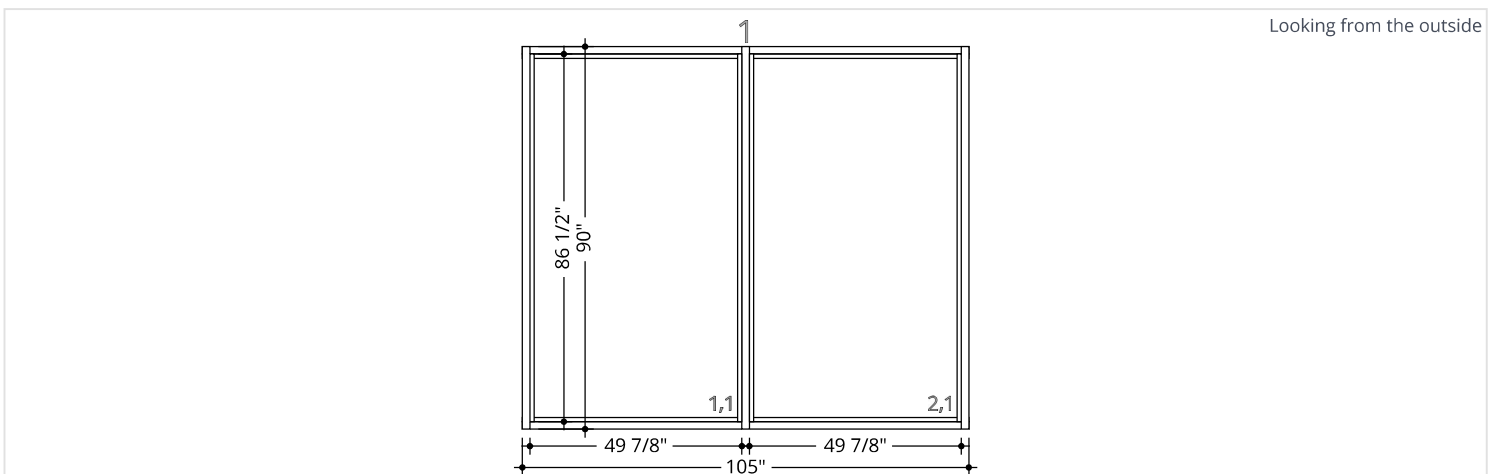
Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
15-1	2	MG5000 / MG500 (LMI)	30.5"	90.0"	Bronze Powdercoat	No	+80/ -80	JAMB 1/MULL 1
Glass [1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)								



Hardware							
Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
15-2	1	MG5000 / MG500 (LMI)	105.0"	90.0"	Bronze Powdercoat	No	+80/ -80	JAMB 1/MULL 1
Glass [1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)								



Hardware							
Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

1/21/2024



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

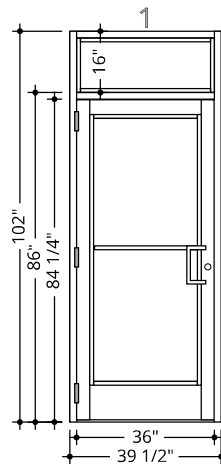
Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
15-3	1	MG5000 / MG500 (LMI)	39.5"	102.0"	Bronze Powdercoat	No	+80/ -80	JAMB 1/MULL 1
Glass	[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 0.0, SHGC: 0.0)							

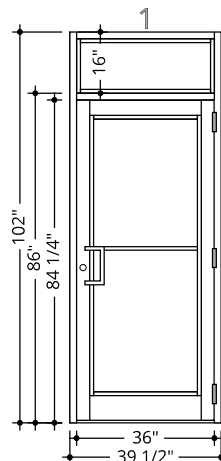


Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
D1: 3 point lock	3 Hinges	Push-pull	3084	HLSO	Normal	No	No

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
15-4	1	MG5000 / MG500 (LMI)	39.5"	102.0"	Bronze Powdercoat	No	+80/ -80	JAMB 1/MULL 1
Glass	[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 0.0, SHGC: 0.0)							



Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
D1: 3 point lock	3 Hinges	Push-pull	3084	HRSO	Normal	No	No

1/21/2024



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

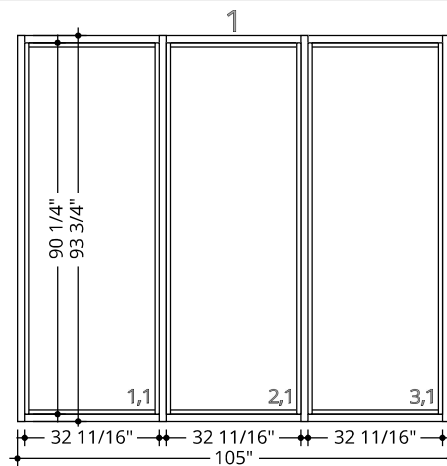
Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
17	1	MG5000 / MG500 (LMI)	105.0"	93.75"	Bronze Powdercoat	No	+80/-80	JAMB 1/MULL 1
Glass		[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)						

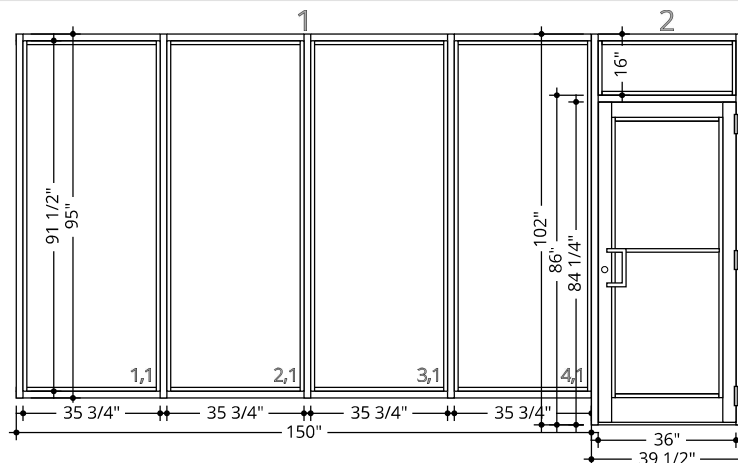


Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
17-1	1	MG5000 / MG500 (LMI)	189.5"	102.0"	Bronze Powdercoat	No	+80/-80	JAMB 1/MULL 1
Glass		[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)						



Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
D2; 3 point lock	3 Hinges	Push-pull	3084	HRSO	Normal	No	No

1/24/2024



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

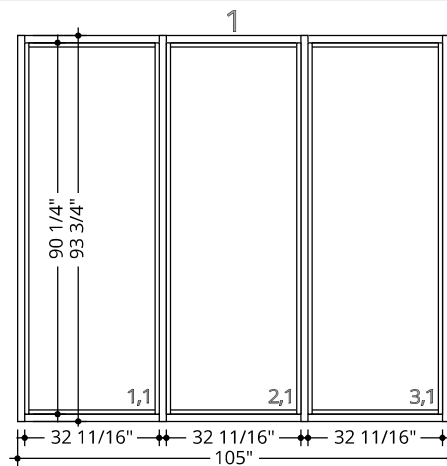
Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
19	1	MG5000 / MG500 (LMI)	105.0"	93.75"	Bronze Powdercoat	No	+80/ -80	JAMB 1/MULL 1
Glass		[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)						

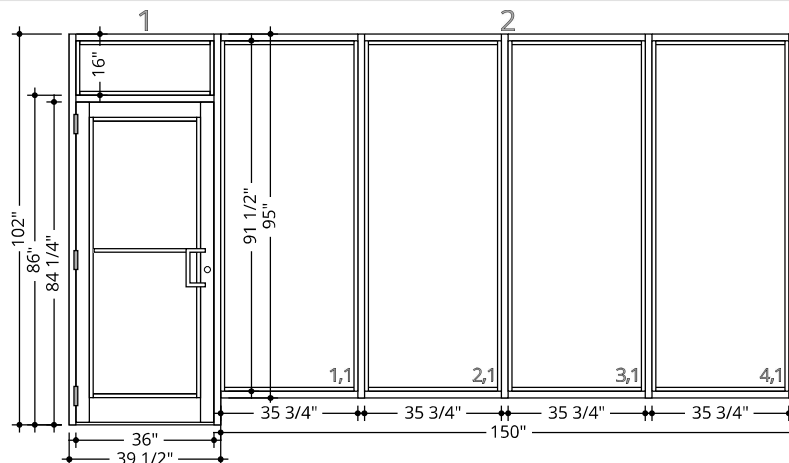


Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
N/A	N/A	N/A	N/A	N/A	N/A		

Mark	Qty	Product	Width	Height	Frame	90 Days Bluemax	Pressure	Reinf
19-1	1	MG5000 / MG500 (LMI)	189.5"	102.0"	Bronze Powdercoat	No	+80/ -80	JAMB 1/MULL 1
Glass		[1/4 BRONZE HS + 0.090 PVB + 1/4 CLEAR HS] (U-FACTOR: 1.05, SHGC: 0.5)						



Looking from the outside

Hardware

Lock	Hinges	Handle	Closer	Swing	Threshold	Power Supply	Panic Accessory
D1: 3 point lock 1/21/2024	3 Hinges	Push-pull	3084	HLSO	Normal	No	No



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Installation

Mark	Description	Qty
I	Installation	1



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions

Client Name: Lisbeth Rodriguez

Job Name: Joshua Kodner

Client Address: Powerful Impact Solutions

Rep: DP

Engineering

Mark	Description	Qty
P	Permits	1



Powerful Impact Solutions
Phone: 305-905-0380
Fax:
Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

MARCH *Brings Surprises!*

**Offer valid until March 31st*

MR-GLASS

\$40 OFF

PER WINDOW

\$60 OFF

PER SINGLE DOOR

\$120 OFF

PER DOUBLE DOORS or ANY SLIDING GLASS DOOR CONFIGURATION



DISCLAIMER: MR-GLASS DOORS AND WINDOWS MANUFACTURING, LLC RESERVES THE RIGHT TO CHANGE, ALTER, OR OTHERWISE REVOKE THE PROMOTION AT ANYTIME FOR WHATEVER REASON. OFFER APPLIES TO ORDERS MADE BY A QUALIFIED MR-GLASS DEALER ONLY. THE OFFER ENDS AT 11:59 PM ON 03/31/2024. THIS PROMOTION MAY NOT BE COMBINED WITH ANY OTHER SALE/DISCOUNT OR PROMOTION. AN ESTIMATE DOES NOT GUARANTEE PROMOTION. IN ORDER TO RECEIVE PROMOTION, AN ORDER MUST BE PLACED IN OUR SYSTEM BY 11:59 PM ON 03/31/2024. PROJECT MINIMUM NOT REQUIRED. MR-GLASS IS NOT RESPONSIBLE FOR DEALERS' FAILURE TO TIMELY PLACE ORDERS OUTSIDE THE PROMOTIONAL PERIOD.



Summary

System Summary	
Total Products	2
Storefront Door (MG-500)	5
Storefront Window (MG-5000)	10

Sell Summary	
Total:	\$46,190.34

Sqft Summary	
Storefront(MG-500/MG5000)	751.61 sqft
Total Sqft	751.61 sqft



Powerful Impact Solutions

Phone: 305-905-0380

Fax:

Email: sales@powerfulimpactsolutions.com

Quote #

441582

Prepared by: Powerful Impact Solutions **Client Name:** Lisbeth Rodriguez
Job Name: Joshua Kodner **Client Address:** Powerful Impact Solutions
Rep: DP

Notes: We are upgrading the software, please go to the NOA to check compliance

Notes:

Client: Joshua Kodner

Address: 19 S Federal Hwy Dania Beach, Florida 33004

Notes

Please see attached the proposal you requested. It is essential that you check all the items including but not limited to:

- * Color of frame and composition of the glass
- * Configuration of the doors and windows (Always looking from the outside)
- * Applied Mounting on doors and windows, if any.
- * Configuration and type of handles, if any.
- * White interlayer on doors/windows, if any. Please note that this means privacy glass. You will not be able to see through the glass (you can stop by the showroom to see samples)

* Door Condition: In the case you have a Wood/frame Door with a casing, it is essential that you know that this will be removed to install the new impact-rated door. Most of the time, this new impact frame is wider than the existing one. Chances are that you might require additional work from a professional finishing company. Feel free to call us to further explain and guide you through the process.

The order will be placed as you see on the pictures of the quote (always looking from the outside). If something is not according to your request, do not sign. Please call us, and we can go item by item until we meet your expectations, after that, please print, sign, and date approving the order for fabrication purposes

Current ETA 6-8 weeks - - NEW IMPACT DOORS AND WINDOWS SYSTEM

50% DEPOSIT

40% WAREHOUSE ARRIVAL

10% COMPLETION

• Material estimated time of completion is subject to the factory schedule.

CITY PERMIT: ****INCLUDED****

CITY PERMIT FEE: ****NOT INCLUDED**** (It must be pay by client)

WINDOWS/DOORS COVERINGS/FLOORING: Any drapes, blinds, or window coverings will be removed by the owner before services of installation.

ALARM SYSTEMS: If there is an alarm system with window sensors, the Homeowner is responsible for having their alarm company disconnect and reconnect the alarms.

OLD MATERIAL REMOVAL / CLEAN-UP: POWERFUL IMPACT SOLUTIONS will be responsible for removing and disposing of the old windows and doors.

PAYMENT DELAY FEES: Once the material is ready, the second payment should be made immediately, or the factory will charge a fee for keeping it there. POWERFUL IMPACT SOLUTIONS will not take any responsibility for these fees; the client will pay this if there is any delay on the second payment.

TERM OF CONTRACT: This Contract will terminate upon receiving final payment after completing the job.

All rates apply, only line items mentioned are included. Customer agrees to pay all cost/expenses incurred collecting any amount due, including attorney's fees and associated expenses. A \$25 charge is added to checks returned and 1.5% monthly interest fee for past due balance. Quote valid for 30 days.

THIS QUOTE IS SUBJECT TO FIELD VERIFICATION.

ACCEPTED BY:

Print Name: _____

Date: _____

Title: _____

Signature: _____

(please complete if party to this quote is a corporation only)