

Cover Page

**Mount Bethel New Visions Community Development
Corporation**

1004 NW 1st Street

Fort Lauderdale, FL 33311

954-768-0920 Office

954-768-0964 Fax

Federal Identification number : 65-0798877

Type of Entity: CHDO/Not-for-Profit

City of Fort Lauderdale
Procurement Services Division
100 N Andrews Ave #619

Fort Lauderdale, FL 33301

Contact Person: Jacqueline Reed- Tufts 954-699-8375

Nikki Austin-Shipp 954-805-3364

Acquisition and Renovation of Residential Properties

RFP # 365-11745

June 28, 2016

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Executive Summary

Mount Bethel New Visions CDC has a long history of developing and executing Affordable Housing Programs in South Florida. Not only is the organization registered with HUD as an approved housing counseling agency, Mount Bethel New Visions has been actively identifying opportunities to partner with builders and lenders to get affordable housing in the South Florida Market.

Mount Bethel New Visions CDC is a long standing leader in the community and falls under the involvement and leadership of Mount Bethel Church under the direction of Bishop C.E. Glover. Mount Bethel Church is one of the oldest Churches in Fort Lauderdale and in one of Fort Lauderdale's oldest Neighborhoods in Broward County. Mount Bethel has one of the largest congregations in Fort Lauderdale and is well respected among the many churches and neighborhood organizations of the community.

The office location is 1004 SW 1st Street where principal staff is located. Nikki Austin-Shipp has recently been named the new Executive Director of Mount Bethel New Visions CDC. She oversees the staff of the CDC and will oversee the key individual that is involved for this project.

This project is designed to provide homeownership to 16 families along with homebuyer education and down payment assistance. Of the 16 families, six homes will be reserved for low to moderate income assistance. The other 10 units will be of a mixed income housing component. The six homes will allow for HOME set aside funds to assist with construction and development cost and down payment and closing cost assistance to the end user. The development cost shall include; professional fees such as an engineering, architectural, surveying and consulting costs and interest buy downs. Payment of administrative fees including preliminary and final plat review, engineering service charges recording fees, site plan review fees, minor review fees, surface water license, building permit fees, sewer and water installation fee, sewer and water plan review waste water license, and impact fees. Construction cost typically or customarily treated as development costs by institutional lenders, or any other reasonable hard or soft costs associated or involved with the development and or construction process.

Property shall be Multi-family, owner occupied that will be verified through means including payment of the property taxes.

All end loans shall be processed through the City of Fort Lauderdale or Mount Bethel New Visions CDC's Lenders Partners.

Mount Bethel New Visions CDC shall require each homebuyer, at closing, to execute a mortgage and promissory note with a covenant requirement.

Mount Bethel New Visions CDC, along with its general contractor partners, Wallace Chester, will construct the Townhomes. Mount Bethel New Visions CDC will manage the construction of the project through its consultant team.

Experience and Qualifications

The Consultant, the development team and the employees of Mount Bethel New Visions CDC have diverse experience in project management, community outreach, economic development and a wealth of housing related experience; staff members allocate their time. Team brings over 20 years of experience providing housing and community development projects and service to the community.

Jacqueline Reed-Tufts, MBA, is the Consultant associated with this project for Mount Bethel New Visions CDC. She serves as the Consulting Manager and has managed construction projects for other nonprofit organizations as well as New Visions CDC. She has worked on numerous community projects that promote homeownership in targeted communities. Ms. Reed-Tufts serves on an array of community boards of community and municipalities affordable housing boards and is a HUD and AHECTI certified homebuyer educator and counselor for homebuyer education and foreclosure counseling. Before becoming a consultant, Ms. Tufts worked for SunTrust Bank and a Community Development Officer and as an Adjunct professor for Miami Dade College (Business Department). Ms. Reed-Tufts has received certificate of completion for Project Development from the Development Training Institution (DTI) of Washington, DC.

(Please refer to attachment A for staff resume)

Nikki Austin-Shipp, is the new Executive Director appointed for the Mount Bethel New Visions CDC. She serves as the Officer in charge and executes all documents for Mount Bethel New Visions CDC.

(Please refer to attachment A for staff resume)

Jacqueline Janet Robotham is the Program Manager for New Visions CDC. She manages all assessments of clients to determine their ability to purchase a home. She manages all first time homebuyer closings for the organization.

(Please refer to attachment A for staff resume)

The Development Team will consist of the Consultant (Jacqueline Reed Tufts), Developer (Mount Bethel New Visions CDC), Attorney, Architect (Design2Form), and the General Contractor, (The Chester Group)

(Please refer to attachment B for Development Team Resumes)

Approach to Scope of Work

Mount Bethel New Visions Community Development Corporation along with its General Contractor, The Chester Group shall develop 16 townhomes on Sistrunk Blvd between 22nd Avenue and 21st Terr and 21st Terr and Railroad Tracks.

Mount Bethel New Visions has secured a Consultant with the experience and knowledge to proceed with managing and executing the work that will complete the project on time and on budget. The Consultant has vetted the General Contractor, the architect, the engineer, and has reviewed the timeframe for cost and construction process. The process should be approximately 15 months after execution of award and agreement.

History and Current Status of the Proposer

The following issues should be fully responded to in this part of your proposal in concise narrative form, or as required. Additional sheets should be used, but they should reference each issue and be presented in the same order. A detailed listing of the qualification of the CHDO, including:

An organizational chart;

Attachment C

Most recent Audit Review.

Attachment D

List all pending lawsuits which are concerned directly with the staff or part of your organization proposed for the contract.

N/A

List all judgments from lawsuits in the last 5 years, which are concerned directly with the staff or part of your organization, proposed for the contract.

N/A

List all bankruptcies filed by the organization or any of its principals in the last 5 years.

N/A

List all board members who are City of Fort Lauderdale employees.

N/A

List all board members who hold a position as an elected or appointed member of Fort Lauderdale City government.

(Nikki Austin-Shipp), Executive Director, Serves on the Economic Development Advisory Board appointed by the Mayor of the City of Fort Lauderdale and (Jacqueline Reed), Consultant/Project Manager, Serves on the NW Progresso Advisory Board appointed by the District

Commissioners. Resumes are attached as Attachment A

Affordable Single and Multi-Family Housing Development Plan

A detailed affordable, single or multi-family housing development plan including:

Description of the proposed housing development program;

- a. Pre-development stage
- b. Site Preparation
- c. Architectural Drawings
- d. Appraisals. Survey
- e. Environmental/Soil, Title, Legal, Builders risk Insurance
- f. Submit for permitting
- g. Pre-Qualification process for buyers

2. Begin development stage

- a. SITE Plan Approval
- b. Construction
- c. Inspections
- d. As Built Appraisals
- e. Homeownership for end user

Project objectives, target population, major project characteristics, number and type of units, number of HOME assisted units, surrounding neighborhood, proximity to services, and public or other transportation. Explain how the use of HOME funds will make this project feasible.

The sites are currently vacant and owned by Mount Bethel Church with ownership transfer to Mount Bethel CDC. The adjacent properties are owned by the City of Fort Lauderdale CRA which is needed to make the project feasible and desirable for the neighborhood. The properties are located in River Gardens which is also known as Sweetings Estates, a neighborhood that has been on the rise since 2005 with infill housing that has created an improved way of living in the community. The most recent built homes were built by Lennar Homes, Bob Young Builders and New Visions CDC before the real-estate market collapsed. The area has a proactive neighborhood association and is very active about what goes on in their neighborhood. The adjacent land owned by the CRA was in the contract stages of land transfer to be included with the project until the real-estate market collapsed. The townhouse project was scheduled to break ground in 2008, however, the market collapsed and the project was put on hold. No new homes have been constructed in the surrounding area since the market collapsed. Now the opportunity has ascended and we believe the market will bear a new trend of home sales in the area. The area is in very close proximities to downtown with a travel time of

approximately five minutes without traffic and approximately 10 minutes with traffic. The streets have been redesigned with CRA funds in the past 10 years to help traffic flow to meet the need of a downtown traffic flow to and from. The townhouse project is approximately five miles from the Galleria Mall and Fort Lauderdale's Beach. The area has shown improvements within a five mile radius with the new Flagler Village new structures. Most recently, the DOT was approved to begin the structure of an 18 foot high wall on the west side of the railroad tracks which will combat the noise of the train tracks and the noise of the highway for the new townhouses. The population in 2014 in Fort Lauderdale was 176,013 with a median household in 2013 of \$49,263 compared to the State of Florida at \$46,036. We believe the new Townhouses will bring a new appeal to the area and will help with a mixture of neighbors that are attracted to Downtown, the Beach and all the new amenities for the area of Sistrunk Boulevard and Flagler Village. House values in 2013 were \$259,500 compared to the state of Florida at \$153,300 with a median gross rent in 2013 at \$1,069, which shows a steady increase in prices since 2011. Because the price to rent is almost as much as it is to purchase, we believe this is the perfect time to offer homes for sale in Fort Lauderdale which will put more properties on the tax roll for Broward County. Because of the close proximities of downtown, Flagler Village and the DOT improvements, we believe a mix of professions, higher incomes as well as a mix of race to follow. Fort Lauderdale's population chart has a mix of 50.9% or 87,735 white race, 29.0% or 50,006 black race, 17.2% or 29,667 Hispanic race, 1.4% or 2,489 of Asian race, 1.0% or 1,717 two or more races, 0.3% or 457 other race and 0.2% or 303 American Indian race in 2013.

HOME Investment Partnerships Program (HOME) funds will make this project feasible through the pre-development and development process of this project.

Six Units of the 16 units constructed are proposed for HOME assistance.

The total amount of assistance shall not exceed Twenty-Eight Thousand One Hundred Sixty Six Dollars and sixty-six cent (\$28,166.66) per unit, a total of \$169,000 to be used for eligible development cost. A maximum of twenty thousand dollars (\$20,000.00) per unit may be used for eligible down payment and /or closing cost for buyer assistance, a total of \$120,000. A Total HOME assistance request of \$289,000.

Type of assistance to be provided

HOME set aside will allow for six families to be assisted with construction and development, down payment and closing cost assistance to the end user.

Detailed listing of tasks to be undertaken

1. Site Acquisition transferring of title
 - Architectural Drawings to be completed within seven weeks
 - Acquire Appraisals within three weeks. Obtain Survey within five days
 - Environmental/Soil, Title, Legal, Builders risk Insurance
 - Secure Land title transfers
 - Secure additional construction financing
 - Secure additional project funding
 - Submit for permitting
 - Secure Buyers through Pre-Qualification process
2. Begin development stage
 - a. SITE Plan Approval
 - b. Construction
 - c. Inspections
 - d. As Built Appraisals
 - e. Secure permanent financing for buyers
 - f. C/O and Homeownership for end user

A timeline / schedule of development as well as process and completion of sale to homebuyers and / or lease up of rental

Key Staff Narrative: roles and responsibilities of key staff: resume and background information of each person;

As a CHDO, the Key Staff's roles and responsibilities are clearly defined to meet the goals and obligations of the project. Key staff will provide all necessary information to staff of the City to follow through with request as needed and provide City staff with accessible information if needed. The Key Staff will implement the plan as schedule to carry out the goals of the project.

Organization Experience Narrative:

Jacqueline Reed-Tufts, MBA, is the Consultant associated with this project for Mount Bethel New Visions CDC. She serves as the Consulting Manager and has managed construction projects for other nonprofit organizations as well as New Visions CDC. She has worked on numerous community projects that promote homeownership in targeted communities. Ms. Reed-Tufts serves on an array of community boards of community and municipalities affordable housing boards and is a HUD and AHECTI certified homebuyer educator and counselor for homebuyer education and foreclosure counseling. Before becoming a consultant, Ms. Tufts worked for SunTrust Bank and a Community Development Officer and as an Adjunct professor for Miami Dade College (Business Department). Ms. Reed-Tufts has received certificate of completion for Project Development from the Development Training Institution (DTI) of Washington, DC.

Management Team Experience: resume for each member of the Development Team.

Mount Bethel New Visions has secured a Consultant with the experience and knowledge to proceed with managing and executing the work that will complete the project on time and on budget. The Consultant has vetted the General Contractor, the architect, the engineer, and has reviewed the timeframe for cost and construction process. The process should be approximately 15 months after execution of award and agreement.

Copies of the Development team and Resumes are attached as Attachment B

Current property appraisal no more than 60 days old;

The property appraisal is being process and takes approximately three weeks to complete, however, an analysis of the area sales for townhomes has been completed and attached as Attachment C

Property and site control information submitted should be in the form of title, or purchase sales agreement,(please describe); and include legal description, street address and current owner information

Sales agreement from Church and Legal Description of property attached as Attachment E

Attach a photograph of the subject property(ies), a copy of the preliminary site plan, and floor plans

Attachment F

Location map

Attachment G

Type of occupancy

Low to Moderate income individuals are proposed for six of the 16 units.

Proposed target area

The prospective project proposes to request land to the corner of 22nd Avenue and Sistrunk Blvd and the land on the east side of 21st Terr on Sistrunk which is owned by the City of Fort Lauderdale CRA. In order to develop this project, the property adjacent to our land is needed to make this project feasible and desirable. Negotiations are underway with **the City of Fort Lauderdale CRA.**

Number of households to be assisted

Six of the prospective units will have a (20) year affordability period for eligible homebuyers assistance.

The six units shall meet the HOME Program definition of Affordable housing guidelines. Very low 50% of median income and low 80% of median income.

Complete financial analysis / project budget

Complete Attachment 2;

Project rents (if applicable): for acquisition and rehabilitation of rental units – **Complete Attachment 3;**

N/A

The CHDO shall include a detailed development / project pro-forma (for rental projects). The pro-forma must make adequate provision for replacement reserves, be in line with HUD's HOME rents, and the anticipated number of rent-restricted units as estimated by CHDO – **Complete Attachment 4;**

N/A

Commitment from other funding source(s)

Mount Bethel Church has made a loan commitment to provide Mount Bethel New Visions CDC for the predevelopment cost of the project. Mount Bethel New Visions CDC is in negotiations with Valley National Bank for possible loan commitment for the Townhouse project.

Attached (Church commitment letter)

Attachment H

Marketing plan - Provide an analysis and discussion of market demand justifying the need for the proposed project. How will the proposed HOME units be marketed to the target population? How will this market approach promote equal housing opportunities and ensure compliance with Federal Fair Housing and Equal Opportunity regulations? Discrimination based on race, color, national origin, religion sex or age is prohibited.

The units will be marketed through Mount Bethel New Visions CDC's Homeownership Education Program, a HUD Approved Housing Counseling Agency, PSA's, Mount Bethel Church congregation and Bulletins of other Local Churches, Lender's, and other government agencies. Mount Bethel New Visions CDC promotes equal housing opportunity strategies through its first time homebuyer education program and a partnership with H.O.P.E. Inc. that offers Fair Housing to the communities of Broward County through HUD guidelines on Fair Housing to everyone.

First time homebuyer development plan

Mount Bethel New Visions CDC is a HUD approved counseling agency and is approved through an intermediary of National Coalition Redevelopment Corporation (NCRC) of Washington, DC. Mount Bethel New Visions CDC provides an eight hour mandatory homeownership education class each month to individuals seeking homeownership opportunities in the Broward County area. The program has been in existence over 15 years. Mount Bethel New Visions has recently added the Nehemiah Program to its program portfolio which assists with the down payment to obtain financing for their home.

Tenant selection plan (for rental projects): include procedures for application processing and screening;

N/A

Proposed affordability restrictions

Six of the prospective units will have a (20) year affordability period for eligible homebuyers assistance.

1. Buyers will secure a first mortgage through approved lenders of Mount Bethel New Visions CDC's Lenders Program.
2. 0% interest deferred payment note and mortgage for affordability period.
3. A 20 year minimum period of affordability is required for \$5,000 - \$15,000.
4. Applicant must have at least 1% of the own funds in the transaction.
5. Loan due upon sale, transfer of title or refinance of unit.
6. Lien position no lower than 3rd position (based on appraised value)
7. Buyer must attend a first time home buyers education program
8. Applicant must be a first time homebuyer

Proposal shall describe the past experience of the CHDO in undertaking similar activities, including details of the last three (3) projects of similar scope and magnitude to the project being proposed. Include photos and addresses of those projects – Complete Attachment 5.

Attachments

Include the following completed attachments:

- Attachment 1 - Project fxDevelopment Schedule
- Attachment 2 – Financial Analysis (Project Costs) – First Time Homebuyer and Rental Rehabilitation Project
- Attachment 3 - Project Rents
- Attachment 4 - Operating Statement Pro Forma
- Attachment 5 - Completed Projects

References**Attachment I**

Provide at least three references, preferably government agencies, for projects with similar scope as listed in this RFP. Information should include:

- Client Name, address, contact person telephone and E-mail addresses.
- Description of work.
- Year the project was completed.
- Total cost of the project, estimated and actual.

Note: Do not include City of Fort Lauderdale work or staff as references to demonstrate your capabilities. The Committee is interested in work experience and references other than the City of Fort Lauderdale.

Minority/Women (M/WBE) Participation

If your firm is a certified minority business enterprise as defined by the Florida Small and Minority Business Assistance Act of 1985, provide copies of your certification(s). If your firm is not a certified M/WBE, describe your company's previous efforts, as well as planned efforts in meeting M/WBE procurement goals under Florida Statutes 287.09451.

N/A

Subcontractors

Proposer must clearly identify any subcontractors that may be utilized during the term of this contract.

Attachment J

CHDO APPROVAL STATUS



CITY OF
FORT LAUDERDALE
FLORIDA

June 23, 2016

New Visions Community Development Corporation Inc. (New Visions CDC)
1004 N.W. 1st
Fort Lauderdale, Florida 33311
Attention: Dr. Rosby L. Glover, Executive Director

Subject: Community Housing Development Organization (CHDO) Certification

This letter confirms that New Visions Community Development Corporation is a certified HOME Program CHDO for the City of Fort Lauderdale for FYE 2015-2016.

Please feel free to contact Avis A. Wilkinson, Housing Programs Administrator at 954.828.4513 if you have any questions.

Sincerely,

Jonathan Brown, Housing Manager
Housing and Community Development Division

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
Housing & Community Development (HCD) Division
700 N.W. 19TH AVENUE, FORT LAUDERDALE, FLORIDA 33311 | (954) 828-6520
www.fortlauderdale.gov

EQUAL OPPORTUNITY EMPLOYER

CAM # 16-0794
Exhibit 2
16 of 77

Attachment A
(Staff Resumes)

NIKKI AUSTIN-SHIPP, MBA

Phone: 954-805-3364 Email: nikkiaustinshipp@gmail.com

BUSINESS DEVELOPMENT EXECUTIVE

OPERATIONAL EXCELLENCE/MANAGEMENT / SALES TARGETS / REVENUE TURNAROUNDS / INNOVATIVE MARKETING STRATEGIES

Business Valuation

Profit and Loss

Competitive Market Positioning

Profitability Analysis

Labor Management

Employee Development

Strategic Growth Partnerships

Continuous Process Improvements

Contract Negotiations

Operations Oversight

Emerging Channels

Visionary Leadership

PROFESSIONAL PROFILE

Strategic-Thinking Executive with over twenty years of demonstrated success in effective leadership, operations, employee development and direction, business development, and strategically planning to foster a thriving and stable organization. Results-driven motivated individual with expertise in providing innovating marketing efforts to drive revenue and increase community awareness. Provides effective team support, financial acumen, and leadership with the ability to adapt to changing business needs.

- Extensive knowledge of the necessary turnaround time for items and knowledge of variables that could affect inventory variances
- An effective and persuasive communicator with expertise in preparing and delivering presentations
- Demonstrated the ability to work in a self-directed work environment and to coordinate work assignments
- Displays professionalism through integrity, hard work and expert follow-through
- Effective managerial competencies from hiring, training, and employee performance monitoring, as well as terminations
- Motivates team members to achieve optimal results
- Managed large national accounts such as, McDonald's, Applebee's, Quik Trip, Yellowtail Wine, and Race Trac
- Coordinates marketing activities to support product lines with a focus on both strategic vision and tactical execution of programs that meet and solve the client's needs
- Manages product performance to identify trends, issues, opportunities, and provides expertise pertaining to assigned portfolios

MT: BETHEL COMMUNITY DEVELOPMENT CORPORATION/EXECUTIVE DIRECTOR

JUNE 2016 TO PRESENT

MT: BETHEL MINISTRIES/CHIEF OPERATING OFFICER

MAY 2014 TO JUNE 2016

DISTRICT MANAGER/AREA COACH

YUM RESTAURANT GROUP, INC. / TACO BELL BRAND – DALLAS, TX

2011 - 2014

Position Profile:

- Spearheads operational oversight for over \$20m in operational assets
- Provides district management for over 300 total employees
- Makes operational decisions based on forecasting and financial projections
- Guides each Regional General Manager in the market to meet targeted flow-through in each restaurant
- Builds sales over last year's achievements and develops strategies to reach those performance metrics
- Coaches and trains RGMs, AGMs and Shift Supervisors to perform at a leadership level that promoted excellence in all facets of management
- Recruiting, Staffing, Training and Development for all RGMs
- Aggressively develops and maintains staffing levels to ensure that all restaurants are functioning at appropriate staffing levels for customer service delivery
- Champions recognition and motivation efforts throughout the market
- Ensures a safe working environment for both the staff and the patrons of the establishments, maintaining compliance with OSHA, local health & safety codes and company-wide related policies

Significant Contributions:

- ✓ #1 in sales organization in new business acquisition, 350% over annual goal
- ✓ Recently Nominated: Leadership Texas, Leadership Dallas
- ✓ Just chosen the largest something Regional something in Huston with crew something persons something culture, expectations, and customer engagement

DIRECTOR OF MARKETING, ACQUISITIONS (SALES) AND OPERATIONS**CHICK-FIL-A – ARLINGTON, TX****10/2009 – 4/2011****Position Profile:**

- Served multiple store locations to facilitate initiatives in effective marketing, sales and operations
- Generated \$100,000 from catering sales in year 1, based on 1 location
- Focused action plans on providing the highest quality customer service and cross training multiple departments to be more effective in the implementation of strategic plans, sales and operational management
- Managed entire profit and loss and reports to Operators/Owners and Business Consultants
- Created annual business and marketing plans for three locations totaling over \$10m in revenue
- Ensured that operations comply with all regulations
- Managed and executes employee performance oversight with 10 direct reports in three locations
- Trained new hires and provided continuous professional development for diverse staff

Significant Contributions:

- ✓ Sales increased by 35% through market penetration during tenure
- ✓ 225% increase in outside catering sales in 2010 from previous year
- ✓ Reduced expenses by 25% within two years without compromising quality
- ✓ Demonstrated expertise in being a change agent through stores increasing sales from \$2m to \$3m within 18 months

VICE PRESIDENT OF MARKETING, TRAINING & BUSINESS DEVELOPMENT MANAGER**M. B. BROWN CONSTRUCTION – MIAMI, FT. LAUDERDALE & W. P. B. FLORIDA****2005 TO 2007****Position Profile:**

- Managed the overall development of new construction projects including business planning, sales initiatives, and contract negotiations
- Coordinated production schedules, maintained communication with all parties
- Researched and developed business plans and sales strategies
- Prepared and updated budgets in cooperation with finance managers
- Led training programs for employees and subcontractors to ensure compliance with company, local, state and governmental regulations, as well as procedures, quality assurance, and industry specific information

Significant Contributions:

- ✓ Supervised the launch of a series of construction projects with a total value of \$50m within a 1 year period
- ✓ Directed a promotional initiative in support of the company's Go Green environmental campaign

SENIOR FRANCHISE BUSINESS DEVELOPER – A. H. BELO/THE DALLAS MORNING NEWS – DALLAS, TX, 2008 TO 2010**COX COMMUNICATIONS COMPANY - 6 YEARS****SENIOR RETAIL ACCOUNT EXECUTIVE – THE PALM BEACH POST NEWSPAPER – W PALM BEACH, FL, 2007 TO 2008****ACCOUNT EXECUTIVE, WSB-TV – ATLANTA, GA, 2004-2005****NATIONAL ACCOUNT EXECUTIVE, WSOC-TV – CHARLOTTE, NC, 2002 TO 2004****ABC AFFILIATES FOCUSED ON SUPERBOWLS, NBA GAMES AND FINALS, GOLF, ETC AS WELL AS WORKED WITH ESPN AFFILIATES.**

- ✓ Organized charity foundations, marketing, publicity and promotions for NFL Players. Provided life skills development training as a consultant for NFL Players. Connections with NFL, NBA and MLB Players, Professional Tennis Associations and college athletes throughout the country.

BELLSOUTH ADVERTISING & PUBLISHING – 8 YEARS**PREMISE ADVERTISING ACCOUNT EXECUTIVE - ATLANTA, GA; JACKSONVILLE, FL; AND CHARLOTTE, NC 1994 TO 2002**

EDUCATION & CERTIFICATIONS

JIM MORAN LEADERSHIP INSTITUTE, 2016
FORT LAUDERDALE, FL

MASTERS OF BUSINESS ADMINISTRATION DEGREE IN GLOBAL MANAGEMENT, 2007; *Graduated with Honors*
University of Phoenix – Glendale, AZ

BACHELOR OF SCIENCE IN FINANCE, 1994
The Florida State University – Tallahassee, FL

TURNER CONSTRUCTION SCHOOL OF CONSTRUCTION MANAGEMENT, 2006; *Graduated 1st in class*

AWARDS AND RECOGNITION

- Appointed by the Mayor of The City of Ft. Lauderdale to the Economic and Development Committee
- 1 of 20 Employees selected for the Taco Bell Leadership Development Program throughout the entire country
- Taco Bell, Tied for # 1 in the Market and the Western Division 2013, 2012
- Taco Bell, 1 of 20 Selected in the Entire Company for the Future Leaders of Taco Bell Development Program
- Chick-fil-A, Symbol of Success Award, 2011 (Top 5% of Restaurants in the Country)
- Turner Construction School of Management Student of the Year Award
- President's Club Winner, 2003

VOLUNTEERISM & CONTRIBUTIONS

- Women's Foodservice Forum – Member, Yum Event Coordinator 2013 & Regional Events Committee Team
- Project People Foundation Began the South African International Shoe Initiative in 2007 – Executive Director
- Dress for Success – Board of Director Member
- The Florida State University, Finalist for the Board of Directors National Alumni Association
- The Florida State University, National Board of Directors of the African American Alumni Association
- Campaign Manager for several local, state and national politicians
- Held marketing role in numerous philanthropic organizations

JACQUELINE JANET ROBOTHAM

880 Wyoming Avenue Tel: (cell) 954-292-6958

Ft. Lauderdale, FL 33312 Email: jjrobo@bellsouth.net

OCCUPATIONAL GOAL: To be employed in the Social or Mental Health field.

To encourage, foster growth & development to enable people to achieve their goals and to be an inspirational role model.

WORK EXPERIENCE:

2/2007- Present

New Visions Community Development Corporation

Program Manager-Housing Counselor 2009 to Present

Pre & Post and Foreclosure Housing Counselor

- First Time Homebuyers: assess and prepare clients for homeownership. Empower clients to be self-sufficient in the home-buying process from the beginning to completion. Complete Homebuyer Certificates for clients who participate in the Monthly 1st Time Homebuyer Workshop.
- Foreclosure prevention: assess and assist clients in getting mortgage modification with their service lender and do follow up for budget and credit services.
- Assist clients in understanding their credit reports and/or repairing their credit where needed to increase their credit scores.
- Prepare presenters, organize and facilitate '1st Time Homebuyer's & Club Member's Workshops' monthly.
- Prepare agenda and facilitate 'Budget, Credit & Money Management Classes' for 1st time and new homebuyers/club members monthly.
- Partner with developers/builders and assist them with qualified and prepared 1st time homebuyers for new homes that they are building.
- Network with other agencies and partners within the community to obtain current housing data.
- Liaise with Banks, County and City entities for Ship/Home & Bond Funds to assist client with down-payment assistance and closing cost. Give completed file to these agencies for client's Income Certification.
- Manage the Housing Counselor Online (HCO) on-line system which reports and tracks the clients that we service on a daily basis.
- Complete all required yearly recertification for HUD: counseling, foreclosure certification and attend other training courses when relevant.
- Complete monthly Housing Counseling reports for HUD and New Visions CDC. Report funds collected for credit reports, 1st time homebuyer's certificates and club membership.
- Attend monthly conference calls, online training for updates and continued education requirements (CTU) credits

7/2007 - Present

DeRolf GMAC

Real-Estate Salesperson

- Meet with and interview clients or potential clients.
- Pre-qualify clients for buying houses or renting apartments.
- Housing and commercial listings and selling services.
- Foreclosure/short sales services.

10/2004 - 7/2007

T.F. Williams Realty

Real-Estate Salesperson

- Met with and interview clients or potential clients.
- Pre-qualified clients for buying houses or renting apartments.

6/2004 - 2/2007

The Salvation Army

Case Manager

- Developed and maintain a therapeutic relationship with clients, in an attempt to meet clients' needs.
- Served as group facilitator.
- Linked clients to appropriate agencies by way of verbal and written referral.
- Served as client advocate.
- Served as liaison between the Salvation Army and other social service agencies.
- Completed monthly statistical data and maintain accurate records on case load.

4/1997 - 6/2004:

Agency for Community Treatment Services, Inc.

Direct Care Counselor

- Participated in treatment goals reports and documentation as assigned.
- Admitted new client insuring proper documentation.
- Counseled clients one-on-one and intervention practice when necessary.
- Coordinated and engage residents in group sessions and BHOS Services.
- Administered prescribed medicines under direction of medical staff and direct care.
- Guided and advise clients in their personal adjustment and hygiene habits.
- Transported of clients to and from school and scheduled appointments.
- Communicated with co-workers and clients

1/1990 - 1997

Amor Realty Corporation

Real-Estate Salesperson- Met with and interviewed clients or potential clients.- Pre-qualified clients for buying houses or renting apartments.

- Networked with other Real-Estate Agents co-broking.

Specialized in listing homes and or apartments for sale or rent.

Worked in the field canvassing for prospects, and previewed houses.

5/1988 - 1/1990

Bernard Fineson Development Center

M.H.T.A. (Mental Health Therapy Aide)

- Helped mentally retarded clients with everyday living skills and therapy.
- Attended to clients in classrooms and administered prescribed medication.
- Logged social behavior and incident reports.
- Counseled and had responsibility for one-on-one clients.

WORK EXPERIENCE: (Cont'd)

EDUCATION:

Whalley Range High School

Manchester, England

English Language, English Literature

Domestic Science, Art & Design

Tameside College of Technology for Fashion & Design Manchester, England.

Manchester University

Manchester Education, Community & Training Dept, Manchester, England.

Initial Youth Worker's Training Course

Manchester Polytechnic Manchester, England

Youth Workers Training Course: Welfare & Counseling

Goldcoast School of Real Estate

Tamarac, Florida

Real Estate Salesperson License

University of South Florida- **(CRED)** Community Real Estate Development Course

Certificates:

- Licensed Real Estate Sales Person
- HUD Certification
- Homeownership Counseling Certification HCC (NCHEC Certification)
- Pre -Housing Counseling Certification (NTI)
- Post Housing Counseling Certification (NTI)
- Foreclosure Counseling Certification (NTI)
- Post-Purchase Education Methods (NTI)
- Housing Counselor Online (HCO)
- National Foreclosure Counseling Mitigation (NFCM)
- Building Skills for Financial Confidence (NTI)
- Home Equity Conversion Mortgage (HECM)
- Counseling Clients Seeking Rental Counseling (NTI)
- Affirmatively Furthering Fair Housing (AFFFH)
- Building Competency for HUD Housing Certification
- FHA Loss Mitigation Training Program Training (HUD)
- Credit Counseling (CC) & Freddie Mac's CreditSmart Curriculum
- National Association of Certified Credit Counselors (NACCC)
- HIV/AIDS Training
- Health Information Patient Privacy Act (HIPPA)
- Behavioral Health Overlay Services (BHOS)
- First Aide (Red Cross)

REFERENCES: Available upon request.

Trudy-Ann Dunkley
6811 SOUTHWEST 8TH
NORTH LAUDERDALE, FL 33068
Phone: 954-716-2438
TRUDYANNDUNKLEY@GMAIL.COM

Objective

To obtain a challenging position in a fast-paced environment that will allow for personal growth and career advancement.

Skills Profile

- Goal oriented, dependable, hard working
- Ability to multi-task: answer phones, assist customers
- Experience in protocol for handling confidential paperwork
- Ability to take accurate phone messages and deliver messages promptly
- Honest and eager
- Willingness to take on added responsibilities
- Excellent communication skills
- Willing to learn
- Good customer-relations background
- Ability to work under pressure

Experience

New Visions CDC-Fort Lauderdale, FL. July 2014-Present

Housing Counselor Assistant

- Data entry in Housing Counselor Online (HCO)
- Assists Counselor with Pre-Purchase and Foreclosure clients' intakes
- Preparation for files and filing documents
- Registering and communicating information to clients about First Time Homebuyers Workshop
- Attend regular Webinars/ Trainings relevant to work

ASP- Riverglades Elementary- Parkland, FL. November 2013- May 2015

After school Counselor

- In charge of 20 elementary school aged children
- Worked with children in a wide range of recreational and educational activities
- Escorted children to various activity locations within the program
- Promoted safety and security of all children.

eDiets.com- Fort Lauderdale, FL. February 2012-September 2012

Customer Service Representative

- Provided excellent customer service
- Made outbound calls to customers to obtain credit card information
- Updated credit card information on customers profile
- Made changes to customers profile per their request

Attachment B
(Development Team)

Jacqueline Reed
501 NW 21st Terr.
Fort Lauderdale, FL 33311
954-699-8375 CELL
954-321-7861 HOME
jacketuft@yahoo.com EMAIL

SUMMARY OF QUALIFICATION

15+ years' nonprofit organizational management & construction development
10+ years staff management

SUMMARY OF EMPLOYMENT

OASIS OF HOPE COMMUNITY DEV CORPORATION
President

Fort Lauderdale, FL
March 2009 – Current

- Responsible for all administrative, operational and grant functions of the organization.
- Correspond directly with County and City Officials.
- Responsible for creating a strategic plan for neighborhood revitalization including housing rehabilitation and new construction projects and programs.
- Responsible for meeting the financial needs for the organization.

NORTHWEST COMMUNITY CONSORTIUM, INC. (NCCI) West Palm Beach, FL
Executive Director **November 2010 – November 2014**

- Responsible for all administrative, operational and grant functions of the organization.
- Correspond directly with County and City Officials and major decision makers for neighborhood community revitalization projects.
- Responsible for creating a strategic plan for the Northwest Neighborhoods Revitalization plan including housing rehabilitation, new construction projects, health related programs, youth, and senior citizens programs.
- Responsible for obtaining government grants to meet the financial needs for the organization.
- Maintaining government contracts for security of the neighborhood, maintenance of the neighborhood and beautification.

CITY OF WEST PALM BEACH
CRA Project Manager

West Palm Beach, FL
June 2009 – October 2010

- Responsible for administering and monitoring Tax Increment Finance program grants related to the Downtown District in the Northwest Community of West Palm Beach.

- Correspond with City Officials, major decision makers and community leaders on projects and incentives for community revitalization projects the Northwest area.
- Responsible for developing a strategic plan to assist community leaders in becoming organizationally sound to implement new program of services in the community.
- Responsible for engaging community in community meetings, community service activities and referring community members to needed resources.

NEW VISIONS COMMUNITY DEVELOPMENT CORP. Fort Lauderdale, FL
Executive Director Nov. 2002–Dec. 2008

- Provided all administrative, operational and grant functions of the organization.
- Implemented the goals and focus of workforce/affordable housing programs, economic development and community planning for low and moderate income families.
- Corresponded directly with County and City Officials and major decision makers for neighborhood community revitalization projects.
- Responsible for housing development including rehabilitation, and new construction projects.
- Responsible for obtaining government grants to meet the financial gap needed to fulfill housing and development projects.
- Responsible for managing the first time homebuyer program and down payment assistance program.

UNIVERSAL TRUTH COMMUNITY DEVELOPMENT CORP. Miami, FL
Housing Director/Project Coordinator 1999-2002

- Responsible for implementing all community housing projects and programs for the organization.

MIAMI DADE COLLEGE Miami, FL
Adjunct Professor 1999 - 2003

- Introduction to Marketing, Introduction to Business and Mortgage Finance Instructor

SUNTRUST BANK Fort Lauderdale, FL
Community Reinvestment Act (CRA) Liaison 1990-1997

- Liaison for banks' community outreach projects for Affordable Housing Residential Real Estate Lending Department.

EDUCATION and Continuing Education Units (CEU)

Southern University, Baton Rouge, LA; Bachelor of Science, 1983

Nova Southeastern University, Davie, FL; Master's in Business Administration 2004

Harvard Divinity School Summer Leadership Institute 2007

Mission of Peace National Corporation, Flint, MI; HUD housing counseling and Loss Mitigation Training, 2008.

FIU/LISC, Miami, FL Community Development Training Institute, 2004 and 2005

Money Smart Seminar, Federal Reserve Bank, Miami, FL, certified, 2003

Neighbor Works Certificate of Professional Recognition in Homebuyer Education Train the Trainer certification and Training Certification, 2003

American Homeownership Education & Counseling Training, and Train the Trainer, certification, 2001
Project Development Program, (DTI), Miami, FL, 2000
The Keys to Project/Construction Management, Miami, FL, 2000
Neighbor Works Certification of Professional Recognition in Homebuyer Education Train the Trainer certification and Training Certification, 2012

ACCOMPLISHMENTS

Constructed, developed and managed projects to build 151 new construction affordable houses in the Broward County areas and managed a 21 unit townhouse rehabilitation project in the Miami Dade County area.

Managed a nonprofit budget of over \$4.5 million.

Leverage government and CRA funding from HOME - CHDO, CRA – TIF, CDBG, and SHIP funds to develop housing projects and assist buyers with down payment and closing cost assistance.

Reference: Available upon request



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783**

(850) 487-1395

**CHESTER, WALLACE BERNARD
THE CHESTER GROUP, INC.
231 PETERS STREET
ATLANTA GA 30313**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION**

CGC1504933 ISSUED: 08/27/2014

**CERTIFIED GENERAL CONTRACTOR
CHESTER, WALLACE BERNARD
THE CHESTER GROUP, INC.**

**IS CERTIFIED under the provisions of Ch. 489 FS.
Expiration date : AUG 31, 2016 L1408270003375**

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD**

LICENSE NUMBER	
CGC1504933	

**The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2016**

**CHESTER, WALLACE BERNARD
THE CHESTER GROUP, INC.
231 PETERS STREET
ATLANTA GA 30313**



ISSUED: 08/27/2014

DISPLAY AS REQUIRED BY LAW

**SFO # 11408270003375
CAM # 16-0794
Exhibit 2
29 of 77**

CAPABILITY STATEMENT

Past Performances



City of Atlanta—Office of Enterprise Assets Management
Facilities & Support Services; Various Locations—Atlanta, Georgia



National Park Service—United States Department of Interior
Martin Luther King Jr. National Historic Site—Atlanta, Georgia



City of Atlanta Police Department
Westside Police Precinct Substation Interior Buildout—Atlanta, Georgia



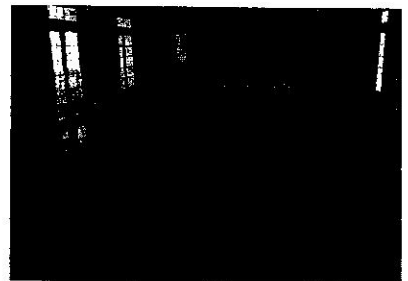
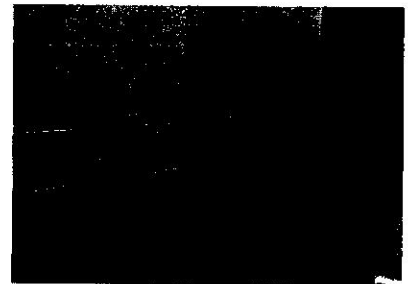
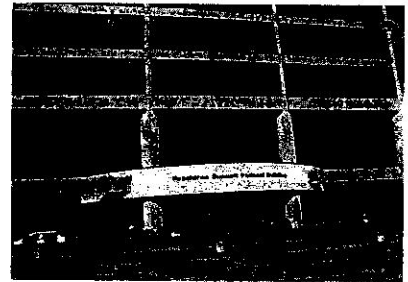
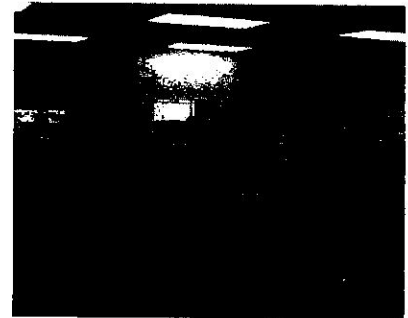
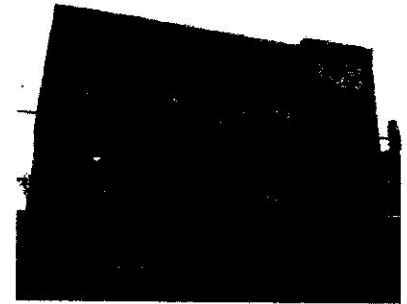
US General Services Administration
Peachtree Summit Federal Building—Atlanta, Georgia



National Park Service—United States Department of Interior
Tuskegee Airmen National Historic Site—Tuskegee, Alabama



Miami-Dade County Public Housing Agency
Homestead Gardens Development—Homestead, Florida



Certifications & Training

- ◆ 8(a) Graduate —U.S. Small Business Administration (SBA)
- ◆ HUBZone Certification—(SBA)
- ◆ Small Disadvantaged Business (SDB)—(SBA)
- ◆ Georgia Department of Transportation (GDOT)—(DBE)
- ◆ City of Atlanta—Equal Business Opportunity Program (EBO)
- ◆ Miami Dade County—Community Small Business Enterprise (CSBE)
- ◆ Fulton County—Minority Business Enterprise (MBE)
- ◆ DeKalb County-Local Small Business Enterprise (LSBE) (MSA) (MBE)

Contact Information

The Chester Group, Inc.
 1441 NW 137th Street
 Miami, FL 33167

Point Of Contact

Wallace B. Chester
 Phone: 786-586-3941
 Email: wchester@TheChesterGroup.com

CAPABILITY STATEMENT

The Chester Group Profile

The Chester Group Inc. (TCG) is a state certified general contractor specializing in residential new construction, facilities support services and interior build-out renovations. TCG is directed by a management team with a combined experience of over 50 years in the industry. TCG is committed to providing quality work, outstanding service and competitive pricing. TCG's commitment and responsiveness to our clients include thorough understanding of client needs, providing timely and efficient communication and coordination, responding to unexpected challenges with timely innovative solutions, and meeting project deadlines and budgets.

Our Philosophy

Simply stated our Company Culture is based on the foundation of our **Commitment to Overall Excellence**

Our goal is to continually provide our clients with superior value through quality construction, timely performance and outstanding customer service while maintaining the highest level of integrity and professionalism.

Keys To Success

- ◆ Integrity and Accountability
- ◆ Open, Honest, Timely and Respectful Communication
- ◆ Strong Client Relationships
- ◆ Exceptional Safety and Quality Performance
- ◆ Effective Processes
- ◆ Appreciation, Recognition, and Opportunities for Our Staff

Core Competencies

- ◆ Construction Management
- ◆ Contract Administration
- ◆ Project Management

COMPANY DATA

Duns Number: 137263237

CAGE Code: 3WZR4

Federal Certifications:

HUBZone

SDB

State Certifications:

GDOT—DBE

General Contractor

Licensed in:

FL ♦ GA ♦

NAICS CODES

561210	236220
238110	238130
238140	238160
238220	238310
238320	238330
238390	238910
238990	541618
541512	238210
561730	541612
541611	334614



Adding Value Through Quality & Performance – Block By Block

May 25, 2016

Dear Ms. Reed:

I would like to take this opportunity to thank you for considering **Design2Form (D2F)** for providing professional Architectural and Engineering design services for proposed **New Visions CDC Townhome Development** (as described below). Please find below our scope-of-work breakdown and fee proposal for your review. Upon your review and approval we will prepare an Owner / Architect Agreement for the proposed project.

PROJECT DESCRIPTION

Design2Form shall provide New Visions CDC with architectural design services (Pre-Design, Schematic Design and Zoning Site Plan) as required to obtain approval from Ft. Lauderdale Zoning Dept. for New Visions Townhome Development.

NEW VISIONS TOWNHOME DEVELOPMENT is a new construction affordable townhome project (16 units), located at the following denoted sites. Said properties are approximately .93 acre (site #1) and .5 acre site (Site #2) and is located in Ft. Lauderdale, FL.

Site #1 - 11 units Location: Southwest side of N.W. 6 Street & N.W. 21 Terr.

Folio # 504205070190	2146 W. Sistrunk Blvd.
Folio # 504205070200	2150 NW 6 Street
Folio # 504205070210	2152 NW 6 Street
Folio # 504205070220	2154 NW 6 Street
Folio # 504205070230	2156 NW 6 Street

Site #2 - 5 units Location: Southeast side of N.W. 6 Street & N.W. 21 Terr.

Folio # 504205070010	2132 NW 6 Street
Folio # 504205070011	2136 W. Sistrunk Blvd.
Folio # 504205070020	2140 NW 6 Street

PROJECT SCOPE

1. **Site:**
 - a. Site shall be enclosed with decorative perimeter fencing and/or hedges. Provisions for a future pedestrian and vehicular gates shall be provide.
 - b. A masonry privacy wall shall be designed for the rear of the site to provide privacy to the adjacent residential neighbor.
 - c. Site lighting shall be provided to meet the code required illumination levels.
 - d. Code required landscaping shall be provided. We shall incorporate native and drought-tolerant species to the extent required by the green building certification and as encouraged by the Housing Finance Authority.
 - e. A portion of the site shall be designated for the FPL transformer and backflow preventers.
2. **Parking:** Maximize surface parking within the constraints of the site and local zoning code. The parking shall be screened from the public thoroughfare.

1915 NW 171 Street, Miami Gardens, FL 33056

Tel: 305.670.4898 Fax: 877.867.9424 info@design2form.com AA26002666 IB26001476

CAM # 16-0794

Exhibit 2

32 of 77

3. Building Height: 2-stories as required to accommodate the building program, and within the constraints of the local zoning code and Florida Building Code for building height.
4. Unit Mix: 16 dwelling units.
Building #1 unit mix is as follows:
 - a. (2) 4 bedroom / 2.5 bathroom units / 1 car garage, averaging 1,600 square feet per unit.
 - b. (4) 3 bedroom / 2.5 bathroom units / 1 car garage, averaging 1,400 square feet per unit.Building #2 unit mix is as follows:
 - a. (2) 4 bedroom / 2.5 bathroom units / 1 car garage, averaging 1,600 square feet per unit.
 - b. (3) 3 bedroom / 2.5 bathroom units / 1 car garage, averaging 1,400 square feet per unit.Building #1 unit mix is as follows:
 - a. (2) 4 bedroom / 2.5 bathroom units / 1 car garage, averaging 1,600 square feet per unit.
 - b. (3) 3 bedroom / 2.5 bathroom units / 1 car garage, averaging 1,400 square feet per unit.

Note: The unit mix shall be verified for compliance with the local zoning code's requirements for density and unit size.

5. Green Building Certification: The project shall be designed with the intent to obtain the FGBC (Florida Green Building Coalition) Florida Green Home Certification (multi-family buildings 3 stories or less). This shall include energy efficient windows, doors, and appliances/fixtures.
6. Building Amenities/Common Use Areas:
 - a. Usable outdoor space.
7. Adaptability & Accessibility: The site and building shall comply with the minimum adaptability and accessibility requirements. All units or levels (in the case of multistory dwelling units) on an accessible route shall comply with the HUD Fair Housing Act. Additionally, 5% of the total number of dwelling units (minimum of 1) shall provide mobility features, and 2% of the total number of dwelling units (minimum of 1) shall provide communication features.
8. Additional Features:
 - a. The design shall demonstrate a clear hierarchy and organization of public, semi-public and private spaces.
 - b. The design shall incorporate Crime Prevention through Environmental Design (CPTED) tactics.
 - c. Mechanical equipment shall be screened from the public right-of-way.
 - d. If feasible, provide 8' ceiling heights within the dwelling units as recommended by the Housing Finance Authority.
 - e. Building entrance shall be provided along the main building frontage/public right-of-way and shall be clearly demarcated.
 - f. All windows and doors shall be operable as recommended by Housing Finance Authority.

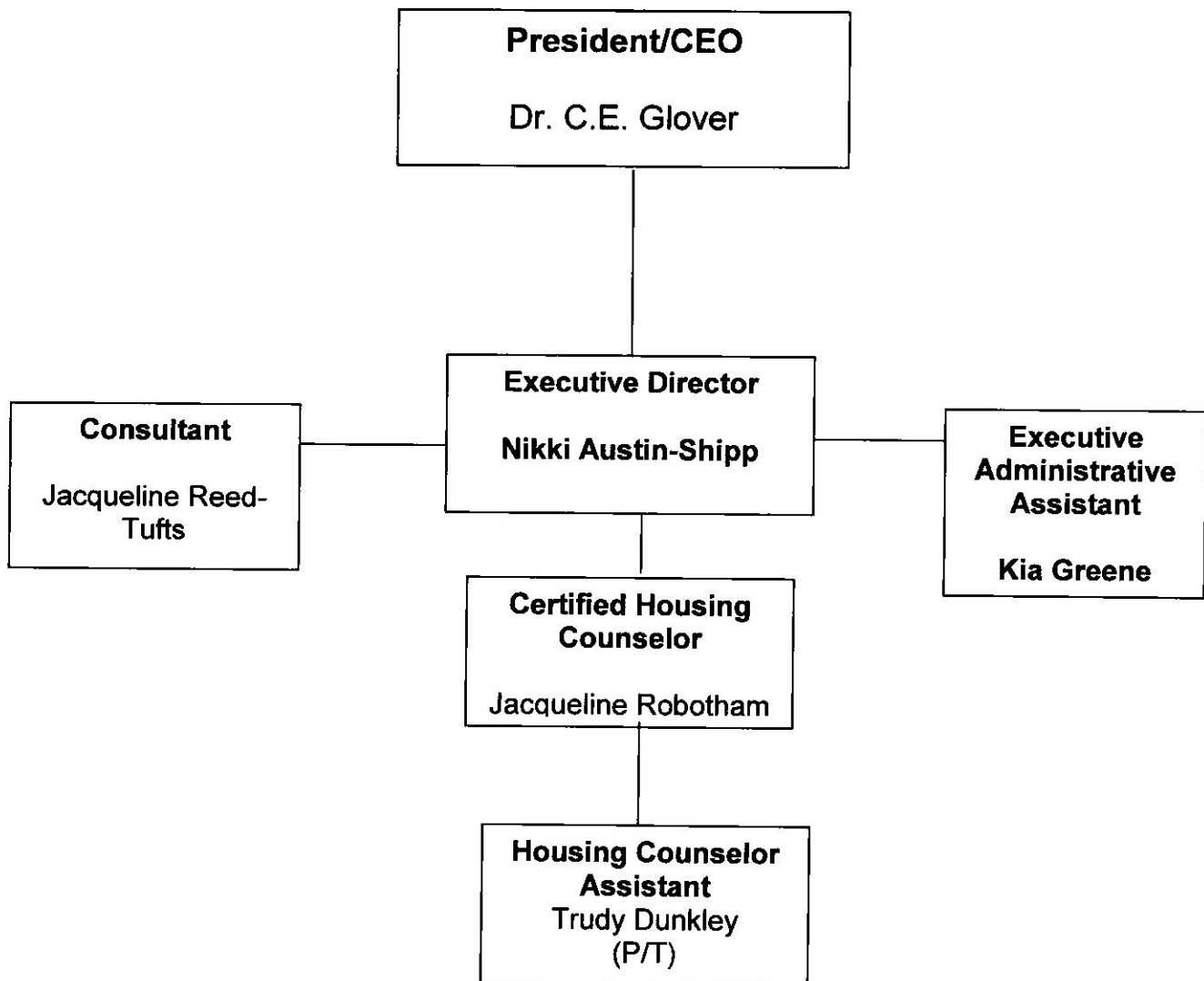
DESCRIPTION OF SERVICES

PRE-DESIGN PHASE:

1. Design2Form shall engage the Owner and Stakeholders (ie: funding sources) in order to develop and formalize a building program.
2. The Owner shall provide Design2Form with a survey of the property in AutoCAD.
3. Design2Form shall perform a site visit to verify existing conditions. During said site visit, we shall also take note of the context, character, scale, etc of the neighboring community in order to inform the design.
4. Said phase shall include a zoning and site analysis.

Attachment C
(Organizational Chart)

NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION ORGANIZATIONAL STRUCTURE



Attachment D

(Most Recent Audit)/Financial Position)

RL MOSLEY INC
1010 Wilshire Blvd – Suite 804
Los Angeles, CA 90017

INDEPENDENT ACCOUNTANTS REPORT

To: Cherita Richardson, Director of Fiscal Affairs and The Board of Directors
New Visions Community Development Corporation
Fort Lauderdale, FL

We have reviewed the accompanying statements of financial position of New Visions Community Development Inc. as of interim fiscal year 2016, which is through May 31, 2016, and the related statements of activities and changes in net assets and cash flows for the for the year ended. A review includes primarily applying analytical procedures to management's financial data and making inquires of Organization Management. A review is substantially less in scope than an audit the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion. After the fiscal year concludes on June 30, 2016 the scheduled annual audit will be conducted to certify the interim statements.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal controls relevant to the preparation of and fair presentation of the financial statements.

My responsibility is to conduct a review in accordance with the statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require me to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. I believe the results of my procedures provide a reasonable basis for my report.

Based on my review, I am not aware of any material modifications that should be made to the aforementioned financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

R.L. Mosley
rmosley2015@gmail.com
480-202-0051

06/15/2016

NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION
Statement of Financial Position
May 31, 2016

Assets

Current Assets		
Cash Checking	\$	6,118.10
Savings		<u>5,000.00</u>
Total Current Assets		<u>11,118.10</u>
Fixed Assets		
Furniture and Fixtures		56,614.00
Less: Accumulated Depreciation		<u>(7,685.12)</u>
Net Fixed Assets		<u>48,928.88</u>
Total Assets	\$	<u>60,046.98</u>

Liabilities and Net Assets

Current Liabilities	\$	0.00
		<u>0.00</u>
Total Current Assets		<u>0.00</u>
Total Liabilities	\$	<u>0.00</u>
Net Assets		
Unrestricted Net Assets		<u>60,046.98</u>
Total Net Assets		<u>60,046.98</u>
Total Liabilities and Net Assets	\$	<u>60,046.98</u>

NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION
Statement of Activities
For Fiscal Year Ending May 31, 2016

UNRESTRICTED

Revenue

Funded Programs	\$	71,430.00
Private Pay		3,000.00
Fundraisers		1,575.50
Donations		<u>1,000.00</u>
Total Revenue		<u>77,005.50</u>

Operating Expenses

Programs	26,854.14
Administrative	16,985.41
Depreciation Expense	<u>4,168.98</u>
	<u>48,008.53</u>

Increase (Decrease) in Net Assets	4,985.15
-----------------------------------	----------

Net Assets as of July 1, 2014	73,355.88
-------------------------------	-----------

Net Assets as of June 30, 2015	\$	<u>78,341.03</u>
--------------------------------	----	------------------

NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION
Statement of Financial Position
May 31, 2016

Assets

Current Assets		
Cash Checking	\$	6,118.10
Savings		<u>5,000.00</u>
Total Current Assets		<u>11,118.10</u>
Fixed Assets		
Furniture and Fixtures		56,614.00
Less: Accumulated Depreciation		<u>(7,685.12)</u>
Net Fixed Assets		<u>48,928.88</u>
Total Assets	\$	<u>60,046.98</u>

Liabilities and Net Assets

Current Liabilities	\$	0.00
		<u> </u>
Total Current Assets		<u>0.00</u>
Total Liabilities	\$	<u>0.00</u>
Net Assets		
Unrestricted Net Assets		<u>60,046.98</u>
Total Net Assets		<u>60,046.98</u>
Total Liabilities and Net Assets	\$	<u>60,046.98</u>

NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION

Statement of Activities
For Fiscal Year Ending May 31, 2016

UNRESTRICTED

Revenue

Funded Programs	\$	71,430.00
Private Pay		3,000.00
Fundraisers		1,575.50
Donations		<u>1,000.00</u>
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Depreciation Expense	<u>4,168.98</u>
	<u>48,008.53</u>

Increase (Decrease) in Net Assets	4,985.15
-----------------------------------	----------

Net Assets as of July 1, 2014	73,355.88
-------------------------------	-----------

Net Assets as of June 30, 2015	\$	<u>78,341.03</u>
--------------------------------	----	------------------

Attachment E

(Site Control/Letter with intent to Sale)



New Visions Community Development Corporation

This letter is to state that Mount Bethel Baptist Church and Mount Bethel New Visions CDC have entered into an agreement with an intent to sale the vacant land listed below:

2152 NW 6th Street
2154 NW 6th Street
2156 NW 6th Street
2150 NW 6th Street
2146 NW 6th Street

For the amount of \$120,000 with an agreement to pay the said amount to construct a 16 unit Townhouse Project. The amount will be returned by the CDC upon receipt of grant funds, loan or complete of the project with ever comes first.

Dr. Clarence E. Glover
Chief Executive Officer
New Visions Community Development Corporation

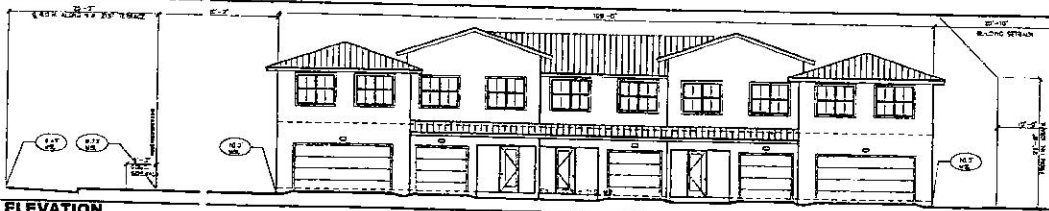
Cherita M. Richardson
Secretary, Board of Directors
Mount Bethel Baptist Church

Attachment F

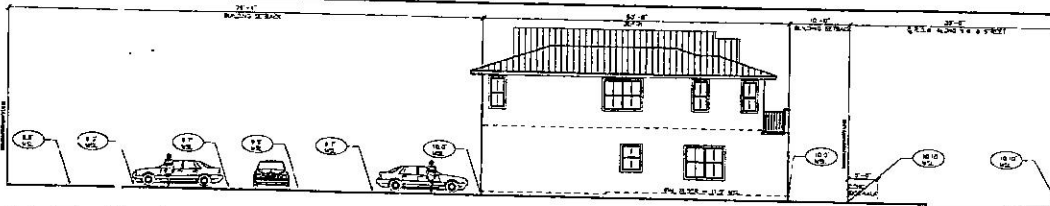
(Preliminary site plan)



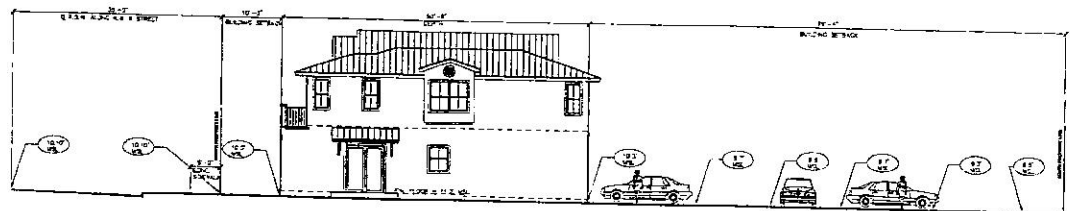
1 NORTH KEY ELEVATION



2 SOUTH KEY ELEVATION



3 EAST KEY ELEVATION



4 WEST KEY ELEVATION

07-07-02112-Site Plan Approval/PHASE 1-0-Architectural/07-021-A-04-04-04, 9/14/2007 3:05:1 PM, Marco BDO

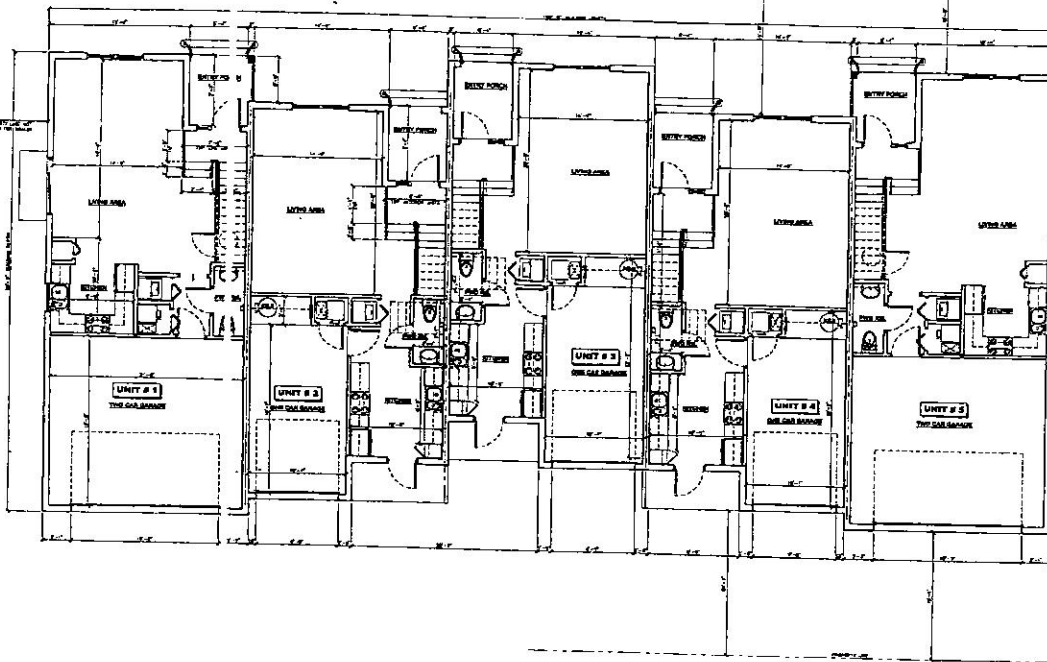


SCHEDULE							
ITEM	DESCRIPTION	MAINT.	COLOR TO MATCH	TYPE	FINISH	COATS	NOTES
①	SHOOTS STUCCO, PAINTED OVER 1/2" MASONRY WALL	SHOWN	BR. SMT.	EXT.	FLAT	2	
②	SHOOTS STUCCO, PAINTED OVER 1/2" MASONRY WALL	SHOWN	BR. SMT.	EXT.	FLAT	2	
③	ROOFING	SHOWN	7004 SHOWBOARD	EXT.	BR. SMT.	2	
④	METAL ROOF	SHOWN	SLATE GRAY	EXT.	FLAT	2	
⑤	ALUMINUM RAILINGS	SHOWN	7004 SHOWBOARD	EXT.	FLAT	2	
⑥	GARAGE DOORS	SHOWN	7004 SHOWBOARD	EXT.	FLAT	2	

ALL EXTERIOR DOORS & FRAMES COLOR TO MATCH THE 7004 SHOWBOARD FINISH SHALL BE AS PER MAINT. SPEC.
 ALL WINDOW FRAMES COLOR TO MATCH THE 7004 SHOWBOARD FINISH SHALL BE AS PER MAINT. SPEC.



1-A-06.dwg, 9/17/2007 2:15:35 AM, Xerox 8830



UNIT NO. 1 & 5 (END UNITS)

GARAGE — 433 SQ. FT.
 1ST. FLOOR — 824 SQ. FT.
 2ND FLOOR — 840 SQ. FT.
TOTAL LIVING — 1,268 SQ. FT.
TOTAL AREA — 2,097 SQ. FT.
 (4) BEDROOMS UNIT
 (2.5) BATHROOMS/UNIT

UNIT NO. 2, 3 & 4 (INTERIOR UNITS)

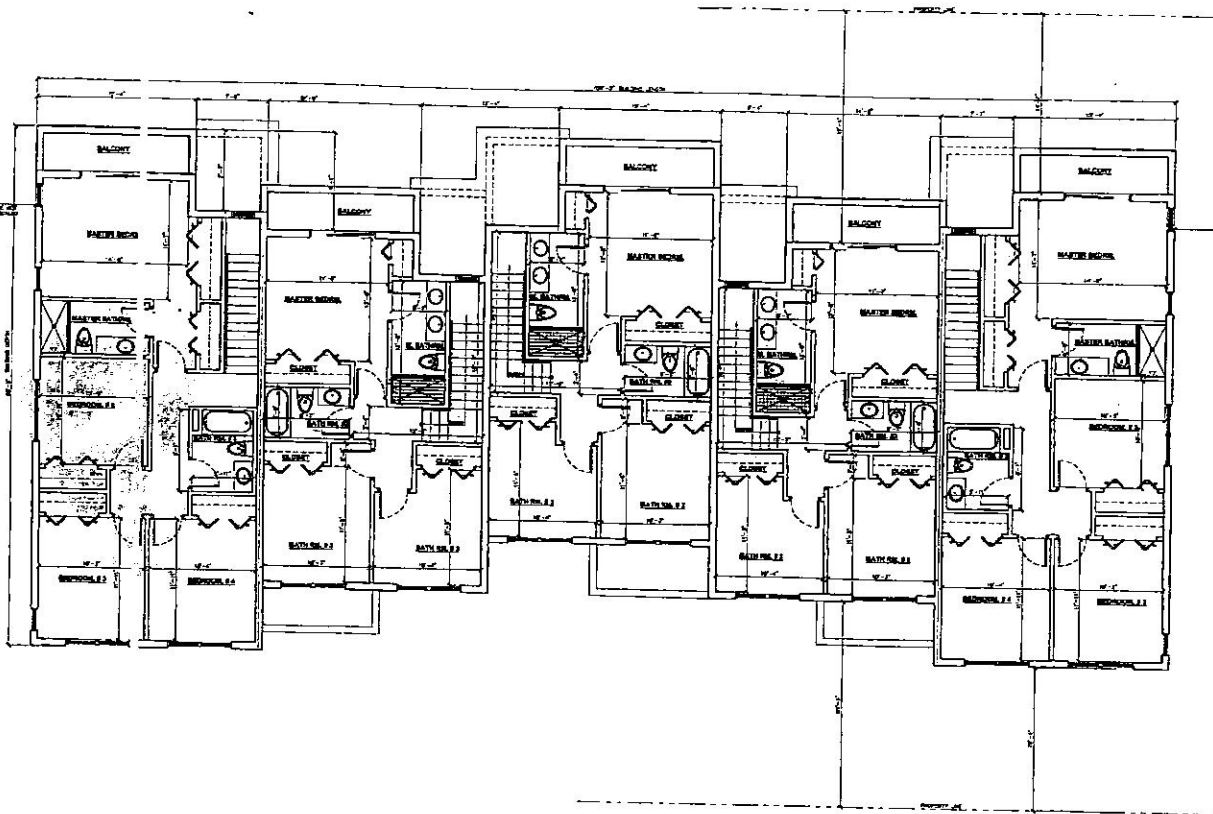
GARAGE — 341 SQ. FT.
 1ST. FLOOR — 898 SQ. FT.
 2ND FLOOR — 740 SQ. FT.
TOTAL LIVING — 1,338 SQ. FT.
TOTAL AREA — 1,979 SQ. FT.
 (3) BEDROOMS UNIT
 (2.5) BATHROOMS/UNIT

TOTAL SQUARE FOOTAGE DATA:

TOTAL BUILDING FOOTPRINT: — SQ. FT.
 TOTAL LIVING AREA — 1,488 SQ. FT.
 TOTAL AREA — 2,788 SQ. FT.

1 FIRST FLOOR PLAN NORTH

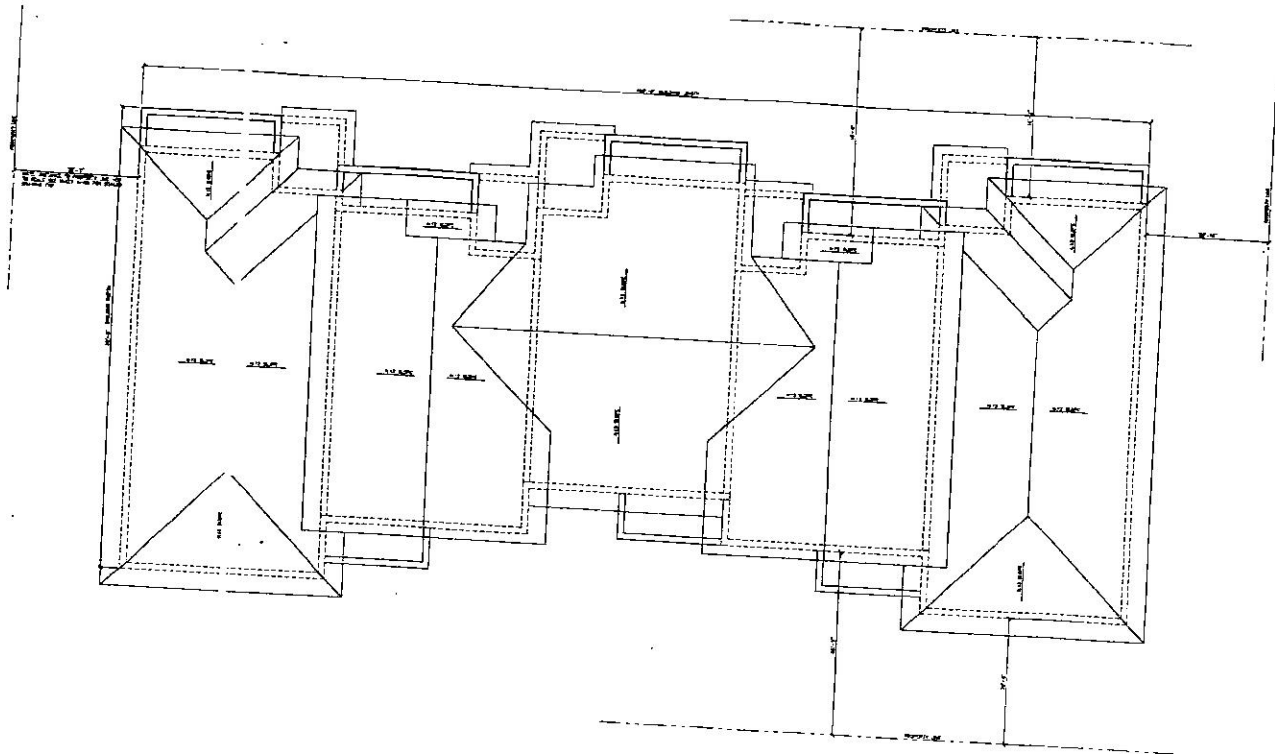
\\007\\07-02\\13-Site Plan Approval\\PHASE 05-Architectural\\07-02\\A-01-A-02.dwg, 1/14/2007 : 7:58 PM, User: MK36



LOOR PLAN

 NORTH

RE: TJS-Architectural\77-021-A-01-A-02.dwg, 9/14/2007 JOB: 12 PM, Xerox 3830



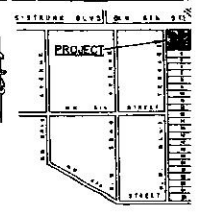
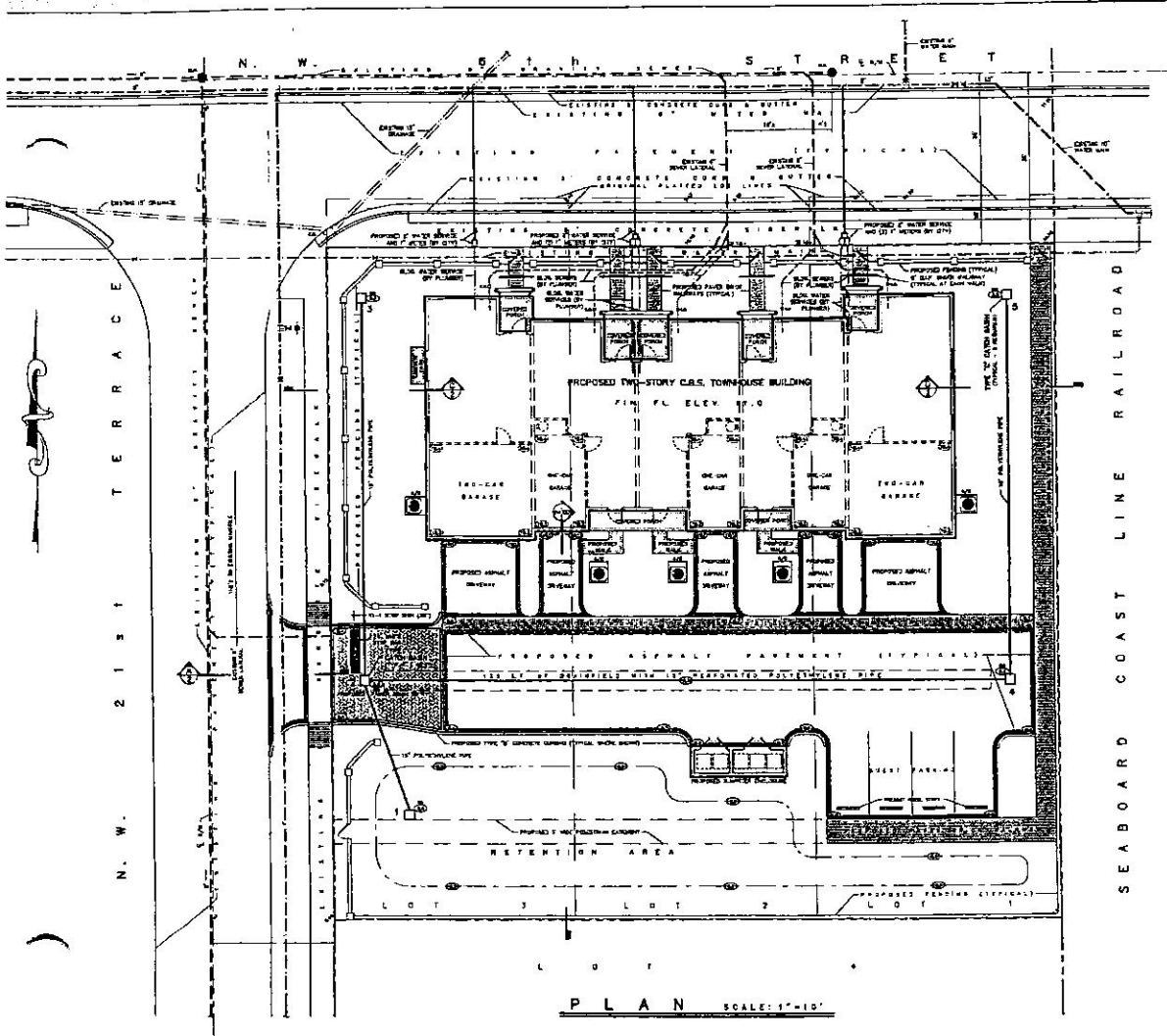
1 ROOF PLAN

Scale: 1/4" = 1'-0"



NORTH

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LOCATION PLAN

LEGAL DESCRIPTION:
 LOTS 1, 2, AND 3, LESS THE NORTH 30 FEET OF THE BLOCK 1, "PETER GARDEN", ACCORDING TO THE THIRDSUBDIVISION, AS RECORDED IN PLAT BOOK 18, PAGE 16, THE PUBLIC RECORDS OF BROWARD COUNTY, FLA.

- LEGEND:**
- EXISTING MALE
 - PROPOSED MA
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING GRAVEL
 - PROPOSED GRAVEL
 - PROPOSED ASPHALT
 - EXISTING ASPHALT
 - EXISTING PAVED TO BE REMOVED
 - EXISTING MALE TO BE REMOVED
 - EXISTING UTILITY TO BE REMOVED
 - EXISTING ELEC
 - PROPOSED ELEC
 - DIRECTION OF
 - EXISTING TREE
 - PROPOSED TREE
 - EXISTING C&T
 - PROPOSED C&T
 - EXISTING VAL
 - PROPOSED VAL
 - EXISTING MAN
 - PROPOSED MAN
 - EXISTING FIRE
 - PROPOSED FIRE
 - SHOWED MAN
 - SAMPLING PC

DRAINAGE CALCULATIONS:

1. **Impervious:** $R = 2.477 \times 10^{-4}$ impervious
 $2,200 \text{ SF} \times 2.477 \times 10^{-4} = 0.545 \text{ CF}$

2. **Drainable Pavement:**
 $R_1 = 5 \quad R = 5$
 $D = 6 \quad E = 1.1 \times 10^{-4} \quad (0.75/7.5 - 1) \text{ HEAD}$
 $D = 6 \quad L = 120'$

3. **Volume Stored in Branch:**
 $WCF = 0.5 \times R \times D \times L = 0.5 \times 5 \times 6 \times 120 = 1,800$

4. **Volume Exfiltrated:**
 $WCF = 300 \times L \times R \times D = 300 \times 120 \times 5 \times 6 = 1,080,000$

PLAN
 AUG 23 2007
ISSUED

PAVING, GRADING, AND DRAINAGE AND SEWER SERVICE CO. PLAN	
CUSTATO J. CARBONELL PORT LAUDERDALE, FLORIDA	
NEW VISIONS LLC (PHAS)	
JOHN B. SMITH ENGINEER 4383 BOWENWAY FORT TERRACE DADE COUNTY, FLORIDA 33149 (305) 493-4177 CUSTATO@NEWVISIONS.COM	
DESIGN R.C.B.	DATE AUG. 2007

NOTE: THIS PLAN IS FOR PAVING AND DRAINAGE ELEVATIONS & DETAILS AND UTILITIES LOCATIONS ONLY. FOR EXACT LAY-OUT, SEE SITE PLAN PREPARED BY CUSTATO J. CARBONELL, P.E.

Attachment G

(Location Map)



City of Fort Lauderdale:
2006 CRA Project Areas



Commitment from other funding source(s)

(Attachment H)



New Visions Community Development Corporation

This letter is to confirm a loan commitment in the amount of \$50,000 to the New Visions CDC for the pre-development cost of the Mount Bethel New Visions CDC Townhouse Project. The purpose of this loan is to provide support to the CDC until grant funding is approved and awarded or upon completion of the project and New Visions has realized its profit from the sale of the townhouses to much needed families. Our commitment began on May 1, 2016. The funds will be used to pay consultant fees, architect fees, appraisal fees, survey fees and other fees for progression. Should you have questions, you may contact, Cherita Richardson, Secretary to the Board of Directors of Mount Bethel Baptist Church.

Dr. Clarence E. Glover
Chief Executive Officer
New Visions Community Development Corporation

Cherita M. Richardson
Secretary, Board of Directors
Mount Bethel Baptist Church

References

(Attachment I)

References

Terry Hardamon, Project Executive

Stiles Construction

301 E Las Olas Boulevard

Fort Lauderdale, FL 33301

Phone: (954) 627-9226

Cell: (954) 643-5362

Dorina L. Jenkins-Gaskin

Principal Planner/Housing Coordinator

Palm Beach County Board of County Commissioners

100 South Australian Avenue – 5th Floor

West Palm Beach, FL 33406

Phone: (561) 233-3635

efax: (561) 656-7541

Mildred J. Reynolds

Housing & Community Development Supervisor

Housing Finance and Community Development Division

110 NE 3rd Street #300

Fort Lauderdale, FL 33301

Phone: (954) 957-4939

Subcontractors

(Attachment J)

Subcontractors List

U. Jenkins Concrete

561 NW 35th Avenue

Lauderhill, FL 33311

Osgood Electrical

3321 NW 8th Court

Lauderhill, FL 33311

K. P. Plumbing

4400 NW 8th Street

Plantation, FL 33317

Allpro Air

3544 NW 10th Avenue

Fort Lauderdale, FL 33309

Wallace B. Chester, President

The Chester Group, Inc.

www.thechestergroup.com

Project Development Schedule

Attachment 1

ATTACHMENT 1**Project Development Schedule**

ACTIVITY OR FUNCTIONAL OR EXPECTED ACTIVITY	MONTH/DAY/YEAR
Site:	
Acquisition	05/01/08
Environmental Review Completed	12/2008
Permits:	
Conditional Use Permit	N/A
Variance	N/A
Plot Plan Review	N/A
Site Plan Approval	09/01/16
Grading Permit	10/01/16
Building Permit	04/30/16
Construction Financing:	
Loan Application	06/30/16
Enforceable Commitment	08/01/16
Closing and Disbursement	09/01/16
Permanent Financing:	
Loan Application	N/A
Enforceable Commitment	N/A
Closing and Disbursement	N/A
Other Loans and Grants:	
Type & Source:	
Application	12/01/16
Closing & Award	05/01/16
Type & Source:	
Application	N/A
Closing & Award	N/A
Type & Source	
Application	N/A
Closing & Award	N/A
Construction and Occupancy:	
Construction Start	07/01/17
Construction Completion	05/01/18
Placed In Service	05/15/18
Occupancy of All Low-Income Units	06/01/18

Financial Analysis (Project Costs) – First Time Homebuyer

Attachment 2

2016

FINANCIAL – USES OF FUNDS

	SOURCE CRA	SOURCE HOME	SOURCE Loan	SOURCE Loan	SOURCE GRANT	SOURCE	TOTAL PROJECT BUDGET
LAND/BUILDING ACQUISITION							
Land	\$120,000	120,000					\$240,000
Existing Structure	0						0
Demolition	0						0
Homebuyer's Assistance		120,000					120,000
TOTAL LAND & BUILDING COSTS	120,000	240,000					360,000
SITE WORK							
Site Work	0	49,000	0		150,000		170,000
Environmental	0		0				
Other	0		0	20,000			50,000
TOTAL SITE WORK	0	49,000	0	20,000	150,000		220,000
CONSTRUCTION & REHAB							
New Building	0						
Rehabilitation	0						0
General Requirements	0						0
Contractor Overhead & Profit	0		0				
Construction Contingency	0		0				
Community Revitalization	0						0
Other	0						0
TOTAL CONSTRUCTION & REHAB COSTS	0						
SUBTOTAL	120,000	289,000		20,000	150,000		579,000

FINANCIAL – USES OF FUNDS

	SOURCE CRA	SOURCE HOME	SOURCE Loan	SOURCE Loan	SOURCE GRANT	SOURCE	TOTAL PROJECT BUDGET
PROFESSIONAL WORK & FEES							
Architect Design		6000					6000
Architect Supervision		6000					6000
Real Estate	120000		20000				200,000
Engineer/Surveyor		2000					2,000
Other (Permits)		50000	0				50000
TOTAL PROF. WORK & FEES		64,000	20,000				84,000
CONSTRUCTION/INTERIM FEES							
Hazard & Liability Insurance							
Credit Report	0						
Construction Interest		25000					25000
Inspection Fees		12800					12800
Title & Recording		9000					9000
Taxes							
Other (impact, homebuyer assistance hard cost)		120000					120000
TOTAL CONSTRUCTION/INTERIM FEES	0	166800					166800
PERMANENT FINANCING FEES							
Credit Report	0						0
Discount Points	0						0
Origination Fees	0						0
Title & Recording	0						0
Other (Down payment, homebuyer assist)	0						0
TOTAL PERMANENT FINANCING FEES	0						
SUBTOTAL	120000	230800	20,000				370800

FINANCIAL – USES OF FUNDS

	SOURCE CRA	SOURCE HOME	SOURCE Loan	SOURCE Loan	SOURCE GRANT	SOURCE	TOTAL PROJECT BUDGET
SOFT COSTS							
Feasibility Appraisal		6500					6500
Market Study							
Environmental Study		3000					3000
Tax Credit Fees	0						0
Cost Certification	0						0
Other Contingency		40,000			84000		124000
TOTAL SOFT COSTS		49,500			84000		133,500
DEVELOPER'S FEES							
Developer's Overhead	0						
Developer's Fees		8,700			16000		30,000
Consultant Fee	0				50000		50000
TOTAL DEVELOPER'S FEES	0	8700			66000		74700
PROJECT RESERVES							
Rent-Up Reserve	0						0
Operating Reserve	0						0
Replacement Reserve	0						0
Escrow	0						0
Other	0						0
TOTAL PROJECT RESERVES	0	0	0				0
SUBTOTAL							
GRAND TOTAL PROJECT COSTS	120000	289000	20,000		150000		579000

**TOTAL USES OF FUNDS MUST EQUAL TOTAL SOURCES OF FUNDS

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	2152 NW 6 STREET, FORT LAUDERDALE	ID #	5042 05 07 0210
Property Owner	MOUNT BETHEL BAPTIST CHURCH INC	Millage	0312
Mailing Address	901 NW 11 AVE FORT LAUDERDALE FL 33311	Use	70

Abbreviated Legal Description	RIVER GARDENS 19-23 B LOT 4 LESS N 10 FOR RD R/W BLK 2
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$34,990		\$34,990	\$18,480	
2015	\$16,800		\$16,800	\$16,800	\$329.43
2014	\$16,800		\$16,800	\$16,800	\$335.61

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$34,990	\$34,990	\$34,990	\$34,990
Portability	0	0	0	0
Assessed/SOH	\$18,480	\$34,990	\$18,480	\$18,480
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$18,480	\$34,990	\$18,480	\$18,480

Sales History			
Date	Type	Price	Book/Page or CIN
2/27/2012	WD*-D	\$85,000	48551 / 1615
5/4/2001	WD	\$25,000	31601 / 737

Land Calculations		
Price	Factor	Type
\$6.25	5,599	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	2154 NW 6 STREET, FORT LAUDERDALE	ID #	5042 05 07 0220
Property Owner	MOUNT BETHEL BAPTIST CHURCH INC	Millage	0312
Mailing Address	901 NW 11 AVE FORT LAUDERDALE FL 33311	Use	70

Abbreviated Legal Description	RIVER GARDENS 19-23 B LOT 5 LESS N 10 FOR RD R/W BLK 2
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$43,740		\$43,740	\$23,100	
2015	\$21,000		\$21,000	\$21,000	\$411.81
2014	\$21,000		\$21,000	\$21,000	\$419.52

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$23,100	\$43,740	\$23,100	\$23,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$23,100	\$43,740	\$23,100	\$23,100

Sales History			
Date	Type	Price	Book/Page or CIN
2/27/2012	WD*-D	\$85,000	48551 / 1615
11/12/2002	WD	\$20,000	34158 / 1907

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$6.25	6,999	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	2156 NW 6 STREET, FORT LAUDERDALE	ID #	5042 05 07 0230
Property Owner	MOUNT BETHEL BAPTIST CHURCH INC	Millage	0312
Mailing Address	901 NW 11 AVE FORT LAUDERDALE FL 33311	Use	70

Abbreviated Legal Description	RIVER GARDENS 19-23 B LOT 6 LESS N 10 FOR RD RAW BLK 2
-------------------------------	--

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$43,740		\$43,740	\$23,100	
2015	\$21,000		\$21,000	\$21,000	\$411.81
2014	\$21,000		\$21,000	\$21,000	\$419.52

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$23,100	\$43,740	\$23,100	\$23,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$23,100	\$43,740	\$23,100	\$23,100

Sales History			
Date	Type	Price	Book/Page or CIN
2/27/2012	WD*-D	\$85,000	48551 / 1615
9/28/2001	DRR	\$18,500	32174 / 95
8/23/2001	WD	\$18,500	32053 / 331
3/10/2000	WD	\$6,800	30424 / 1465
9/1/1986	WD	\$10,000	13706 / 581

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$6.25	6,999	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LORI PARRISH
BROWARD
 COUNTY
 PROPERTY
 APPRAISER



Site Address	2150 NW 6 STREET, FORT LAUDERDALE	ID #	5042 05 07 0200
Property Owner	MOUNT BETHEL BAPTIST CHURCH INC	Millage	0312
Mailing Address	901 NW 11 AVE FORT LAUDERDALE FL 33311	Use	70
Abbreviated Legal Description	RIVER GARDENS 19-23 B LOT 3 LESS N 10 FOR RD R/W BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$43,740		\$43,740	\$23,100	
2015	\$21,000		\$21,000	\$21,000	\$411.81
2014	\$21,000		\$21,000	\$21,000	\$419.52

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$43,740	\$43,740	\$43,740	\$43,740
Portability	0	0	0	0
Assessed/SOH	\$23,100	\$43,740	\$23,100	\$23,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$23,100	\$43,740	\$23,100	\$23,100

Sales History			
Date	Type	Price	Book/Page or CIN
2/27/2012	WD*-D	\$85,000	48551 / 1615
5/4/2001	WD	\$25,000	31601 / 735
3/1/1986	WD	\$8,000	13291 / 784

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$6.25	6,999	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	2146 W SISTRUNK BOULEVARD, FORT LAUDERDALE	ID #	5042 05 07 0190
Property Owner	MOUNT BETHEL BAPTIST CHURCH INC	Millage	0312
Mailing Address	901 NW 11 AVE FORT LAUDERDALE FL 33311	Use	70
Abbreviated Legal Description	RIVER GARDENS 19-23 B LOT 1,2,LESS RD BLK 2		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$129,480		\$129,480	\$46,180	
2015	\$41,990		\$41,990	\$41,990	\$823.42
2014	\$41,990		\$41,990	\$41,990	\$838.83

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$129,480	\$129,480	\$129,480	\$129,480
Portability	0	0	0	0
Assessed/SOH	\$46,180	\$129,480	\$46,180	\$46,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$46,180	\$129,480	\$46,180	\$46,180

Sales History			
Date	Type	Price	Book/Page or CIN
2/27/2012	WD*-D	\$85,000	48551 / 1615
8/1/2002	SW*		33606 / 703
8/1/2002	SW*		33606 / 699
3/18/2002	DRR		32900 / 1773
5/12/2000	WD	\$54,000	30506 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$9.25	13,998	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Completed Projects

Attachment 5

ATTACHMENT 5

COMPLETED PROJECTS				
Project Name	Location	Project Type	No. Of Units	Year Completed
Sweeting Estates Phase I	Fort Lauderdale, FL	Single Family Homes	Fourteen	2006
Sweeting Estates Phase II	Fort Lauderdale, FL	Single Family Homes	Four	2008
Roosevelt Gardens II	Unincorporated Broward County	Single Family Homes	Five	2008
Vision HOMES	Oakland Park, FL	Single Family Homes	Eight	2007

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

NIKKI Austin-Ship

Jacqueline Reed-Tufts

RELATIONSHIPS

City Fort Lauderdale Economic Advisor

City of Fort Lauderdale NWS Progress Advisors

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.

ATTACHMENT A

E-VERIFY AFFIRMATION STATEMENT

RFP/Bid /Contract No: 725-10837


Project Description: Acquisition and Renovation of Foreclosed/Abandoned Properties

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,

- (a) all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,
- (b) all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.

Contractor/Proposer/ Bidder Company Name: Mount Bethel New Visions CDC

Authorized Company Person's Signature: 

Authorized Company Person's Title: President and CEO

Date: June 27, 2016



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

ADDENDUM NO. 2

RFP No. 365-11745

TITLE: Acquisition and Renovation of Residential Properties

ISSUED: June 28, 2016

This addendum is being issued to make the following changes:

1. The revised opening date for this RFP has been changed to **July 5, 2016, prior to 2:00 pm.**

Ginah Joseph
Procurement Specialist II

Company Name:

New Visions Community Development Corporation
(Please print)

Bidder's Signature:



Date: 7/5/16

BID/PROPOSAL CERTIFICATION

Please Note: 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) New Visions Community Development Corporation
Address: _____ 1004 NW 1st St. Suite 3

City: Ft. Lauderdale State: FL Zip: 33311

Telephone No. 954-768-0262 FAX No. 954-768-0964

Email: naustin-shipp@mtbbc.org

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

Payment Terms (section 1.04 of General Conditions): N/A

Total Bid Discount (section 1.05 of General Conditions): N/A

Does your firm qualify for MBE or WBE status (section 1.09 of General Conditions): MBE N/A WBE N/A

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>
1. _____	June 23, 2016	2. _____	June 28, 2016
_____	_____	_____	_____

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. If submitting your response electronically through BIDSYNC 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:

Nikki L. Austin-Shipp
Name (printed) _____

Signature _____

Date: 7/5/16

Executive Director
Title _____

2016 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N97000004526

Entity Name: NEW VISIONS COMMUNITY DEVELOPMENT CORPORATION

FILED
Mar 30, 2016
Secretary of State
CC8751559493

Current Principal Place of Business:

901 NW 1ST STREET
SUITE 3
FORT LAUDERDALE, FL 33311

Current Mailing Address:

901 NW 11TH AVENUE
FORT LAUDERDALE, FL 33311

FEI Number: 65-0798877

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

RICHARDSON, CHERITA M
901 NW 11TH AVE
FORT LAUDERDALE, FL 33311 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: CHERITA M. RICHARDSON

Electronic Signature of Registered Agent

03/30/2016

Date

Officer/Director Detail :

Title PRESIDENT
Name GLOVER, CLARENCE E
Address 901 NW 11TH AVENUE
City-State-Zip: FORT LAUDERDALE FL 33311

Title OFFICER
Name HARVIN, DAVID E
Address 901 NW 11TH AVENUE
City-State-Zip: FORT LAUDERDALE FL 33311

CFO
Name RICHARDSON, CHERITA
Address 901 NW 11TH AVE
City-State-Zip: FORT LAUDERDALE FL 33311

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RICHARDSON, CHERITA M.

CFO

03/30/2016

Electronic Signature of Signing Officer/Director Detail

Date

LOCAL BUSINESS PREFERENCE CERTIFICATION STATEMENT

The Business identified below certifies that it qualifies for the local BUSINESS preference classification as indicated herein, and further certifies and agrees that it will re-affirm its local preference classification annually no later than thirty (30) calendar days prior to the anniversary of the date of a contract awarded pursuant to this ITB. Violation of the foregoing provision may result in contract termination.

(1) _____ is a **Class A** Business as defined in City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the City of Fort Lauderdale current year Business Tax Receipt and a complete list of full-time employees and evidence of their addresses shall be provided within 10 calendar days of a formal request by the City.
Business Name

(2) _____ is a **Class B** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Business Tax Receipt or a complete list of full-time employees and evidence of their addresses shall be provided within 10 calendar days of a formal request by the City.
Business Name

(3) _____ is a **Class C** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. A copy of the Broward County Business Tax Receipt shall be provided within 10 calendar days of a formal request by the City.
Business Name

(4) _____ requests a **Conditional Class A** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.
Business Name

(5) _____ requests a **Conditional Class B** classification as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. Written certification of intent shall be provided within 10 calendar days of a formal request by the City.
Business Name

(6) New Visions Community Development Corporation
_____ is considered a **Class D** Business as defined in the City of Fort Lauderdale Ordinance No. C-12-04, Sec.2-199.2. and does not qualify for Local Preference consideration.
Business Name

BIDDER'S COMPANY:

AUTHORIZED COMPANY PERSON: Dr. Clarence E. Glover

NAME

SIGNATURE

7/5/16
DATE