



February 17, 2017

Jonathan Brown, NPF CRA Manager
City of Fort Lauderdale Community Redevelopment Agency
914 NW 6th Street, Suite 200
Fort Lauderdale, FL 33311

RE: Application for Streetscape Enhancement Program

Dear Mr. Brown:

We are pleased to submit the enclosed application for Streetscape Enhancement funds for right of way improvements along the Brightline Fort Lauderdale Station located within the CRA. The Fort Lauderdale Station will create new opportunities for residents to access multiple job centers within the South Florida region. Additionally, area visitors will have direct access to the beaches, shopping, arts, parks, museums, eco tours, and stimulate a currently underutilized area, driving new visitors into downtown and the surrounding cultural, economic and shopping destinations. The proposed enhancements will include features for pedestrian access and safety that will promote an environment that encourages pedestrian traffic. These enhancements translate into growth and income for surrounding businesses which result in increased tax revenues for the City and the CRA.

Brightline is committed to improving the quality of life for area residents and visitors as evidenced by our \$30M total investment in the new Fort Lauderdale Brightline Station. We have likewise invested a total of \$13.2M in the adjacent Brightline parking facility. Prior to submitting this application for these projects to the City CRA, we have already expended over \$1,400,000.00 in development costs (including land costs) to develop and dedicate a new extension of NW 2nd Avenue from NW 2nd to NW 4th Streets. This extension improves vehicular and pedestrian connectivity along the western side of the City's important developing Mobility Hub. We likewise have already expended \$400,000.00 in hard and soft costs for work that has been completed in the City's right of way areas south of NW 2nd St. that is not included within this application.

Our commitment to enhancing the pedestrian experience is also evident by our investment in excess of \$717,000.00 to transition above ground FPL power lines and fiber-optic cabling for three separate communications vendors along these same right of way areas. These enhancements improve both the aesthetics of the right of ways and the frontage for development projects creating an appealing environment that residents can enjoy. Additionally,

these improvements enhance the overall reliability of the infrastructure for these utilities for the various businesses and residential property owners it serves.

Brightline has also worked to create a new roadway for the use of the City via a perpetual access easement, NW 1st Street, to further enhance the pedestrian and vehicular connectivity for the City and its residents within the Brightline station zone and surrounding neighborhood. This new roadway will be appointed with landscape and lighting improvements in keeping with our approach within the balance of our campus.

Brightline has directed our designers and contractors to deliver these ROW improvements such that they constitute a superior long-term value for the City and its residents. We have directed the use of decorative pedestrian pavers within the area immediately surrounding our development projects and have arranged procurement of premium high efficiency LED street lighting. We have selected plant materials that will enhance the attractiveness of our development frontage for the citizens of Fort Lauderdale as well as the travelling public who will use our service.

Brightline is also committed to partnering with the CRA to conduct neighborhood outreach and job fairs to offer CRA residents an opportunity to be considered for approximately 50 part-time and full-time employment positions. Offers will be based on job applicants that are best qualified for the position.

We trust that given our financial commitments to date, the contributions of our development, and these improvements to the City's right of way areas to the surrounding community, the CRA Board and its Advisory Board will find our applications worthy of qualifying as participating projects. We are confident that the impact of our development program and the opening of the station will serve as a significant and beneficial impact on predevelopment property values within the station zone that will produce dividends for the residents of the City as a whole and in particular the residents of this CRA district for many years to come.

Sincerely,

By: 

Michael Reininger

President of DTS Full Parking LLC



February 6, 2017

Pending Right of Way Enhancements Incomplete As of February 6, 2017

~~Fort Lauderdale Brightline Garage~~

• ROW A/E, Civil and Landscape Design	\$15,000
• Utility and Drainage System Improvements	\$5,000
• New Asphalt Paving	\$75,000
• New/Replacement Sidewalks	\$17,500
• Landscape/Irrigation Improvements	\$40,000
• Street Lighting (With Fixture Costs)	\$59,688
• Clean-up	\$3,750
• GC Fee, Insurance and Bond	<u>\$31,662</u>
Total	\$262,600

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

FLL Property Ventures, LLC

Name of Principal Owner in Charge 305.520.2372		Tel. No. 305.520.2372	E-Mail Address Jose.Gonzalez@feci.com
Primary Contact for this CRA Request 305.520.2372		Tel. No. 305.520.2372	E-Mail Address Jose.Gonzalez@feci.com
Name of Business DTS FLL Parking LLC		Tax I.D. No. 38-4003762	Company Website http://gobrightline.com/
Business Address 2855 LeJeune Road		Tel. No. 305.520.2300	Fax No. NA
City Coral Gables		State FL	Zip Code 33134
Commencement Date to Begin Project: April 2017		JOB INFORMATION	
Completion Date for Project: Summer 2017			
Check Appropriate Description	Project Type	Facility Description	
↑ Existing Business <input checked="" type="checkbox"/>	↑ Expansion <input checked="" type="checkbox"/>	Existing Space _____ sq. ft.	
↑ New Business <input type="checkbox"/>	↑ Relocation <input type="checkbox"/>	New Space _____ sq. ft.	
NAICS Code / Industry Type 812930 Parking lots and garages	Date of Incorporation 4/25/16	State where the business was incorporated DE	
Proposed Project Location/City Fort Lauderdale		Proposed Address 300 NW 2ND ST	
Property Control Number(s) 504210011570		Property Owner FLL PROPERTY VENTURES LLC	
Owner Tel. No. (include Area Code) 305.520.2372	Is there a lien on the property? ↑ Yes ↑ No No		
Bank(s) Where Business Accounts for Projects Are Held			
1. _____ 2. _____			
Name of Participating Bank/Lender			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source N/A			
Amount \$ N/A	Contact Person N/A	Tel. No. (include Area Code) N/A	Fax No. (include Area Code) N/A
Name of Other Financial Source N/A			
Amount \$ N/A	Contact Person N/A	Tel. No. (include Area Code) N/A	Fax No. (include Area Code) N/A
Name of Other Financial Source N/A			
Amount \$ N/A	Contact Person N/A	Tel. No. (include Area Code) N/A	Fax No. (include Area Code) N/A
Project Purpose and Economic Impact			
<p>The Fort Lauderdale station and parking structure are nearing completion with opening scheduled for mid 2017. As a result of the construction of both the station and the parking structure, Brightline has already created a significant number of construction jobs and will continue to create jobs during the operational period as well. Over the next eight years Brightline will add \$6.4 billion in direct economic impact to Florida's economy. Additionally there will be over 5,000 jobs on average per year after the rail line construction is completed through 2021.</p> <p>The downtown Fort Lauderdale station provides a new gateway into the City and Broward County. The 60,000 square foot station and platform includes a modern, multi-story lobby spanning an elevated passenger lounge area for travelers, and parking facilities. The Fort Lauderdale station is located at NW 2nd Avenue between Broward Boulevard and NW 4th Street. The station will connect to the Sun Trolley, Broward County Transit system, future Wave Streetcar and planned Tri-Rail station. This project will bring revitalization to the urban core and will serve as a hub for optimum connectivity to area shopping, dining, hotels and attractions.</p> <p>By investing funds from the Streetscape Enhancement program, All Aboard Florida will be able to enhance the pedestrian experience by constructing sidewalks, landscaping, lighting, and drainage improvements along the right of way. These improvements result in increased pedestrian safety by creating a walkable community where shops, restaurants, and local business are easily accessible to create a higher quality environment and sense of place.</p>			

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

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

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

Name	Complete Address	% Owned	From	To
DTSIHC FLL Parking LLC	2855 Le Jeune Road Coral Gables, FL 33134	100%	present	
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ <u>\$16,140,000 (Incomplete ROW improvements \$262,600)</u> (excluding land acquisition)
2. Please state the overall project costs related to the CRA's assisted activity?	\$ <u>\$303,850</u>
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	\$212,695		
Company's current cash assets			
Owner equity (specify)	\$91,155		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources			
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition	Yes	\$41,250	
Real Property Acquisition			
Utility and road infrastructure improvements	Yes	\$217,912	
New construction of commercial and industrial buildings			
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures	Yes	\$29,688	
Other (specify) <i>Design Fees</i>	Yes	\$15,000	
Other (specify)			
Other (specify)			
Total Uses		\$303,850	

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

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

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

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

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

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

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

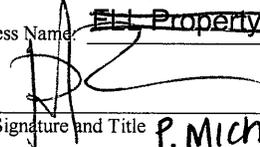
- 30. Evidence that all funds are in-place to fully fund the project.
- 31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
- 32. Scope of work and all project costs
- 33. Copies of Insurance Certificates (Builders Risk/All Risk Policy,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

APPLICANTS CERTIFICATION

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

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

Business Name: ~~ELI Property Ventures LLC~~ DTS FL Parking LLC

By:  _____ Date: 2-17-17
 Signature and Title: P. Michael Reiningger
President

Guarantors:

- _____
Signature and Title _____ Date _____



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

Not Applicable

PLEASE READ CAREFULLY - PRINT OR TYPE

Each Proprietor (if a Sole Proprietorship), General Partner (if Partnership), Limited Partner (if Partnership), Officer, Director and Business Owner (owning 20% or more of the business), must complete a Personal History Statement. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

Applicant/Business Name: _____ City: _____ State: _____ Zip: _____	Participating Bank/Lender: _____ City: _____ State: _____ Zip: _____
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Personal Statement of (if you do not have a middle name, put NMN):

First Name: _____ Middle: _____ Last: _____
 Social Security No.: _____ Date of Birth: _____ Place of Birth: _____

Present Address: _____ City: _____ State: _____ Zip: _____ From: _____ To: _____	Previous Address: _____ <small>(needed if in present address less than 5 years)</small> City: _____ State: _____ Zip: _____ From: _____ To: _____
Loan Requested from CRA: \$ _____ Loan Request from Bank(s): \$ _____ Percentage of Company Ownership: _____%	Are you a U.S. Citizen: <input type="checkbox"/> YES <input type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____

IT IS IMPORTANT THAT THE NEXT THREE (3) QUESTIONS BE ANSWERED COMPLETELY. AN ARREST OR CONVICTION RECORD WILL NOT NECESSARILY DISQUALIFY YOU. HOWEVER, AN UNTRUTHFUL ANSWER WILL CAUSE YOUR APPLICATION TO BE DENIED.

IF YOU ANSWER "YES" TO ANY OF THE QUESTIONS BELOW, PLEASE FURNISH DETAILS ON A SEPARATE SHEET. INCLUDE DATES, LOCATION, FINES, SENTENCES, WHETHER MISDEMEANOR OR FELONY, DATES OF PAROLE/PROBATION, UNPAID FINES OR PENALTIES, NAME(S) UNDER WHICH CHARGED, AND ANY OTHER PERTINENT INFORMATION.

1. Are you presently under indictment, on parole or probation? YES NO
(If YES, indicate the date parole or probation is to expire)
2. Have you ever been charged with and/or arrested for any criminal offense other than a minor motor vehicle violation? Include offenses which have been dismissed, discharged, or not prosecuted. YES NO
3. Have you ever been convicted, placed on pretrial diversion, or placed on any form of probation, including adjudication withheld pending probation, for any criminal offense other than a minor vehicle violation? YES NO

I hereby authorize the City of Fort Lauderdale to request criminal record information about me from the criminal justice agencies for the purpose of determining my eligibility.

Signature	Title	Date
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***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

Not applicable

CREDIT CHECK RELEASE FORM

I authorize the City of Fort Lauderdale Community Redevelopment Agency to obtain such information (*from any source necessary*), as the City/CRA may require concerning statements made in the application for the CRA funding (*including but not limited to, obtaining a copy of my credit report, current loan status reports and financial information from the Participating Bank/Lender*).

PLEASE NOTE: Each Proprietor (*if a Sole Proprietorship*), General Partner (*if Partnership*), Limited Partner (*if Partnership*), Officer, Director and Business Owner (*owning 20% or more of the business*), must complete this Credit Check Release Form. For all Non-Profit Organizations, all guarantors must complete this form and be approved as guarantors by the City of Fort Lauderdale Community Redevelopment Agency.

First Name: _____ Middle: _____ Last: _____

Social Security No.: _____ Date of Birth: _____

Driver's License (State and Number): _____

Home/Cellular Phone No.: _____ Office No.: _____

Current Home Address (*PO Boxes not accepted*): _____

City: _____ State: _____ Zip Code: _____

Employer: _____

Employer Address: _____

City: _____ State: _____ Zip Code: _____

Company Phone No.: _____ Other No.: _____

Signature: _____

Date: _____

***ORIGINAL SIGNATURES REQUIRED**



**Northwest-Progresso-Flagler Heights
Community Redevelopment Agency**

**APPLICATION REQUEST
SUPPLEMENTAL INFORMATION**

CRA Incentive Programs

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

<input type="checkbox"/>	COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/>	STREETSCAPE ENHANCEMENT PROGRAM	\$ 250,000
<input type="checkbox"/>	DEVELOPMENT INCENTIVE PROGRAM	\$ _____
<input type="checkbox"/>	PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

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

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

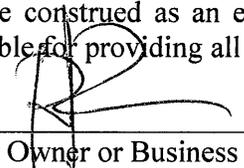
If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

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

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

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

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



Signature of
Property Owner or Business Owner

P. Michael Reininger, as President of DTS FL parking LLC
Print Name

Supplemental Information

1. Please describe your project

All Aboard Florida's Brightline is an under-construction train system that will connect Orlando and Miami, including stops in Fort Lauderdale and West Palm Beach. It is estimated that Brightline service will remove 3 million vehicles annually from Florida roads thereby decreasing greenhouse gas and emissions and fuel consumption.

The downtown Fort Lauderdale station provides a new gateway into the City and Broward County. The 60,000 square foot station and platform includes a modern, multi-story lobby spanning an elevated passenger lounge area for travelers, and parking facilities. The Fort Lauderdale station is located at NW 2nd Avenue between Broward Boulevard and NW 4th Street. The station will connect to the Sun Trolley, Broward County Transit system, future Wave Streetcar and planned Tri-Rail station. This project will bring revitalization to the urban core and will serve as a hub for optimum connectivity to area shopping, dining, hotels and attractions.

By investing funds from the Streetscape Enhancement program, the CRA will be able to enhance the pedestrian experience by constructing sidewalks, landscaping, lighting, and drainage improvements along the right of way. Enhancements within this multimodal system provide residents of the CRA with direct access to a system that will connect to job centers within the Tri-County area. Additionally, these improvements result in increased pedestrian safety by creating a walkable community where shops, restaurants, and local businesses are easily accessible to create a higher quality environment and sense of place.

2. What is the address, folio number and legal description of the property?

Address: 300 NW 2nd Street, Ft. Lauderdale

Folio: 5042 10 01 1570

Legal Description: FT LAUDERDALE B-40 D PORTION OF BLK 10 DESC AS BEG AT NW COR OF LOT 1 BLK 10, E 304.12, SE 209.29, SW 33.94, NW 71.79, SW 270.23, NW 137.50 TO POB

3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.

Railroad Station, Transportation Terminal

4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property? If so, please provide a copy of the lease agreement. ***Yes. Exhibit 1***
5. What is the zoning of the property? ***Regional Activity Center - West Mixed Use District***
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply. ***Yes. Exhibit 2.***
7. Is your project new construction or is it renovation? ***New construction***
8. What is the total capital investment of your project and what is your hard construction and soft cost? ***David (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)***

Hard construction and design fees: \$13.2 million

Acquisition: \$1.1 million

Total: \$14.3 million

9. What is the current Broward County Assessed Value of the property? ***\$1,105,750.00***
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis. ***Yes. Exhibit 3***
11. Are there any other liens or pending liens on the property? ***No.*** Please provide OR Book and Page.
12. Are there any code violations on the property? ***No.*** Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding. ***No.***

Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.

ROW improvements will consist of upgrades to existing City utility infrastructure, new asphalt paving, sidewalks, decorative pedestrian pavers, landscape and street lighting as shown on the attached construction documents. See Exhibit 6

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.

See Exhibit 6

22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official. ***Yes. Project plans have been submitted and have received final approval. Exhibit 6***

23. Do you have detailed, written contractor cost estimates? If so, please provide.

Exhibit 7

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.

Contractor is not on the CRA approved list. However, we are committed to presenting subcontracting opportunities to contractors on the approved list.

25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of

work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight. N/A

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