

City of Fort Lauderdale

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



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Dennis Wright		Tel. No. (954) 240-4123		E-Mail Address dwright@simplyit-inc.com	
Primary Contact for this CRA Request Dennis Wright		Tel. No. (954) 240-4123		E-Mail Address dwright@simplyit-inc.com	
Name of Business Wright Dynasty		Tax I.D. No.		Company Website N/A	
Business Address P.O. Box 848871		Tel. No. (754) 307-7071		Fax No. N/A	
City Pembroke Pines		State FL		Zip Code 33084	
Commencement Date to Begin Project: <u>January 2020</u>				JOB INFORMATION Full Time Equivalent (FTE) Jobs to be created _____ Existing Jobs _____ Total FTE Jobs _____	
Completion Date for Project: <u>December 2022</u>					
Check Appropriate Description ↑Existing Business <input type="checkbox"/> ↑New Business <input checked="" type="checkbox"/>		Project Type ↑Expansion <input type="checkbox"/> ↑Relocation <input type="checkbox"/>		Facility Description Existing Space _____ sq. ft. New Space _____ sq. ft.	
NAICS Code / Industry Type		Date of Incorporation 10/24/2019		State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale, FL		Proposed Address 1223 N.W. 6th Street			
Property Control Number(s)		Property Owner Dennis Wright Darnie Wright			
Owner Tel. No. (include Area Code) (954) 240-4123		Is there a lien on the property? ↑ Yes ↑ No No			
Bank(s) Where Business Accounts for Projects Are Held 1. _____ 2. _____					
Name of Participating Bank/Lender Community Loan Fund					
Amount \$	Contact Person Jim Walker	Tel. No. (include Area Code) 561 414 3933		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Name of Other Financial Source					
Amount \$	Contact Person	Tel. No. (include Area Code)		Fax No. (include Area Code)	
Project Purpose and Economic Impact Multi-use building providing commercial office space and residential studio, single and 2 bedroom apartments.					

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
Dennis Wright, 3566 S.W. 50th Street, Fort Lauderdale, FL 33311		-100%		
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:	\$ 6,000,000.00 (Estimated)
2. Please state the overall project costs related to the CRA's assisted activity?	\$ _____
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)	\$3,276,825		
City funds			
CRA funds	3,000,000		
Company's current cash assets			
Owner equity (specify)	840,000		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	\$7,116,825		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition			
Real Property Acquisition		275,000.00	
Utility and road infrastructure improvements			
New construction of commercial and industrial buildings		6,841,825.00	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures			
Other (specify)			
Other (specify)			
Other (specify)			
Total Uses		\$7,116,825	

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: Space Coast Credit Union	\$		\$ 15,000.00	% <input type="text"/>		\$ 475.00
Name: Bank of America Home Equity Line	\$ 250,000.00	6/2018	\$ 141,491.00	% <input type="text"/>		\$ 700.00
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$
Name: _____	\$		\$	% <input type="text"/>		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

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

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

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

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

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

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

APPLICANTS CERTIFICATION

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

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

Business Name: Wright Dynasty, LLC

By: Dennis L. Wright, CEO 10/22/2020
 Signature and Title Date

Guarantors:

_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date
_____ Signature and Title	_____ Date



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

PERSONAL HISTORY STATEMENT

PLEASE READ CAREFULLY - PRINT OR TYPE

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

Applicant/Business Name: Wright Dynasty	Participating Bank/Lender: <u>TBD</u>
City: <u>Pembroke Pines</u> State: <u>FL</u> Zip: <u>33084</u>	City: _____ State: _____ Zip: _____

Personal Statement of (if you do not have a middle name, put NMN):

First Name: Dennis Middle: Lamar Last: Wright
Social Security No.: _____ Date of Birth: _____ Place of Birth: Fort Lauderdale, FL

Present Address: <u>3566 S.W. 50th Street</u> City: <u>Fort Lauderdale</u> State: <u>FL</u> Zip: <u>33312</u> From: <u>June 2002</u> To: <u>Current</u>	Previous Address: <u>N/A</u> (needed if in present address less than 5 years) City: _____ State: _____ Zip: _____ From: _____ To: _____
Loan Requested from CRA: \$ _____ Loan Request from Bank(s): \$ _____ Percentage of Company Ownership: <u>100</u> %	Are you a U.S. Citizen: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If NO, are you a Lawful Permanent Resident Alien: <input type="checkbox"/> YES <input type="checkbox"/> NO Alien Registration Number: _____

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

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

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

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

Signature <u>Dennis L. Wright</u>	Title Owner <u>CEO</u>	Date <u>10/22/2020</u>
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*ORIGINAL SIGNATURES REQUIRED.



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

CREDIT CHECK RELEASE FORM

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

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

First Name: Dennis Middle: L. Last: Wright

Social Security No.: _____ Date of Birth: _____

Driver's License (State and Number): _____

Home/Cellular Phone No.: (954) 240 - 4123 Office No.: _____

Current Home Address *(PO Boxes not accepted)*: 3566 S.W. 50th Street

City: Fort Lauderdale State: FL Zip Code: 33312

Employer: VMware, Inc.

Employer Address: 3401 Hillview Avenue

City: Palo Alto State: CA Zip Code: 94304

Company Phone No.: 1-877-486-9273 Other No.: _____

Signature: Dennis L. Wright

Date: 10/22/2020

***ORIGINAL SIGNATURES REQUIRED**



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

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

<input type="checkbox"/> COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
<input type="checkbox"/> STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
<input checked="" type="checkbox"/> DEVELOPMENT INCENTIVE PROGRAM	\$ 3,000,000.00
<input type="checkbox"/> PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

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

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

- mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.
11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
 12. Are there any code violations on the property? Identify.
 13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
 14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
 15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
 16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
 17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
 18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
 19. Have you previously received funding from the CRA? Explain.

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

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

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

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

I Dennis Wright 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.

Dennis L. Wright
Property Owner or Business Owner

10/22/2020

Signature of

Dennis Wright
Print Name

List of all Jobs to be Created

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Property Manager	1	Property Oversight			
Building Maintenance	1	Exterior / Interior Maintenance	\$17.50 p/h	\$17.02 p/h	Electrical, Plumbing, Mechanical
Property Security	1	Resident and Guest services	\$15.00 p/h	\$13.50 p/h	Security Services Company

***USE ADDITIONAL SHEETS IF NECESSARY**

WRIGHT DYNASTY SUPPLEMENT SHEET

1. Please describe your project.

Response

Wright Dynasty, LLC (WD) is a newly formed corporation for the purpose of developing and owning the property location of 1223 N.W. Sistrunk Boulevard, Fort Lauderdale, FL 33311. WD will develop a six (6) story mixed used building consisting of rental commercial space and residential units designed for and marketed to "Affordable Income" tenants.

The goal of this project is to revitalize the Sistrunk Corridor by redeveloping vacant lots and slum and blighted properties on the Sistrunk Corridor within the NW-RAC CRA. The goal of the development is to attract young professionals and entrepreneurs to the area providing them with affordable workforce housing and commercial space. This will be accomplished by leveraging the latest design techniques and technologies that optimize all resources required to meet the current and future needs of the community.

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

Response

Address: 1223 NW 6 ST Fort Lauderdale, FL 33311

Folio Number: 504204040080

Legal Description: HOME BEAUTIFUL PARK 2-47 B LOT 12 LESS RD R/W BLK A

Address: NW 6 STREET, FORT LAUDERDALE FL 33311

Folio Number: 504204040070

Legal Description: HOME BEAUTIFUL PARK 2-47 B LOT 9 LESS BEG AT SE COR OF LOT 9, W 50, N 19.44, E 50, S 19.59 TO POB BLK A

Address: 1217 NW 6 Street Fort Lauderdale, FL 33311-7932

Folio Number: 504204040060

Legal Description: HOME BEAUTIFUL PARK 2-47 B LOT 8 LESS RD R/W BLK A

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.

Response

Existing property use is: 10 - Vacant commercial

Proposed property use: Wright Development (WD) will develop a six (6) story mixed used building designed to address the needs and objectives of the Sistrunk Community revitalization efforts. WD strongly believes in the revitalization of the Sistrunk Community and the preservation of its historical character. This development project will provide 16 residential apartment units:

- (18) 2-Bedroom Units (1075sq feet) and (6) 1-Bedroom Units 720-872sq feet.

The development project will also include (5) Commercial Units.

- (3) of which are 16'(w) x 58' (l). The additional two (2) areas are 16' (w) x 60' (l).

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.

Response

No, there are no proposed improvements to the property being made on behalf of a proposed tenant for the property.

5. What is the zoning of the property?

Response

Zoning of the property: NWRAC-MUw - NW REGIONAL ACTIVITY CENTER - MIXED USE WEST

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.

Response

Yes, I am the property owner.

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

Response

The project is new construction.

"THE GREAT USE OF LIFE IS TO SPEND IT DOING SOMETHING THAT WILL OUTLAST IT"

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)

Response

Capital investment costs are being finalized as we finalize the design of the building. Estimated construction cost is \$6 Million and soft cost are estimated at \$500,000.

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

Response

Property ID# 5042 04 04 0060 Assessed Value = 247,120

Property ID# 5042 04 04 0070 Assessed Value = 62,820

Property ID# 5042 04 04 0080 Assessed Value = 56,100

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.

Response

No, there is no mortgage for any properties included in this development project.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

Response

No, there aren't any liens or pending liens on the property.

12. Are there any code violations on the property? Identify.

Response

No, there are not any current code violations on the property.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

Response

No, the property is not listed "For Sale."

"THE GREAT USE OF LIFE IS TO SPEND IT DOING SOMETHING THAT WILL OUTLAST IT"

WILLIAM JAMES

CAM #20-0849

Exhibit 6

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

Response

This project is projected to provide 3 permanent jobs, two (2) full-time jobs and one (1) part-time job.

- Building Manager – Full-time position
- Property Manager – Full time position
- Security – Part-time position

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.

Response

This is to be determined, further discussion required.

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.

Response

The estimated completion date is 18 months from the construction start date.

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.

Response

This is a current work in progress.

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.

Response

This will be provided when needed; further discussion required.

19. Have you previously received funding from the CRA? Explain.

Response

No, I have not received previously funding from the CRA.

WRIGHT DYNASTY – DEVELOPMENT PROJECT SUMMARY

GENERAL NOTES:

1. All construction shall conform to the standards and specifications of the city of Fort Lauderdale Engineering / Public Works department.
2. Prior to construction the contractor shall give timely notification to all utility companies with facilities in the area.
3. The location of existing facilities were plotted from available records. The contractor shall field verify all existing utilities prior to construction and notify the architect in writing of any discrepancies that are identified.
4. The contractor shall take all necessary precautions to safeguard all existing structures, utilities, and survey markers.

LEGAL DESCRIPTION:

Lot 8, 9, and 12, Block 'A', 'Home Beautiful Park', according to the Plat thereof as recorded in the Plat Book No. 2, Page No. 47 of the Public Records of Broward County, Florida, Less Road Right of Way.

PROPERTY ADDRESS

Residential - 1221 N.W. 6th Street, Fort Lauderdale, FL 33311

Commercial – 1223 N.W. 6th Street, Fort Lauderdale, FL 33311

SUMMARY OF DIMENSIONAL STANDARDS:

Zoning Classification:	NWRAC-MUw	
Maximum Height:	65'-0"	
Build-To-Line:	<u>FRONT</u>	<u>CORNER</u>
Primary Street:	0'-0" *	0'-0" *
Secondary Street	0'-0" *	0'-0" *

SETBACKS:	<u>SIDE</u>	<u>REAR</u>
Primary Street	0'-0" *	0'-0" *
Secondary Street	0'-0" *	0'-0" *

**side/rear setbacks = 15'-0" when abutting existing residential*

SHOULDER HEIGHT:	<u>MINIMUM</u>	<u>MAXIMUM</u>
*for buildings with towers	2 stories or 25'	5 stories or 65'
(developments abutting residential shall provide a max. 4 stories or 45')		

MIN. TOWER SETBACKS	<u>FRONT</u>	<u>CORNER</u>	<u>SIDE</u>	<u>REAR</u>
Primary Street:	12'-0"	12'-0"	(Depending on floorplate)	
Secondary Street	15'-0"	15'-0"	(Depending on floorplate)	

MAX. FLOOR PLATE / MIN.	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>
Tower Separation:	32,000 SF (30' S&R)	12,000 SF (30' S&R)
	20,000 SF (25' S&R)	10,000 SF (25' S&R)
	16,000 SF (20' S&R)	8,000 SF (20' S&R)

"THE GREAT USE OF LIFE IS TO SPEND IT DOING SOMETHING THAT WILL OUTLAST IT"

WILLIAM JAMES

CAM #20-0849

Exhibit 6

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WRIGHT DYNASTY – DEVELOPMENT PROJECT SUMMARY

SITE DATA

Zoning Classification: NWRAC-MUw
Gross Site Area: 18,071 SF or (0.414853 AC)
Flood Zone: X / 0.2 pct
Base Flood Elevation: 7.0' NAVD
Water Provider: Fort Lauderdale Municipal Water
Sewer Provider: Fort Lauderdale Municipal Wastewater
Electric and Gas: Florida Power and Light

NUMBER OF STORIES: Six (6) Stories
Building Footprint: 15,320 GSF (@ Grade) or 85% (.848) of Site

- Garage Entry / Ramp: 4,042 sf
- Building Support: 4,594 sf
- Residential Services: 1,884 sf
- Retail / Mercantile: 3,485 sf
- Covered Terraces: 1,315 sf

PARKING GARAGE AREA: 31,294 GSF

- Parking Level 200: 15,686 sf
- Parking Level 300: 15,608 sf

RESIDENTIAL TOWER: 37,018 GSF

- Residential Level 400: 10,122 sf
- Terraces @ Level 400: 5,344 sf
- Residential Lvl 500 – 600: 20,244 sf
- Balconies @ 500 – 600: 1,308 sf

RESIDENTIAL DATA:

Residential Floors: Three (3) Levels
Units Per Floor: Eight (8) Units / Floor
Total Residential Units: Twenty-Four (24) Units

- One Bedroom: One (1) Unit / Floor; Three (3) Total
- One Bedroom + Den: One (1) Unit / Floor; Three (3) Total
- Two Bedroom: Six (6) Units / Floor; Eighteen (18) Total

"THE GREAT USE OF LIFE IS TO SPEND IT DOING SOMETHING THAT WILL OUTLAST IT"

WILLIAM JAMES

CAM #20-0849

Exhibit 6

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WRIGHT DYNASTY – DEVELOPMENT PROJECT SUMMARY

PARKING REQUIREMENTS DATA:

Required Retail Parking Ratio: 1 / 250 SF GFA

Required Residential Parking Ratio:

- One Bedroom: 1.75 per Dwelling Unit
- One Bedroom + Den 2.00 per Dwelling Unit
- Two Bedroom 2.00 per Dwelling Unit

PARKING REQUIRED:

- 3,485 sf (Retail) / 250 sf = Sixty-Two (62) Spaces
 - 3 Units (1 Bedroom) x 1.75 = 13.94 ~ 14 Parking Spaces
 - 3 Units (1 Bed + Den) x 2.0 = 5.25 ~ 6 Parking Spaces
 - 18 Units (2 Bedroom) x 2.0 = Six (6) Parking Spaces
- Thirty-six (36) Parking Spaces

PARKING PROVIDED:

- Existing On-Street: Seventy-One (71) Spaces
 - Parking Level 200: Eleven (11) Parking Spaces
 - Parking Level 300: Twenty-four (24) Parking Spaces
- Thirty-six (36) Parking Spaces

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Exhibit 6

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Executive Summary

Wright Dynasty, LLC (WD) is a newly formed corporation for the purpose of developing and owning the property location of 1223 N.W. Sistrunk Boulevard, Fort Lauderdale, FL 33311. WD will develop a four (4) story mixed used building designed to address the needs and objectives of the Sistrunk Community revitalization efforts. WD strongly believes in the revitalization of the Sistrunk Community and the preservation of its historical character.

The owners of WD are lifelong members of the Sistrunk Community. WD's principal owner, Dennis Wright, is the grandson of Helen Morris. Helen Morris, (link) affectionately known as Ms. Helen in the Sistrunk Community, opened Helen's Kindergarten and Nursery in 1953 at 1223 N.W. Sistrunk Boulevard. Helen's Kindergarten and Nursery was one of Broward County's first day care centers for black children and provided much needed early childhood education for the community. Ms. Helen operated Helens Kindergarten and Nursery for 42 years until her passing at the age of 75. Helen Morris is considered a Black Pioneer in Fort Lauderdale and especially in the Sistrunk community. WD owners are the heirs to Helen Morris.

In addition to the family of Helen Morris, the family of Willie Walker (link) has partnered with WD. Willie Walker Sr. of Walker's Grocery opened one of the first black owned businesses. Mr. Walker and his wife, Beatrice, opened Walker's Grocery on Sistrunk Boulevard in 1939. Mr. Walker and his family also addressed a need in the Sistrunk community, the ability to purchase fresh food. Walker's Grocery continued to operate until 2017 until suffered server hurricane damage.

Like Helen Morris and Willie Walker Sr., WD development goals have the Sistrunk community needs at heart. A community that historically thrived on middle class income families and an entrepreneurship spirit, needs development projects designed to recapture and cultivate that historical character. WD development project will accomplish this by incorporating commercial office and living space geared towards attracting people looking to invest in a community that caters to their desire to grow and develop personally and professionally. Two historical families in the Sistrunk community are uniting to preserve the rich history that makes the Sistrunk community so unique and special as well as taking a major position in the redevelopment of the Sistrunk to help ensure it's a location where people want to "Live, Work and Play"

WD is requesting the partnership of the Fort Lauderdale Community Revitalization Agency (CRA). The partnership will consist of a financial investment in the development, market analysis, marketing and promotion and build out assistance for commercial tenants. By way of this partnership both WD and the CRA are working collectively to solidify all components necessary for a successful development project that address the desires of the Sistrunk community.

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Business Objective

Wright Dynasty will development a mix used building consisting of rental commercial space and residential units. This space will design for and marketed to "Affordable Income" tenants. The goal of this development project is to attract middle class income individuals and business owners to the Sistrunk community.

WD Mission

Wright Dynasty will develop properties designed to foster the economic growth of the communities in which they reside. This will be accomplished by leveraging the latest design techniques and technologies that optimize all resources required to meet the current and future needs of the community.

WD Corporate Structure

- Mr. Dennis Wright – Chairman of the Board
 - Property Owner
- Mrs. Veda Coleman-Wright – Executive Board
 - Property Owner
- Mr. Darnie Wright – Executive Board
 - Property Owner
- Mr. Justin Wright – Board Member
- Mr. Myles Wright – Board Member
- Ms. Pamela Adams – Sr. Consultant, Executive Board
- Mr. Kurt Petgrave – Sr. Architect
- Mr. Vince Prince – Developer
- Mr. Quentin Morgan – Legal
- Mrs. Gerri Lazarre – Accounting Officer
- Mr. Tunde Ogunlana – Financial Officer

Keys to Success

- Business Investment
- Property Development
- Sound Financial Management
- Selective Tenant Process
- Property Management
- Sustainability

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