

Northwest Grassroots Development Group

300 Sunrise Blvd., Suite 11, Fort Lauderdale, FL 33311 | 954-593-2082 | NWGRD@gmail.com

May 2, 2017

Mr. Jonathan Brown, Area Manager
Northwest Progresso-Flagler Community Redevelopment Agency (CRA) &
Housing & Community Development (HCD)
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

Re: 1310-1312 Sistrunk Blvd

Mr. Brown;

We recently purchased a property located at 1310-1312 Sistrunk Blvd. The property was abandoned for many years and has been cited for demolition by the City. Many, many years of neglect has resulted in the present conditions. As such, we are requesting assistance through the CDBG funding process to help with the rehabilitation of the property.

My business partner and I are products of the community and took ownership of the property in an effort to participate in the City of Fort Lauderdale's vision to revitalize the Sistrunk corridor. We are therefore asking the City to partner with us by approving our request to obtain CDBG funding to bring the property into compliance with the applicable building and zoning codes.

The Sistrunk Blvd corridor has a rich history of very successful business establishments. Our goal is to provide active reuse of an existing building and be a part of this resurgence as a vibrant community, where its residents will have a community where you live, work and play. We are looking to rehabilitate the subject property to provide new retail uses to the area, in the form of a possible Florist, Bridal Wear, and Café (coffee & pastries) businesses.

Mr. Brown, we are truly excited about the City's vision for this community. As individuals who grew up in this community, we are proud to return to our roots and have the opportunity to partner with the city in its revitalization efforts of the Sistrunk corridor.

We anticipate a favorable response.

Greg Brewton, Co-Founder
cc: Dale Saunders, Co-Founder



EXHIBIT 2

CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY

Commercial Rehabilitation Estimate

Property Owner: Northwest Roots Development

Property Address: 1310 Sistrunk Blvd, Fort Lauderdale, FL 33311

Demolition	\$	20,000.00
Roof	\$	17,000.00
Second floor truss and flooring	\$	9,000.00
Window and storefront	\$	22,000.00
Drywall	\$	7,500.00
Painting	\$	8,500.00
Vanity/ cabinets	\$	2,500.00
Plumbing	\$	14,000.00
HVAC	\$	18,000.00
Electrical	\$	24,000.00
Total Hard Costs	\$	<u>142,500.00</u>
General contractor fee	\$	38,475.00
Sub-Total	\$	<u>180,975.00</u>
Contingency	\$	18,097.50
Grand Total	\$	199,072.50