

## Brownfield Areas Designation Eligibility Statements

Northwest Gardens II, Northwest Gardens III, Northwest Gardens IV & Dr. Kennedy Homes

### Northwest Gardens II

Northwest Gardens II, a 128-unit affordable rental apartment community (the "Project") located at 741 N.W. 10<sup>th</sup> Terrace, Fort Lauderdale, FL 33311 (the "Subject Property"), currently under development by Northwest Properties II, Ltd. (the "Applicant"), satisfies all five of the applicable Brownfield designation criteria set forth at Section 376.80(2)(b), Florida Statutes, as demonstrated herein.

**1. Agreement to Redevelop the Brownfield Site.** As the first requirement for designation, Florida Statutes § 376.80(2)(b)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

*The Applicant satisfies this criterion in that it (i) controls the Subject Property by virtue of an executed Second Amended and Restated Ground Lease Agreement with the real property owner, the Housing Authority of the City of Fort Lauderdale; (ii) is hereby requesting that the Subject Property be designated as a Brownfield Area; and (ii) agrees to redevelop and rehabilitate the Subject Property. A copy of the Second Amended and Restated Ground Lease is enclosed as Exhibit "A."*

**2. Economic Productivity.** As the second requirement for designation, Florida Statutes § 376.80(2)(b)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 20.0004 or the creation of recreational areas, conservation areas, or parks."

*The Applicant satisfies this second criterion in that development of the Project is budgeted to cost approximately \$24.7 million, a material percentage of which will be spent locally on labor, professional fees, construction materials, furnishings, and infrastructure improvements. In addition, the labor hired to work on the Project, including over 200 construction jobs, will spend a percentage of their salaries on local merchants, who, in turn, will reinvest locally in their businesses as well as the business of other local merchants. The Project will also pay significant impact fees and generate significant local taxes, both on a one-time basis and annually, a percentage of which will be invested in the area, including but not limited to \$560,364 in local impact fees. As an affordable housing development, the job creation requirement does not apply to the Project; however, the Applicant does anticipate creating at least five new full-time positions to provide management and maintenance services for the residents.*

**3. Consistency with Local Comprehensive Plan and Permittable Use Under Local Land Development Regulations.** As the third requirement for designation, Florida Statutes § 376.80(2)(b)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations."

*The Applicant satisfies this third criterion in that the Project's intended use is consistent with current zoning and the local comprehensive plan. Please see City of Fort Lauderdale Zoning and Land Use Consistency Verification enclosed at Exhibit "B."*

**4. Public Notice and Comment.** Florida Statutes § 376.80(2)(b)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area."

*The Applicant satisfies this fourth criterion in that it published the requisite statutory notice on December 15, 2012, and will commence posting notice at the Subject Property on June 6, 2012. For a copy of the notice published in the Sun Sentinel as well as an affidavit of publication issued by the Sun Sentinel, please see Exhibit "C." For a copy of the notice to be posted at the Subject Property, please see Exhibit "D."*

**5. Reasonable Financial Assurance.** As the fifth requirement for designation, Florida Statutes § 376.80(2)(b)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

*The Applicant satisfies this fifth criterion in that it has secured all of the capital necessary to fund the approximately \$24.7 million budget for the Project, including but not limited to \$20.757 million in tax credit equity from Raymond James and \$6.5 million in construction financing from City Community Capital. In addition, the Applicant's parent company, Carlisle Development Group, has a lengthy track record of successfully funding and developing a broad array of multifamily projects, including raising over \$1.425 billion in financing to develop approximately 9,000 units to date throughout Florida (almost 7,900 of which have already been built). With the financing in hand and based on its credentials and record of success in consummating the development of multifamily residential communities, the Applicant clearly has the financial resources to implement and complete the rehabilitation agreement and redevelopment plan.*

### Northwest Gardens III

Northwest Gardens III, a 150-unit affordable rental apartment community (the "Project") located at 1229 N.W. 8<sup>th</sup> Street, Fort Lauderdale, Florida 33311 (the "Subject Property"), currently under development by Northwest Properties III, Ltd. (the "Applicant"), satisfies all five of the applicable Brownfields designation criteria set forth at Section 376.80(2)(b), Florida Statutes, as demonstrated herein.

**1. Agreement to Redevelop the Brownfield Site.** As the first requirement for designation, Florida Statutes § 376.80(2)(b)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

*The Applicant satisfies this criterion in that it (i) controls the Subject Property by virtue of an executed Second Amended and Restated Ground Lease Agreement with the real property owner, the Housing Authority of the City of Fort Lauderdale; (ii) is hereby requesting that the Subject Property be designated as a Brownfields Area; and (ii) agrees to redevelop and rehabilitate the Subject Property. In fact, redevelopment and rehabilitation activities are currently underway. A copy of the Second Amended and Restated Ground Lease is enclosed as Exhibit "A."*

**2. Economic Productivity.** As the second requirement for designation, Florida Statutes § 376.80(2)(b)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 20.0004 or the creation of recreational areas, conservation areas, or parks."

*The Applicant satisfies this second criterion in that development of the Project is budgeted to cost in excess of \$28 million, a material percentage of which will be spent locally on labor, professional fees, construction materials, furnishings, and infrastructure improvements. In addition, the labor hired to work on the Project, including over 200 construction jobs, will spend a percentage of their salaries on local merchants, who, in turn, will reinvest locally in their businesses as well as the business of other local merchants. The Project will also pay significant impact fees and generate significant local taxes, both on a one-time basis and annually, a percentage of which will be invested in the area, including but not limited to \$950,000 in local government fees. As an affordable housing development, the job creation requirement does not apply to the Project; however, the Applicant does anticipate creating at least five new full-time positions to provide management and maintenance services for the residents.*

**3. Consistency with Local Comprehensive Plan and Permittable Use Under Local Land Development Regulations.** As the third requirement for designation, Florida Statutes § 376.80(2)(b)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations."

*The Applicant satisfies this third criterion in that the Project's intended use is consistent with current zoning and the local comprehensive plan. Please see City of Fort Lauderdale Zoning and Land Use Consistency Verification enclosed at Exhibit "B."*

**4. Public Notice and Comment.** Florida Statutes § 376.80(2)(b)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area."

*The Applicant satisfies this fourth criterion in that it published the requisite statutory notice on December 15, 2012, and will commence posting notice at the Subject Property on June 6, 2012. For a copy of the notice published in the Sun Sentinel as well as an affidavit of publication issued by the Sun Sentinel, please see Exhibit "C." For a copy of the notice to be posted at the Subject Property, please see Exhibit "D."*

**5. Reasonable Financial Assurance.** As the fifth requirement for designation, Florida Statutes § 376.80(2)(b)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

*The Applicant satisfies this fifth criterion in that it has secured all of the capital necessary to fund the \$28 million budget for the Project, including but not limited to \$3.935 million in permanent financing from First Housing, \$500,000.00 in HOME financing from Broward County, and \$23.23 million in state and federal tax credit related financing from and through the Florida Housing Finance Corporation. A complete statement of financial sources is available upon request. In addition, the Applicant's parent company, Carlisle Development Group, has a lengthy track record of successfully funding and developing a broad array of multifamily projects, including raising over \$1.425 billion in financing to develop approximately 9,000 units to date through Florida (almost 7,900 of which have already been built). With the financing in hand and based on its credentials and record of success in consummating the development of multifamily residential communities, the Applicant clearly has the financial resources to implement and complete the rehabilitation agreement and redevelopment plan.*

## Northwest Gardens IV

Northwest Gardens IV, a 138-unit affordable rental apartment community (the "Project") located at 1334 N.W. 8<sup>th</sup> Street, Fort Lauderdale, FL 33311 (the "Subject Property"), currently under development by Northwest Properties II, Ltd. (the "Applicant"), satisfies all five of the applicable Brownfield designation criteria set forth at Section 376.80(2)(b), Florida Statutes, as demonstrated herein.

**1. Agreement to Redevelop the Brownfield Site.** As the first requirement for designation, Florida Statutes § 376.80(2)(b)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

*The Applicant satisfies this criterion in that it (i) controls the Subject Property by virtue of an executed Third Amended and Restated Ground Lease Agreement with the real property owner, the Housing Authority of the City of Fort Lauderdale; (ii) is hereby requesting that the Subject Property be designated as a Brownfield Area; and (ii) agrees to redevelop and rehabilitate the Subject Property. A copy of the Second Amended and Restated Ground Lease is enclosed as Exhibit "A."*

**2. Economic Productivity.** As the second requirement for designation, Florida Statutes § 376.80(2)(b)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 20.0004 or the creation of recreational areas, conservation areas, or parks."

*The Applicant satisfies this second criterion in that development of the Project is budgeted to cost approximately \$29.9 million, a material percentage of which will be spent locally on labor, professional fees, construction materials, furnishings, and infrastructure improvements. In addition, the labor hired to work on the Project, including over 200 construction jobs, will spend a percentage of their salaries on local merchants, who, in turn, will reinvest locally in their businesses as well as the business of other local merchants. The Project will also pay significant impact fees and generate significant local taxes, both on a one-time basis and annually, a percentage of which will be invested in the area, including but not limited to \$841,848 in local impact fees. As an affordable housing development, the job creation requirement does not apply to the Project; however, the Applicant does anticipate creating at least five new full-time positions to provide management and maintenance services for the residents.*

**3. Consistency with Local Comprehensive Plan and Permittable Use Under Local Land Development Regulations.** As the third requirement for designation, Florida Statutes § 376.80(2)(b)(3) provides that "[t]he redevelopment of the proposed brownfield site

is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations."

*The Applicant satisfies this third criterion in that the Project's intended use is consistent with current zoning and the local comprehensive plan. Please see City of Fort Lauderdale Zoning and Land Use Consistency Verification enclosed at Exhibit "B."*

**4. Public Notice and Comment.** Florida Statutes § 376.80(2)(b)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area."

*The Applicant satisfies this fourth criterion in that it published the requisite statutory notice on December 15, 2012, and will commence posting notice at the Subject Property on June 6, 2012. For a copy of the notice published in the Sun Sentinel as well as an affidavit of publication issued by the Sun Sentinel, please see Exhibit "C." For a copy of the notice to be posted at the Subject Property, please see Exhibit "D."*

**5. Reasonable Financial Assurance.** As the fifth requirement for designation, Florida Statutes § 376.80(2)(b)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

*The Applicant satisfies this fifth criterion in that it has secured all of the capital necessary to fund the approximately \$29.9 million budget for the Project, including but not limited to \$22.261 million in tax credit equity from Raymond James and \$7.65 million in construction financing from Citi Community Capital. A complete statement of financial sources is available upon request. In addition, the Applicant's parent company, Carlisle Development Group, has a lengthy track record of successfully funding and developing a broad array of multifamily projects, including raising over \$1.425 billion in financing to develop approximately 9,000 units to date throughout Florida (almost 7,900 of which have already been built). With the financing in hand and based on its credentials and record of success in consummating the development of multifamily residential communities, the Applicant clearly has the financial resources to implement and complete the rehabilitation agreement and redevelopment plan.*

## Dr. Kennedy Homes

Dr. Kennedy Homes, a 132-unit affordable rental apartment community (the "Project") located at 1004 West Broward Boulevard, Fort Lauderdale, Florida 33312 (the "Subject Property"), currently under development by Dr. Kennedy Homes, Ltd. (the "Applicant"), satisfies all five of the applicable Brownfield designation criteria set forth at Section 376.80(2)(b), Florida Statutes, as demonstrated herein.

**1. Agreement to Redevelop the Brownfield Site.** As the first requirement for designation, Florida Statutes § 376.80(2)(b)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

*The Applicant satisfies this criterion in that it (i) controls the Subject Property by virtue of an executed Second Amended and Restated Ground Lease Agreement with the real property owner, the Housing Authority of the City of Fort Lauderdale; (ii) is hereby requesting that the Subject Property be designated as a Brownfield Area; and (iii) agrees to redevelop and rehabilitate the Subject Property. In fact, redevelopment and rehabilitation activities are currently underway. A copy of the Amended and Restated Ground Lease is enclosed as Exhibit "A."*

**2. Economic Productivity.** As the second requirement for designation, Florida Statutes § 376.80(2)(b)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 20.0004 or the creation of recreational areas, conservation areas, or parks."

*The Applicant satisfies this second criterion in that development of the Project is budgeted to cost in excess of \$28.5 million, a material percentage of which will be spent locally on labor, professional fees, construction materials, furnishings, and infrastructure improvements. In addition, the labor hired to work on the Project, including over 200 construction jobs, will spend a percentage of their salaries on local merchants, who, in turn, will reinvest locally in their businesses as well as the business of other local merchants. The Project will also pay significant impact fees and generate significant local taxes, both on a one-time basis and annually, a percentage of which will be invested in the area, including but not limited to \$488,002 in local government fees. As an affordable housing development, the job creation requirement does not apply to the Project; however, the Applicant does anticipate creating at least five new full-time positions to provide management and maintenance services for the residents.*

**3. Consistency with Local Comprehensive Plan and Permittable Use Under Local Land Development Regulations.** As the third requirement for designation, Florida Statutes § 376.80(2)(b)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations."

*The Applicant satisfies this third criterion in that the Project's intended use is consistent with current zoning and the local comprehensive plan. Please see City of Fort Lauderdale Zoning and Land Use Consistency Verification enclosed at Exhibit "B."*

**4. Public Notice and Comment.** Florida Statutes § 376.80(2)(b)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be made in a newspaper of general circulation in the area, at least 16 square inches in size, and the notice must be posted in the affected area."

*The Applicant satisfies this fourth criterion in that it has contracted to post and publish the requisite statutory notice. Specifically, the notice set forth at Exhibit "C" will be posted at the Subject Property no later than June 6, 2012, and published in the Sun Sentinel on June 6, 2012. The Applicant is also providing an additional opportunity for neighbors and residents to submit comments and suggestions about rehabilitation by convening a community meeting on June 13, 2012. The details of which are included in the public notice that will be posted at the Subject Property and published in the Sun Sentinel.*

**5. Reasonable Financial Assurance.** As the fifth requirement for designation, Florida Statutes § 376.80(2)(b)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

*The Applicant satisfies this fifth criterion in that it has secured all of the capital necessary to fund the \$28.5 million budget for the Project, including but not limited to \$16.935 million in equity from Richman Capital, \$6.105 million in state and federal tax credit financing from the Florida Housing Finance Corporation, \$4.195 million in permanent financing from Bank of America, \$983,079.00 in deferred developer fees, and \$285,000.00 in HOME financing from Broward County. In addition, the Applicant's parent company, Carlisle Development Group, has a lengthy track record of successfully funding and developing a broad array of multifamily projects, including raising over \$1.425 billion in financing to develop approximately 9,000 units to date throughout Florida (almost 7,900 of which have already been built). With the financing in hand and based on its credentials and record of success in consummating the development of multifamily residential communities, the Applicant clearly has the financial resources to implement and complete the rehabilitation agreement and redevelopment plan.*