



## 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 checked="" type="checkbox"/> <b>COMMERCIAL FAÇADE IMPROVEMENT PROGRAM</b>	\$ <u>125,000.</u>
<input checked="" type="checkbox"/> <b>PROPERTY AND BUSINESS IMPROVEMENT PROGRAM</b>	\$ <u>225,000</u>
<input type="checkbox"/> <b>STREETSCAPE ENHANCEMENT PROGRAM</b>	\$ _____
<input type="checkbox"/> <b>DEVELOPMENT INCENTIVE PROGRAM</b>	\$ _____
<input type="checkbox"/> <b>PROPERTY TAX REIMBURSEMENT PROGRAM</b>	\$ _____

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

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

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.

Craig Brody

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

Craig Brody

\_\_\_\_\_  
Signature of

Property Owner or Business Owner

Craig Brody

\_\_\_\_\_  
Print Name

# City of Fort Lauderdale

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



## APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge <b>Craig Brody</b>		Tel. No. <b>954-646-8819</b>	E-Mail Address <b>vintage@guitarbroker.com</b>
Primary Contact for this CRA Request <b>Craig Brody</b>		Tel. No. <b>954-646-8819</b>	E-Mail Address <b>vintage@guitarbroker.com</b>
Name of Business <b>The Guitar Broker</b>		Tax I.D. No. <b>16-8012186653-7</b>	Company Website <b>www.guitarbroker.com</b>
Business Address <b>816 NW 6th Ave.</b>		Tel. No. <b>954-385-8488</b>	Fax No. <b>954-349-1943</b>
City <b>Ft.Lauderdale</b>		State <b>Florida</b>	Zip Code <b>33311</b>
Commencement Date to Begin Project: <b>July 2017</b>		<b>JOB INFORMATION</b>	
Completion Date for Project: <b>December 2017</b>			
Check Appropriate Description		Facility Description	
†Existing Business <input checked="" type="checkbox"/> †Expansion <input checked="" type="checkbox"/> †New Business <input type="checkbox"/> †Relocation <input type="checkbox"/>		Existing Space <b>4500</b> sq. ft. New Space <b>10500</b> sq. ft.	
NAICS Code / Industry Type		Date of Incorporation <b>06/89</b>	State where the business was incorporated <b>Florida</b>
Proposed Project Location/City <b>Ft.Lauderdale</b>		Proposed Address <b>816 NW 6th Ave.</b>	
Property Control Number(s)		Property Owner <b>Brody Family Investments LLC</b>	
Owner Tel. No. (include Area Code) <b>954-646-8819</b>		Is there a lien on the property? <b>Yes</b> † Yes † No	
Bank(s) Where Business Accounts for Projects Are Held			
1. _____ 2. _____			
Name of Participating Bank/Lender <b>Stonegate Bank</b>			
Amount \$ <b>445,804.</b>	Contact Person <b>Mark Huard</b>	Tel. No. (include Area Code) <b>954-377-0912</b>	Fax No. (include Area Code) <b>954-888-9903</b>
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Project Purpose and Economic Impact <b>To beautify our building &amp; our premises, to modernize it &amp; be a standout in this neighborhood.</b>			

**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
Craig Brody	421 Mallard Rd. Weston, Fl. 33327	50		
Name	Complete Address	% Owned	From	To
Patti Brody	421 Mallard Rd. Weston, Fl. 33327	50		
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:	\$ 475,000.
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 350,000.
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)	\$464,000		
City funds			
CRA funds	\$350,000.		
Company's current cash assets	\$300,000.		
Owner equity (specify)	\$180,000.		
Other (specify)	\$116,000.		
Other (specify)			
Other (specify)			
<b>Total Sources</b>	<b>\$1,410,000.</b>		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds ( Yes or No)	Amount	
Land Acquisition	No		
Real Property Acquisition	Yes	\$644,000.	
Utility and road infrastructure improvements	No		
New construction of commercial and industrial buildings	No		
Rehabilitation of commercial and industrial buildings	Yes	\$466,000.	
Purchase and installation of equipment and fixtures	Yes	\$300,000.	
Other (specify)			
Other (specify)			
Other (specify)			
<b>Total Uses</b>		<b>\$1,410,000.</b>	

**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: Stonegate Bank	\$464,000.	10/07/15	\$445,804.	% <input type="text"/>	09/07/35	\$ 3472.
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.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

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

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



Exhibit D

Scope of the Brody Building

Painting ceiling and walls	\$	34,000.00	
Fill inside door	\$	800.00	
(1)- Exit door back	\$	800.00	
Attach on CMU Walls Drywall	\$	9,000.00	
Electrical 3 zones lightning Pkg	\$	40,000.00	
flooring 10,500 sq		\$31,500	
			PBIP \$ 193,050.00
			including fees + contingency
(3) Large Garage Doors	\$	28,500.00	\$ 116,100.00
HVAC (3) units 5 tons	\$	87,000.00	
Windows- 13 windows		\$24,500	
Roof Inslated		\$30,000	
Roof Cap		\$12,000	
Resurfing Parking Lot		\$25,000	
			Façade \$ 272,950.00
			including fees + contingency
	\$	323,100.00	
General contractor fee	\$	87,237.00	
Architctural	\$	25,848.00	
total	\$	436,185.00	
contingency	\$	29,815.00	
Grand Total		\$ 466,000.00	\$ 466,000.00