City of Fort Lauderdale

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

APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge MATTHEW R. CARROLL	Tel. No.	E-Mail Address E-Mail Address
Primary Contact for this CRA Request TANYA CARNAHAN	Tel. No.	T Company Website WWW.HOOVERAP.COM Fax No.
Name of Business HOOVER CANVAS PRODUCTS	Tax I.D. No.	
Business Address 844 N.W. 9TH AVE.	Tel. No. State FLORIDA	
City FT. LAUDERDALE'		Zip Code 33311

Commencement Date to Begin Project: 01/01/2019

Completion Date for Project: 06/30/2019

Check Appropriate Description	Project Type	Facility Description
↑Existing Business [x]	↑Expansion [x]	Existing Space 20249 sq. ft.
↑New Business [ ]	↑Relocation [ ]	New Space 33749 sq. ft.

NAICS Code / Industry Type	Date of Incorporation	State where the business was incorporated
3149 MANUFACTURE OF CANVAS & METAL AWNINGS	04/07/1960	FLORIDA

Proposed Project Location/City	Proposed Address
FT. LAUDERDALE	844 N.W. 9TH AVE.

Property Control Number(s)	Property Owner
4942 34 06 6000 (OFFICE AND INSIDE SHOP) 4942 34 06 5970 (VACANT LOT) 4942 34 06 5640 (PARKING LOT EAST OF BACK OF OFFICE BUILDING) 4942 34 05 3680 (PARKING LOT NORTH OF THE OFFICE BUILDING) 4942 34 06 5690 (FRAME SHOP)	MATCEE ENT. LP & JAMES E. CARROLL JR.

Owner Tel. No. (include Area Code)	Is there a lien on the property?
	↑ Yes ↑ No

JOB INFORMATION

Full Time Equivalent (FTE) Jobs to be created	16
Existing Jobs	50
Total FTE Jobs	66

TYPE OF BUSINESS

Sole Proprietor	
Partnership	
Joint Venture	
Corporation	C CORP
Cooperative	
Limited Liability Company	
Non-Profit Org.	
Other:	

Bank(s) Where Business Accounts for Projects Are Held	
1.	2.

Name of Participating Bank/Lender

Amount	Tel. No. (include Area Code)	Fax No. (include Area Code)
$		

Name of Other Financial Source
N/A

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$			

Name of Other Financial Source

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$			

Name of Other Financial Source

Amount	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
$			

Project Purpose and Economic Impact
MODERNIZATION & EXPANSION TO INCREASE OUTPUT AND FTE'S

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

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

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

Name	Complete Address	% Owned	From	To
MATTHEW R. CARROLL	844 N.W. 9TH AVE. FT. LAUDERDALE, FL 33311	100%	04/01/2017	TO PRESENT
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY

1. Please state the overall project cost: $ 1,350,000.00
2. Please state the overall project costs related to the CRA's assisted activity? $ 1,350,000.00
3. Please indicate the sources and uses of funds for the project on the following table.

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)	250,000.00		
City funds			
CRA funds	1,100,000.00		
Company's current cash assets			
Owner equity (specify)			
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources			

Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount
Land Acquisition	NO	
Real Property Acquisition	NO	
Utility and road infrastructure improvements	YES	
New construction of commercial and industrial buildings	YES	
Rehabilitation of commercial and industrial buildings	YES	
Purchase and installation of equipment and fixtures	YES	
Other (specify)		
Other (specify)		
Other (specify)		
Total Uses		

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

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

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: NONE	$		$	%		$
Name:	$		$	%		$
Name:	$		$	%		$
Name:	$		$	%		$
Name:	$		$	%		$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

The following items are also needed, if your funding request is $500,000 or more

(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

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

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

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

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

APPLICANTS CERTIFICATION

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

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

Business Name: _____

By: _____ 9.28.18
Si Date

Guarantors:

_____
Signature and Title Date

_____
Signature and Title Date

_____
Signature and Title Date

_____
Signature and Title Date

_____
Signature and Title Date

PROJECT COST SUMMARY

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan	$250,000		N/A
City Funds			
CRA Funds	$1,100,000		
Company's Current cash assets	$899,112		
Owner Equity			
Other			
Total Resources	$1,350,000		

Select the Use(s) of Funds and Amount of Each	Sources of Funds	Amount
Land Acquisition	No	
Real Property Acquisition	No	
Utility & Road Infrastructure	Yes	
New construction of commercial buildings	Yes	
Rehabilitation of commercial buildings	Yes	
Purchase and installation of equipment and fixtures	Yes	
Other		
Total Uses		$1,350,000

SUMMARY BUSINESS PLAN

Mission:

To complete the renovation of five (5) highly visible commercial properties located in the CRA Focus Area along Powerline (9th Ave) corridor. The properties consist of (2) income producing commercial buildings, (2) lots for parking, (1) lot for a large industrial outdoor/covered work space.

All properties are owned out-right. Renovations are presently the focal point to increase business and to attract 16 new/local employees, with an estimated cost of $1,350,000.00. Recently, approximately $45,500 has been spent towards renovations.

Market Analysis:

The properties are located along Powerline in the CRA Focus Area are in within the municipality of Fort Lauderdale, Broward County, Florida. This project is on a key corridor, as it sits one block off Sunrise Boulevard.

The development and renovations in the area will foster economic growth and 16 new jobs will be available to the local workforce.

The renovation to the (5) properties will hopefully encourage new business and attract new employees.

4

History of Hoover

Hoover Awnings was established in 1949 by Henry Hoover. In 1979, Thomas Carroll purchased Hoover Awnings and it has been a Carroll Family Corporation ever since. In 1995, Hoover Awnings acquired Awnings by Jay in Palm Beach County. The acquisition of Awnings by Jay made Hoover Awnings the only company is south Florida with two full manufacturing and service facilities.

When Mr. Hoover established Hoover in 1949, he set forth a tradition of community involvement, industry leading quality and unmatched customer service. Almost 7 decades years later, Hoover Architectural employees continue this tradition and commitment.

FDOT and City of Fort Lauderdale Projects (NW 7/9 Connector Project and Progresso Sewer and Storm Improvements Project)

Hoover first heard about the expansion of 9th Ave into 7th Ave over 20 years ago. We were told that it was likely that our property would be taken through the process of eminent domain. In early 1998, an official meeting was held at Hoover's office (844 NW 9th Ave) regarding the city's plans to take the property through eminent domain (**Exhibit #1**). It was at this meeting when Thomas Carroll was then told 'it wouldn't be wise' to improve upon the property, as the full investment would not be recuperated.

Then in September of 2002, a letter regarding the installation of city sewer lines was sent to Hoover, informing us that a connection to the sewer would be "more difficult" for Hoover (**Exhibit #2**). The letter went on to state that Tom McCormick, Program Director wanted meet with Thomas Carroll to "...make sure he (Thomas) understood the issue and to offer suggestions as to how (Hoover) might minimize the cost of the work on (our) private property...". This message was later reiterated at the meeting with Tom McCormick, where he stated that Hoover 'shouldn't bother (connecting to the sewer) since our building was being taken' as part of the NW 7/9 Connector Project.

Hoover's reaction to the NW 7/9 Connector and Progresso Sewer and Storm Improvements Projects

In 1995, after hearing of the NW 7/9 Project, an opportunity presented itself to Thomas and James Carroll. The opportunity was to acquire a well-respected awning company in West Palm Beach, both the business and property. Knowing of the 7/9 road expansion, Thomas and James figured it would be wise to have two manufacturing locations.

At the time, Hoover's Fort Lauderdale location manufactured 80% of the work for both locations. As Hoover's business grew, we invested in new machinery for steel manufacturing and other specialized equipment. For instance, in 2006 Hoover acquired an automated fabric cutting machine. This machine would prove to revolutionize the

way fabric covers were manufactured. It made financial sense to merge and grow the size of Hoover's cover fabrication shop.

When analyzing the best location for investing in the facility, a difficult decision had to be made. Eighty-percent of the metal fabrication was taking place in Hoover's Fort Lauderdale facility, ergo 80% of the labor was there as well. Thus, we had to make the tough decision to TEMPORARILY make West Palm Beach's facility, Hoover's main fabric manufacturing facility. Hoover was concerned that it may have a difficult time retaining our employees and/or they would cost the company more money.

Hoover's plan was to eventually bring it all manufacturing back to Hoover's Fort Lauderdale location. Luckily, we have some very loyal and long term (over 20 years) employees. To this day, three cover shop employees take the Tri-Rail train from North Miami and South Fort Lauderdale to the Mangonia Park station for work. To retain these valuable employees, Hoover pays for their cost to commute.

In addition to deciding to keep the cover shop in West Palm Beach, Hoover invested in a new 10,000 square foot aluminum fabrication facility. We also purchased state of the art machinery, adopted new technologies and hired new staff for the West Palm Beach location. West Palm Beach was chosen for the growth because Hoover's Fort Lauderdale facilities simply couldn't handle the growth. When it rains at Hoover's Fort Lauderdale facility, the city's drain line (in the city's alley) fills up and creates a large lake basically dividing the frame shop from the main office (**Exhibit #3**). In addition, the lack of drainage floods our painting area (**Exhibit #4**). 'Lake Hoover', as it became to be known as, is the reason we were forced to install large concrete ramps to keep water out of the shop. (**Exhibit #5**). Unfortunately, these ramps made it difficult to use heavy machinery like fork lifts to move materials out of the shop, resulting in multiple workers comp claims.

In all, Hoover has grown 5 times, since 1995. With Hoover's growth, the demand it has placed on our resources, we chose to investment in facilities and infrastructure in West Palm Beach. Hoover has spent over $650,000 dollars to improve its West Palm Beach facility and its manufacturing capability.

This wasn't by design or because of good business strategies. The majority of Hoover's revenue, both historically & current, is in Broward and Dade counties. As a business, it makes sense to manufacture in Fort Lauderdale.

Hoover has reached a pinnacle and we must once again make a tough decision:

1. Improve/grow Hoover's current Fort Lauderdale facility
2. Sell Hoover's Fort Lauderdale facility and move to another, larger and more capable location
3. Consolidate all manufacturing into Hoover's West Palm Beach location and invest in better transportation for our materials to the job sites

Although options 2 & 3 are very viable and would most likely be the path of least resistance, our goal is to bring back manufacturing/jobs and investing in our current Fort Lauderdale location. In fact, we are so committed to this, we had costly fiber internet installed at the Fort Lauderdale location, so we could have a stable platform to grow our current infrastructure.

Utilization of Technology

Over the years, Hoover has adapted by incorporating the best technology and manufacturing processes. This allows Hoover to provide its customers with the highest quality products. We offer fabric awnings, tension structures, umbrellas, metal canopies and a variety of motorized products, like retractable awnings and screens. Due to the size and scale of our operations, we are leader in South Florida for the manufacturing of commercial awning products.

Hoover utilizes state of the art design and CAD programs so that each customer can see what their awning will look like prior to it ever being installed. With the recent addition of an automated cutting machine, we are now able to offer expedited turnaround and a higher quality canvas product than our competitors.

Hoover's Future

For a long time, Hoover's West Palm Beach location had been our bigger facility and we concentrated in expanding it and making it work for our needs.

It is our goal to utilize the West Palm Beach location for solely for aluminum fabrication and focus solely in the expansion of our Fort Lauderdale site. It is our hope that with CRA funds, Hoover will be able to increase our steel and big structural fabrication in the Fort Lauderdale facility.

We plan on buying new machinery to ensure that Hoover stays up to date with the newest and most advanced technology available in our industry. Owning such equipment will provide us with a competitive edge over rival businesses by enabling us to increase and maintain our productivity, capabilities and overall profitability.

Hoover wants to reinvest in Broward County, specifically in the City of Fort Lauderdale, at our Hoover South location. We have been a part of the community since 1949 and it is our desire to improve our facilities, increase manufacturing and to hire 16 additional staff members to meet our increased demand.

SUPPLEMENTAL QUESTIONS

1. Please describe your project.
Manufacturing of fabric awnings and architectural metal products.

2. What is the address, folio number and legal description of the property?
See section 5.

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

4. Are the proposed improvements to the property being made on behalf of a proposed?
tenant for the property? If so, please provide a copy of the lease agreement.
No.

5. What is the zoning of the property?
Light Industrial.

6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
Yes.

7. Is your project new construction or is it renovation?
Renovation.

8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment).
See section 2.

9. What is the current Broward County Assessed Value of the property?
See section 7.

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over $225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA

funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.
No mortgage on the property.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
None.

12. Are there any code violations on the property? Identify.
None

13. Is the property listed "For Sale."? Please note that properties listed for sale may not apply for CRA program funding.
No.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
See section 10.

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
January, 2019.

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
October, 2019.

17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
See section 14.

18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
Yes

19. Have your previously received funding from the CRA? Explain.
No.

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

20. Do you have a detailed scope of work? If so, please include for CRA review and approval. See section 2.

21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost. WIP, see section 6.

22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official. No.

23. Do you have detailed, written contractor cost estimates? If so, please provide. No, CRA managed project.

24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. Hershel will need to complete the attached Contractor Application for consideration. No, CRA managed project.

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

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

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

Matthew Carroll
Print Name.

HOOVER
ARCHITECTURAL
Structured for you.

PROJECT OVERVIEW

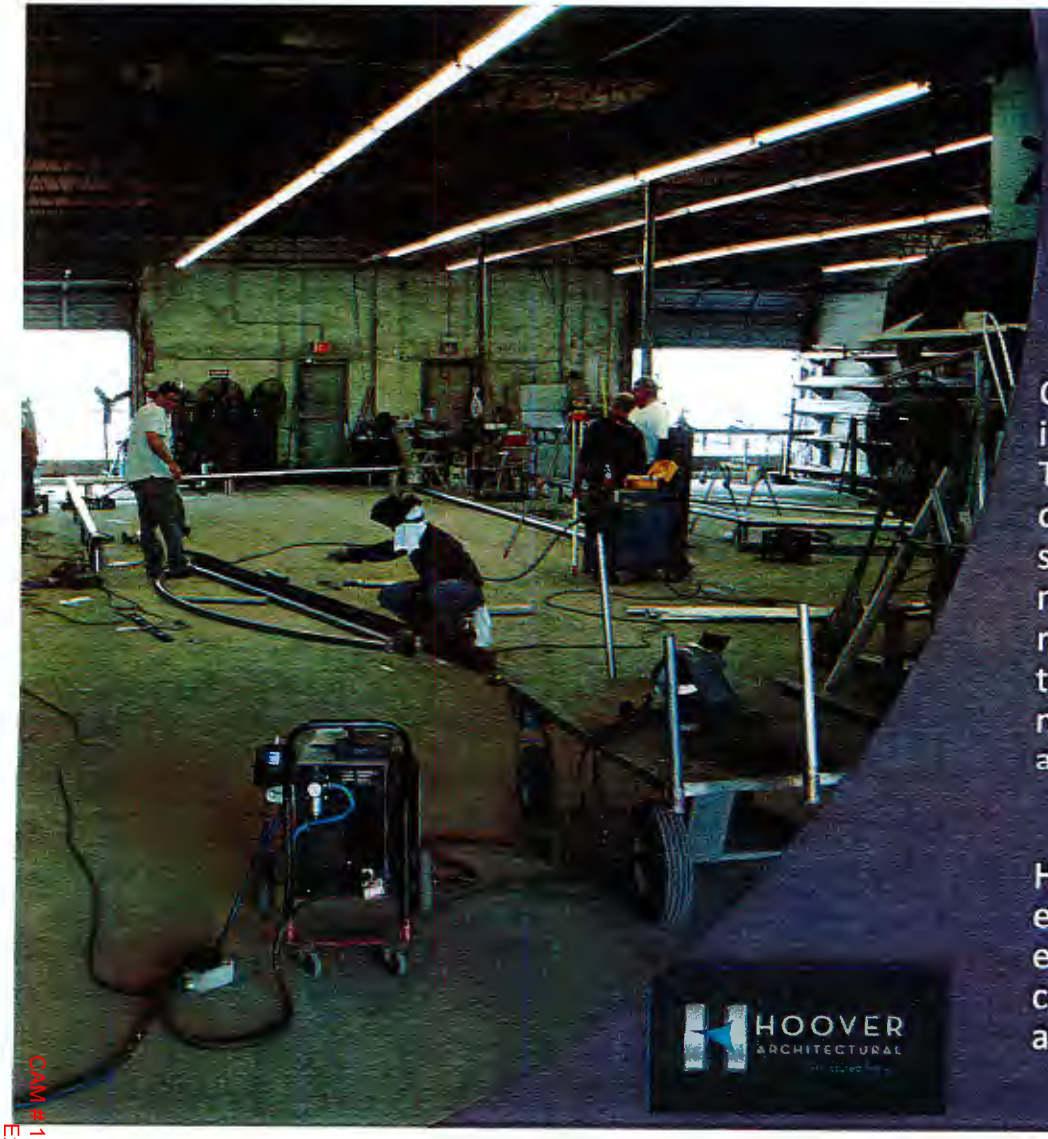
HOOVER'S 70 YEAR HISTORY

In 1949, when Henry Hoover established Hoover Awnings, he set forth a tradition of community involvement, industry leading quality and unmatched customer service.

Seventy years later, Hoover Architectural employees continue this tradition and commitment.

Hoover has over 30 full time employees and on average 5-10 temporary employees working at our Fort Lauderdale office. The majority of our workforce comes from the local area. With approval of this project, we hope to hire 16 *new* employees from the local labor force.

HOOVER ARCHITECTURAL



HOOVER'S MANUFACTURING PROCESS

Over the years, Hoover has adapted to changing times by incorporating the best technology and manufacturing processes. This allows Hoover to provide its customers with the highest quality products. We offer anything from fabric awnings, tension structures, umbrellas and metal canopies to a variety of motorized products, like retractable awnings and screens. Our residential awnings enhance the architecture of any home and turn it into something special. But we are also the leading manufacturer of awning products for all types of commercial applications.

Hoover utilizes state of the art design and CAD programs so that each customer can see what their awning will look like prior to it ever being installed. With the recent addition of an automated cutting machine, we are now able to be more accurate and offer a higher quality product than any other company.

HOOVER ARCHITECTURAL

HOOVER'S FT. LAUDERDALE FACILITY AND GROUNDS

The Fort Lauderdale property is divided by a city easement and drain. Heavy rains drive water on to the property from 8th Avenue, 9th Street and 9th Avenue. During the Progresso Sewer and Storm Improvement Project the drain was not connected to city sewage. As a result of the heavy rains, Hoover's lots are often flooded, unsafe and unusable.

If approved by the CRA Board, Phase 1 of our project will include re-grading and paving the lot and connecting to the new sewer system that was just installed by the City of Fort Lauderdale.

This will eliminate the flooding problem and will allow us to utilize more of our work space and make it more productive.

HOOVER ARCHITECTURAL

Entrance to Ft. Lauderdale Frame Shop (Southeast parcel)

18 inch raised ramp to prevent water from flooding Frame Shop

HOOVER ARCHITECTURAL

Dry Lot

Light Rain

HOOVER ARCHITECTURAL

HEAVY RAIN

Flooding has significantly increased our Workers' Compensation premiums. In the Ft. Lauderdale facility, our installers, welders and painters have to manually move aluminum and steel frames by hand. Employees cannot operate machinery while our lots are flooded. In addition to our increase in Workers' Compensation claims, the flooded lots hamper work activities and often times impact project completion dates.

HOOVER ARCHITECTURAL

"CATFISH LUNCH IN LAKE HOOVER"

HOOVER ARCHITECTURAL

HOOVER'S WEST PALM BEACH FACILITY

HOOVER
ARCHITECTURAL

HOOVER'S WEST PALM BEACH FACILITY

HOOVER ARCHITECTURAL

HOOVER'S WEST PALM BEACH FACILITY

HOOVER ARCHITECTURAL

HOOVER'S WEST PALM BEACH FACILITY

HOOVER ARCHITECTURAL

5

A new route for an old road

3/15/

Planned redirection of Powerline Road opens path to airport

By LANE KELLEY
Staff Writer

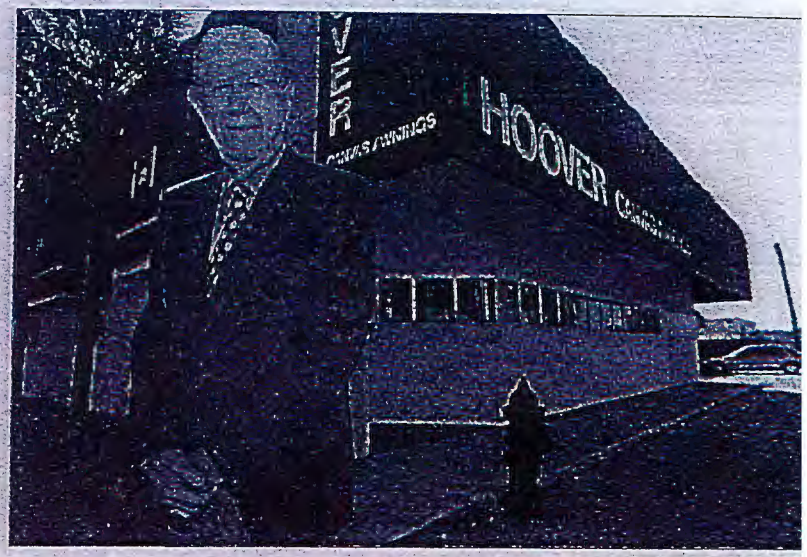
FORT LAUDERDALE — City and county officials think they have cleared another major path between the Broward/Palm Beach county line and Fort Lauderdale-Hollywood International Airport.

They hope to finish connecting the dots this year on a $30 million project that would curve Powerline Road into Northwest Seventh Avenue by cutting through an industrial thicket of junkyards, auto repair and body shops bordering the city's northwest residential neighborhoods.

There still have to be public hearings and approvals from city and county commissions, but officials involved say the connector looks solid.

"It was the best way and also the cheapest," said Bob Behar, project manager at Carr Smith Corradino, the engineering design firm on the project. "And it was the least obtrusive to the community."

Residents may be less enthusiastic. Though the project largely will avoid residential neighborhoods, the widening of Northwest Seventh Avenue from four to six lanes has some homeowners worried, said Marjorie Davis, president of the Dorsey Riverbend Homeowners Association.



Staff photo/JIM VIRG

Tom Carroll says he expects the city to move his business, Hoover Canva Awnings on Northwest Ninth Avenue, if the road project is approved

"If [Northwest Seventh] is six lanes, it'll turn into a real racetrack," Davis said. "We don't want six lanes."

Yet the people who stand to lose the most from the project, the business owners in the warehouse district between Sistrunk and Sunrise boulevards, seem to have few complaints about it.

Tom Carroll, owner of Hoover Canvas Awnings, 844 NW Ninth Ave., said his 1¼-acre property will be "completely wiped out" by the project, but he said he's not worried.

Carroll knows that eminent domain laws in Florida favor property owners.

The state pays all expenses of the property owner when seizin property, which is why land ac quisition costs now usually out strip construction bills on roa projects.

"The good feature here is tha they can't come in and steal th property from us," Carroll said.

From the planners' drafting ta ble, the project's best feature i that it provides another majo thoroughfare from the Brow ard/Palm Beach line to the For Lauderdale airport.

"That was the original intent o this project," Behar said.

The planners focused on Po werline, which extends into Palm

PLEASE SEE **POWERLINE** / 4B

FROM PAGE 1B

... clears path ...th to airport ...rough Powerline

Beach County, but ran into a problem when the street hits Sunrise Boulevard.

At that intersection, Powerline narrows from six lanes to two and becomes Northwest Ninth Avenue on the south side of Sunrise.

As a result, most drivers going south on Powerline turn right or left.

Behar said widening Powerline from Sunrise south to Broward Boulevard made little sense because it would cut through a residential area.

A less disruptive solution was only two blocks away, on Northwest Seventh Avenue.

That street is five lanes wide and, after it curves into Northwest Fourth Avenue south of Broward Boulevard, goes past State Road 84 and stops just short of the airport.

The problem, city and county officials said, has been getting all the government bureaucracies involved to agree on the concept.

City, county and state officials have had to work together because Powerline Road, Northwest Seventh and Northwest Fourth avenues are under county jurisdiction, said Peter Partington, Fort Lauderdale's engineering design manager.

"What you have is a road in the city that is under the jurisdiction of the county, where you need state and federal dollars to make significant changes," Partington said. "With three governmental entities on board simultaneously, it makes it a little more difficult to arrive at consensus and agreement."

Bruce Wilson, county transportation planning director, said former City Manager George Hanbury and Commissioner Carlton Moore helped push the project forward because they thought it would spur economic growth in northwest Fort Lauderdale. Moore wants to build a commerce park and start a federal enterprise zone where Powerline would connect with Northwest Seventh.

Wilson said the city's interest in the project helped get almost $9 million in federal and state money.

"It's not going to be easy to find another $20 million, but ... if you can get a consensus, you can usually get the legislators to scout around and get the dollars," he said.

"There have been differences of opinion over the years which now seem to be resolved."

There are still hurdles, though. The first public hearing is set for January 2000, and after that, the Fort Lauderdale and Broward commissions must approve it.

Business owners in the warehouse district between Sistrunk and Sunrise say the connector is inevitable, though no one is packing yet.

Omer Brabant said he probably will not even bother to move his shop, Omer's Paint and Body, when construction starts. Brabant, 56, said he doesn't expect anything to happen until 2002 or later.

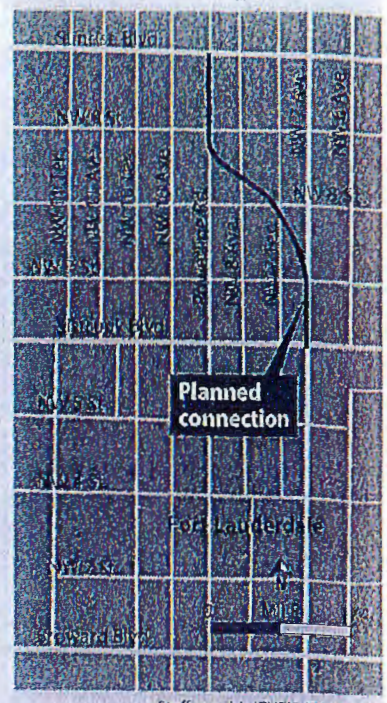
"By the time it goes through, I'll be 60 years old," Brabant said. "No use moving then."

Carroll, 71, who owns one of the largest businesses in the area, said he and his employees aren't packing yet.

Even if everything that needs to be done happens on schedule, it could be three years or more before construction begins.

"We've been here 40 years," Carroll said. "We're not in a panic."

Lane Kelley can be reached at lkelley@sun-sentinel.com or 954-356-4518.



Staff graphic/CHRIS JOHNSON

September 24, 2002

6017-34142-001.DN

Hoover Awnings
844 NW 9th Avenue
Fort Lauderdale, FL 33311

Subject: Progresso Sewer and Storm Improvements – City Project Number 9766B

Dear Sir/Madam:

The City of Fort Lauderdale is commencing the installation of Sanitary Sewers in the Progresso Area and the design engineer responsible for preparing the design of the system has either spoken to you or has attempted to contact you regarding the sanitary service connection for your property.

The fact that your building is constructed with a zero-lot-line is likely to make your connection to the sanitary sewer more difficult than those properties where side yard access is possible. We would like to meet with you to make sure you understand the issue and to offer our suggestions as to how you might minimize the cost of the work on your private property as you connect to the sanitary sewer.

Please call us at (954) 522-2604 and ask to speak to Tom McCormick. We will arrange to meet at your convenience.

Sincerely,

Thomas M. McCormick

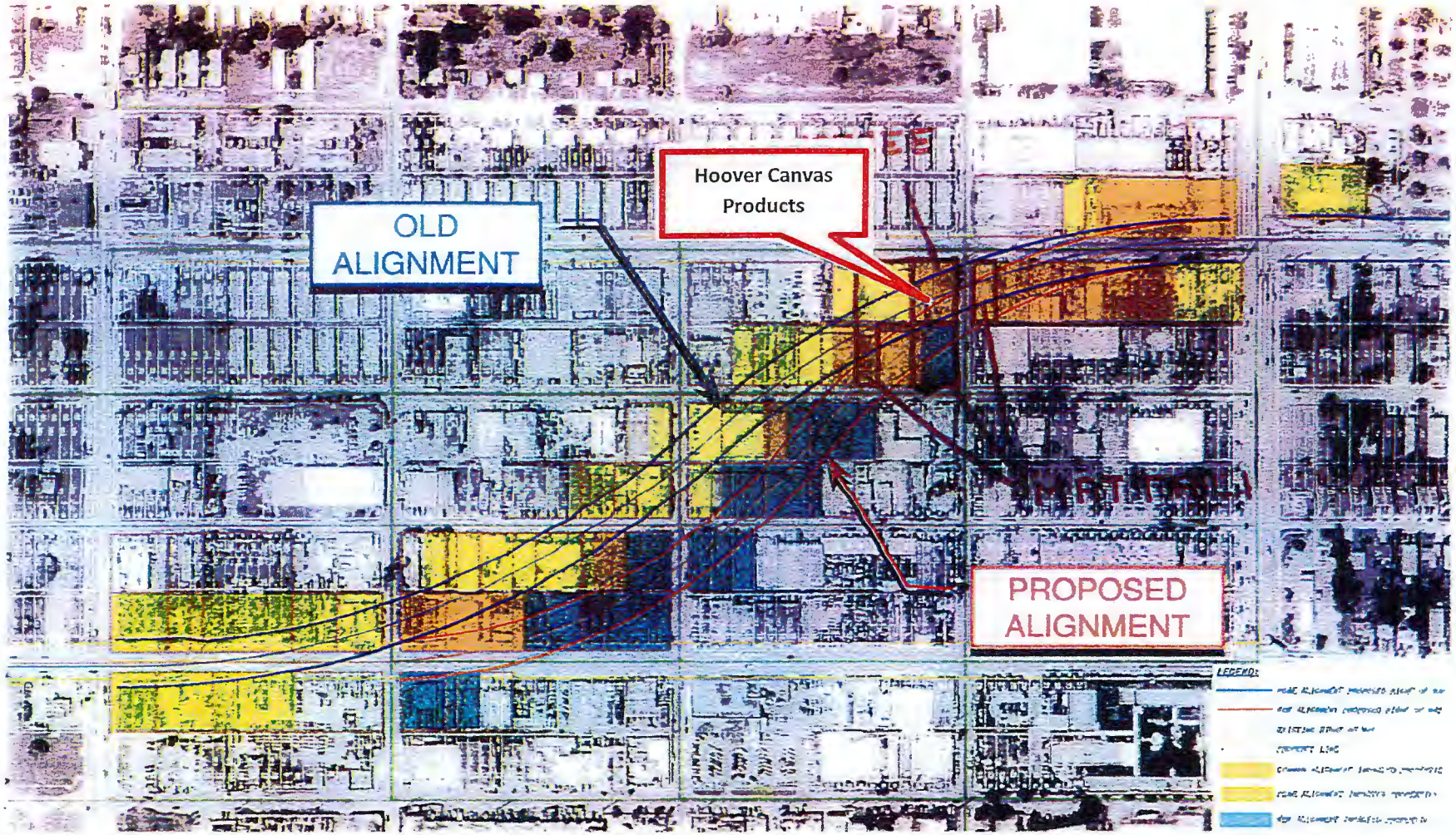
Tom McCormick
Program Director

WaterWorks 2011

SPOKE TO TOM McCORMICK
SAID NOT TO BOTHER
OUT AREA WAS BEING
TAKEN

CITY OF FORT LAUDERDALE
WATER AND WASTEWATER CAPITAL IMPROVEMENTS PROGRAM
200 NORTH ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33301
PHONE: 954.522.2604 FAX: 954.522.7971

Property Impact Comparison



CITY OF
FORT LAUDERDALE

Venice of America

September 30, 2010

Dear Property Owner:

The City of Fort Lauderdale in cooperation with the Florida Department of Transportation (FDOT) has started the design for the **NW 7th / NW 9th Avenue Connector Project.**

The purpose of the project is to relieve traffic congestion along Sunrise Boulevard between Powerline Road and NW 7th Avenue and provide an aesthetically pleasing, pedestrian-friendly roadway. The project is bounded by SW 2nd Street (south), NW 13th Street (north), NW 7th Avenue (east) and NW 9th Avenue (west).

The purpose of this letter is to invite you to a public meeting that will take place on Wednesday, October 13, 2010 from 5:30 - 7:00 p.m. at the Mizell Center, located at 1409 Sistrunk Boulevard. The meeting will provide residents and businesses with a detailed overview of the project; followed by a question and answer session. Please join us to learn more about this important project.

If you have any questions, please contact Sheryl Dickey, the public outreach coordinator for the project, at Dickey Consulting Services at (954) 467-6822 or via email at sdickey@dickeyinc.com or Mina Samadi at (954) 828-4514 or via email at msamadi@fortlauderdale.gov.

We look forward to seeing you on October 13.

Respectfully,

Mina Samadi

PATRICK

Mina Samadi
Project Manager
Community Redevelopment Agency
City of Fort Lauderdale

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AGENCY
914 NORTHWEST 6TH STREET, FORT LAUDERDALE, FLORIDA 33311
TELEPHONE:(954) 828-4531, FAX (954) 828-4500
www.fortlauderdale.gov

EQUAL OPPORTUNITY EMPLOYER

PRINTED ON RECYCLED PAPER

CITY OF
FORT LAUDERDALE

Venice of America

February 21, 2011

Matcee Enterprises L P
c/o James E. Carroll Jr.
2860 NE 28th Street
Fort Lauderdale, FL 33308

Subject: **Project Name: NW 7th & 9th Avenue Connector**
Request for Site Access for Environmental Testing
FDOT Financial Project No.: 230726-1-21-01
County: Broward County
Site Address: 844 NW 9th Avenue, Fort Lauderdale, Florida (Site 77)
Folio Number: 4942-34-06-6000

Dear Sir/Madam,

The City of Fort Lauderdale Community Redevelopment Agency (CRA), in cooperation and coordination with the Florida Department of Transportation (FDOT), is undertaking preliminary engineering work for the future proposed roadway project identified above, known as the NW 7/9 Connector Project. It will extend from south of Broward Boulevard north to NW 13th Street and will diagonally connect NW 7th Avenue at Sistrunk Boulevard to NW 9th Avenue at Sunrise Boulevard. The purpose of this project is elimination of traffic congestion, as well as enhancement and beautification of the area and the entire length of the corridor. In this effort the FDOT has been reviewing the different elements of this project and one of the project requirements is environmental evaluation of the properties affected by the new diagonal alignment between NW 7th and NW 9th Avenues.

For the purpose of this beautification project, we are requesting access to the property referenced above to possibly perform the required testing for this project. This work is being performed in accordance with Section 337.274, Florida Statutes (see copy attached), by our authorized representative, E Sciences Incorporated. We anticipate field activities to occur between February 28, 2011 and March 11, 2011.

NORTHWEST / PROGRESSO / FLAGLER HEIGHTS
COMMUNITY REDEVELOPMENT AGENCY
914 NORTHWEST 6TH STREET, FORT LAUDERDALE, FLORIDA 33311
TELEPHONE:(954) 828-4531, FAX (954) 828-4500
www.fortlauderdale.gov

An Opportunity Employer
Printed on Recycled Paper

Re: NW 7th & 9th Avenue Connector
Site Access for Environmental Testing

Financial Project No.: 230726-1-21-01

We would like to coordinate this site visit with you and request your cooperation in this regard to facilitate access to the property. We will contact you soon to arrange a convenient time. Please find attached a copy of the access agreement for your review and signature.

If you have any questions, please contact Mina Samadi at (954) 828-5018 or via email at msamadi@fortlauderdale.gov.

Respectfully,

Mina Samadi

Mina Samadi
Engineering Design Manager

C: Javier Rodriguez, P.E., R.J. Behar & Company, Inc.
Nadia G. Locke, PE.. E Sciences Incorporated

JEB J.E. Brenman Consulting Engineers, Inc
Civil • Environmental • Sanitary

December 14, 1993

Hoover Canvas Awnings
844 N.W. 9th Avenue
Ft. Lauderdale, Florida 33311-7210

ATTENTION: Tom Carroll
President

Dear Tom:

Enclosed please find a copy of the November 11, 1993 letter which we just received from the State of Florida Department of Environmental Protection, pertaining to the tank closure on your property.

This is the first correspondence we have received from the State of Florida pertaining to this matter. Please let me know if I could be of assistance to you in resolving any matters pertaining to the property.

Very truly yours,

J. E. BRENMAN CONSULTING ENGINEERS, INC.

J. E. Brenman, P.E.
President

JEB/lp

2855 University Drive • Suite 200 • Coral Springs, Florida 33065-1405
Telephone (305) 344-1500 • Fax (305) 753-7743

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

LAWTON CHILES
GOVERNOR

November 11, 1993

BRENMAN, J E
2855 N UNIVERSITY DR #200
CORAL SPRINGS, FL 33065-1405

Dear Environmental Coordinator:

Section 376.3071(5), Florida Statutes, requires the Department of Environmental Protection (DEP) to rank all sites eligible for funding assistance to determine the order in which state conducted cleanup will occur. The Site Priority Ranking Rule, Chapter 17-771, Florida Administrative Code, establishes a scoring system the Department must use to accomplish this ranking. The scoring system considers the potential for damage to public health, safety or welfare, potable water supplies, and the environment. This score will not affect the schedule for reimbursement for any cleanup task the responsible party may complete since reimbursements are paid on a first come, first serve basis.

Each eligible site is ranked against all other eligible sites according to this scoring system. Ranking and funding are performed by the DEP quarterly. Whether or not funds are obligated to any particular site depends on the site's rank. For this quarter's ranking, your site,

HOOVER CANVAS AWNINGS
844 NW 9TH AVE
FORT LAUDERDALE, FL 33311-7210

was assigned a rank of 6567 out of 10870, based on a score of 11. A high rank (i.e. 1) indicates a high funding priority. Sites with identical scores are given the same rank.

Funds were not obligated for your site this quarter. However, your site will be RERANKED each quarter until funds are obligated.

The DER Facility Number for this site is 069101626. Please use this identification on all future correspondence with the Department.

If you have any questions on your site's score or rank, please contact the Petroleum Cleanup Section at 904/487-3299.

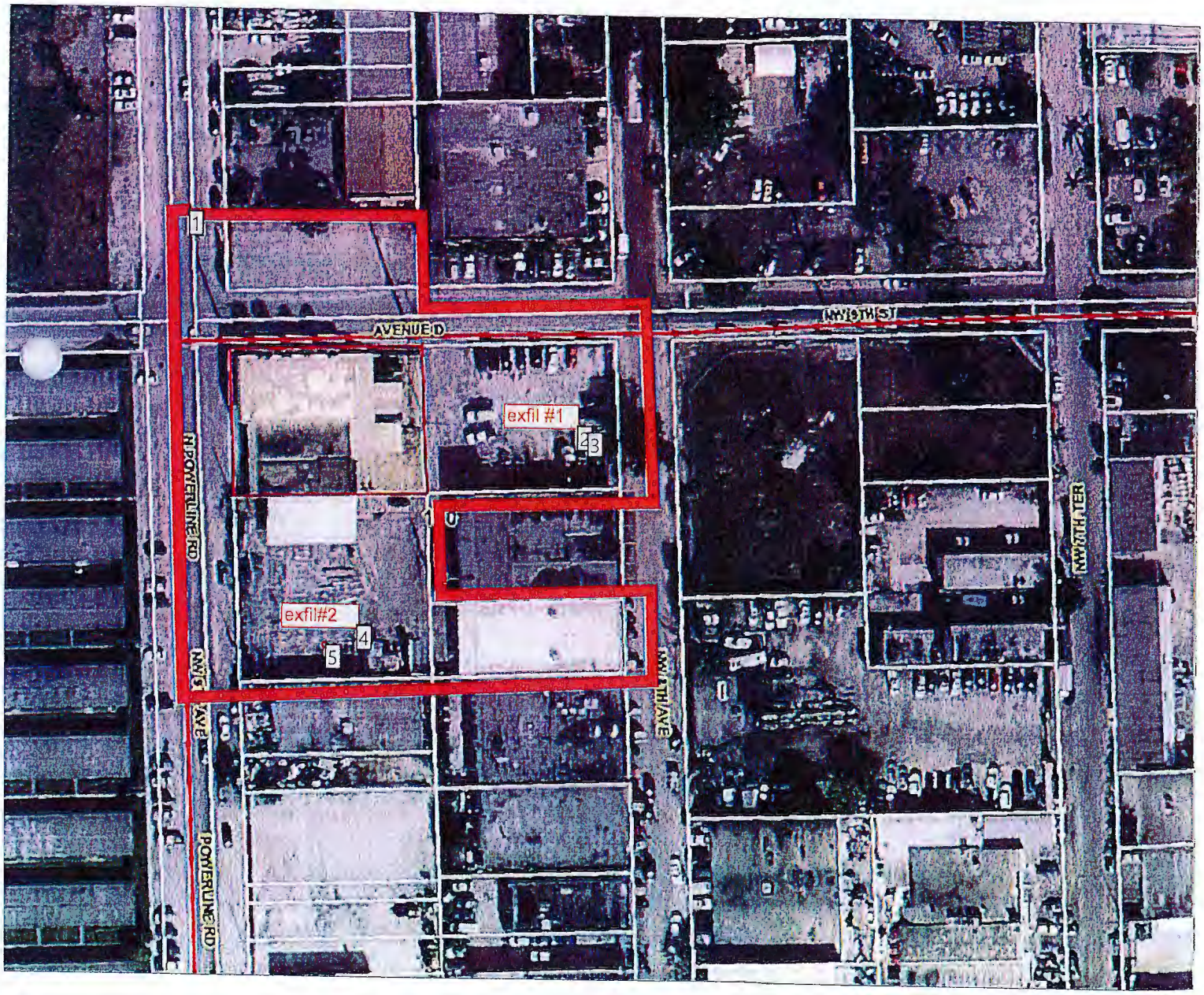
Sincerely,

John M. Ruddell, Director
Division of Waste Management

Facility I.D. #069101626
JMR:lfk

Protecting Florida and Your Quality of Life

SITE PHOTOS


AVENUE D
NW 9TH ST
exfil #1
exfil#2
N POWERLINE RD
NW 6
AVE
POWERLINE RD
NW 7TH AVE
NW 7TH TER
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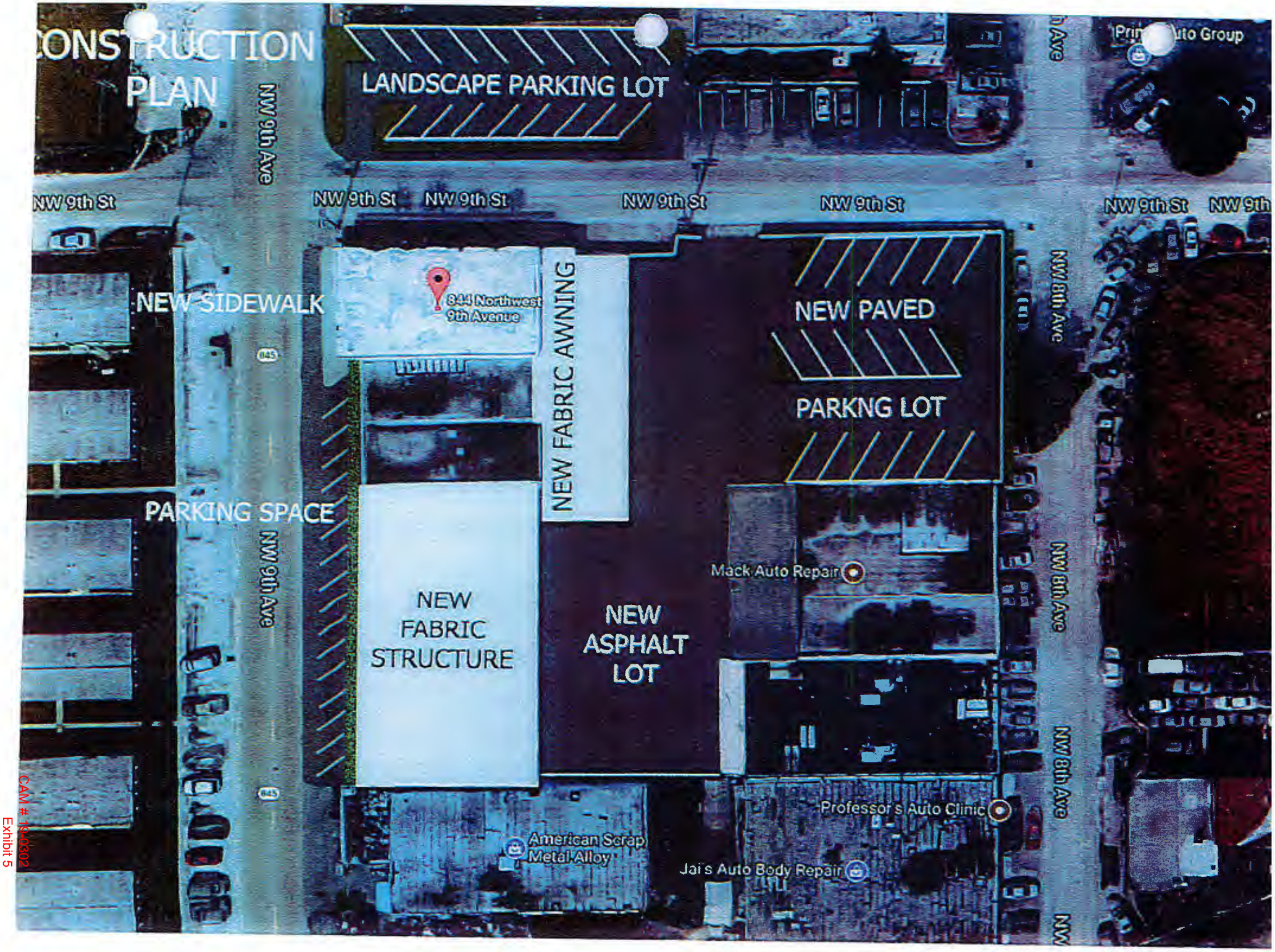
2
3
4
5

EXTERIOR RENDERINGS


CONSTRUCTION PLAN
LANDSCAPE PARKING LOT
NW 9th Ave
NW 9th St
NW 9th St
NW 9th St
NW 9th St
NW 9th St
NW 9th St
NW 9th
NEW SIDEWALK
844 Northwest 9th Avenue
NEW FABRIC AWNING
NEW PAVED
PARKNG LOT
NW 8th Ave
PARKING SPACE
NW 9th Ave
NEW FABRIC STRUCTURE
NEW ASPHALT LOT
Mack Auto Repair
NW 8th Ave
NW 8th Ave
Professor's Auto Clinic
American Scrap Metal Alloy
Jai's Auto Body Repair
845
845

NEW AND IMPROVED EQUIPMENT AND FACILITIES

The property improvements will allow Hoover to buy new machinery. These machines will provide Hoover with the most advanced technology available in our industry. Owning such equipment will provide us with a competitive edge over rival businesses by enabling us to increase and maintain our productivity, capabilities and overall profitability.

We will also be expanding our personnel and office staff by hiring new local workers, including more salesmen. This will help us streamline processes and bring fresh ideas to the organization. We have just hired a new salesperson who is targeting the Miami area. Our new expansion will expose our business to a wider audience, which will contribute to the success of our company.

HOOVER
ARCHITECTURAL

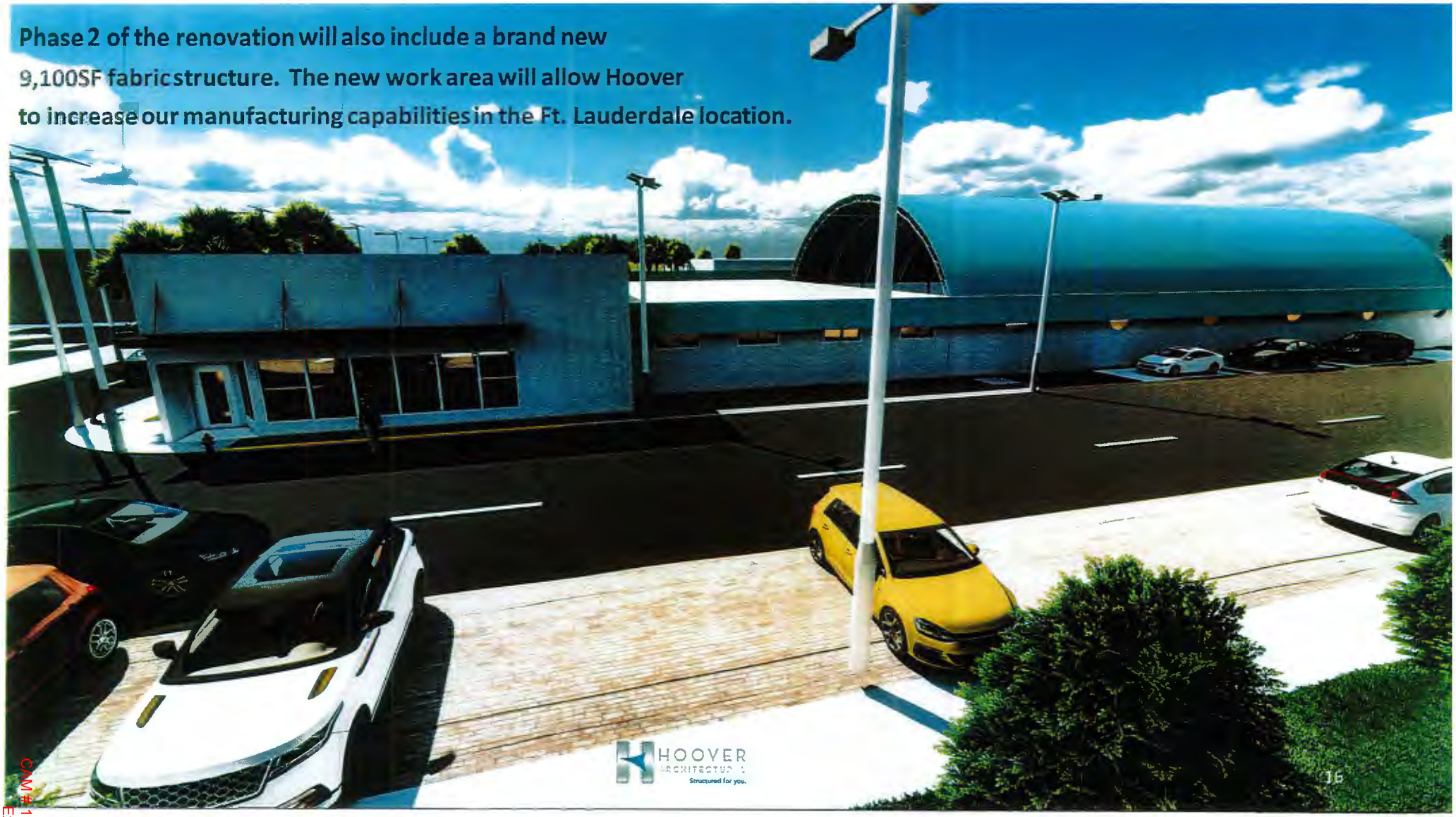
PROPERTY RENOVATION

Hoover wants to reinvest in Broward County, specifically in the City of Fort Lauderdale, at our Hoover South location. We will utilize and hire local labor effective immediately and will be shifting 50% of the work from our West Palm Beach location to Fort Lauderdale.

For a long time, West Palm Beach had been our bigger facility and we concentrated in expanding it and making it work for our needs at the time.

Hoover would now consider leaving the West Palm Beach location for aluminum fabrication and focus solely in the expansion of our Fort Lauderdale site. With the increased work area in Fort Lauderdale, we will be able to focus on steel and big structural fabrication in the Fort Lauderdale facility.

HOOVER ARCHITECTURAL


Phase 2 of the renovation will also include a brand new
9,100SF fabric structure. The new work area will allow Hoover
to increase our manufacturing capabilities in the Ft. Lauderdale location.
HOOVER
Structured for you.
16