

EXHIBIT 5

Fuse Group Co

Bid Contact **Eyal Peretz**
eyal@fusegroupco.com
Ph 954-926-7500

Address **900 NW 6th Avenue**
Ste 201
Fort Lauderdale, FL 33311

Item #	Line Item	Notes	Unit Price	Qty/Unit	Attch.	Docs
12642-925--01-01	Property Purchase Offer	Supplier Product Code:	First Offer -	1 / each	Y	Y

Supplier Total **\$0.00**

Fuse Group CoItem: **Property Purchase Offer****Attachments**

Addendum 1.pdf

Application for CRA 1.pdf

Addendum 2.pdf

Non Collusion Statement 04.25.22.pdf

BID PROPOSAL CERTIFICATION.pdf

Property Purchase Offer - New.pdf

Green Street on Sistrunk Proposal - Final Version.pdf



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add ***Evaluation Committee Tabulation for previous Redevelopment of CRA Property***

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: FUSE 9, LLC
(Please print)

Bidder's Signature: 

Date: 04/25/2022

Addendum 1 Evaluation Committee Tabulation for previous Redevelopment of CRA Property

CITY OF FORT LAUDERDALE
RFP EVALUATION COMMITTEE TABULATION - INITIAL RANKINGRFQ# 12385-105
TITLE: Scattered Site Infill Housing
DATE: 3/1/2021

PROPOSING FIRM	Rater #1 - Corey Ritchie											
	Is in the Best Interest and Fulfillance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.			Design, Construction and Features.			Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal			Home Sales Price/Affordability		
	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal	Weight Factor	Ranking	Point Subtotal
1-Adams Consulting Group	0.20	2	0.40	0.25	2	0.50	0.35	2	0.70	0.20	2	0.40
2-Assured Builders, Inc.	0.20	12	2.40	0.25	12	3.00	0.35	12	4.20	0.20	12	2.40
3-Broward County Minority Builders Coalition, Inc.	0.20	6	1.20	0.25	6	1.50	0.35	6	2.10	0.20	6	1.20
4-DeAngelo Development Inc	0.20	1	0.20	0.25	1	0.25	0.35	1	0.35	0.20	1	0.20
5-East to West Development	0.20	13	2.60	0.25	13	3.25	0.35	13	4.55	0.20	13	2.60
6-Elite Equity Development, Inc	0.20	17	3.40	0.25	17	4.25	0.35	17	5.95	0.20	17	3.40
7-Geotiao Construction	0.20	4	0.80	0.25	4	1.00	0.35	4	1.40	0.20	4	0.80
8-Howard Pro LLC	0.20	16	3.20	0.25	16	4.00	0.35	16	5.60	0.20	16	3.20
9-KB Financial Group Inc	0.20	15	3.00	0.25	15	3.75	0.35	15	5.25	0.20	15	3.00
10-Lemon City Construction	0.20	3	0.60	0.25	3	0.75	0.35	3	1.05	0.20	3	0.60
11-Neighborhood Housing Services of South Florida	0.20	5	1.00	0.25	5	1.25	0.35	5	1.75	0.20	5	1.00
12-OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORATION	0.20	7	1.40	0.25	7	1.75	0.35	7	2.45	0.20	7	1.40
13-Palmetto Homes of Miami Inc	0.20	14	2.80	0.25	14	3.50	0.35	14	4.90	0.20	14	2.80
14-Polindana Development Group Inc	0.20	11	2.20	0.25	11	2.75	0.35	11	3.85	0.20	11	2.20
15-RUS Construction LLC	0.20	10	2.00	0.25	10	2.50	0.35	10	3.50	0.20	10	2.00
16-T. Knowles & Associates LLC	0.20	9	1.80	0.25	9	2.25	0.35	9	3.15	0.20	9	1.80
17-United States association of CDC Inc	0.20	8	1.60	0.25	8	2.00	0.35	8	2.80	0.20	8	1.60
		153			153			153			153	
												8.00

	Rater #1 - Rachel Williams											
	Is in the Best Interest and Fulfillment of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP.				Design, Construction and Features.				Development Experience, Financial Capacity and Ability Best Suited to Carry Out the Proposal			
	Weight Factor	Ranking	Point Subtotal		Weight Factor	Ranking	Point Subtotal		Weight Factor	Ranking	Point Subtotal	Total Points Awarded
PROPOSING FIRM												
1-Adams Consulting Group	0.20	1	0.20		0.25	2	0.50		0.35	1	0.35	1.65
2-Assured Builders Inc	0.20	12	2.40		0.25	12	3.00		0.35	12	4.20	12.00
3-Broward County Minority Builders Coalition, Inc	0.20	7	1.40		0.25	7	1.75		0.35	7	2.45	7.80
4-DeAngelo Development Inc	0.20	2	0.40		0.25	1	0.25		0.35	2	0.70	2.15
5-East to West Development	0.20	5	1.00		0.25	9	2.25		0.35	9	3.15	7.80
6-Elite Equity Development, Inc	0.20	16	3.20		0.25	16	4.00		0.35	16	5.60	16.00
7-Geslido Construction	0.20	3	0.60		0.25	5	1.25		0.35	4	1.40	4.25
8-Howard Pro LLC	0.20	13	2.60		0.25	13	3.25		0.35	13	4.55	13.00
9-KB Financial Group Inc	0.20	17	3.40		0.25	17	4.25		0.35	17	5.95	17.00
10-Lemon City Construction	0.20	4	0.80		0.25	4	1.00		0.35	3	1.05	3.05
11-Neighborhood Housing Services of South Florida	0.20	11	2.20		0.25	11	2.75		0.35	11	3.85	10.60
12-OASIS OF HOPE COMMUNITY DEVELOPMENT CORPORA	0.20	6	1.20		0.25	3	0.75		0.35	5	1.75	4.10
13-Palmetto Homes of Miami Inc	0.20	15	3.00		0.25	15	3.75		0.35	15	5.25	15.00
14-Policiiana Development Group Inc	0.20	14	2.80		0.25	14	3.50		0.35	14	4.90	14.00
15-RUS Construction LLC	0.20	8	1.60		0.25	8	2.00		0.35	8	2.80	8.00
16-T. Knowles & Associates LLC	0.20	9	1.80		0.25	10	2.50		0.35	10	3.50	9.00
17-United States association of CDC Inc	0.20	10	2.00		0.25	6	1.50		0.35	6	2.10	7.60

153

153

153

153

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Fuse 9, LLC		Tel. No. 954-926-7500		E-Mail Address eyaal@fusegroupco.com	
Primary Contact for this CRA Request Eyal Peretz (Managing Member)		Tel. No. 305-321-5131		E-Mail Address eyal@fusegroupco.com	
Name of Business 606 NW 8TH AVE, LLC		Tax I.D. No. 82-3014564		Company Website www.fusegroupco.com	
Business Address 900 NE 6th Street - Suite 201		Tel. No. 954-926-7500		Fax No.	
City Fort Lauderdale		State FL		Zip Code 33311	
Commencement Date to Begin Project: <u>September 30, 2022</u>				<u>JOB INFORMATION</u>	
Completion Date for Project: <u>October 1st, 2024</u>				Full Time Equivalent (FTE) Jobs to be created _____	
Check Appropriate Description <input type="checkbox"/> Existing Business <input checked="" type="checkbox"/> New Business		Project Type <input type="checkbox"/> Expansion <input type="checkbox"/> Relocation		Facility Description Existing Space _____ sq. ft. New Space <u>264,150</u> sq. ft.	
NAICS Code / Industry Type 531390 - Other Activities Related to Real Estate		Date of Incorporation 08/03/2017		State where the business was incorporated Delaware	
Proposed Project Location/City Fort Lauderdale, FL		Proposed Address 790 Sistrunk Boulevard			
Property Control Number(s)		Property Owner 606 NW 8TH AVE, LLC			
Owner Tel. No. (include Area Code) 954-926-7500		Is there a lien on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No NO			
Bank(s) Where Business Accounts for Projects Are Held 1. _____		2. _____			
Name of Participating Bank/Lender Valley National Bank					
Amount \$ _____		Contact Person Christine Maricic		Tel. No. (include Area Code) 561-402-0756	
Name of Other Financial Source					
Amount \$ _____		Contact Person Jonnine Morejon		Tel. No. (include Area Code) 954-439-6615	
Name of Other Financial Source					
Amount \$ _____		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Amount \$ _____		Contact Person		Tel. No. (include Area Code)	
Name of Other Financial Source					
Project Purpose and Economic Impact					

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
Fuse 9, LLC 900 NW 6th Street - Suite 201 100				
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:	\$ 80,239,695
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 80,239,695
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)	\$60,177,546		
City funds			
CRA funds	\$5,000,000		
Company's current cash assets			
Owner equity (specify)	\$15,062,149		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$80,239,695		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition		\$2,685,000	
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		\$66,689,334	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)		\$6,915,666	
Other (specify)		\$3,949,694	
Other (specify)			
Total Uses		\$80,239,695	

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.
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.*).

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: FUSE 9 LLC

By: [Signature] 04/25/2022
Signature and Title Date

Guarantors:

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

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: _____ <small>N/A</small>	Participating Bank/Lender: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____

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 CEO	Date 04/25/2022
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***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

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: N/A 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: 04/25/2022

***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 type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ <u>5,000,000</u>
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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 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.

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

I Eyal Peretz 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.

Property Owner or Business Owner

Fuse 9, LLC

Print Name

EXHIBIT #3

[illegible]

8 | CRA INCENTIVE APPLICATION



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925**TITLE: Purchase & Redevelopment of CRA Property**

ADDENDUM NO.2

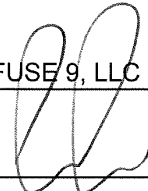
DATE: 4/25/2022

This addendum is being issued to Amends **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulotto Hemmings Turner
Purchasing Specialist

Company Name: FUSE 9, LLC
(Please print)

Bidder's Signature: 

Date: 04/25/2022

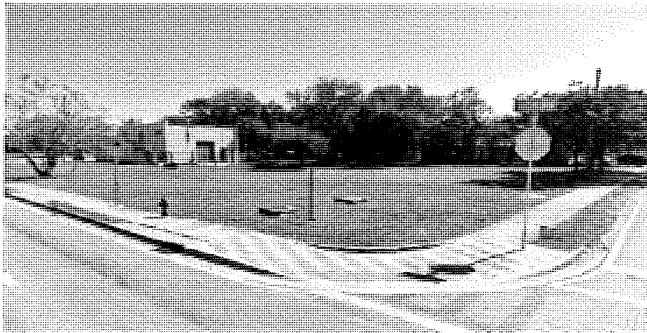


City of Fort Lauderdale • Procurement Services Division
 100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
 954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

Change From

City of Fort Lauderdale

Bid 12642-925



3.4 Appraised Value, History and Existing Documents

The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1	538-NW 8 Avenue	504203011850	24,778	\$ 750,000.00
	790-Sistrunk Blvd	504203011860		
		504203011870		
		504203011880		
		504203011890		
2	551-NW 7 Terrace	504203011609	7,925	\$ 225,000.00
	547-NW 7 Terrace	504203011610		
3	537-NW 7 Terrace	504203011630	10,125	\$ 70,000.00
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 6:45 AM

p. 21



City of Fort Lauderdale • Procurement Services Division
 100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
 954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

Change To

City of Fort Lauderdale

Bid 12642-925



3.4 Appraised Value, History and Existing Documents

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	790 Sistrunk Blvd	504203011860		
		504203011870		
		504203011880		
		504203011890		
2			7,925	\$ 225,000.00
	551 NW 7 Terrace	504203011600		
	547 NW 7 Terrace	504203011610		
3			10,125	\$ 270,000.00
	537 NW 7 Terrace	504203011630		
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 8:45 AM

p. 21

Supplier Response Form

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME

N/A

RELATIONSHIPS

N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.


Authorized Signature

Eyal Peretz
Name (Printed)

Chief Executive Officer
Title

04/25/2022
Date

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **FUSE 9, LLC** EIN (Optional):

Address: **900 NW 6 Street, Suite 201**

City: **Ft. Lauderdale** State: **FL** Zip: **33311**

Telephone No.: **(954) 926-7500** FAX No.: **(786) 513-0825** Email: **eyal@fusegroupco.com**

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4/19/2022	2	4/25/2022		

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages,

expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Eyal Peretz

Name (printed)

4/27/2022

Date

Signature

Chief Executive Officer

Title

Revised 4/28/2020

SECTION VI – PROPERTY PURCHASE OFFER PAGE**Developer Name:** Fuse 9, LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. **Parcel 1 Purchase Offer** \$ \$297,336.00

2. **Parcel 2 Purchase Offer** \$ 95,100.00

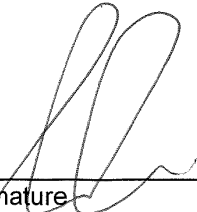
3. **Parcel 3 Purchase Offer** \$ \$121,500.00

Financial Resources (If Required) \$ \$5,000,000.00

Submitted by:

Eyal Peretz
Name (printed)

05/06/2022
Date


Signature

Chief Executive Officer
Title



Fuse Group
INVESTMENT COMPANIES

Green Street on Sistrunk Proposal
Purchase and Development of
CRA Property Solicitation 12642-925

TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY	3
II.	COMPANY INFORMATION	14
	A. Company Information	15
	B. Minority/Women Participation and Opportunities for Employment	16
	C. Key Staff and Principals	17
	D. Organization Chart (Fuse Group)	20
	E. Professionals and Consultants	21
	F. Proposed Partnership/Ownership	29
	G. References from Vendors	30
	H. Fuse Group Current/Past Projects	32
III.	COMMUNITY & ECONOMIC BENEFITS	35
IV.	FINANCIAL INFORMATION	46
	A. Proof of Financial Capacity	47
	B. Project Proforma Summary	49
	C. Financial Involvement of the CRA	52
	D. Proposed Offer	58
	E. Summary of the Economic Impacts	59
V.	PROJECT PLANS AND INFORMATION	60
	A. Conceptual Site Plan	61
	B. Conceptual Landscape Plan	63
	C. Floor Plans	64
	D. Elevations	71
	E. Parking and Calculations	77
	F. LEED	78
	G. Marketing Plan	79
	H. Construction and Timeline	80
	I. Proposed Initiatives	80
VI.	RESIDENTIAL ELEMENT	81
VII.	COMMERCIAL ELEMENT	83
VIII.	MINORITY/WOMEN (M/WBE) PARTICIPATION	85
IX.	REQUIRED FORMS	89
X.	EXHIBITS/LETTER OF SUPPORTS	96

GREEN STREET *on Sistrunk*

Executive Summary

GREEN STREET

on Sistrunk

Re: **RFP Submission for Bid # 12642-925 – Purchase and Development of CRA Property for the development of a +/- 265,000 SF mixed use development known as *Green Street on Sistrunk***

Dear Paulette R. Hemmings Turner, City of Fort Lauderdale Mayor and Commissioners, and CRA Officials:

Fuse 9, LLC an affiliated company of Fuse Group Investment Companies, is excited to respond to the Request for Proposal for the purchase and development of CRA Property Solicitation 12642-925 in the Northwest Progresso Flagler Heights CRA.

For over **six years**, Fuse Group has listened to the City of Fort Lauderdale Mayor and Commissioners, City staff, community stakeholders, and small businesses from the area to gain the individual and collective visions and expectations for the Sistrunk Community. Your objectives are understood, and our mission is clear. Fuse is here to develop with meaning and impact, to ensure that the sustainability and trajectory of future generations will cultivate and nurture the rich history of the Sistrunk community, while ensuring continued economic growth and success. *Green Street on Sistrunk* is a visionary development reaching far beyond the original intent of this RFP and is geared toward providing infrastructure to support projects that can house numerous local businesses while its design aims to maintain and cultivate the Sistrunk corridor's rich history through intentional engagement and art.

Green Street on Sistrunk will be an economic hub for the neighborhood and a focal point for minority owned businesses and entrepreneurs who want to operate their business in the area. Furthermore, *Green Street on Sistrunk* intends to coordinate engagement programs to enable employment access for people from the community. We want to create a destination point for unique business and spaces that support and attract entrepreneurs nestled in a hyper curated and activated development. *Green Street on Sistrunk* functionality sits on **3 city blocks**. These include the property on the CRA property solicitation 12642-925, as well as 606 NW 8th Ave and 534-545 NW 9th Ave, which are included in the proposed project. On property 606, we propose a parking garage, office space, a space designed to attract a grocer, and townhouses for residents that wish to live in an art-immersed development. On property 535-545, we propose a state-of-the-art facility that will include retail, food & beverage, and office spaces.

Green Street on Sistrunk brings together a very experienced, robust, and dynamic design, implementation and curating team including numerous strategic partners, many of whom come from the local community:

Developer – Fuse 9, LLC (Fuse Group)
Land Use Attorney - Holland & Knight
Architecture – Urban Robot
Civil Engineering – Keith & Associates

Landscape Architect – Urban Robot
Community Engagement Consultant –Sheryl Dickey
Retail Leasing Consultant – Native Realty
Employment – Urban League & Dickey Consulting

The development team has selected the name *Green Street on Sistrunk* for the RFP site. As the City of Fort Lauderdale rapidly continues its growth in population, *Green Street on Sistrunk* will serve as the connector among small businesses that are looking for natural intimate spaces to provide everlasting experiences. The direct connectivity between East Broward Blvd and East Sunrise Blvd strategically positions the project and will be a link to everything that Fort Lauderdale has to offer.

A new take on Main Street – *Green Street on Sistrunk* takes its main urban cues from the traditional American ethos of Main Street - timeless, classic, accessible, and proven. It will operate at a smaller scale of 1, 2 and 3-story buildings, with pedestrian oriented, internally clustered spaces, in a conscious effort to respect the surrounding residential properties.

Historic Sistrunk is a residential community comprised of working families, mom and pop small businesses, historic churches, and landmarks. This historic neighborhood is bolstered by its central location to downtown Fort Lauderdale, Progresso, and Flagler Village.

An integrated multimedia experience – *Green Street on Sistrunk* has the potential to integrate augmented and virtual reality performative and projective art from conception to realization, curating the digital and the analog into a new experiential space. The developer is collaborating on such matters with NSU, FIU, Bass Museum, ArtNFolly, and more. The proposed development project seeks to activate on a local level a continuous business ecosystem that supports both small and medium-sized operations in all aspects such as retail, food & beverage, office, etc.

An urban expression of local soul: One of the foundations of any meaningful place is local soul, and *Green Street on Sistrunk* is meant to preserve local culture, highlight local color and flavor, and celebrate local trends by providing a public, shared, urban space for the fusion of those moments to inspire and elevate. A true place for celebrating the micro scale and human connectivity.

The proposed development project will become the connector along Sistrunk Boulevard, from NW 9th Avenue to NW 7th Terrace, a vital area of Historic Sistrunk, the “heart and soul” of Ft. Lauderdale, and its oldest African American community. We will seek LEED or other industry recognized sustainability and energy efficiency building certifications for the project.

Respectfully,
Eyal Peretz – CEO (Eyal@fusegroupco.com)
Fuse 9, LLC, an affiliated company of
Fuse Group Investment Companies

900 NW 6th St, Suite 201,
Fort Lauderdale, FL 33311,
(954) 926 - 7500



PROJECT BENEFITS HIGHLIGHTS



GREEN STREET *on Sistrunk*

1. Be the **main employment source** in the community
2. Include space for a **15,000 SF Grocery Store** to address food desert concerns.
3. **Home for 64 businesses**
4. **Parking Garage with 220+ Spaces**
5. **Safe, Unique, and Vibrant**
6. **Improved Cultural Awareness**

460+

Permanent jobs
will be created

\$23M+

Annual Wages Created
by the Project

\$63M+

Annual Economic
Impact

\$80M+

Investment on Sistrunk

264K

SF development (retail,
micro spaces, F&B, office,
grocer, and residential)





Same Space Different Reality



HISTORIC SISTRUNK

VIA INTERACTIVE ART & MUSIC

Sistrunk's rich history should be showcased and celebrated in our present. We believe that by understanding its past, one can truly appreciate the character of the neighborhood that has a story to tell in the midst of urban modernization.

Green Street on Sistrunk seeks to merge its rich history and current sense of community with the contemporary architecture that will become a pillar in the neighborhood. It is through constant programming and interactive art aided by augmented reality, that our visitors will feel engaged as they embark in a journey through time...





Aerial View Facing Southeast

Aerial view of *Green Street on Sistrunk* development project which will become the connector along Sistrunk Boulevard, from NW 9th Avenue to NW 7th Terrace, a vital area of Historic Sistrunk, the “heart and soul” of Ft. Lauderdale, and its oldest African American community.



Street view facing west on the South side of Sistrunk Blvd and 7th Terrace. The building located to the right is a six-story building that would include a parking garage with 220+ parking space, 16,000 SF of residential units, 15,000 SF of what is aimed to be an anchor grocery tenant, and 25,000 SF of office space on the top floor.

West view on Sistrunk Blvd and 7th Ter



Plaza view of Southwest Building showcasing the lush landscaping and ample exterior sitting areas where the community, employees, and patrons will be able to come together and enjoy the ambience that *Green Street on Sistrunk* will offer.

West Building – Interior Rendering



Plaza view of Southeast building at night showcasing how *Green Street on Sistrunk* will offer improved lighting and a safe space for people to enjoy the outdoors. A truly unique urban space designed for those who plan for the future...

East Building – Interior Rendering
RFP Parcel



Conceptual Site Plan showcasing the *Green Street on Sistrunk* development project. The building on the north side of Sistrunk Blvd will be a 6-story building incorporating all the vehicular parking, which blends into the industrial surrounding properties, whereas the buildings on the south will range from 1-3 stories as Fuse Group is consciously designing this project in a way that respects the surrounding size and scale of the residential neighborhood.





Throughout the *Green Street on Sistrunk* development, there is an obvious emphasis to creating a sense of place through architectural design and landscaping. Fuse Group is utilizing landscape elements both within the open-air corridors of the South buildings and even proposes a median along Sistrunk Blvd in a strategic effort to create a comfortable outdoor look and feel, as well as ensure that passing traffic will pay attention to pedestrians crossing between the North and South buildings and capture their attention to stop and explore instead of just passing by.



GREEN STREET *on Sistrunk*

Company Information

FUSE GROUP



Fuse's Footprint
Covers **5** States
& **2** Countries

30%

Women



60%

Minority

Fuse Employees



\$375 M

Assets Under Management

25+ YEARS

Florida Experience from
Leadership Team



Fuse Group is one of the leading private real estate lenders and developers based in South Florida. The company has been in business since 2002 and has been involved in the revitalization and redevelopment of the Sistrunk Corridor in Fort Lauderdale for the past 6 years. **Fuse Group has its headquarters on Sistrunk Blvd** and has acquired properties and develops projects throughout the Sistrunk District. Fuse Group's general portfolio includes properties in the residential, industrial, retail, office, hospitality, and commercial sectors. Fuse Group also offers an institutional-grade platform that provides funding solutions to clients throughout the United States. Fuse Group began as an owner operator of shopping centers, then transitioned to managing a large pool of residential properties during the recession, and has always been a champion for community development from a shared vision approach. Since Fuse Group has been a resident of the Sistrunk neighborhood, we have been a staunch supporter of the neighborhood's goal to create a socially and economically vibrant Sistrunk Boulevard corridor.

Fuse 9, LLC, an affiliated company of
Fuse Group Investment Companies
www.fusegroupco.com

M. (954) 926 – 7500

F. (786) 513 – 0825

900 NW 6th St, Suite 201,
Fort Lauderdale, FL 33311

MINORITY/WOMEN/LOCAL RESIDENTS

(PARTICIPATION AND OPPORTUNITIES FOR EMPLOYMENT)



Urban League of
Broward County

Urban League of Broward (ULB)

The Urban League of Broward County is advancing the lives of nearly 14,000 individuals annually through six verticals of service: education, entrepreneurship, jobs, community justice, housing, and health. Its transformation solutions have life-changing effects that create equity and parity, facilitating economic opportunity and stability, and uplifting individuals.

ULB and Fuse Group relationship in relation to *Green Street on Sistrunk*

In this verbal partnership, FUSE will look to Urban League for advice in fulfilling the community engagement goals to ensure that the community is aware of the many engagement opportunities that *Green Street on Sistrunk* will provide to the community. Art and Technology will be an area of focus in the *Green Street on Sistrunk* development project. There will be opportunities for local artists to display their artwork in many different forms. Fuse Group will work with the Urban League to communicate this engagement opportunities and make every effort to find homegrown talent to fulfill these goals.



Sheryl Dickey is a pillar for the modern day Sistrunk. As an owner of a building that provides a space for many small black businesses, she understands the needs of the prospective tenant. Fuse and Dickey Consulting will work together to ensure the community benefits plan is executed.

Dickey Consulting and Fuse Group in relation to *Green Street on Sistrunk*

- Develop Community Partnerships: Engage with local schools, engage with higher education programs, participate in industry initiatives i.e., mentorships, peer-to-peer events, sponsor events in the community with other groups
- Local Procurement Opportunities with black-owned, women-owned, and small businesses
- Ensure wages are at least \$15.00/hour with benefits
- Create a Diversity Hiring Plan
- Ensure Career Ladders for workers
- Participate in events to support entrepreneurship and jobs
- Support Entrepreneurship efforts to grow small businesses i.e., provide no cost or low-cost workspace to small businesses, provide pro bono services to non-profits that provide technical assistance to small businesses
- Participate in annual “train the trainer” sessions



Broward College (BC)

Broward College in Broward County, Florida, provides affordable college and vocational education with nationally recognized, award-winning degree options and programs.

BC and Fuse Group relationship in relation to *Green Street on Sistrunk*

BC and Fuse Group are joined by a common goal: to facilitate the success of the redevelopment of the Sistrunk Boulevard in downtown Fort Lauderdale, Florida (the “Sistrunk District”) by enhancing the availability of skilled workers that currently reside within a three-mile radius of Sistrunk Boulevard to provide an educated workforce for new businesses that open within the Sistrunk District while at the same time lowering unemployment in the surrounding areas. The Parties will work together in the spirit of cooperation and open communication, consistent with the law, with the primary goal of providing job training at BC to local residents. Fuse Group’s desire is to partner with Broward College and utilize their presence in the community. With BC’s amplified reach, we believe the message of having an inclusive development will reach many people. This allows for many hands in the community to be touch and be involved with the project, and have an everlasting effect.

KEY DEVELOPMENT TEAM (FUSE GROUP)



SHIMON ELKABETZ PhD

Chairman

EDUCATION

University of Haifa
BS, Economics
BS, Accounting
PhD, Business Administration

The Technion Institute
MBA, Economics

Shimon Elkabetz is the chairman of Fuse Group and serves as a special investments consultant to the Board at Harel. Up to January 2016, he was co-CEO of Harel Investments Insurance and Finance, one of Israel's largest publicly traded insurance and financial groups. He previously served as CEO of Ilanot Discount, Ilanot Batucha Investment House, and Harel Finance. Dr. Elkabetz's expertise is in the area of real estate investments and mortgage business. From 2001 to 2004, Dr. Elkabetz served in senior roles at DBTC & UBP in Geneva, Switzerland.



EYAL PERETZ

CEO

EDUCATION

Florida State University
BS, Biochemistry
University of Miami
MBA, Biomedical Engineering
Professional Licenses
NMLS, Real Estate Broker License

Eyal Peretz is a founder of Fuse Group and serves as CEO. Mr. Peretz has extensive experience in the real estate industry with over 20 years of involvement as a real estate entrepreneur and investor and extensive expertise in the real estate financing industry. Throughout his career, he was directly responsible for the acquisition and repositioning of hundreds of commercial and residential properties and the structuring over \$500 million of real estate debt. He is a licensed real estate broker in the state of Florida and holds a mortgage lender license from NMLS. He serves as a Real Estate Advisory Board Member at the FIU Hollo School of Real Estate and is an active member of various industry and community associations and a frequent speaker at real estate events.



TOM McGRATH

Director of Operations

EDUCATION

University of Miami
BS, Education

Thomas McGrath joined Fuse Group as Director of Operations in March 2020. Previously, Tom spent nearly 5 years at Boston Portfolio Advisors, a financial consulting and fund administration firm based in Fort Lauderdale, FL. He most recently served as a Senior Manager, overseeing the fund accounting and reporting functions in the firm's fund administration line of business. In this role, he developed policies and procedures, implemented numerous process enhancements to improve accuracy and efficiency, and led his team through the month-end close and the preparation of investor reporting packages. Tom's client throughout his tenure was a New York based direct lending hedge fund who specialized in providing short-term loans across a variety of sectors.



STYLIANOS VAYANOS PhD, PhD

VP, Real Estate

EDUCATION

Boston College
MBA, Strategic Management
PhD, Business Ethics

University of Athens
PhD, Adult Education

Stylianios Vayanos has over 20 years of experience and recognition in the real estate development and investment industry. Dr. Vayanos is a prominent figure in the global business community. Throughout his professional career, Dr. Vayanos has held leadership positions and has directed the acquisition, funding, financing, design, permitting, construction, stabilization, refinancing, property management, and sale of over 1,000 residential and commercial units. This process included the successful sourcing of USD 220MM in Equity and Debt capital. Combining his upbringing, leadership, and network has led Dr. Vayanos to get involved in social responsibility initiatives that help individuals and companies adopt environmental policies that promote an ethical balance between economic development and social progress. Dr. Vayanos has been heavily involved in arranging, managing, overseeing, coordinating, marketing and administering a project involving new construction. He has been a repeat guest lecturer at Florida International University and currently sits on the Advisory Board of various companies.

Project Manager of
Green Street on Sistrunk



ALEX FRAYND

Real Estate Associate

EDUCATION

Florida State University
BS, Finance
BS, Real Estate

Alex Fraynd's primary role is to act as the liaison between the Director of Operations, the Accounting Team, and the Development Team and assist with various responsibilities such as ensuring all team members understand all transaction aspects, discussion and negotiating with brokers, owners, operators as well as preparing loan summaries, maintaining communications with borrowers and tenants, and collaborating with underwriting, legal, and accounting teams throughout the loan and development life cycle. Prior to working at Fuse Group, Alex spent 3 years at an international real estate investment firm as a Financial Analyst, where he developed his experience in real estate acquisitions and development.



SAMMY LAMY

Development Associate

EDUCATION

Florida A&M University
BS, Accounting
Florida International University
MS, International Real Estate

Sammy Lamy is as a Real Estate Development Associate at Fuse Group. He was born and raised in Miami. Prior to joining Fuse, he worked as a Project Accountant at Amicon Management. At Amicon Management, Sammy provided project accounting services for over \$500M in construction cost. These projects ranged from ground up developments to tenant improvements. Prior to Amicon, he was an associate at Libra Group. Sammy is very passionate about real estate and finds a lot of pleasure in real estate issues such as the Affordable Housing Crisis and Neighborhood Revitalization.

ORGANIZATIONAL CHART (FUSE GROUP)

Partners



Eyal Peretz
CEO



Shimon Elkabetz
PhD
Chairman

Operations, Legal, & Administration



Tom McGrath
Director of Operations



Jonathan K. Winer
Esq.
General Counsel



Ronete Peretz
Esq.
SVP Corporate Counsel



Stylianos Vayanos
PhD, PhD
VP Real Estate



Alex Fraynd
Real Estate Associate



Sammy Lamy
Development Associate



Daniel Franco
Operations Analyst



Marianne Diaz
Property Manager



Sasha Morales
Administrative Assistant

Accounting



Yaron Elkabetz
CFO



Elizabeth De
Oliveira
Accounting Manager



Reyna Peretz
Staff Accountant



Alvaro Zawadzki
Staff Accountant



Yesenia Canalejo
Bookkeeper

Origination & Underwriting



Steve Vargem
VP of Lending



Hess Ruidiez
Senior VP Lending

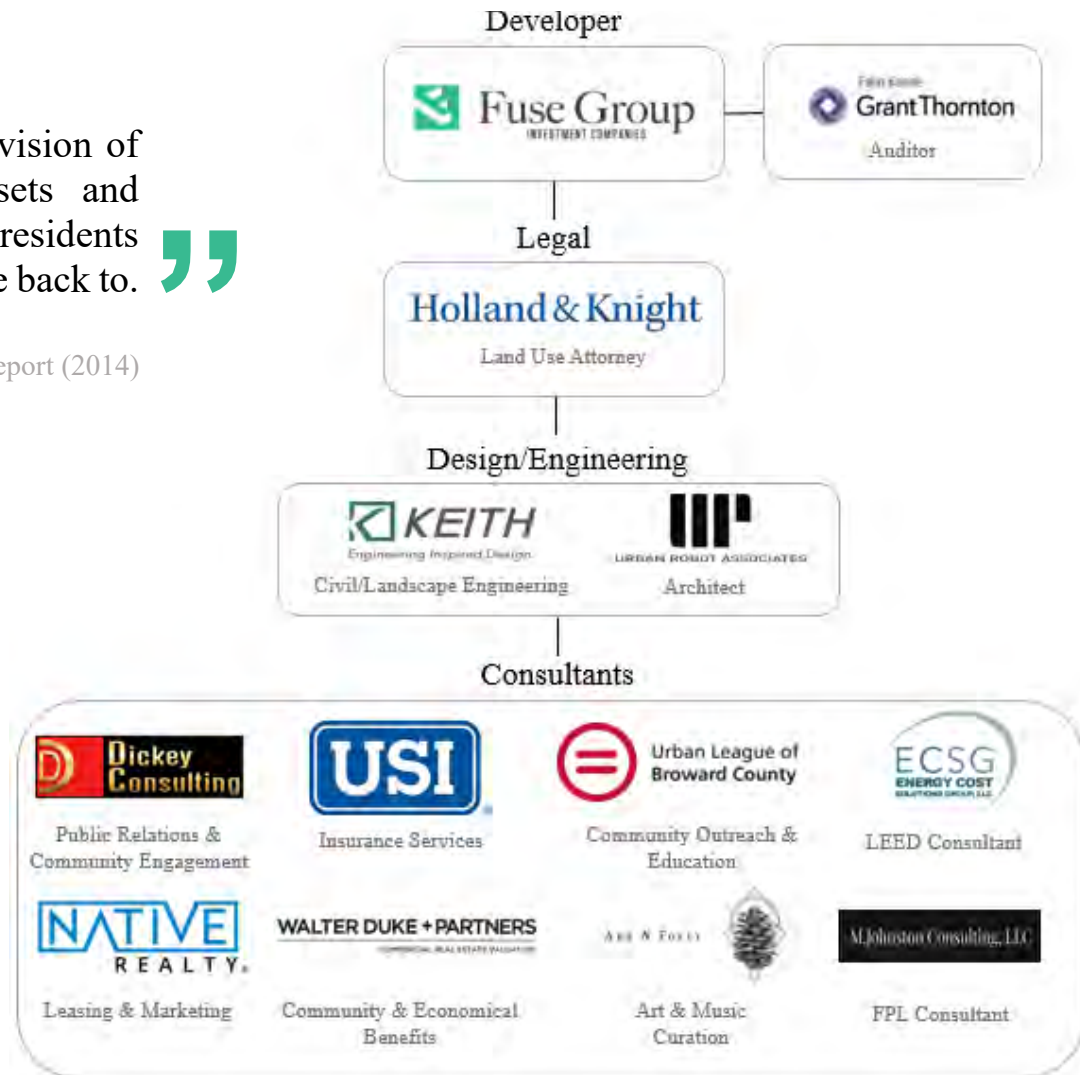


Pablo Machado
CRE Loan Analyst

PROFESSIONALS & CONSULTANTS

“ We need leadership with a shared vision of the area’s people and place assets and creating a location where current residents can stay and those who left can come back to. ”

- ULI TAP Report (2014)





SHERYL DICKEY

Founder & CEO | Dickey Consulting 1033 NW 6th St, Suite 206,
Fort Lauderdale, FL 33311

Sheryl A. Dickey, Founder and President/CEO of Dickey Consulting is a community and economic development professional with more than 30 years of experience and a track record of success in these areas. Dickey Consulting Services, Inc. (DCS) is an economic development, project management, public relations consulting firm. The organization and its associates provide services to public and private enterprises, coordinating, implementing, and promoting projects related to economic and community development, project management, international trade and business development, housing, public relations, public involvement, and other marketing initiatives. Ms. Dickey currently serves on the Broward County Small Business Development Advisory Board. The Board advises Commissioners on establishing programs for minority businesses in Broward County and develops ordinances for the Broward County Small Business Development Program.

HIGHLIGHTS

30+ Years as a Community and Economic Development Professional

Serves on the Broward County **Small Business Development Advisory Board**

Has extensive experience with **Disadvantaged Business Enterprise (DBE)** programs



Rehabilitation of the North Airfield,
Fort Lauderdale Airport, FL



SR A1A Beach Improve Project,
Broward, FL



420 Lincoln Rd, 6th Floor,
Miami Beach, FL 33139

URBAN ROBOT (Architect)



JJ Wood AIA
Principal

KEY QUALIFICATIONS

- 15 years of experience in architecture, urban planning, urban design, and construction, across all scales
- 7 years of experience in Board approvals and permitting of nearly two dozen Miami Beach projects
- Expert in construction, zoning analysis, engineering management

EDUCATION

- Master of Architecture in Urban Design, Harvard University Graduate School of Design
- Bachelor of Architecture, University of Miami School of Architecture



Sebastian Velez AIA
Principal

KEY QUALIFICATIONS

- 15 years of experience in architecture & hospitality.
- Has worked on multiple Multifamily Residential projects locally and the Middle East
- Has worked with many major hotel operators including W Hotel, Marriott, Hilton, Starwood, Mandarin
- Oriental, Kempinski, Viceroy, Royal Caribbean, and Morgan's Hotel Group.

EDUCATION

- Master of Architecture in Urban Design, Harvard University Graduate School of Design
- Bachelor of Architecture, University of Miami School of Architecture



Ariel Benhamu
Designer

KEY QUALIFICATIONS

- Extensive design experience focusing on retail, hospitality, and architectural design.
- Skilled in complex 3D modeling and visualizations
- Proficient in BIM drafting and modeling software.

EDUCATION

- Bachelor of Architecture (B.Arch.), Pratt Institute School of Architecture. Brooklyn, NY.



DODIE KEITH-LAZOWICK

CEO | Keith & Associates Engineering 301 E Atlantic Blvd
Pompano Beach, FL 33060

Mrs. Keith succeeds her father, Bill Keith, as President and Managing Principal of Keith and Associates, Inc. Since 1982, her experience has encompassed many phases of Surveying and Mapping, Land Planning, Site Design, Agency Permitting and Construction Management. As a Senior Project Coordinator/Manager, she has supervised and provided complete project services, from planning, surveying, and mapping and design for governmental, industrial, commercial, and residential developments. Ms. Keith-Lazowick has a personal desire to contribute to the community and engineering related professions. She is actively participating in a number of philanthropic, civic and professional organizations.

HIGHLIGHTS

Chairperson of **The Broward Partnership**, an organization committed to reducing homelessness by promoting independence and self-worth through advocacy, housing, and comprehensive services

Member of **School Board of Broward County Supplier Diversity & Outreach Advisory Board**



DC Alexander Park, Ft. Lauderdale, FL



Aquatic Center, Ft. Lauderdale, FL

Engineering Inspired Design.
KEITH



WALTER DUKE

President | Walter Duke + Partners, Inc 2860 W State Rd 84, #109,
Fort Lauderdale, FL 33312

Mr. Duke is the President and sole shareholder of Walter Duke + Partners, Inc., a comprehensive commercial appraisal valuation company that provides critical analysis and information to corporate, government, and private clients nationwide ranging from start-ups to Fortune 500 Companies. After graduating from the University of Florida with a Bachelor of Science Degree in Business Administration with a major in real estate and urban analysis, Mr. Duke returned to South Florida where he has been actively appraising commercial properties since 1985. He has served as President of the firm since 2000 and sole shareholder since 2011. In addition to managing his commercial appraisal practice, Mr. Duke is a frequent panelist, presenter, author, and lecturer on topics relating to commercial real estate valuation. In his appraisal experience, Mr. Duke has appraised and analyzed a wide variety of commercial property types and provided critical consultation and litigation services to a diversified range of clients.

HIGHLIGHTS

Former Mayor of Dania Beach

Was member of the Broward County Metropolitan Planning Council

Certified Commercial Investment Member (CCIM) designation

Member of Appraisal Institute (MAI) partner



Miami Design District, Miami, FL



Arquitectonica, Miami, FL

WALTER DUKE + PARTNERS
COMMERCIAL REAL ESTATE VALUATION



DEBBIE ORSHEFSKY

Attorney | Holland & Knight

515 E Las Olas Blvd, #1200,
Fort Lauderdale, FL 33301

Debbie M. Orshefsky is an attorney in Holland & Knight's Fort Lauderdale office. She practices in the areas of land development and environmental law with specific experience in land use planning, infrastructure planning and financing, zoning, subdivision controls and community redevelopment, as well as state, regional and local roles in land use decision-making. Ms. Orshefsky represents private developers and landowners in all aspects of the development approval process and has extensive experience permitting complex multi-jurisdictional developments. In addition, she is a frequent speaker at state and national seminars on the land development process, as well as infrastructure planning and funding. Education - The George Washington University Law School, J.D. Washington University in St. Louis, B.A., Urban Studies, summa cum laude.

HIGHLIGHTS

Member of the City of Fort Lauderdale
Affordable Housing Advisory Committee

Board Member of the **Broward Partnership for
the Homeless**

Awarded **The Best Lawyers in America** guide,
**Fort Lauderdale Land Use and Zoning Law
Lawyer of the Year, 2022**



Soleste Village, Hollywood, FL



Isle Casino Redevelopment, Pompano, FL

Holland & Knight



JAIME STURGIS

CEO/Founder | Native Realty Co.

1926 E Sunrise Blvd,
Fort Lauderdale, FL 33304

Jaime Sturgis is the Founder and CEO of Native Realty Co., a Fort Lauderdale-based team of talented and aggressive real estate professionals who are disrupting the industry. A pioneering broker with nearly a decade of leasing and investment sales experience, Sturgis has become a household name in the real estate industry through his role curating emerging urban neighborhoods. He has completed more than 1 million square feet in transactions over the last few years and set property sale pricing records. Sturgis is now expanding into new cutting-edge neighborhoods throughout South Florida. Sturgis has authored published pieces for *National Real Estate Investor* and the *Daily Business Review* and has been featured in *The Real Deal*, *Sun Sentinel*, *Globe St*, and many other publications.

HIGHLIGHTS

Place making efforts began in Miami's Wynwood and continued in Fort Lauderdale's Flagler Village

Triple Major in Real Estate, Professional Sales, and Entrepreneurship from Florida State University



The SIX13, Ft. Lauderdale, FL



The Imagine Building, Ft. Lauderdale, FL

NATIVE



VAL FRANCISCO

Founder | Art N Folly

117 NE 1st Ave,
Miami, FL 33132

Art N Folly is a multidisciplinary gallery and art consulting firm. As a gallery Art N Folly focus is on conceptual curatorial models as it relates to cultural, personal, and art historical investigations of identity working only with artist committed to the integrity of their respective arts in relation to the cultural climate. As art advisors they explore the boundaries between art and design in the context of placemaking and identity. Their working relationship with the artists allows for them to create site-specific and unique artworks, events, and experiential activations tailored to the brand guidelines of their clients. Art N Folly's team projects have been part of international art fairs in New York, Chicago, Miami, Los Angeles, Jackson Hole, Aspen, Hamptons, and Berlin to name a few.

HIGHLIGHTS

Director of Strategic Partnerships at The Private Art Fair, West Palm Beach

Hosted countless fashion shows, art exhibits, events throughout Miami, FL

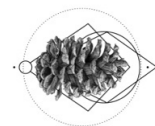


Dope Tavio Fashion Show,
Security Building, Miami, FL



Strayfield Galley Copenhagen Art Exhibit,
Security Building, Miami, FL

ART N FOLLY



PROPOSED PARTNERSHIP/OWNERSHIP

The proposer, Fuse 9, LLC, an affiliated company of Fuse Group Investment Companies will create an ownership LLC to be formed and incorporated in Florida under the expected name “Green Street on Sistrunk, LLC”. The LLC will be registered as a legal entity in the State of Florida. A copy of the firm’s certificate of corporation to be provided.

COMMUNITY OUTREACH

Fuse Group has dedicated the past few months to reach out to and communicate with as many community members and organizations as possible in an effort to obtain feedback, share thoughts, concerns, and ideas, in order to seek an optimized project that answers to the collective thoughts and feedback we received. While we recognize there is still much work ahead of us, and we plan to continue reaching out and speaking with as many community members and stakeholders as possible, we are equally pleased with the feedback we were able to gather and implement thus far.

Fuse Group took the initiative to discuss this project with the following organizations, businesses, and enterprises to seek engagement, potential tenancy, support, feedback, inquire about potential participation programs and discuss collective efforts to ensure programmatic benefit can be accomplished and measured.

Fuse Group met with and obtained feedback from the following organizations and individuals:

- Urban League of Broward
- Big Brother Big Sister of Broward
- Broward Art Guild
- Dorsey Riverbend Association
- Progresso Village Association
- Department of Sustainable Development
- Dr. Pamela Beasley Pittman
- Brian Johnson (Minority Builders Coalition)
- ANF (as potential minority GC)
- Leah Ann Barber
- Lorraine Mizell
- Bonnie Clearwater – NSU Art Museum
- State Senator Dr. Rosalind Osgood
- Congresswoman Sheila Cherfilus-McCormick
- Fort Lauderdale Community Redevelopment Agency
- City Mayor and Commissioners
- Former State Rep Bobby Dubose



Urban League of
Broward County



REFERENCES FROM VENDORS

WALTER DUKE + PARTNERS

COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser #72

April 7, 2022

To Whom It May Concern:

In connection with the proposed mixed-use Green Street development on Sistrunk Boulevard, I am pleased to give Eyal Peretz and Fuse Group Investment Companies my highest recommendation.

I have known Eyal for three years and know many of his team. They are incredibly professional and honest. We have provided professional services to them, and they have been a pleasure to work with, extremely diligent, and of high character.

In addition to being a former Mayor of Dania Beach, I am a Fort Lauderdale resident and business owner and have lived in Broward since 1966. My commercial real estate valuation practice was founded in Fort Lauderdale in 1975. Since then, we have served many clients, and count Eyal Peretz and his team at Fuse as some of the bests I have had the pleasure to work alongside.

Please accept this letter of recommendation for Eyal Peretz and Fuse Group Investment Companies.

Respectfully Submitted,



Walter B. Duke, III, MAI, CCIM

2860 W State Road 84, Suite 109 | Fort Lauderdale, Florida 33312-4804 | T 954.587.2701 | F 954.587.2702 | www.WalterDuke.com

Since 1975



MELAND | BUDWICK

ATTORNEYS AT LAW

April 11, 2022

City of Ft Lauderdale

RE: Fuse Group Investment Companies ("Fuse")

To the City of Ft Lauderdale:

I write this letter solely for the use by the City of Ft. Lauderdale in connection with the specific Request for Proposal before the City.

My firm represents Fuse as its outside counsel and has represented Fuse for years. We greatly value our long-term relationship with Fuse and are proud and happy to be part of their professional team.

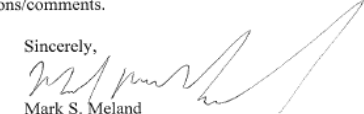
We have represented Fuse as a lender in connection with its closing on over 50 loans with an approximate value over \$200,000,000. In our experience, Fuse is capable and professional, and promptly and efficiently closed on its loan transactions.

We have also represented Fuse in connection with several real estate acquisitions valued (aggregate) at over \$28,000,000. In our experience, Fuse is capable, professional, and efficient in this capacity as well.

The above information is furnished solely to you, and solely for the purpose identified above, and should not be used by any other party or for any other purpose.

Feel free to call or e-mail with any questions/comments.

Sincerely,


Mark S. Meland

MELAND | BUDWICK

3200 SOUTHEAST FINANCIAL CENTER | 200 SOUTH BISCAYNE BOULEVARD | MIAMI, FL 33131 | T 305-358-6363 F 305-358-1221

MELANDBUDWICK.COM



April 29, 2022

Letter of Recommendation
Fuse Group Investment Companies

To Whom it May Concern:

We are presenting this letter as our recommendation of our client Fuse Group Investment Companies. We have been working with Fuse Group since late 2019 during which time we have worked with them in maintaining a complete insurance program for all various properties and projects within their portfolio.

USI and our teams are in a unique position within the local community to partner with Fuse Group in providing them best in class *Local* analytics and technical resources as well as breadth and depth one of the nations largest private insurance brokers.

This powerful synergy between our two teams has and will continue to foster an environment where we are all able to deliver the best outcomes for our local community and future and for this reason we are highly recommending partnering with Fuse Group Investment Companies.

Please feel free to reach out to me directly at 954-607-4041 with any questions.

Sincerely,

CURT WARNKE
Southeast Region Select Commercial Lines Practice Leader
USI Insurance Services
2400 East Commercial Boulevard, Suite 600
Fort Lauderdale, FL 33308
curt.warnke@usi.com | www.usi.com



PEAK
AWARD
WINNER



Tony Arellano P.A.
DWNTWN Realty Advisors, LLC.
2920 NW 5th Avenue Suite 201 Miami
Florida 33127

Monday April 8, 2022

To Whom it May Concern,

I am a managing partner at DWNTWN Realty Advisors, LLC. a leading middle market commercial real estate firm. As a firm and individually, we have completed over 1 billion dollars in transactions. I have been in the business of commercial real estate for over 16 years. I have known Eyal Peretz and Shimon Elkabets professionally for over one decade. I have worked with their firm Fuse Group in various capacities over that time.

I find their ethics and business acumen to be of the highest standard and quality. They strive to be leaders adding value to the communities they work within. Their reputation is very important to them and they strive to lead by example, dealing honestly, fairly, and diligently in all my interactions over many year with them. Without reservation I can recommend them in the highest capacity which is not something I do often or even like to do. I am happy to extend this recommendation in this capacity for Eyal and Shimon because they are truly good people and very knowledgeable entrepreneurs that I respect.

Sincerely,

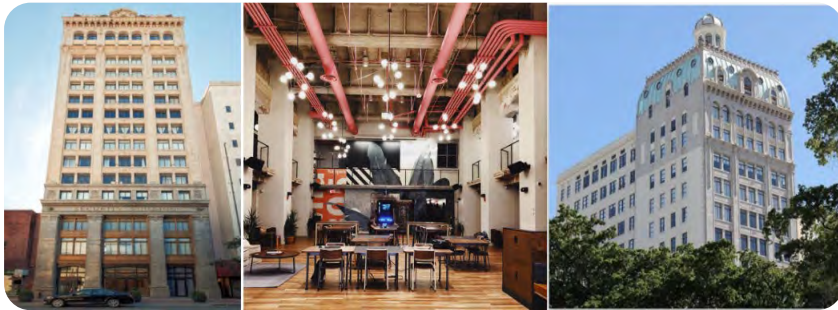
Tony Arellano P.A.
Managing Partner
DWNTWN Realty Advisors, LLC.

PAST/CURRENT PROJECTS (FUSE GROUP)

SECURITY BUILDING MIAMI

Project Description: repositioning of a +/- 100,000 SF 17-story historic building in the heart of Downtown Miami. The building (built in 1929) was the first financial landmark in Downtown Miami.

Project Contains: 100,000 SF office building



UPPER BUENA VISTA

Project Description: funding of a creative development in Upper Buena Vista

Project Contains: +/- 18,000 SF of micro-bay retail, F&B, and entertainment.



GREENWICH STUDIO

Project Description: ground-up development of 360 residential units along with activation of a former studio repositioned into an office, F&B, and retail center. Development in design process.

Project Contains: 360 residential units and +/- 35,000 of commercial space.



TUTTLE ROYALE

Project Description: funding of one of pre-construction of one of the largest development assemblies in Royal Palm Beach located on Southern Blvd and 441.

Project Contains: 250,000 SF of commercial space, Charter School, 400 apartments, 100 single family homes.



THE ARCADIAN

Project Description: ground-up development of a multifamily apartment complex located in the heart of Sistrunk. In site plan approval process

Project Contains: 480 residential units and +/- 15,000 SF of commercial space.



909 NW 6TH ST

Project Description: ground-up development of mixed-use commercial site that will include office, retail, F&B, and parking spaces.

Project Contains: +/- 8,000 SF of retail, +/- 3,400 SF of F&B, +/- 18,500 SF worth of office, and a parking garage consisting of 90+ spaces.



MAIN CAMPUS

Project Description: renovation to a pre-existing development that consisted of three parallel buildings with office, retail, and F&B.

Project Contains: Over 14,000 SF of office, +/- 6,000 SF of retail, and over 2,000 SF of F&B.



612 NW 9TH AVE

Project Description: renovation to a pre-existing development that consists of four retail store bays.

Project Contains: 5,000+ SF of commercial use. Current tenants are a vegan restaurant, candle retail store, and a flower boutique.



EDEN HOTEL

Project Description: funding of a hotel pre-construction in Surfside Florida.

Project Contains: 200 rooms, event space and F&B venues.



GRAND ON THE CORNER

Project Description: ground-up development of a +/- 50,000 SF commercial site in the heart of coconut grove.

Project Contains: +/- 40,000 bespoke office building and +/- 8,000 SF of retail



BLOCK 55 MIAMI

Project Description: funding of a pre-construction phase of a mixed-use project in Miami, Florida.

Project Contains: +/- 252,000 SF of vertical office/retail, over 500 affordable multifamily units, and +/- 900 parking spaces



**SISTRUNK
DISTRICT**
FORT LAUDERDALE



CITY OF FORT LAUDERDALE



GREEN STREET *on Sistrunk*

Community & Economic Benefits

COMMUNITY BENEFITS

“ The Northwest-Progresso-Flagler Heights Community Redevelopment (NPF CRA) area was created to provide a long-term sustainable development framework that will have immediate, short-term impacts on the target area and on the lives of the residents who live there. The intent of the NPF CRA Plan is consistent with the recently developed 2035 Vision Plan. The 2035 Vision Plan is an inspirational view of the future and what our community wants to become, and is a fusion of the collective values and aspirations that have been expressed by a diverse cross-section of our neighbors. The NPF CRA redevelopment plan is also a key component in the success of the Business Development Cylinder of Excellence. ”

- ULI TAP Report (2014)



460+ Jobs

Permanently Create Job Opportunities

Grocer

Space for a +/- 15K SF Grocery Store



Affordable

10% of Proposer's Units will be Affordable Housing



220+ Parking

4 Floor Parking Garage With 200+ Spaces



64 Commercial Units

Will Be Home for 64 New Businesses to Come to Sistrunk



- 1 Green St. on Sistrunk 2 Provident Shops 3 The Adderley 4 Main Campus 5 The Arcadian
- 6 Shoppes on Ave of the Arts 7 Midtown Commerce Center 8 Thrive Progresso 9 The SIX13
- 10 Smitty's Wings Sistrunk 11 Sistrunk Marketplace 12 YMCA 13 Donna's Caribbean

GREEN STREET ON SISTRUNK

36

3-CITY BLOCK WIDE PROJECT




Green Street on Sistrunk is a 3-city block project. We are proposing to include nine additional parcels, of which six are owned by Fuse Group, two are owned by the CRA, and the last one is owned by the City of Fort Lauderdale. Expanding the project footprint to 3-city blocks will increase the community and economic benefits of the project.



HUBZone program

The city's Historically Underutilized Business Zone (HUBZone) allows qualified businesses to receive federal contracting assistance, negotiate for sole source contracts, and participate in restricted competition limited to HUBZone businesses. The NPF CRA is also a state-approved Enterprise Zone that qualifies businesses to apply for specified business incentives.

Address	Parcel ID	Size (SF)	Owner
606 NW Avenue	494234078189	1,995	FUSE
606 NW Avenue	494234078190	16,875	FUSE
606 NW Avenue	494234078200	3,375	FUSE
606 NW Avenue	494234078210	3,375	FUSE
Total Size:		25,620	
538 NW 9 Avenue	504203012132	6,375	FUSE
545 NW 8 Avenue	504203011910	6,374	FUSE
NW 6 Street	504203012140	6,000	CRA
Sistrunk Blvd	504203012150	13,124	CRA
NW 8 Avenue	504203011920	6,376	CITY OF FLL
Total Size:		38,249	
RFP Sistrunk Blvd	504203011880	1,320	CRA
RFP Sistrunk Blvd	504203011890	4,622	CRA
RFP NW 8 Avenue	504203011870	3,376	CRA
RFP NW 8 Avenue	504203011860	3,374	CRA
RFP NW 8 Avenue	504203011850	13,500	CRA
Sub-Total Size:		26,192	
RFP NW 7 Terrace	504203011630	10,125	CRA
Sub-Total Size:		10,125	
RFP NW 7 Terrace	504203011610	6,750	CRA
RFP NW 7 Terrace	504203011600	1,081	CRA
Sub-Total Size:		7,831	
Total Size:		44,148	



“This will be integral for the community and we will incorporate workforce training, job fairs, supporting small business owners, and many others that would benefit the Sistrunk Corridor”

- **Germaine Smith-Baugh**
Urban League (CEO)

“The design and concept are impressive as they will create a welcoming sense of place and bring life to the streets, which is essential for building community.”



- **Bonnie Clearwater**
Director (NSU Art Museum)

“The Ratcliffe Art + Design Incubator at FIU seeks to bridge the gap between talent and entrepreneurship success while promoting innovative art and design within the community.”



- **Jacek Kolasinski**
Program Director
(FIU)

FIU

- **Val Francisco**
Art N Folly (Art Curator)

“I am committed to being involved in this community-centric project with my local, national, and international projects that will fill this community with art and music.”

POTENTIAL TENANTS

“Grocery Stores Are More Vital Than Ever”



Fuse Group has already obtained a letter of intent from a grocer that is excited for this project to come to fruition. Regardless, Fuse Group will continue interviewing grocers to ensure that we entice the best in class as we seek to provide the community the best options possible.

* For Letter of Intent
See Page 51, Section IV (Financial Information), Subsection B

Currently, Sistrunk does not have a grocery store and was referred to by many as a “food desert”. *Green Street on Sistrunk* aims to break the mold and through innovative design, rich programming, and placemaking strategies, house a 15,000 SF that will be intended for a grocery store to bring exactly what Sistrunk residents are seeking. The grocery store will contain a variety of options, including healthy selections for members of the community to have at their fingertips.

- Plenty of healthy food options
- Everyday household needs
- Fresh lunch options
- Produces many job opportunities
- Meat, fresh produce, dairy, and baked goods aisles

GREEN STREET on Sistrunk

Green Street on Sistrunk will allow for all types of businesses to be able to make Sistrunk their new home. A challenge that Sistrunk currently has, is that there is not enough infrastructure for businesses and people to flourish in the area. With this project consisting of commercial spaces ranging from as small as 450 SF to 25,000 SF, it will revitalize the community in a great way. Accompanying the commercial portion, there will also be 16 rental townhomes and a parking garage for people to not just drive by Sistrunk, but to stay.



Food & Beverage: 450 – 1,500 SF

The sample tenant of this space is a taco spot that offers its patrons a healthy twist on tacos. Their peak hours are during lunch and dinner time, and rush hour, so they tend to attract the office workers to the area. Business like this proves that *Green Street on Sistrunk* will be a hub that attracts people to the area.



Retail: 450 – 7,100 SF

The sample tenant is a small business owner that is looking for an opportunity to present their product in an effective yet efficient way to a variety of patrons that will experience *Green Street on Sistrunk*. This will be a pedestrian friendly development project, there will be lots of foot traffic so the tenant will have many



Office Space: 1,500 - 25,000 SF

A sample tenant of this space is a medical office or pharmacy that provides health-related services to the community. It is crucial that every community has health services that are easily accessible to them.



Live – 1,000 SF

This space provides a potential residential tenant the option to live in a beautiful space with jobs and services within walking distance. 10% of the residential units will be offered as affordable housing taking into consideration the Area Median Income.



Parking Garage – 220+ Spaces

The building on the north side of Sistrunk Blvd will include a garage with 220+ parking spaces to service the parking needs of Green Street on Sistrunk tenants, residents, and patrons.

OPPORTUNITIES FOR LOCAL ARTISTS



Broward Art Guild

“

Our executive board and executive director recently had the opportunity to learn of the proposed “*Green Street on Sistrunk*” project. We are delighted to hear of such a boost to the arts community in Broward County.

As a nonprofit membership organization that has been in continuous existence for more than 70 years, we have moved the location of our office/gallery as necessitated by the vagaries of the rental market. We would welcome considering/being considered for a space in the new development, especially one as diverse in its conception as this. It could be a boon to our continued presence in service to artists and the arts-supporting community. Its location would add to our accessibility and quest for inclusiveness.

However, if not as a tenant, we can still envision our participation in the development by way of mounting exhibitions through our Art Around Town program, hosting special events, providing classes and workshops, mentoring otherwise underserved young people with an eye toward having them take part in our annual Youth Art Competition, and offering general consultation.

We hope that “*Green Street on Sistrunk*” becomes a reality.

”

- Teena Liesenfelt
President/CEO of Broward Art Guild

Alejandro Contreras - Venezuelan <http://www.alejandroecontreras.com/>
*Minority and Local Artist

Alejandro Contreras was born in 1983 in Caracas, Venezuela. As a child, Contreras was constantly deconstructing and re-imagining objects in his environment. He moved to Coral Springs, Florida on October 5th, 1998, and after 2 years relocated to Miami. He studied at DASH High school and graduated in 2003. He began his education immediately following at the New World School of the Arts and graduated in 2007, with a concentration in Electronic Intermedia. Since that time, he has devoted his creative energy to traveling around the world, developing a vinyl signage business that serves the majority of the Miami Arts community, as well as creating art works and installations for both public and private clientele.



Jen Clay <http://www.jenlynncay.com/>
*Woman and Local Artist

Jen Clay creates elaborate installations and performances which feature non-human forms who speak to the audience through audio or sewn messages to make fear, anxiety, and uncertainty approachable. She has created performances for institutions including the Girls' Club Collection, and Norton Museum of Art. Recent projects include "Welcome to Me & You", a large site-specific installation at Young at Art Museum, Davie FL. Clay was awarded the 2019 South Florida Cultural Consortium fellowship for her wearable works. A short segment on her practice, "Jen Clay: The Texture of Anxiety" won a 2020 regional Emmy through South Florida PBS. Clay earned a BFA in Sculpture from UNCC Charlotte and an MFA in Sculpture from UFL with a minor in behavior analysis.



Miranda Burns <https://burns-miranda.tumblr.com>
*Minority Artist

The current oeuvre explores a vulnerable narrative through a passive aggressive response. Intimacy, detachment, environment, and longing are recurring themes in the work; presented through a maelstrom application of material and a disposition hunting for an abrasive aesthetic conversation. Intermittently characterized as bratty, sometimes darkly articulated, however always seeking to hold a tonality of bitter tenderness communicated to the viewer.





Shady Eshghi – Iranian

Shady Eshghi spent formative years in an American-run international school in her native Tehran. Her exposure to cross-cultural experiences clashed with Islamic values in post-revolutionary Tehran. Coming of age in a society subdued by anti-western sentiments propagated by the Iran/Iraq war, inundated her to navigate adversity by creating imaginary in-between spaces. Art functioned as her stable nexus synthesizing her diametric worlds: Secular vs. Religious, Iranian vs. American; Public vs. Private, East vs. West.

<http://www.shadyeshghi.com/>



Andres Dominguez – Venezuelan

Self-taught from the age of 2, with studies in Architecture and Industrial Design, Andrés Domínguez wins his first contest when he was 5-year-old. With great admiration for the impressionists Renoir and Monet, he exposes his work for the first time in 2005, at the Art's Alameda Center, in Santiago of Chile, in 2007 after he finalized his exhibition "Fifth Essence", Domínguez decides to emigrate to the United States to continue with his Artist career. After 2 years Dominguez is selected by the jury of Art Center to participate like an artist in residence, which takes him to exhibit in New York, Miami, and Connecticut. He is currently focusing on his Hyperrealism technique.

<http://www.andresdominguezart.com/about/>



Veronica Fazzio - Argentinian

From Buenos Aires, she now lives in South Florida. Social Sculpture practitioner, Fazzio works with her non-human colleague (the camera) in a collaboration that results in an assemblage, such assemblage includes the human and non-human, animated and in-animated participants. Most interested in memories, everyday actions, and post-human theories. Fazzio earned her Ph.D. practice-based research in plastic and contemporary arts from the University of Plymouth, UK in 2021, they also have an MFA in VA from the Art Institute Miami International University of Art & Design, USA. Back in Buenos Aires Fazzio earned a teaching degree in Artes Plasticas at Escuela Nacional de Bellas Artes Rogelio Yrurtia and a Photography and Audiovisual Techniques degree at E.D.A.F.

<https://www.veronicafazzio.com/>

ECONOMIC BENEFITS

\$77M+

Local Economic
Impacts During
Construction

900+

Jobs Created
During Construction

460+

Permanent Jobs
Created by Project

\$63M+

Ongoing Annual
Economic Effects

\$23M+

Annual Wages
Created by Project



\$73M+

Hard & Soft Costs

24 Months

Construction Period



Economic Impact on the Local Economy:

Break
Ground

\$139M+

End of 1st
Year of
Operations

Economic Impact on the Local Economy From:

\$139M+

End of 1st
Year of
Operations

**J
O
B
S**

Retail and F&B

255

Office

200

Live

5

Breakdown of Square Feet for the Project:

➤ Office:	39,875 SF	➤ Micro Retail:	39,875 SF
➤ F&B:	27,300 SF	➤ Anchor Tenant:	15,000 SF
➤ Retail:	42,925 SF	➤ Office (North):	25,000 SF
➤ Live:	16,000 SF	➤ Parking Garage:	94,000 SF

Total: 264,150 SF

New Construction Benefits Estimates

Impact	Employment	Labor Income	Value Added	Output
Direct	886	\$50,111,962	\$59,918,967	\$75,054,556
Indirect	8	\$426,637	\$706,247	\$1,183,970
Induced	6	\$268,703	\$537,448	\$907,694
Total Effect	900	\$50,807,302	\$61,162,662	\$77,146,220

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners

Annual Economic Impact - Retail

Impact	Employment	Labor Income	Value Added	Output
Direct	180	\$13,267,302	\$20,418,412	\$39,491,263
Indirect	18	\$955,672	\$1,348,637	\$2,619,586
Induced	2	\$47,672	\$95,635	\$161,045
Total Effect	200	\$14,270,646	\$21,862,684	\$42,271,894

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners

Annual Economic Impact – Retail and F&B Operations

Impact	Employment	Labor Income	Value Added	Output
Direct	250	\$7,843,657	\$11,636,762	\$19,091,458
Indirect	5	\$226,175	\$354,836	\$719,434
Induced	0	\$18,857	\$37,965	\$63,705
Total Effect	255	\$8,088,689	\$12,029,563	\$19,874,597

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners

Annual Economic Impact –Resident Spending

Impact	Employment	Labor Income	Value Added	Output
Direct	5	\$169,726	\$242,618	\$399,255
Indirect	0	\$4,630	\$7,691	\$15,829
Induced	0	\$565	\$1,135	\$1,910
Total Effect	5	\$174,921	\$251,444	\$416,994

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners



TAXES

Assuming 3% annual inflation the subject **development would generate ±\$21.6 million** in real estate tax revenue over a 20-year period which is **substantially more** than the ±\$341,000 in real estate taxes generated by the subject if left undeveloped.

* For More Information
See Page 59,
Section IV (Financial Information), Subsection E

GREEN STREET *on Sistrunk*

Financial Information

PROOF OF FINANCIAL CAPACITY



April 25, 2022

To whom it may concern

This letter is produced following a request for a proof of financial capacity of Fuse Group associated with a prospect development in Fort Lauderdale, Florida.

I, Yaniv Jerassy-Etzion, serve as a CPA for Fuse Group and its affiliated entities and handle all its tax filing. Fuse Group maintains has substantial investor relationship pool and consistently maintains its books and records in an immaculate fashion.

Fuse Group is a real estate development company that has been involved over the past six years in the rejuvenation and redevelopment of the Sistrunk District of Fort Lauderdale via various investment vehicles and entities. They have their headquarters on Sistrunk Boulevard and have acquired properties and developed projects throughout the Sistrunk District as well as in other locations. Fuse Group's portfolio includes properties in the residential, industrial, retail, office, hospitality and commercial sectors.

Fuse Group has consistent produced annual revenues of eight figures during the past three years. Currently, Fuse Group has approximately \$37.5M of Assets Under Management (AUM) and a strong growth trajectory. For any additional information please do not hesitate to contact me.

Sincerely,

Yaniv Jerassy-Etzion, Ph.D., CPA

NewYork Office Building, P.O. Box 1451, Pridmore 42215, Israel, T 09 9741009, F 08 9593063
09-956983 0720 09-9741009 710 42815 710719, 1451 T11 0719 07110
WWW.YECPACOL

Fuse Group shall make its accounting firm available to provide additional information as may be requested by municipal reviewer or official under the understanding that such financial information shall be maintained and kept in a confidential fashion as relevant in handling such sensitive information.

FINANCIAL REFERENCES



1

April 6, 2022

Letter of Recommendation
Fuse Group Investment Companies

To Whom It May Concern:

Please accept this letter as our recommendation regarding our client Fuse Group Investment Companies. Fuse Group has maintained a valued relationship with Centennial Bank since 2015. During this time, Fuse Group has been granted several loans. All loans were well performing loans and paid as agreed.

In addition, Fuse Group and their related companies consistently maintain a significant depository relationship with our institution which is continuously handled in an exemplary manner.

We highly recommend working with Fuse Group. We look forward to a continued relationship with Fuse Group and welcome any needs for future lending opportunities.

If you need further information please contact me at 754-312-1665.

Regards,

Jonnine Morejon

Jonnine Porter Morejon
 754-312-1665
 SVP/Branch Sales Manager
 jmorejon@my100bank.com

300 S PINE ISLAND ROAD SUITE 100 PLANTATION FL 33324



2

Fort Lauderdale CRA
 914 NW 6th Street
 Fort Lauderdale, FL 33311

April 6, 2022

To whom it may concern:

I am happy to be able to write this letter on behalf of Fuse Group Investment Companies. Fuse Group has been a valued customer of Valley National Bank since 2020. Fuse Group is a multifaceted customer of Valley Bank whose relationship includes both deposit accounts and lending.

They have performed in an exemplary manner with no late payments or any negative account information. I have personally found them to handle all their business in a professional manner.

What I believe really sets Fuse Group aside is their commitment to the community. At Valley Bank we look to partner with individuals that work to improve the communities in which we serve. We were honored to be invited to be a part of Fuse Group's community Thanksgiving event that provided food for several thousand individuals.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Kevin Miliffe

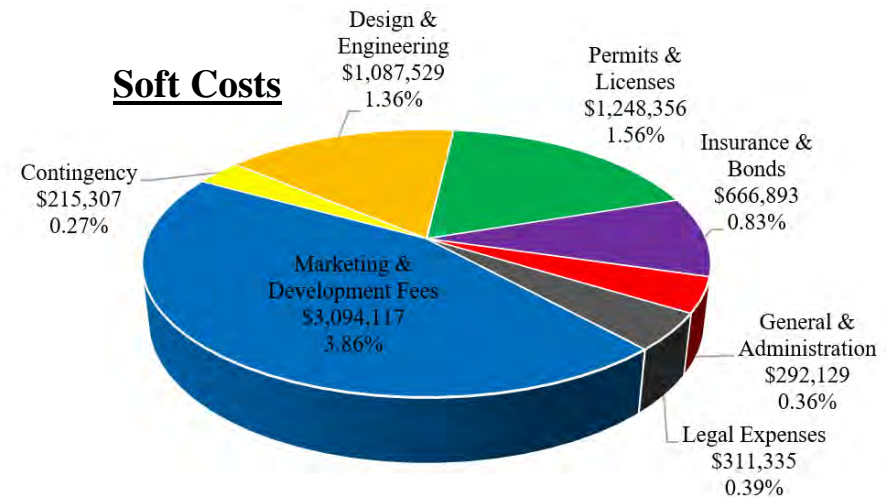
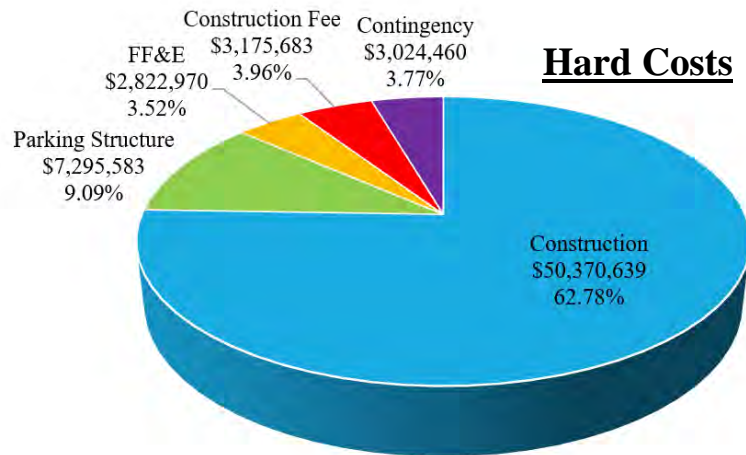
Kevin Miliffe
 Senior Vice President
 Real Estate Banking

Valley National Bank
 301 East Las Olas Blvd. Suite 250
 Fort Lauderdale, FL 33301
 P: 954-646-1034
kmiliffe@valley.com

PROJECT PROFORMA SUMMARY

<u>SOURCES</u>	<u>Amount (\$)</u>	<u>Percent (%)</u>		
Fuse Group	\$15,062,149	19%		
CRA Funding	\$5,000,000	6%		
Construction Loan	\$60,177,546	75%		
Total Sources:	\$80,239,695	100%		
<u>USES</u>	<u>Amount (\$)</u>	<u>Percent (%)</u>	<u>/Buildable Sqft</u>	<u>/Net Leasable</u>
Land Costs	\$2,685,000	3%	\$10.16	\$15.78
Hard Costs	\$66,689,334	83%	\$252.47	\$391.94
Soft Costs	\$6,915,667	9%	\$26.18	\$40.64
Carry Costs (Financing)	\$3,949,694	5%	\$14.95	\$23.21
Total Uses:	\$80,239,695	100%	\$303.77	\$471.58

Property Returns	Development Returns
Net Unlevered IRR 10.58%	Yield on Cost 7.68%
Return on Investment 104.2%	Market Cap Rate 5.29%
Equity multiple 2.05x	



* The percentage of each line item for hard and soft costs are based off the cost of the project as a whole. All costs are based on current market assumptions.

10-YEAR PROFORMA

GREEN STREET ON SISTRUNK Ft. Lauderdale, FL						FUSE GROUP ANALYSIS START - JAN-2023						
ANNUAL CASH FLOW												
	Analysis Year Period Ending	Year 0 Dec-2022	Year 1 Dec-2023	Year 2 Dec-2024	Year 3 Dec-2025	Year 4 Dec-2026	Year 5 Dec-2027	Year 6 Dec-2028	Year 7 Dec-2029	Year 8 Dec-2030	Year 9 Dec-2031	Year 10 Dec-2032
ANNUAL DEVELOPMENT CASH FLOWS												
Land Costs		2,685,000	-	-	-	-	-	-	-	-	-	-
Hard Costs		-	6,156,549	56,652,324	3,880,461	-	-	-	-	-	-	-
Soft Costs		102,021	6,813,645	0	-	-	-	-	-	-	-	-
TOTAL PROJECT COST BEFORE FINANCING		2,787,021	12,970,194	56,652,324	3,880,461	-	-	-	-	-	-	-
Carry Costs		-	337,651	1,543,467	2,068,576	-	-	-	-	-	-	-
TOTAL PROJECT COST		2,787,021	13,307,845	58,195,791	5,949,038	-	-	-	-	-	-	-
SOURCES		2,787,021	13,307,845	58,195,791	5,949,038	-	-	-	-	-	-	-
USES		2,787,021	13,307,845	58,195,791	5,949,038	-	-	-	-	-	-	-
ANNUAL OPERATING CASH FLOWS												
Rental Income		-	-	-	-	491,615	543,785	561,224	579,217	597,782	616,937	636,701
Other Income		-	5,000,000	-	-	656,250	724,500	749,858	776,103	803,266	831,380	860,479
Retail Income (Net of Expenses)		-	-	-	627,855	5,094,350	5,333,421	5,520,709	5,714,571	5,915,236	6,122,945	6,337,944
TOTAL POTENTIAL INCOME		-	5,000,000	-	627,855	6,242,216	6,601,706	6,831,790	7,069,890	7,316,284	7,571,263	7,835,123
- General Vacancy and Credit Loss		-	-	-	(62,786)	(624,222)	(660,171)	(683,179)	(706,989)	(731,628)	(757,126)	(783,512)
EFFECTIVE GROSS REVENUE		-	5,000,000	-	565,070	5,617,994	5,941,536	6,148,611	6,362,901	6,584,656	6,814,136	7,051,611
OPERATING EXPENSES												
Repairs and Maintenance		-	-	-	-	81,205	83,641	86,150	88,735	91,397	94,139	96,963
Payroll		-	-	-	-	-	-	-	-	-	-	-
General & Administrative		-	-	-	-	-	-	-	-	-	-	-
Marketing		-	-	-	-	-	-	-	-	-	-	-
Utilities		-	-	-	-	11,643	12,380	12,751	13,133	13,527	13,933	14,351
Contract Services		-	-	-	-	-	-	-	-	-	-	-
Make Ready Cost		-	-	-	-	30,000	30,900	31,827	32,782	33,765	34,778	35,822
Management Fee		-	-	-	-	-	-	-	-	-	-	-
Insurance		-	-	-	-	12,520	12,896	13,283	13,681	14,092	14,514	14,950
Property Taxes		-	-	-	-	21,635	33,426	45,905	47,283	48,701	50,162	51,667
TOTAL OPERATING EXPENSES		-	-	-	-	157,004	173,243	189,916	195,614	201,482	207,527	213,753
NET OPERATING INCOME		-	5,000,000	-	565,070	5,460,990	5,768,293	5,958,695	6,167,287	6,383,174	6,606,610	6,837,858
CAPITAL EXPENDITURES		-	-	-	-	131,676	144,668	149,008	153,478	158,083	162,825	167,710
CASH FLOW FROM OPERATIONS		-	5,000,000	-	565,070	5,329,314	5,623,625	5,809,687	6,013,809	6,225,091	6,443,784	6,670,148
Debt Service (Permanent Debt)						(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)	(4,601,658)
CASH FLOW AFTER FINANCING		-	5,000,000	-	565,070	727,656	1,021,967	1,208,029	1,412,151	1,623,433	1,842,126	2,068,491
DEBT SERVICE COVERAGE RATIO							1.25	1.29	1.34	1.39	1.44	1.49
ANNUAL PROPERTY-LEVEL CASH FLOWS												
Net Unlevered Cash Flow		(2,787,021)	(7,970,194)	(56,652,324)	(3,315,391)	5,329,314	5,623,625	5,809,687	6,013,809	6,225,091	6,443,784	6,670,148
Net Levered Cash Flow		(2,787,021)	(8,307,845)	(3,967,283)	(0)	12,822,212	1,021,967	1,208,029	1,412,151	1,623,433	1,842,126	2,068,491

* All income and expense projections are based on current market assumptions which may change with market

MAJOR TENANT LETTER OF INTENT



April 13, 2021

RE: Proposal to lease - 606 NW 8th Avenue, Fort Lauderdale, Florida 33311

The following outlines the terms and conditions under which **606 NW 8th Ave, LLC** (Landlord) would be interested in entering a lease for the current space at the above referenced property with **Vegan Fine Foods** (Tenant). This Letter of Intent is not intended to create a legally binding obligation or commitment on the part of either party hereto but an instrument to set forth the business terms that will form the basis for negotiation of a formal lease agreement between the Landlord and Tenant. All references within to Landlord shall be to Sub-Landlord and all references to Tenant shall be to Sub-Tenant.

LANDLORD:	606 NW 8 th Ave, LLC
TENANT:	Vegan Fine Foods
PREMISES:	Approximately +/- 15,000 Square Feet
LEASE TERM:	Twelve (12) Years
BASE RENT:	\$35/SF/YR
OPERATING EXPENSES:	Tenant shall be responsible for its pro rata share of real estate taxes, property insurance, and common area maintenance, estimated to be \$7.50 PSF for the calendar year 2021.
ANNUAL INCREASES:	3%
RENEWAL OPTION:	Two (2) Five (5) Year Option Terms - Tenant may exercise its option to extend by providing written notice to the Landlord at least one hundred and eighty (180) days prior to the expiration of the then current lease term. If executed, the base rent shall be at Fair Market Value with the continue with the three percent (3%) annual increases.
LEASE COMMENCEMENT:	Upon Landlord delivering possession of the Premises to the Tenant.
RENT COMMENCEMENT:	Six (6) months after Lease Commencement.
GUARANTOR:	An entity of substantial worth, acceptable to the Landlord, shall guaranty the entire lease term, plus any unamortized leasing commissions and tenant improvement costs incurred by the Landlord.
SECURITY DEPOSIT:	Two (2) month gross rent plus sales tax
ADVANCE RENT:	One (1) month gross rent plus sales tax
DELIVERY CONDITION:	Landlord shall deliver the space in a turnkey market space, to be collaborated on with tenant prior to Lease execution.



IMPACT FEES:	Landlord shall pay for any associated Impact Fees.
UTILITIES:	Tenant's Responsibility
OUTDOOR SEATING:	Tenant shall have the right to place tables, chairs and umbrellas outside of the Premises subject to code and Landlord approval. A floorplan of the outdoor terrace shall be included as an Exhibit to the Lease.
FORCE MAJEURE:	Landlord and Tenant agree to add a Force Majeure Clause that shall be further defined in the Lease.
PERMITTED USE:	Tenant shall use and occupy the Premises for the sole purpose of a market and café, and for no other use or purpose.
SIGNAGE:	Landlord shall allow Tenant, at Tenant's expense, the right to install Tenant's customary signage and storefront per approval of all governmental authorities/ordinances, as well as subject to Landlord's approval.
BROKER ACKNOWLEDGEMENT:	Landlord is represented by Kaley Tuning with Native Realty Co, and the Prospective Tenant is represented by Dino Flora with Native Realty Co.
LEASE FORM:	Landlord's lease form subject to review.

SIGNATURES

AGREED AND ACCEPTED: This 13th day of A, 2022.

LANDLORD: **606 NW 8th Ave, LLC**

BY: _____

ITS: _____

TENANT: **Vegan Fine Foods, LLC**

BY:  _____

ITS: **CEO** _____

**Attached above is a letter of intent from a grocer that is excited for this project to come to fruition. Fuse Group will continue discussions with this prospect and continue to interview additional prospect grocers to ensure a best-in-class operator is sought for the betterment of the community and the project.

FINANCIAL INVOLVEMENT OF THE CRA

Fuse Group would like to ask the CRA for \$5M in assistance from the developer incentive program. This accounts for 6 percent of the total project cost. This \$5M will be used towards equity and assist in getting a positive return for the project. With this \$5M assistance, this project is expected to yield an unlevered return of 10.58% IRR, which is in line with investors expected return in the current market.

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Fuse 9, LLC		Tel. No. 954-926-7500	E-Mail Address eyaal@fusegroupco.com
Primary Contact for this CRA Request Eyal Peretz (Managing Member)		Tel. No. 305-321-5131	E-Mail Address eyal@fusegroupco.com
Name of Business 606 NW 8TH AVE, LLC		Tax I.D. No. 82-3014564	Company Website www.fusegroupco.com
Business Address 900 NE 6th Street - Suite 201		Tel. No. 954-926-7500	Fax No.
City Fort Lauderdale		State FL	Zip Code 33311
Commencement Date to Begin Project: October 1st, 2024		SBO INFORMATION	
Completion Date for Project:		Full Time Equivalents (FTE) jobs to be created	
Check Appropriate Description (Existing Business <input type="checkbox"/> (New Business <input checked="" type="checkbox"/>	Project Type (Expansion <input type="checkbox"/> (Relocation <input type="checkbox"/>	Facility Description Existing Space <input type="checkbox"/> New Space <input checked="" type="checkbox"/> 264,150 sq. ft.	Existing Jobs _____ Total FTE Jobs _____
NAICS Code / Industry Type 531390 - Other Activities Related to Real Estate		Date of Incorporation 08/03/2017	State where the business was incorporated Delaware
Proposed Project Location/City Fort Lauderdale, FL		Proposed Address 790 Sistrunk Boulevard	TYPE OF BUSINESS Sole Proprietor _____ Partnership _____ Joint Venture _____ Corporation _____ Cooperative _____ Limited Liability Company _____ Non-Profit Org. _____ Other: _____
Property Control Number(s)		Property Owner 606 NW 6TH AVE, LLC	
Owner Tel. No. (include Area Code) 954-926-7500		Is there a lien on the property? 1 Yes 2 No NO	
Build(s) Where Business Accounts for Projects Are Held 1. _____ 2. _____			
Name of Participating Bank/Lender Valley National Bank			
Amount \$	Contact Person Christine Maricic	Tel. No. (include Area Code) 561-402-0756	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person Jonnine Morejon	Tel. No. (include Area Code) 954-439-6615	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			

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
Fuse 9, LLC 900 NW 6th Street - Suite 201 100				
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

- Please state the overall project cost: **\$80,239,695**
- Please state the overall project costs related to the CRA's assisted activity? **\$80,239,695**
- 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)	\$60,177,546		
City funds			
CRA funds	\$5,000,000		
Company's current cash assets			
Owner equity (specify)	\$15,062,149		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$80,239,695		
Select the Use(s) of Funds and the Amount Need for Each	Source of Funds (Yes or No)	Amount	
Land Acquisition		\$2,685,000	\$2,685,000
Real Property Acquisition			
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		\$66,689,334	\$66,689,334
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)		\$6,915,666	\$6,915,666
Other (specify)		\$3,949,694	\$3,949,694
Other (specify)			
Total Uses			\$80,239,695

NOTE 2: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, cards and other loans, 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:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$
Name:	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

- 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.
- 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.
- Corporate income tax returns for the last three years (personal returns may also be requested).
- 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).
- 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.
- If business is a franchise, include a copy of the franchise agreement.
- Bank Commitment Letter detailing the conditions of the loan approval.
- Copy of IRS determination letter as a non-profit organization (required for all non-profit organizations only).
- 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).
- Articles of Incorporation or Division of Corporations information identifying authorized signatories.
- Copy of the Property Deed (if the applicant is the owner).
- Copy of By-Laws (required for all non-profit organizations only).
- Please sign and submit Statement of Personal History and Credit Check Release (as attached).
- 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.
- Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
- 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)

- CFA audited corporate financial statements for the last three years (Profit and Loss Statement and a Balance Sheet).
- If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
- Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
- Ten year revenue and expense projection for the project.
- Copy of sales/purchase agreement when purchasing land or a building (or an executed lease if applicable).
- Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
- 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.
- 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.
- 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 directors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: FUSE 9, LLC

By: [Signature] 04/25/2022
 Signature and Title Date

Guarantors:

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date

Signature and Title Date



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

PERSONAL HISTORY STATEMENT

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: NA Participating Bank/Lender: _____
 City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

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: _____ Previous Address: _____
(rounded if in present address less than 3 years)

City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

From: _____ To: _____ From: _____ To: _____

Loan Requested from CRA: \$ _____ Are you a U.S. Citizen: ☐ YES ☐ NO

Loan Request from Bank(s): \$ _____ If NO, are you a Lawful Permanent Resident Alien: ☐ YES ☐ NO

Percentage of Company Ownership: _____ % 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 [Signature] Title CEO Date 04/25/2022

*ORIGINAL SIGNATURES REQUIRED



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

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: N/A 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: 04/25/2022

*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 type="checkbox"/> STREETScape ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ 5,000,000
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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 Eyal Peretz 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

Fuse 9, LLC

Print Name

List of all Jobs to be Created

EXHIBIT #3

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Retail Jobs	200	Managers, Store Operators, Business Owners	N/A	N/A	N/A
Office Jobs	200	Various (1 person per 150SF)	N/A	N/A	N/A
Live Jobs	5	Leasing Agent	N/A	N/A	N/A
Food & Beverage	50	Chefs, Managers, Baristas, Waiters, Food Service	N/A	N/A	N/A
Property Management	5	Security, Janitor, Maintenance	N/A	N/A	N/A
Construction -Temporary*	900	Construction Jobs - 24 months	N/A	N/A	N/A

*USE ADDITIONAL SHEETS IF NECESSARY

PROPOSED PURCHASE OFFER FORM

City of Fort Lauderdale

Bid 12642-925

SECTION VI – PROPERTY PURCHASE OFFER PAGE

Developer Name: Fuse 9, LLC

Developer agrees to purchase the Properties at the below stated prices in accordance with the terms, conditions, and specifications in this RFP.

The Developer acknowledges and understands the Florida Statutes, Section 163.380(2), Community Redevelopment Act which states, if the CRA Property is disposed of for less than fair value, such disposition shall require approval of the governing body, such approval may only be given following a duly noticed public hearing. If the Developer is offering less than the appraised value of the property, the Developer must submit pertinent data and analysis, with their proposal, outlining how the proposed Purchase offer was determined.

The Developer's Purchase offer must include the entire property consisting of Parcel 1, Parcel 2 and Parcel 3.

1. Parcel 1 Purchase Offer	<u>\$ \$297,336.00</u>
2. Parcel 2 Purchase Offer	<u>\$ 95,100.00</u>
3. Parcel 3 Purchase Offer	<u>\$ \$121,500.00</u>
Financial Resources (If Required)	<u>\$ \$5,000,000.00</u>

Submitted by:

Eyal Peretz
Name (printed)


Signature

05/06/2022
Date

Chief Executive Officer
Title

Version 12-2021

3/29/2022 9:34 AM

p. 34

Based on professional advice received by Fuse Group's legal and construction consultants and based on Fuse Group's experience and expertise in the Sistrunk Corridor, Green Street on Sistrunk is expected to incur extensive pre-construction and construction costs, including, but not limited to, rezoning fees, potential traffic mitigation fees, water main extension/upsizing fees, power/communications lines and poles relocation fees, and increased construction labor and material costs. Based on this analysis we have determined the above offer amounts for Parcels 1, 2, and 3.

SUMMARY OF ECONOMIC IMPACTS

\$77M+

Local Economic
Impact During
Construction

460+

Permanent Jobs
Created by Project

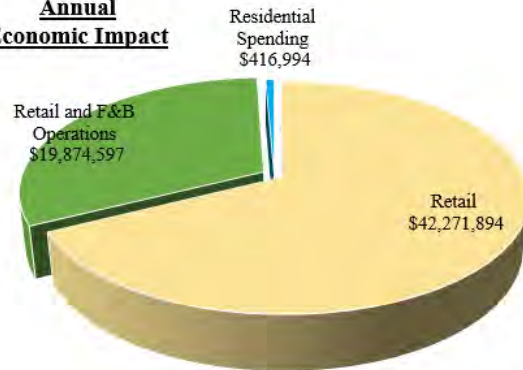
\$63M+

Ongoing Annual
Economic Effects

\$23M+

Annual Wages
Created by Project

**Annual
Economic Impact**



Assuming 3% annual inflation the subject development is expected to **generate ±\$21.6 million in real estate tax revenue** over a 20-year period which is **substantially more** than the ±\$341,000 in real estate taxes generated by the subject if left undeveloped.

20-Year Tax Revenue:

	Developed	Undeveloped	Difference
Year 1	\$803,350	\$12,722	\$790,628
Year 2	\$827,451	\$13,104	\$814,347
Year 3	\$852,274	\$13,497	\$838,777
Year 4	\$877,842	\$13,902	\$863,941
Year 5	\$904,178	\$14,319	\$889,859
Year 6	\$931,303	\$14,748	\$916,555
Year 7	\$959,242	\$15,191	\$944,051
Year 8	\$988,019	\$15,646	\$972,373
Year 9	\$1,017,660	\$16,116	\$1,001,544
Year 10	\$1,048,190	\$16,599	\$1,031,590
Year 11	\$1,079,635	\$17,097	\$1,062,538
Year 12	\$1,112,024	\$17,610	\$1,094,414
Year 13	\$1,145,385	\$18,139	\$1,127,246
Year 14	\$1,179,747	\$18,683	\$1,161,064
Year 15	\$1,215,139	\$19,243	\$1,195,896
Year 16	\$1,251,593	\$19,820	\$1,231,773
Year 17	\$1,289,141	\$20,415	\$1,268,726
Year 18	\$1,327,815	\$21,028	\$1,306,788
Year 19	\$1,367,650	\$21,658	\$1,345,991
Year 20	\$1,408,679	\$22,308	\$1,386,371
Total	\$21,586,315	\$341,845	\$21,244,470

Source: Copyright 2016 IMPLAN Group: Walter Duke + Partners Economic Study 2022

GREEN STREET *on Sistrunk*

Project Plans & Information

CONCEPTUAL SITE PLAN



GREEN STREET ON SISTRUNK

61

Regulatory Approvals



ZONING SUMMARY			
	<i>Parcel 1</i>	<i>Parcel 2</i>	<i>Parcel 3</i>
<i>Land Area - S.F.</i>	24,778	7,925	10,125
<i>Area-Acres</i>	0.5688	0.1733	0.2324
<i>Zoning</i>	NWRAC-MUw	NWRAC-MUw	NWRAC-MUw
<i>Size - S.F.</i>	18,543	7,925	5,000
<i>Zoning</i>	RMM-25		RMM-25
<i>Size - S.F.</i>	6,325		5,125

Our proposed development in parcels 1, 2, & 3 aligns with the NWRAC-MUw, which is what these lots are currently zoned for. Of parcels 1 & 3, there is a total of 11,450 SF that is zoned RMM-25 that will need to be rezoned as NWRAC-MUw.

Fuse Group has past experience in rezoning in the Sistrunk corridor. We anticipate the process of rezoning and site plan approval to occur concurrently in order to comply with the required 24-month timeline for the completion of this project, and we will work with the City of Fort Lauderdale to assure a smooth process.

Green Street on Sistrunk consists of nine parcels in addition to the parcels 1, 2, & 3 of the RFP (eight separate parcel IDs as described in the RFP document), of which four will need to be rezoned as well. All required rezoning for this project will take place concurrently with the site plan approval process, in order to meet the required 24-month timeline for completion. Other anticipated regulatory approvals include variances to setbacks and parking requirements due to the proposed net increase in landscape and open space provided by Green Street on Sistrunk.



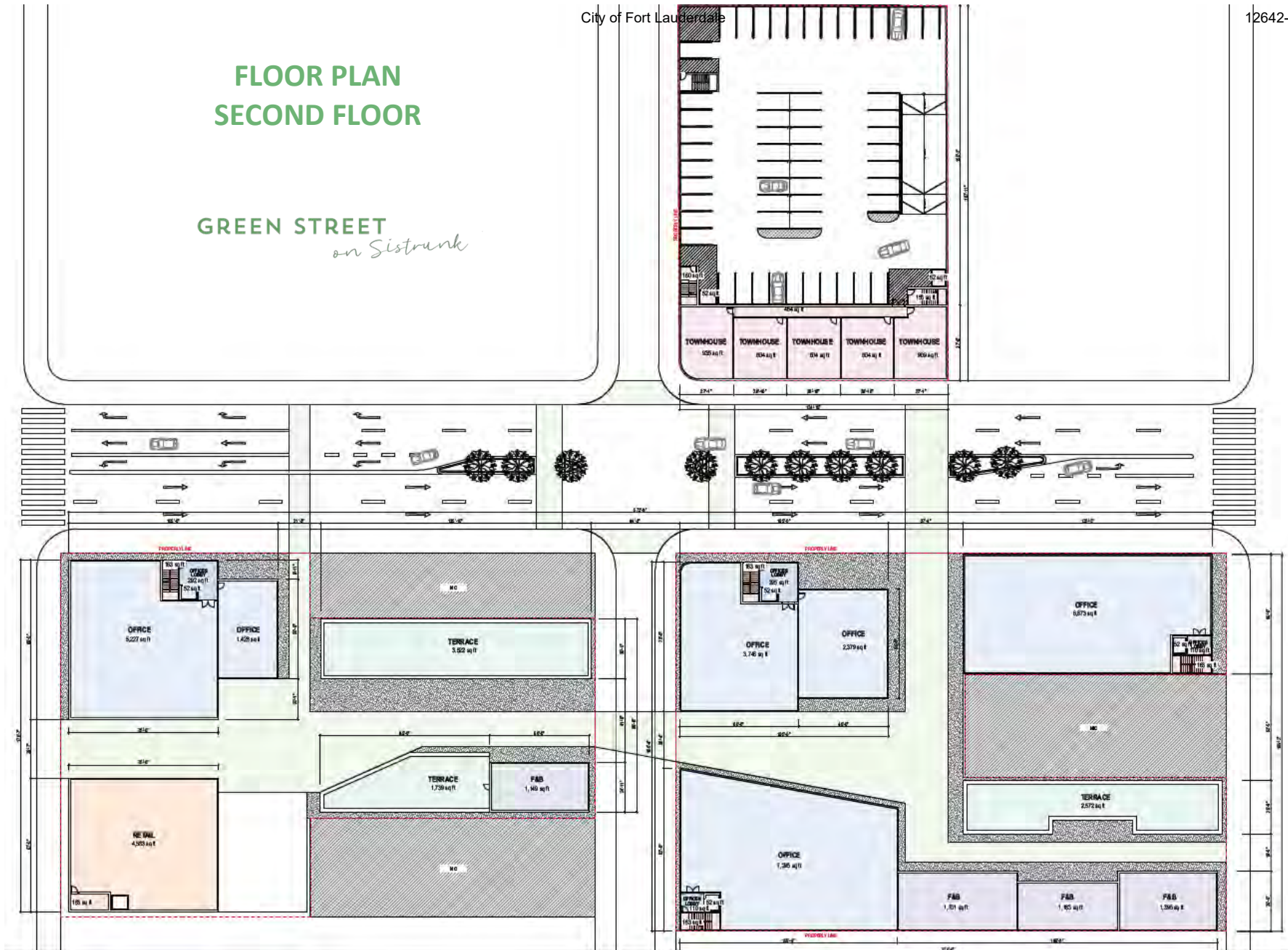
The aggregated parcels allow for a unified, centralized pedestrian path that meanders through the site plan - a true "Greenstreet" - which is the genesis of the name. Because of the efficiency inherent in aggregating and centralizing the parcels, the overall percentage of required open space can be increased by $\pm 15\%$. This increased open space will find expression as a highly curated and landscaped pedestrian street, acting as part of the overall Greenstreet on Sistrunk open space network.

GREEN STREET
on Sistrunk



FLOOR PLAN SECOND FLOOR

GREEN STREET
on Sistrunk

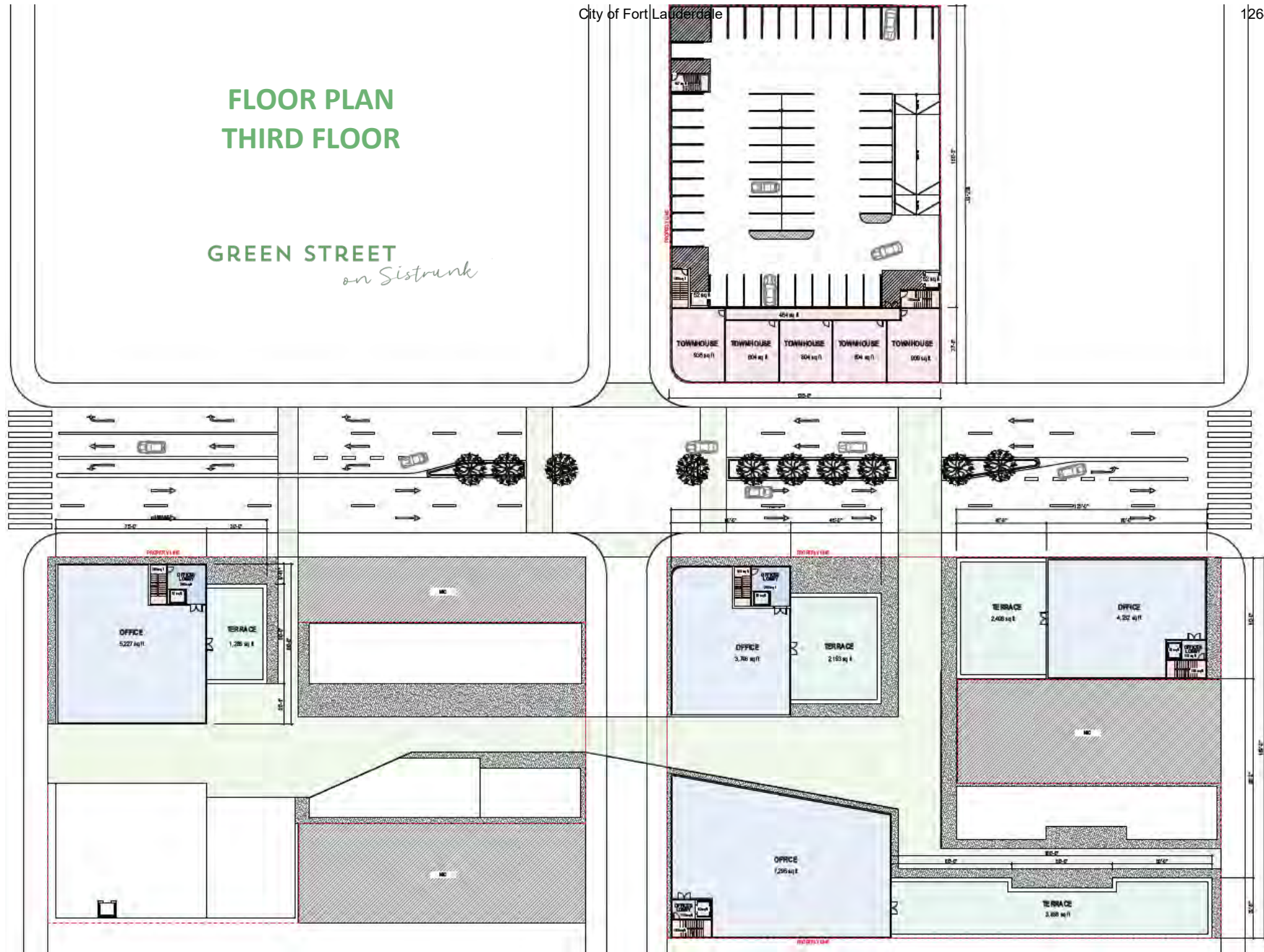


GREEN STREET ON SISTRUNK

65

FLOOR PLAN THIRD FLOOR

GREEN STREET
on Sistrunk



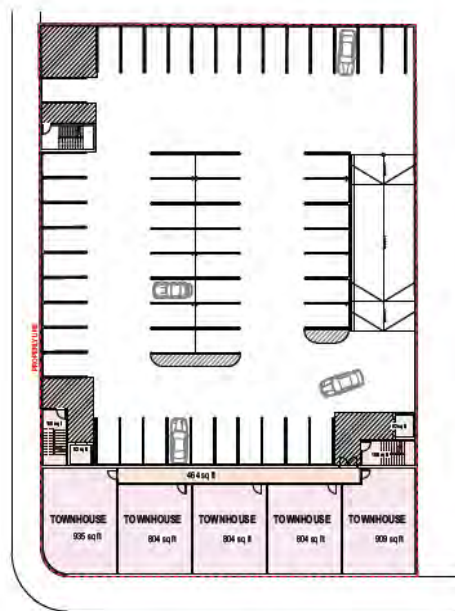
GREEN STREET ON SISTRUNK

66

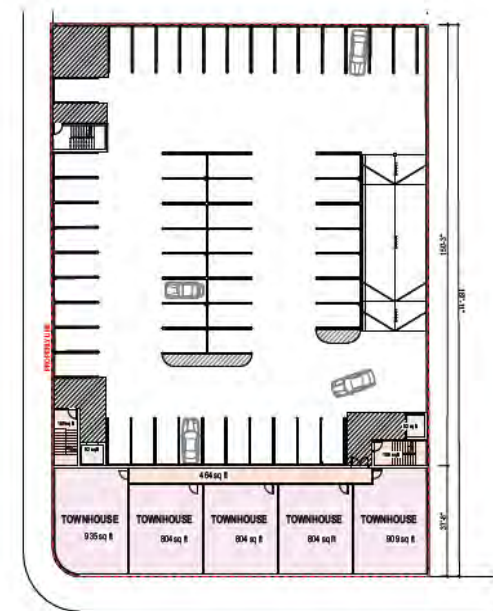
FLOORPLANS



SIXTH LEVEL



FIFTH LEVEL



FOURTH LEVEL

BUILDING SIZES

BLDG	FLOORS	FOOTPRINT SF	TOTAL SF
1	3	6,000	18,000
2	2	1,500	3,000
3	2	5,250	10,500
4	1	2,400	2,400
5	1	4,050	4,050
6	1	2,000	2,000
7	2	1,000	2,000
8	3	4,500	13,500
9	2	2,475	4,950
10	3	7,100	21,300
11	2	2,700	5,400
12	3	4,800	14,400
13	2	1,800	3,600
14	2	1,250	2,500
15	2	1,800	3,600
16	1	1,125	1,125
17	1	700	700
18	1	1,125	1,125
19	6	25,000	150,000
		TOTAL	264,150



BUILDING SIZES

BLDG	FLOORS	FOOTPRINT SF	TOTAL SF
1	3	6,000	18,000
2	2	1,500	3,000
3	2	5,250	10,500
4	1	2,400	2,400
5	1	4,050	4,050
6	1	2,000	2,000
7	2	1,000	2,000
8	3	4,500	13,500
9	2	2,475	4,950
10	3	7,100	21,300
11	2	2,700	5,400
12	3	4,800	14,400
13	2	1,800	3,600
14	2	1,250	2,500
15	2	1,800	3,600
16	1	1,125	1,125
17	1	700	700
18	1	1,125	1,125
19	6	25,000	150,000

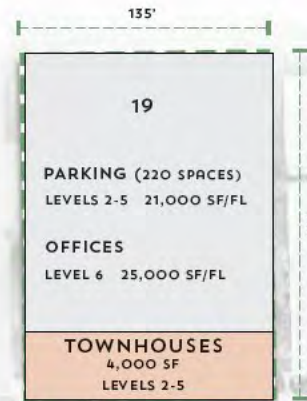
TOTAL 264,150



SECOND LEVEL

BUILDING SIZES

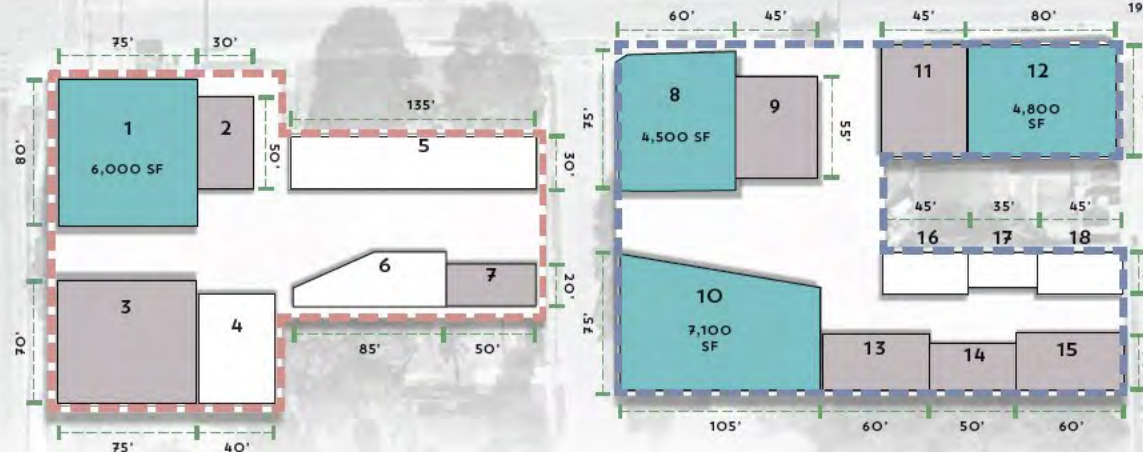
0 SPACES	S	0 SF - 1,500 SF
0 SPACES	M	1,500 SF - 2,500 SF
4 SPACES	L	2,500+ SF
4 SPACES		
50 TOTAL		



LEVEL VARIES

BLDG	FLOORS	FOOTPRINT SF	TOTAL SF
1	3	6,000	18,000
2	2	1,500	3,000
3	2	5,250	10,500
4	1	2,400	2,400
5	1	4,050	4,050
6	1	2,000	2,000
7	2	1,000	2,000
8	3	4,500	13,500
9	2	2,475	4,950
10	3	7,100	21,300
11	2	2,700	5,400
12	3	4,800	14,400
13	2	1,800	3,600
14	2	1,250	2,500
15	2	1,800	3,600
16	1	1,125	1,125
17	1	700	700
18	1	1,125	1,125
19	6	25,000	150,000

TOTAL 264,150



THIRD LEVEL



FRONT ELEVATION NORTH PARCEL - FACING SOUTH



FRONT ELEVATION INTERIOR GREEN STREET CORRIDOR



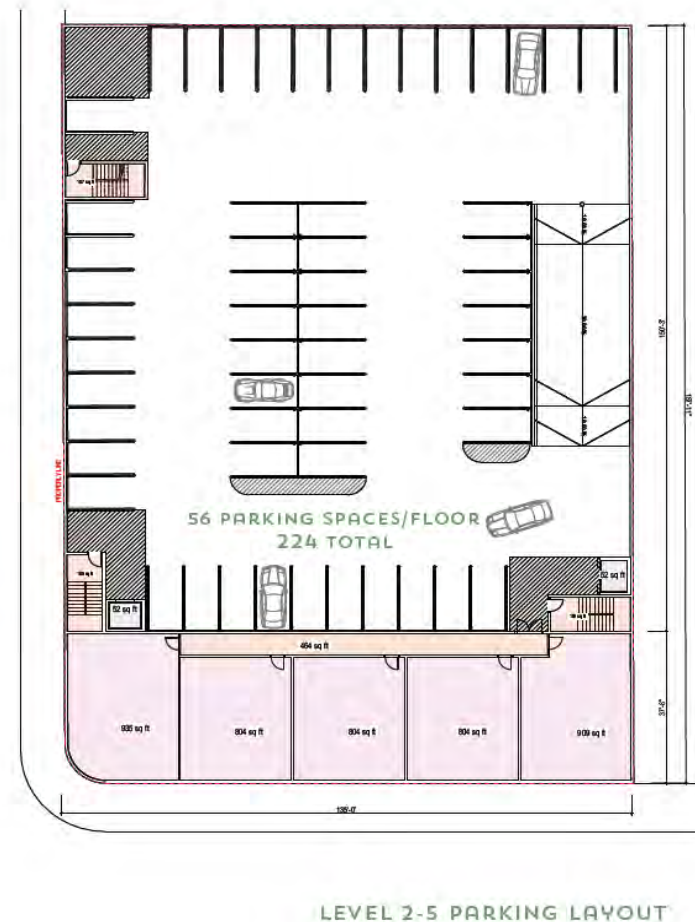
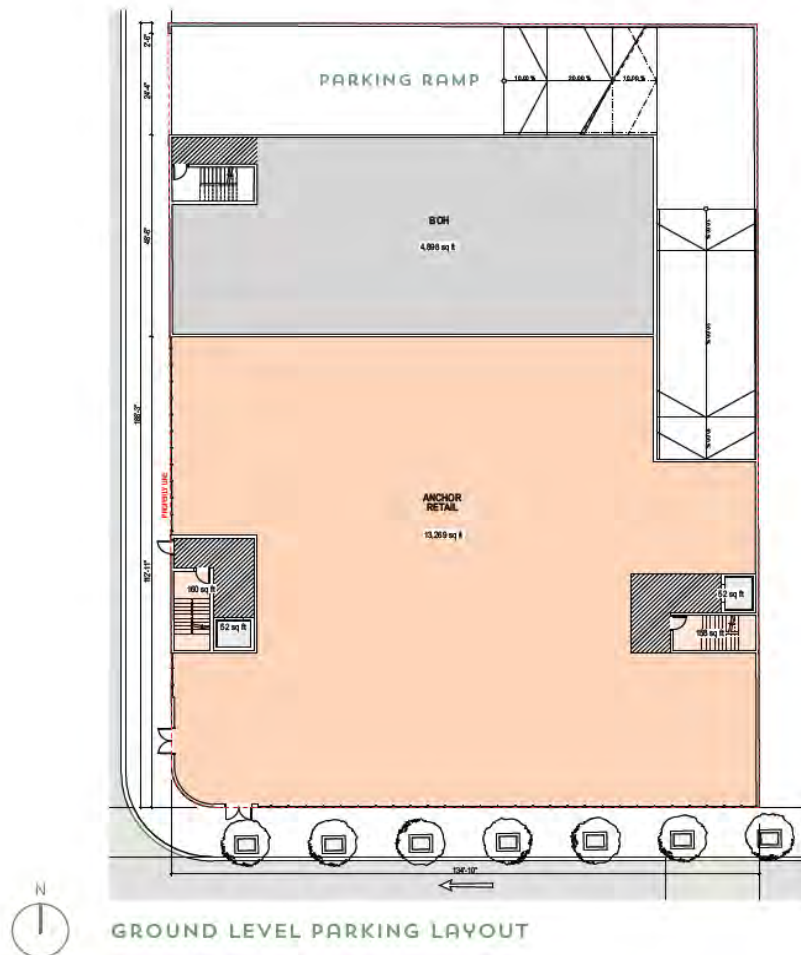


SIDE ELEVATION NORTH PARCEL - FACING WEST





REAR ELEVATION NORTH PARCEL - FACING NORTH



The parking requirement for NWRAC-MUW will be fully provided for on the RFP lots, that requirement comes to approximately 1 space per ± 416 SF (Retail uses shall provide 60% of the required parking listed for uses in Table 1 of Code Section 47-20). The additional agglomerated private lots will be developed at a varied parking rate. Adjacent side streets can be improved to incorporate street parking in the ROW. Dedicated share-ride drop-offs are provided at 3 locations (east entrance, west entrance, and north parcel) and will reduce on-site parking demand.

LEED CHECKLIST

LEED v4.1 BD+C
Project Checklist

Y ? N Credit Integrative Process

1

0	0	0	Location and Transportation	13
Y			Credit: LEED for Neighborhood Development Location	16
		N	Credit: Sensitive Land Protection	1
		N	Credit: High Priority Site and Equitable Development	2
Y			Credit: Surrounding Density and Diverse Uses	5
Y			Credit: Access to Quality Transit	5
Y			Credit: Bicycle Facilities	1
Y			Credit: Reduced Parking Footprint	1
Y			Credit: Electric Vehicles	1

0	0	0	Sustainable Sites	8
Y			Prereq: Construction Activity Pollution Prevention	Required
			Credit: Site Assessment	1
		N	Credit: Protect or Restore Habitat	2
Y			Credit: Open Space	1
Y			Credit: Rainwater Management	3
Y			Credit: Heat Island Reduction	2
Y			Credit: Light Pollution Reduction	1

0	0	0	Water Efficiency	11
Y			Prereq: Outdoor Water Use Reduction	Required
Y			Prereq: Indoor Water Use Reduction	Required
Y			Prereq: Building-Level Water Metering	Required
Y			Credit: Outdoor Water Use Reduction	2
Y			Credit: Indoor Water Use Reduction	6
Y			Credit: Optimize Process Water Use	2
Y			Credit: Water Metering	1

0	0	0	Energy and Atmosphere	33
Y			Prereq: Fundamental Commissioning and Verification	Required
Y			Prereq: Minimum Energy Performance	Required
Y			Prereq: Building-Level Energy Metering	Required
Y			Prereq: Fundamental Refrigerant Management	Required
Y			Credit: Enhanced Commissioning	6
Y			Credit: Optimize Energy Performance	18
Y			Credit: Advanced Energy Metering	1
Y			Credit: Grid Harmonization	2
Y			Credit: Renewable Energy	5
Y			Credit: Enhanced Refrigerant Management	1

Project Name: GREEN STREET ON SISTRUNK
Date: 5/4/22

0	0	0	Materials and Resources	7
Y			Prereq: Storage and Collection of Recyclables	Required
Y			Credit: Building Life-Cycle Impact Reduction	5
		?	Credit: Environmental Product Declarations	2
		?	Credit: Sourcing of Raw Materials	2
		?	Credit: Material Ingredients	2
Y			Credit: Construction and Demolition Waste Management	2

0	0	0	Indoor Environmental Quality	16
Y			Prereq: Minimum Indoor Air Quality Performance	Required
Y			Prereq: Environmental Tobacco Smoke Control	Required
Y			Credit: Enhanced Indoor Air Quality Strategies	2
Y			Credit: Low-Emitting Materials	3
Y			Credit: Construction Indoor Air Quality Management Plan	1
Y			Credit: Indoor Air Quality Assessment	2
Y			Credit: Thermal Comfort	1
Y			Credit: Interior Lighting	2
Y			Credit: Daylight	3
Y			Credit: Quality Views	1
Y			Credit: Acoustic Performance	1

0	0	0	Innovation	6
Y			Credit: Innovation	5
Y			Credit: LEED Accredited Professional	1

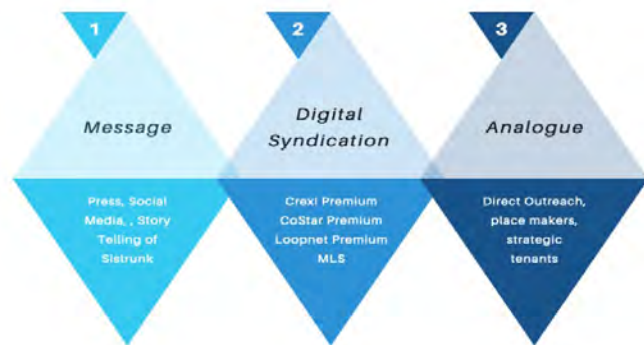
0	0	0	Regional Priority	4
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1
			Credit: Regional Priority: Specific Credit	1

0	0	0	TOTALS	Possible Points: 99
Certified: 40 to 49 points; Silver: 50 to 59 points; Gold: 60 to 79 points; Platinum: 80 to 110				



Green Street on Sistrunk potentially qualifies for LEED platinum certification. Fuse Group will work closely with the design to achieve LEED or other industry recognized sustainability and energy efficiency building certifications.

MARKETING PLAN



Fuse Group intends to utilize a three-prong approach to the marketing and placemaking in order to ensure the success of the project. The focus will be to ensure engagement in all channels through clear and direct engagement.

Developer will collaborate with **local organizations** to create and implement a **custom-made marketing outreach campaign** that will be a target to the local community – commercial and residential tenants.

I. Story Telling and PR – Fuse Group will focus on sharing and telling the story of Sistrunk and its neighborhood through communication via social media, art, and fashion channels (see participants and support letters), news press etc. telling the unique story of the neighborhood in order to attract patrons to visit, shop and engage both financially and in spirit with the community will be our key place making goal.

II. Digital Syndication – communication via premium outreach channels such as CREXI Premium, CoStar Premium, LoopNet Premium and MLS Commercial. Such digital outreach will allow the developer to put the message out there in front of pre-targeted operators, brokers, and client groups.

III. Analogue – good old-fashioned door knocking. Fuse Group will reach out directly to place makes and businesses of interest to ensure proper exposure as well as develop various incentive packages for key businesses that will advance the overall betterment of the project and the community as a whole.

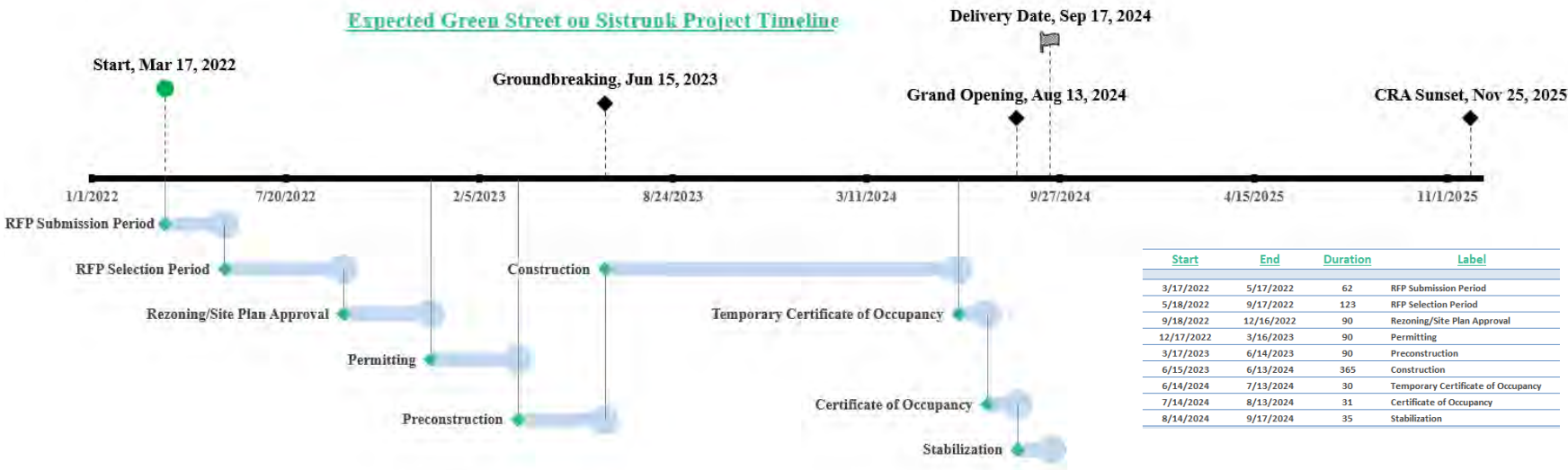


Type of Construction

The anticipated type of construction will be industry-standard means and methods appropriate for South Florida climate and the Florida Building Code. The structural frame will be reinforced concrete or steel-frame members. Elevated floorplates will be constructed of cast-in-place slabs of concrete slabs on steel decking and open web joists. In some cases roofing can incorporate intensive or extensive planted green roofs. Slip-form or other innovative methods are not being considered.

Proposed Public Improvements

The proposed public ROW improvements are part of Greenstreet on Sistrunk's open space network, incorporating traffic-slowing devices such as speed tables and specialty pavers, planted medians and pedestrian-activated crosswalk notification measures. The visual impact of these ROW improvements is designed to function as an important wayfinding feature so that vehicular and pedestrian traffic alike will identify this important landmark as an important contributing place in Sistrunk's history.



GREEN STREET *on Sistrunk*

Residential Element

RESIDENTIAL

<u>Unit Type:</u>	<u># of Units</u>	<u>Avg SF/Unit</u>
2 BD/2 BA	16	1,000

Green Street on Sistrunk main aim is to ensure feasible economic viability of the community can be sustained and continue to grow. That cannot be done without creating the opportunities for local makers and local jobs. While *Green Street on Sistrunk* is a commercial office & retail development in nature, it was important for us to find creative ways to integrate residential component into it to allow those who wish to be emersed in a creative environment to have a place to call home. *Green Street on Sistrunk* is a walking distance from two major residential developments the Adderley and the Arcadian which are expected to house over 900 residential units.

The *Green Street on Sistrunk* townhomes will have 2 bedrooms and 2 bathrooms, and they are expected to be approximately 1,000 sf each. The rates for these townhomes are expected to be \$2.75 per square foot which comes below the current market rates of other newly developed units in the area. These townhomes will be state-of-the-art and be LEED Certified. The target population will be residents across Fort Lauderdale. It will be open to all residents that qualify. There will be designated parking for each tenant in the proposed 220+ parking garage that is attached to the townhomes. **The developer is proposing 10% of the units to be affordable.** The residential units will be on the north side of Sistrunk Boulevard.



GREEN STREET *on Sistrunk*

Retail/Office Element

OFFICE/RETAIL ELEMENT

Green Street on Sistrunk is proud to bring a plethora of spaces to serve many different uses. The most exciting space is the expected Grocer Anchor Tenant which we believe will be the most impactful and will serve a critical need for the community. This space will be +/- 15K SF and expecting to host a Grocer that would serve the community. The development shall include about 65K SF of office spaces spread throughout the space. Office space is crucial to bringing various jobs to Sistrunk and generate opportunities. These spaces are expected to be occupied by Medical, Law, creative and professional services tenants.

There will be roughly 27K SF of F&B spaces that can house a wide variety of vendors. F&B spaces will range from 400 – 2,400 SF. Prices for these spaces are expected to be \$35 per square foot NNN which is in line with new space F&B space rents in the area. Retail spaces will encompass roughly 43K SF of the project. These spaces are integral to the project because we believe the corridor needs more retail infrastructure for the many small businesses in the area.

Type	Square Feet	<u>NNN</u> Rent/SF/Year	Annual Increases
Office Spaces	64,876	\$25.00	3.50%
F&B	27,300	\$35.00	3.50%
Micro F&B	900	\$45.00	3.50%
Retail	42,926	\$35.00	3.50%
Micro Retail	3,150	\$45.00	3.50%
Anchor Grocer Tenant	15,000	\$35.00	3.50%
		Average:	
Total	154,152	\$36.67	3.50%



GREEN STREET *on Sistrunk*

Minority/Women Participation



*Dickey Consulting applied for renewal for their Woman & Minority Business Certification, and just pending acceptance from the State.

Fuse Group has consistently made a concerted effort to engage with local, minority, and women owned business in its real estate development projects and overall business activities. It is part of Fuse Group's mission to ensure minority/women participation in the economic life of the city, county, and state.

Dickey Consulting

Sheryl Dickey is a pillar for the modern day Sistrunk. As an owner of a building that provides a space for many small black businesses, she understands the needs of the prospective tenant. Fuse and Dickey consultant will work together to ensure the community benefits plan is executed.

Dickey Consulting and Fuse Group in relations to *Green Street on Sistrunk*

- Develop Community Partnerships: Engage with local schools, engage with higher education programs, participate in industry initiatives i.e., mentorships, peer-to-peer events, sponsor events in the community with other groups
- Local Procurement Opportunities with black-owned, women-owned, and small businesses
- Ensure wages are at least \$15.00/hour with benefits
- Create a Diversity Hiring Plan
- Ensure Career Ladders for workers
- Participate in events to support entrepreneurship and jobs
- Support Entrepreneurship efforts to grow small businesses i.e., provide no cost or low-cost workspace to small businesses, provide pro bono services to non-profits that provide technical assistance to small businesses
- Participate in annual training sessions

Plans for Minority Women Participation:

Fuse Group has built relationships with many local organizations that has been doing work on Sistrunk as it relates to community engagements and outreach. These organizations are boots on the ground and understand the issues plaguing the community, more importantly, as development continues, the lack of minority and women led participation. Through these partnerships, there is a joint understanding that real estate development provides many contracts and job opportunities. To reach procurement goals to satisfy the Minority/Women participation. Fuse Group partnered with 2 women led organizations, and a minority led organization. Each relationship has been individually cultivated to serve the different goals that the developer wants to meet.





Fuse Group is actively seeking to contribute toward the increase visibility, education, and development of the women-owned enterprises where women entrepreneurs can thrive. It is part of Fuse Group's mission to ensure minority/women participation in the economic life of the city, county, and state.

Keith Engineering

Mrs. Dodie Keith-Lazowick succeeds her father, Bill Keith, as President and Managing Principal of Keith and Associates, Inc. Since 1982, her experience has encompassed many phases of Surveying and Mapping, Land Planning, Site Design, Agency Permitting and Construction Management. She actively participates in a number of philanthropic, civic, and professional organizations.

Previous Work from Fuse Group and Keith Engineering

Fuse Group has partnered with Keith Engineering on some of its groundbreaking projects here on the Sistrunk corridor. Keith Engineering worked with Fuse Group in completing Provident Shops, a commercial retail center, located at 612 NW 9th Ave, Fort Lauderdale, FL 33311. Also, Fuse Group is currently in the process of developing a +/- 40,000 mixed use project located at 909 NW 9th Ave, Fort Lauderdale, FL 33311, which is in the heart of Sistrunk, where Keith Engineering will be providing civil engineering and landscape architecture services.





Peanut Butter & Jelly Project Thanksgiving Event

PB&J Project was started in 2013 because a few people saw a big problem in Downtown Fort Lauderdale. The Homeless Veterans and Homeless population were plentiful and there was an idea to help “thin the herd”. Having a background in the restaurant business, Brooke and Laura started feeding the homeless community a full meal for \$1.00 a bag. Included was a PB&J, pretzels, a banana, and a bottle of water. It wasn’t about the food. That was our way to connect to the people and find out what they really needed.

In November 2021, Fuse teamed up with Peanut Butter Jelly, a women led non for profit in Fort Lauderdale, to donate 500 turkeys and stuffing to the local community. The Fuse team and network of vendors raised over \$75K in donations to have this much needed event for the neighboring families.



Finally Friday on Sistrunk Food, Music, Entertainment

Finally Friday on Sistrunk is a series of FREE outdoor pop-up events held at Provident Park and along the Historic Sistrunk Boulevard. The family-friendly event features food trucks, vendors, music, live entertainment, a kid’s zone and meet & greet with representatives from the Fort Lauderdale CRA.

Fuse has been a sponsor of the Finally Friday on Sistrunk event. Fuse will continue to show support to local events that bring the community together.

GREEN STREET *on Sistrunk*

Required Forms

Bid Proposal Certification

City of Fort Lauderdale

Bid 12642-925

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) EIN (Optional):

Address:

City: State: Zip:

Telephone No.: FAX No.: Email:

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
<input type="text" value="1"/>	<input type="text" value="4/19/2022"/>	<input type="text" value="2"/>	<input type="text" value="4/25/2022"/>	<input type="text"/>	<input type="text"/>

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages,

3/29/2022 9:34 AM

p. 469

3/29/2022 9:34 AM

p. 470

City of Fort Lauderdale

Bid 12642-925

expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Name (printed)

Date

Signature

Title

Revised 4/28/2020

Non-Collusion Statement

Supplier Response Form

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

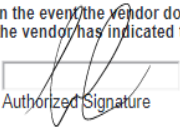
3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME	RELATIONSHIPS
N/A	N/A


In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.


Authorized Signature

Chief Executive Officer
Title

Eyal Peretz
Name (Printed)

04/25/2022
Date


DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List Next On List Return to List FUSE 9 Search

No Events No Name History

Detail by Entity Name

Foreign Limited Liability Company
FUSE 9, LLC

Filing Information

Document Number	M18000002598
FEI/EIN Number	82-1527982
Date Filed	09/19/2018
State	DE
Status	ACTIVE

Principal Address

900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Mailing Address

900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Registered Agent Name & Address

Winer, Jonathan K, Esq.
900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Name Changed: 06/01/2020

Address Changed: 06/01/2020

Authorized Person(s) Detail

Name & Address

Tibe Manager

Florida Prime Acquisitions, LLC
900 NW 6TH ST, SUITE 201
FORT LAUDERDALE, FL 33311

Annual Reports

Report Year	Filed Date
2020	06/01/2020
2021	03/12/2021
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
09/19/2018 -- Foreign Limited	View image in PDF format

Active Status Page - Division of Corporations

GREEN STREET ON SISTRUNK

Non-Discrimination Certification

Supplier Response Form

CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH NON-DISCRIMINATION PROVISIONS OF THE CONTRACT

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-187(c), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

The Contractor shall not, in any of his/her/its activities, including employment, discriminate against any individual on the basis of race, color, national origin, religion, creed, sex, disability, sexual orientation, gender, gender identity, gender expression, or marital status.

1. The Contractor certifies and represents that he/she/it will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, as amended by Ordinance C-18-33 (collectively, "Section 2-187").
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2-187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

 *
Authorized Signature

Eyal Peretz, Chief Executive Officer *
Print Name and Title

04/25/2022 *
Date

Please enter your password below and click Save to update your response.

Please be aware that typing in your password acts as your electronic signature, which is just as legal and binding as an original signature. (See [Electronic Signatures in Global and National Commerce Act](#) for more information.)

To take exception:

- 1) Click Take Exception.
- 2) Create a Word document detailing your exceptions.
- 3) Upload exceptions as an attachment to your offer on BidSync's system.

By completing this form, your bid has not yet been submitted. Please click on the place offer button to finish filling out your bid.

Username

Password *

Save

Take Exception

Close

* Required fields

Please enter your password below and click Save to save your response.

Please be aware that typing in your password acts as your electronic signature, which is just as legal

Sample Insurance Certificate

Client#: 1959053 FUSEGRO

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 05/05/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Insurance Services, LLC 2400 East Commercial Blvd., Fort Lauderdale, FL 33308	CONTACT NAME: Brandon Periman PHONE (AC, No, Ext): - FAX (AC, No): E-MAIL ADDRESS: brandon.periman@usi.com
INSURED Fuse 9, LLC 900 NW 6th Street, Suite 201 Fort Lauderdale, FL 33311	INSURER(S) AFFORDING COVERAGE INSURER A: ABC Insurance Company TBD INSURER B: DEF Insurance Company TBD INSURER C: JKL Insurance Company TBD INSURER D: XYZ Insurance Company TBD INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC OTHER:	X X	XXXXXX	TBD	TBD	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$2,000,000 COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$	X X	XXXXXX	TBD	TBD	EACH OCCURRENCE \$35,000,000 AGGREGATE \$ PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Errors & Omissions		XXXXXX	TBD	TBD	\$1,000,000
D	Bldr's Risk/WrapUp		XXXXXX	TBD	TBD	\$73,605,000 (Per SOV)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Builder's Risk Coverages:

- Special Perils Builders Risk 100% completed value, non-reporting form or equivalent)
- Replacement Cost, Agreed Amount with No Margin Clause, and No Coinsurance.
- Business Income insurance initial 12 months (See Attached Descriptions)

CERTIFICATE HOLDER City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency 100 N. Andrews Avenue Fort Lauderdale, FL 33301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>B. M. Carr</i>
--	--

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ACORD 25 (2016/03) 1 of 2 The ACORD name and logo are registered marks of ACORD
#S35883061/M35802158

KXCER

DESCRIPTIONS (Continued from Page 1)

d. Permission for Partial Occupancy

Total Blanket or specified limits applicable to Hard Costs and Soft Costs, including Delayed Opening Loss of Income/Rents (if applicable) and 100% of construction loan interest. Please attach a schedule of insured soft costs, business income/rents, and interest expense.

- Terrorism
- Earthquake. \$Xmm
- Flood: \$mm
- Windstorm/ Named Storm with no sub limit.
- Ordinance or Law/Demolition & Increased Cost of Construction. Cover A at hard costs Cover B&C
- Debris Removal.
- Transit (for Builders Risk exposure).
- Off-Site Storage (for Builders Risk exposure).

Re: RFP for FUSE 9, LLC - 264,000 sf; City of Fort Lauderdale and the Fort Lauderdale Community Redevelopment Agency 100 N. Andrews Avenue Fort Lauderdale, FL 33301 The Contractor has the sole responsibility for all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the City and the CRA as an Additional Insured shall be at the Contractors expense. If the Contractors primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, the Contractor may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement. The Contractors insurance coverage shall be primary insurance as respects to the City, a Florida municipal corporation, its officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, a Florida municipal corporation, its officials, employees, or volunteers shall be non-contributory. City of Fort Lauderdale Bid 12642-925 3/29/2022 9:34 AM p. 11 Version 12-2021 Any exclusion or provision in any insurance policy maintained by the Contractor that excludes coverage required in this Agreement shall be deemed unacceptable and shall be considered breach of contract. All required insurance policies must be maintained until the contract work has been accepted by the City, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, Contractor must provide to the City confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The City reserves the right to review, at any time, coverage forms and limits of Contractors insurance policies. The Contractor shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement to the Contractors insurance company or companies and the City's Risk Management office, as soon as practical. It is the Contractors responsibility to ensure that any and all of the Contractors independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Contractor.

Thirty days notice of cancellation applies for nonpayment of premium. The CRA and the City, a Florida municipal corporation, its officials, employees, and volunteers are to be covered as an additional insured with a CG 20 26 04 13 Additional Insured Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the Contractor. The coverage shall contain no special limitation on the scope of protection afforded to the City, its officials, employees, and volunteers. Waiver of Subrogation applies to all policies.

All of the above is subject of the terms, conditions, and exclusions of the policy.

SAGITTA 25.3 (2016/03) 2 of 2
#S35883061/M35802158



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 819 • Fort Lauderdale, Florida 33301
954-828-5833 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.1

DATE: 4/19/2022

This addendum is being issued to add *Evaluation Committee Tabulation for previous Redevelopment of CRA Property*

All other terms, conditions and specifications remain unchanged.

Paula H. Hemmings Turner
Purchasing Specialist

Company Name: FUSE 9, LLC

(Please print)

Bidder's Signature: _____

Date: 04/25/2022

Addendum 1 Evaluation Committee Tabulation for previous Redevelopment of CRA Property

CITY OF FORT LAUDERDALE
RFP EVALUATION COMMITTEE TABULATION - INITIAL RANKING

RFP# 12385-105
TITLE: Scattered Site Infill Housing
DATE: 3/1/2021

PROPOSED FIRM	Rater #1 - Danny Brown									
	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP:					Design, Construction and Features:				
	Weight Factor	Score	Weight Factor	Score	Weight Factor	Weight Factor	Score	Weight Factor	Score	Weight Factor
1-Audette Consulting Group	0.25	2	0.40	0.25	2	2.00	2.25	2	0.75	0.25
2-Audette Builders, Inc.	0.25	10	2.40	0.25	10	3.00	2.25	12	4.25	0.25
3-Seward County Minority Builders Coalition, Inc.	0.25	4	1.20	0.25	4	1.00	2.00	4	2.10	0.25
4-Delgado Development Inc.	0.25	1	0.20	0.25	1	0.25	1.00	1	0.25	0.25
5-East to West Development	0.25	10	2.40	0.25	10	3.25	2.25	15	4.25	0.25
6-Sunco Real Estate Development, Inc.	0.25	17	3.60	0.25	17	4.25	2.25	17	4.10	0.25
7-Dewberry Construction	0.25	4	0.80	0.25	4	1.00	0.25	4	1.40	0.25
8-Howard Pro LLC	0.25	16	3.20	0.25	16	4.00	2.25	16	3.80	0.25
9-Hill House of Miami Inc.	0.25	15	3.00	0.25	15	3.75	2.25	15	3.25	0.25
10-Luxon City Construction	0.25	3	0.60	0.25	3	0.75	0.25	3	1.00	0.25
11-Highground Housing Services of South Florida	0.25	5	1.00	0.25	5	1.25	0.25	5	1.75	0.25
12-CLASS OF HOPE COMMUNITY DEVELOPMENT CORPORATION	0.25	7	1.40	0.25	7	1.50	0.25	7	2.40	0.25
13-Palmira Homes of Miami Inc.	0.25	14	2.80	0.25	14	3.50	0.25	14	4.00	0.25
14-Palmira Development Group Inc.	0.25	11	2.20	0.25	11	2.75	0.25	11	3.25	0.25
15-GRU Construction LLC	0.25	12	2.40	0.25	12	3.00	0.25	12	3.50	0.25
16-T. Kowak & Associates LLC	0.25	4	0.80	0.25	4	2.25	0.25	4	2.75	0.25
17-United States association of CDC Inc.	0.25	8	1.60	0.25	8	2.00	0.25	8	2.50	0.25
	100		100		100			100		

PROPOSED FIRM	Rater #1 - Rafael Williams									
	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP:					Design, Construction and Features:				
	Weight Factor	Score	Weight Factor	Score	Weight Factor	Weight Factor	Score	Weight Factor	Score	Weight Factor
1-Audette Consulting Group	0.25	1	0.20	0.25	1	0.25	1.00	1	0.25	0.25
2-Audette Builders, Inc.	0.25	10	2.40	0.25	10	3.00	2.25	12	4.25	0.25
3-Seward County Minority Builders Coalition, Inc.	0.25	7	1.40	0.25	7	1.75	0.25	7	2.40	0.25
4-Delgado Development Inc.	0.25	2	0.40	0.25	2	0.25	0.25	2	0.75	0.25
5-East to West Development	0.25	9	1.80	0.25	9	2.25	0.25	9	3.10	0.25
6-Sunco Real Estate Development, Inc.	0.25	16	3.20	0.25	16	4.00	2.25	16	4.10	0.25
7-Dewberry Construction	0.25	3	0.60	0.25	3	1.25	0.25	3	1.40	0.25
8-Howard Pro LLC	0.25	15	3.00	0.25	15	3.25	0.25	15	4.10	0.25
9-Hill House of Miami Inc.	0.25	17	3.60	0.25	17	4.25	0.25	17	4.10	0.25
10-Luxon City Construction	0.25	4	0.80	0.25	4	1.00	0.25	4	1.25	0.25
11-Highground Housing Services of South Florida	0.25	11	2.20	0.25	11	2.75	0.25	11	3.25	0.25
12-CLASS OF HOPE COMMUNITY DEVELOPMENT CORPORATION	0.25	6	1.20	0.25	6	0.75	0.25	6	1.75	0.25
13-Palmira Homes of Miami Inc.	0.25	13	2.60	0.25	13	3.75	0.25	13	4.00	0.25
14-Palmira Development Group Inc.	0.25	14	2.80	0.25	14	3.50	0.25	14	3.50	0.25
15-GRU Construction LLC	0.25	8	1.60	0.25	8	2.00	0.25	8	2.25	0.25
16-T. Kowak & Associates LLC	0.25	5	1.00	0.25	5	2.50	0.25	5	3.25	0.25
17-United States association of CDC Inc.	0.25	10	2.00	0.25	10	1.50	0.25	10	2.00	0.25
	100		100		100			100		

PROPOSED FIRM	Rater #1 - Thomas Green									
	Is in the Best Interest and Furtherance of the CRA Redevelopment Plan, and Most Responsive to the Requirements of the RFP:					Design, Construction and Features:				
	Weight Factor	Score	Weight Factor	Score	Weight Factor	Weight Factor	Score	Weight Factor	Score	Weight Factor
1-Audette Consulting Group	0.25	4	0.80	0.25	4	0.75	0.25	4	1.40	0.25
2-Audette Builders, Inc.	0.25	17	3.60	0.25	17	3.50	0.25	17	4.25	0.25
3-Seward County Minority Builders Coalition, Inc.	0.25	6	1.20	0.25	6	0.25	0.25	6	2.10	0.25
4-Delgado Development Inc.	0.25	1	0.20	0.25	1	0.25	0.25	1	0.25	0.25
5-East to West Development	0.25	9	1.80	0.25	9	2.25	0.25	9	3.10	0.25
6-Sunco Real Estate Development, Inc.	0.25	16	3.20	0.25	16	4.00	0.25	16	4.10	0.25
7-Dewberry Construction	0.25	3	0.60	0.25	3	1.25	0.25	3	1.40	0.25
8-Howard Pro LLC	0.25	14	2.80	0.25	14	3.25	0.25	14	4.10	0.25
9-Hill House of Miami Inc.	0.25	17	3.60	0.25	17	4.25	0.25	17	4.10	0.25
10-Luxon City Construction	0.25	7	1.40	0.25	7	1.25	0.25	7	2.40	0.25
11-Highground Housing Services of South Florida	0.25	10	2.00	0.25	10	2.25	0.25	10	3.10	0.25
12-CLASS OF HOPE COMMUNITY DEVELOPMENT CORPORATION	0.25	5	1.00	0.25	5	1.25	0.25	5	1.75	0.25
13-Palmira Homes of Miami Inc.	0.25	15	3.00	0.25	15	3.75	0.25	15	4.00	0.25
14-Palmira Development Group Inc.	0.25	12	2.40	0.25	12	3.25	0.25	12	3.50	0.25
15-GRU Construction LLC	0.25	11	2.20	0.25	11	2.75	0.25	11	3.25	0.25
16-T. Kowak & Associates LLC	0.25	8	1.60	0.25	8	1.50	0.25	8	2.10	0.25
17-United States association of CDC Inc.	0.25	9	1.80	0.25	9	0.50	0.25	9	2.40	0.25
	100		100		100			100		

Addendum 1

GREEN STREET ON SISTRUNK

5/6/2022

BidSync

94

p. 122

CAM #22-0738

Exhibit 5

Page 120 of 129



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

RFP No. 12642-925

TITLE: Purchase & Redevelopment of CRA Property

ADDENDUM NO.2

DATE: 4/25/2022

This addendum is being issued to Amend **Section 3.4 Appraised Value, History and Existing Documents**

All other terms, conditions and specifications remain unchanged.

Paulette Hemmings Turner
Purchasing Specialist

Company Name: FUSE 9, LLC
(Please print)

Bidder's Signature: _____

Date: 04/25/2022



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

Change From

City of Fort Lauderdale

Bld 12642-925



3.4 Appraised Value, History and Existing Documents
The Property is owned by the CRA and was appraised by American Realty Consultants as of October 5, 2021 (Attachment 2) as follows:

SUMMARY OF MARKET VALUE CONCLUSIONS				
PARCEL	ADDRESS	PROPERTY ID	SQUARE FEET	MARKET VALUE
1	538 NW 8 Avenue 790 Sistrunk Blvd	504203011850	24,778	\$ 750,000.00
		504203011860		
		504203011870		
		504203011880		
		504203011890		
2	541 NW 7 Terrace 543 NW 7 Terrace	504203011600	7,925	\$ 225,000.00
		504203011610		
		504203011620		
3	547 NW 7 Terrace	504203011630	10,125	\$ 270,000.00
		504203011640		
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

2/18/2022 8:45 AM

p. 21



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
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Change To

City of Fort Lauderdale

Bld 12642-925



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		504203011870		
		504203011880		
		504203011890		
2	541 NW 7 Terrace 547 NW 7 Terrace	504203011600	7,925	\$ 225,000.00
		504203011610		
		504203011620		
3	547 NW 7 Terrace	504203011630	10,125	\$ 270,000.00
		504203011640		
TOTAL			42,828	\$ 1,245,000.00

Please refer to surveys by McLaughlin Engineering Company, for square footage and dimensions of parcels, attached as Attachment 3.

Version 12-2021

3/18/2022 8:45 AM

p. 21

Addendum 2

GREEN STREET ON SISTRUNK

95

5/6/2022

BidSync

p. 123

CAM #22-0738

Exhibit 5

Page 121 of 129

GREEN STREET *on Sistrunk*

Letters of Support

Urban LeagueNSU Art MuseumBroward County

May 2, 2022

Re: Support of Green Street on Sistrunk, a Fuse Group proposed project

To Whom It May Concern:

This letter serves as Urban League of Broward County's statement of interest and support for Fuse Group Investment Companies' ("Fuse Group" or "Fuse") redevelopment project located on Green Street in the Sistrunk Corridor.

Urban League of Broward County is in discussion with Fuse Group about a partnership that parties hope will empower the community through workforce training, job fairs for prospective tenants/vendors, small business development and other programmatic initiatives designed to advance equity and economic opportunity for local residents. Fuse Group's mantra to "develop and invest in the real estate of tomorrow," aligns with the Urban League's commitment to foster healthy, resilient and sustainable neighborhoods.

The Urban League is excited about a potential partnership with Fuse Group and supports its mission to elevate the real estate landscape by developing and financing commercial, residential, and mixed-use developments through a holistic approach of commerce, culture, art and design. Please accept this letter of support from the Urban League of Broward County for Green Street on Sistrunk, a Fuse Group proposed development. Thank you for your consideration.

Best regards,

NSU ART MUSEUM

FORT LAUDERDALE

BONNIE CLEARWATER | Director and Chief Curator

February 25, 2022

To whom it may concern;

I recently had the opportunity to view the plans for "Green Street on Sistrunk" the multifaceted development with community inclusion, which is coming to the Broward community. The design and concept are impressive as they will create a welcoming sense of place and bring life to the streets, which is essential for building community. I appreciated its horizontal plan, which reminded me of Las Angeles, and I am particularly intrigued by their plan to curate experiential art projects throughout the project to make it an international destination. This project would augment NSU Art Museum Fort Lauderdale's world-class curated exhibitions and renowned art collection.

We look forward to future meetings and potential collaborations.

Sincerely,

Bonnie Clearwater



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT

Governmental Center Annex

115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301 • 954-357-6400 • FAX 954-357-5674

Monday, January 31, 2022

To whom it may concern,

Sincerely, I, Paola Isaac Baraya, Economic Development Specialist for International Trade am pleased to know that there is such a multifaceted development with community inclusion such as "Green Street on Sistrunk" is coming to the Broward community. We express interest in being involved with such project and its programming.

The Broward County Office of Economic and Small Business Development (OESBD) is primarily responsible for enhancing the economy of Broward County by recruiting new industry, supporting existing industries, and creating new value-added employment opportunities for residents. Its mission is to promote job growth, diversify the County's industrial mix, and expand the local tax base. OESBD works closely with key partners to accomplish its mission. This community project would be a great compliment to the achievement of our office's mission and goals.

We are looking forward to discussions on the many future collaborations that may serve to further OESBD's mission in your facilities.

Sincerely,



Paola Isaac Baraya, MSc, Economic Development Specialist – International Trade

Office of Economic and Small Business Development

115 S. Andrews Ave Room A680 | Fort Lauderdale, FL 33301

954.357.7894 Mobile: 786.597.6729 Fax: 954.357.9024

www.broward.org/econdev

A NATIONAL URBAN LEAGUE AFFILIATE UNITED WAY AGENCY

URBAN LEAGUE OF BROWARD COUNTY
560 NW 27th Avenue • Fort Lauderdale, FL 33311Phone (954) 584-5777
Fax (954) 209-5750www.ubroward.org
f t i nNSU Art Museum
One East Las Olas Boulevard
Fort Lauderdale, FL 33301954.262.0225 (Call)
bclearwater@nsufla.org
nsuartmuseum.orgFLORIDA SOUTHEASTERN UNIVERSITY
NSU
Fort LauderdaleBroward County Board of County Commissioners
Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Galer • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine
www.broward.org

Page 1 of 1

Sister Cities International Florida

Connect globally. Thrive locally.

To whom it may concern,

I, Roger Panta, Director of Sustainability Sister Cities International Florida, am pleased to know that there is such a multifaceted development with community inclusion such as "Green Street on Sistrunk" is coming to the Broward community. We express interest in being involved with such project and its programming.

Our organization oversees different Sustainable programs that would be complimented by being hosts in your community development. Some of our programs but not limited, are, eco-green business development South Florida Summits, World sustainable first-class events.

We are looking forward to discussions on the many future collaborations that may serve to further Sister Cities International-Florida (Sistercities.org) mission in your facilities.

Sincerely,

Roger Panta

Director of Sustainability
Sister Cities International Florida
Sistercities.org
305-725-725-0201

**FIU**

Ratcliffe Art + Design Incubator is an initiative aimed to promote and foster social entrepreneurship and innovation among upcoming FIU artists and designers. The incubator's one to two-year residency provides Ratcliffe fellows with essential tools to turn their ideas into profitable businesses.

This unique program, located at FIU's Biscayne Bay Campus in North Miami, is one of the most innovative art + design entrepreneurship spaces housed at a public university. The Philip E. and Carole R. Ratcliffe Foundation Inc. and CARTA's Department of Art + Art History will bring in two instructors that will operate their own on-site studios, mentor the student and oversee student business developments or patents.

The Ratcliffe Art + Design Incubator at FIU seeks to bridge the gap between talent and entrepreneurship success while promoting innovative art + design within the community.

Jacek J. Kolasinski MFA
Program Director / Associate Professor.

Areas of expertise: art and history, emerging digital technologies, 3D design and rapid prototyping, 3D printing and scanning, public art and social practice, exhibition curation, video installation, multi-channel projection and multimedia environments, cross-cultural visual communication, curriculum development and academic administration.

Art N Folly

ART N FOLLY



Commitment Letter

Thursday, Feb 10, 2022

To whom it may concern,

Sincerely, I, Valeray Francisco, Director of Art N Folly Gallery and Strategic Partnership Director of Art Palm Beach, Art Boca, and Art Naples am pleased to know that Fuse Group is creating a multifaceted development with community inclusion such as "Green Street on Sistrunk" in Broward. As a business owner in Broward County I am committed to being involved in this community-centric project. With my commitment comes local, national, and international projects (existing and to be actualized) that promote interaction in public spaces, increase civic participation through celebration and in the civic agenda, engages youth while promoting the power and preservation of the community.

Art N Folly is a multidisciplinary gallery and art consulting firm. As a gallery Art N Folly focus is on conceptual curatorial models as it relates to cultural, personal, and art historical investigations of identity working only with artist committed to the integrity of their respective arts in relation to the cultural climate.

As art advisors we explore the boundaries between art and design in the context of placemaking and identity. Our working relationship with the artist allows for us to create site-specific and unique artworks, events, and experiential activations tailored to the brand guidelines of our clients.

Art N Folly's team projects have been part of international art fairs in New York, Chicago, Miami, Los Angeles, Jackson Hole, Aspen, Hamptons, and Berlin. We have curated for fortune five hundred companies; Hennessy, Spotify, Imagine Studio's, Ligne Roset and Swatch. And have created art programming for the following municipalities: The City of Miami, Miami-Dade, City of Palm Beach, City of Miami Beach, City of Naples, City of Boca Raton.

Sincerely,
Valeray Francisco
Director
Art N folly Gallery

Art N Folly . 3001 South Ocean Drive, Hollywood Florida, 33019.
+7866197886

FilmGate Miami

FILMGATE.MIAMI/162 SE 187 ST MIAMI, FL 33131 FLOOR 4/305 797.9327

Thursday, Feb 17, 2022

To whom it may concern,

As the Executive Director of FilmGate Miami, FilmGate Interactive and the Downtown Media Center, I sincerely endorse Fuse Group's initiative "Green Street on Sistrunk" in Broward. We are looking forward to expanding our existing programming to Broward.

FilmGate Miami identifies South Florida's most exciting and innovative emerging talent and programs and produces local and international, traditional and XR projects, culminating in our annual FilmGate Interactive Media Festival (Art Week Miami). We look forward to collaborating with Art N Folly on this initiative and we know they will be an invaluable addition to it.

Please do not hesitate to contact me with further questions.

Warm regards,

Diliana Alexander, Executive Director

Ecuador Trade Center

To whom it may concern,

I, Roger Panta, Ecuador Trade Center & Incubator president within World Trade Center Fort Lauderdale, is pleased to know that there is such a multifaceted development with community inclusion such as "Green Street on Sistrunk" coming to the Broward community. We express interest in being involved with such project and its programming.

Our organization will oversee, Ecuadorian, cultural world first-class events, product, and services eco-business development summits in South Florida. These would be complimented by being hosted in your community development.

We are looking forward to discussions on the many future collaborations that may serve to further Ecuador Trade Center's mission in your facilities.

Sincerely,

Roger Panta

President
Ecuador Trade Center
Ecuadortradecenter.com
305-725-725-0201

Planet Fashion TV

To whom it may concern,

I'm Celia Evans, the CEO of Planet Fashion TV, fashion content and events company.

I am excited to know that a multifaceted development with community inclusion such as "Green Street on Sistrunk" is coming to the Broward community. We would love to be involved with this project and its programming. We look forward to being supportive in multiple ways.

Planet Fashion is a full-service fashion media and event production company based in Miami, Florida. Each year the company produces upscale events and runway shows all over the world; Milan Fashion Week, The Cannes Film Festival, London Fashion Week, Art Basel, Miami Swim Week, New York Fashion Week and more. Planet Fashion has worked with clients including Roberto Cavalli, Dsquared2, Versace, Forever 21, Playboy, Sean John, Levis, Furla, Acqua Di Lara, Agua de Coco, Lacoste, La Croix, Ray-Ban and Taittinger. Currently Planet Fashion TV is a syndicated TV series with more than 100 hours of fashion media that is licensed to broadcast in TV channels in the United States, Europe and Asia.

PlanetFashionTV.com is a media portal with over a 150,000 weekly visitors. Our mission is to create positive global content. Owned by an African American female, the company has a commitment to diversity and employs people of Asian, Latin, African American, European descent and LGBTQ. Our content aims to entertain and uplift people while educating them on the latest in fashion innovation.

We are looking forward to discussions on future collaborations with "Green Street on Sistrunk" that may serve to further the Planet Fashion TV mission in your facilities.

Sincerely,
Celia Evans
CEO

Planet Fashion TV

Planet Fashion TV, 2221 NE 164th Street Suite 1256, Miami Florida USA 33160.
+1786529PFTV



The World Trade Centers Association stimulates trade and investment opportunities for commercial property developers, economic development agencies, and international businesses looking to connect globally and prosper locally.

Our association serves as an 'international ecosystem' of global connections, iconic properties, and integrated trade services under the umbrella of a prestigious brand.

The mission of the World Trade Center Fort Lauderdale is to coordinate and facilitate the extensive services of government agencies in Fort Lauderdale, Broward County and the State of Florida to benefit local businesses, while facilitating the entry into the United States for international businesses and affiliating them with World Trade Centers and international businesses throughout the world.

THE BASS

The Bass is Miami Beach's contemporary art museum. Focusing on exhibitions of international contemporary art, The Bass presents mid-career and established artists reflecting the spirit and international character of Miami Beach. The Bass seeks to expand the interpretation of contemporary art by incorporating disciplines of contemporary culture, such as design, fashion and architecture, into the exhibition program. The exhibition program encompasses a wide range of media and artistic points of view that bring new thought to the diverse cultural context of Miami Beach.

Central to the museum's mission, The Bass maintains a vigorous education program for lifelong learning and visitors of all ages. The Bass IDEAS education initiative uses art as a catalyst for creativity and positive growth, especially in the area of early childhood education. The active school program led by the City of Miami Beach called STEAM+, takes The Bass IDEAS off-site by engaging children in Miami-Dade County Public Schools and integrating arts education into the curriculum.

The Bass, Miami Beach's contemporary art museum, creates connections between international contemporary art and the museum's diverse audiences. The Bass shares the power of contemporary art through experiences that excite, challenge and educate.



U.S. 954.926.7500 | Israel 03.374.1788 | info@fusegroupco.com | 900 NW 6th St., Suite 201, Fort Lauderdale, FL 33311 | www.fusegroupco.com

BID/PROPOSAL CERTIFICATION

Please Note: It is the sole responsibility of the bidder to ensure that his bid is submitted electronically through www.BidSync.com prior to the bid opening date and time listed. Paper bid submittals will not be accepted. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) **FUSE 9, LLC** EIN (Optional):

Address: **900 NW 6 Street, Suite 201**

City: **Ft. Lauderdale** State: **FL** Zip: **33311**

Telephone No.: **954-926-7500** FAX No.: **786-513-0825** Email: **eyal@fusegroupco.com**

Delivery: Calendar days after receipt of Purchase Order (**section 1.02 of General Conditions**):

Total Bid Discount (**section 1.05 of General Conditions**):

Check box if your firm qualifies for MBE / SBE / WBE (**section 1.09 of General Conditions**): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>	<u>Addendum No.</u>	<u>Date Issued</u>
1	4/19/2022	2	4/25/2022		

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **You must also click the "Take Exception" button.**

N/A

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal.

I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Eyal Peretz
Name (printed)

4/27/2022
Date

Eyal Peretz
Signature

Chief Executive Officer
Title

Revised 4/28/2020

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

NAME**RELATIONSHIPS**

N/A

N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

Eyal Peretz
Authorized Signature

Chief Executive Officer
Title

Eyal Peretz
Name (Printed)

05/04/2022
Date