



**CITY OF NORTH MIAMI BEACH  
COMMUNITY REDEVELOPMENT AGENCY**

Redevelopment Advisory Board  
City Hall, 17011 NE 19<sup>th</sup> Avenue  
4<sup>th</sup> Floor, Room 426  
North Miami Beach, FL 33162

**February 19, 2015  
5:30 P.M.**

***NMBCRA Advisory Board:***

Commissioner Phyllis S. Smith, Board Liaison  
Bruce Lamberto, Chair  
Pradel Vilme, Vice Chair  
Mark Antonio  
Robert Kriebs  
Jarret Gross

***Staff:***

Executive Director Ana M. Garcia  
CRA Attorney Steven Zelkowitz  
Assistant City Manager Richard Lorber  
CRA Coordinator Rasha Cameau

**AGENDA**

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- 1. Call to Order / Roll Call**
- 2. Public Comment**
- 3. Approval of Minutes:** Regular Meeting January 15, 2015
- 4. Action Item:** Reimbursement Request from Rochelle Parrino, 1792-1798 NE 163<sup>rd</sup> Street & 1830-1836 NE 163<sup>rd</sup> Street
- 5. Action Item:** Extension Request from Law Office of Ivan Schertzer, 16211 NE 18<sup>th</sup> Avenue
- 6. Action Item:** Commercial Improvement Application from Manward Ng, 1246-1258 NE 163<sup>rd</sup> Street
- 7. Action Item:** FY14-15 Budget Amendment
- 8. Discussion Item:** Tax Rebate Incentives
- 9. Next RAB Board Meeting: March 19, 2015**
- 10. Adjournment**

**CITY OF NORTH MIAMI BEACH  
BOARDS AND COMMITTEES MEETING MINUTES**

**NAME OF BOARD/COUNCIL:** REDEVELOPMENT ADVISORY BOARD

**NAME OF PERSON PREPARING SUMMARY:** K. MCGUIRE, PROTOTYPE, INC.

**NAMES OF STAFF PRESENT:** CITY MANAGER / CRA EXECUTIVE DIRECTOR ANA GARCIA, ASSISTANT CITY MANAGER RICHARD LORBER

**BOARD MEMBERS PRESENT:** VICE CHAIR PRADEL VILME, MARK ANTONIO, JARRETT GROSS, ROBERT KRIEBS, COUNCILWOMAN PHYLLIS SMITH

**TYPE OF MEETING:** REGULAR MEETING

**DATE:** JANUARY 15, 2015

**MINUTES**

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**AGENDA ITEM 1 – CALL TO ORDER / ROLL CALL.** Vice Chair Vilme called the meeting to order at 5:30 p.m. Roll was called and it was noted a quorum was present.

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**AGENDA ITEM 2 – PUBLIC COMMENT.** At this time Vice Chair Vilme opened the floor to public comment. As there were no members of the public wishing to speak, the Vice Chair closed public comment and returned the discussion to the Board.

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**AGENDA ITEM 3 – APPROVAL OF MINUTES: Regular Meeting, November 20, 2014.** A motion was made, and duly seconded, to approve. In a voice vote, the **motion** passed unanimously (4-0).

Commissioner Phyllis Smith arrived at 5:31 p.m.

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**AGENDA ITEM 4 – ACTION ITEM: Extension Request from Mr. Barry Sharpe of Sharpe Properties for properties located at 1672-1698 NE 164<sup>th</sup> Street and 1540-1572 NE 165<sup>th</sup> Street.** It was explained that in June 2014, Mr. Barry Sharpe was approved for two commercial improvement grants of \$25,000 each to renovate the above properties. Due to delays, including the installation of a new roof, finalization of architectural plans, and permit receipt, Mr. Sharpe has requested extensions to complete both projects. Staff recommends approval of the request for both sets of properties, as the funds were set aside in fiscal year (FY) 2013-14 and will not affect the FY 2014-15 budget.

A motion was made, and duly seconded, to approve.

Barry Sharpe, Applicant, advised that he had been unaware of the 180-day time frame in which project completion was required. Because a tenant has been secured for one property, the project has been more intensive than originally anticipated. The Board agreed by consensus that the project is moving forward and making visible improvements.

In a voice vote, the **motion** passed unanimously (5-0).

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**AGENDA ITEM 5 – DISCUSSION ITEM: Comprehensive Plan Update.** Mr. Lorber advised that the Comprehensive Plan update was discussed at the January 6 workshop with the City Council, as well as at a subsequent Planning and Zoning Board meeting, where that advisory body voted 6-1 in favor of the proposed updates. The first reading will be on Tuesday, January 20, at the City Council meeting. All RAB members were encouraged to attend this meeting and provide input.

Commissioner Smith added that there are some questions yet to be answered regarding the Comprehensive Plan, which are expected to be presented at the January 20 City Council meeting.

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**AGENDA ITEM 6 – DISCUSSION ITEM: 1<sup>st</sup> Quarter YTD Expense Report.** It was noted that this was an informational item.

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**AGENDA ITEM 7 – NEXT RAB MEETING: February 19, 2015.**

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**AGENDA ITEM 8 – ADJOURNMENT.** There being no further business to come before the Board at this time, the meeting was adjourned at 5:57 p.m.



**MEMORANDUM**

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**TO:** Redevelopment Advisory Board Members

**FROM:** Ana M. Garcia, Executive Director

**VIA:** Rasha Cameau, CRA Coordinator

**DATE:** February 19, 2015

**RE:** Reimbursement Request from Mrs. Rochelle Parrino – 1792-1798 NE 163<sup>rd</sup> Street  
1830-1836 NE 163<sup>rd</sup> Street.

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**BACKGROUND:**

In September 2012, Mrs. Parrino was approved for a façade grant totaling \$1,750 to re-pave her two parking lots. Two years later the project has been finalized and she is now requesting to be reimbursed. The CRA's guidelines have always stated that the applicant had 180 days to complete the project or must request an extension from the CRA Board. Ms Parrino has presented a letter explaining her delays in getting the projects completed after the required timeline.

As per our CRA Attorney, if the Board were to approve Ms Parrino's request, the approval would need to include a specific waiver of the 180 day requirement.

**RECOMMENDATION:**

Staff recommends approval of the reimbursement request.

**FISCAL IMPACT:**

If approved the \$1,750 would be reimbursed from the FY14-15 Budget.

December 14, 2014

City Of North Miami Beach  
17011 NE 19<sup>th</sup> Ave.  
North Miami Beach, FL 33162

RE; City of North Miami Beach Community Redevelopment Agency  
Façade Beautification Program  
1830-1836 NE 163<sup>rd</sup> Street  
1792 -1798 NE 163<sup>rd</sup> Street

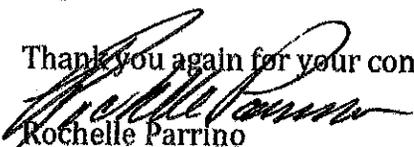
Dear Rasha Cameau, CRA Coordinator and RAB and CRA Boards;

In July 2012, I submitted an application for the grant offered by the City of North Miami Beach under the Façade Beautification Program to asphalt reseal/restripe the parking area for two buildings located on 163<sup>rd</sup> Street. It was approved at a subsequent Board meeting and we initiated the process to obtain a permit to proceed with the work. We encountered several denials by the City requiring us to re-survey the property (additional cost of \$345.00 per property completed April 2013) provide architectural drawings (additional cost of \$406.00 per property completed April 2014), and approval letters from your Code Compliance Division dated 10/18/12 and 12/6/13. We were approved to proceed with the work in April 2014 and we paid the permit fees totaling \$ 313.90 and \$473.70. The work was completed August 2014. On October 9, 2014, both properties were released with no violations by the Code Compliance Division, which originally cited the parking areas for re-stripping according to code.

I agree that this process has taken an inordinate amount of time however as you will note from the files, this was a result of delays in the approval process to obtain a permit in part because of backlogs in the various plan review departments and because of documentation requested for a fairly simple improvement project.

Given the circumstances, we followed up as quickly as possible with City officials to speed up the process however the additional multiple reviews by various departments and their requirements increased the time to receive a permit from the City. Upon receipt of the permit, the work was completed within a few months due to a couple of weekend rain delays and scheduling conflicts. It was requested by the tenants to perform the work when the least number of customers would be impacted.

Thank you again for your consideration of this request.

  
Rochelle Parrino  
Florida State Realty  
Sisbary Coproation

<b>Chk#</b>	<b>Florida State Realty Inc 1830 NE 163rd Street</b>		
1852	surveyors	345.00	
1919	architect	406.00	
1947	Southern Asphalt	734.00	
	<b>Total</b>	<b>1,485.00</b>	742.5

<b>Chk#</b>	<b>Sisbury Corporation 1792-98 NE 163rd Street</b>		
2212	surveyors	345.00	
2281	architect	406.00	
2301	southern Asphalt	918.00	
	<b>Total</b>	<b>1,669.00</b>	834.5

Commissioner Spiegel stated that the projection is not accurate: while County TIF revenue is adjusted downward for 2013, the projections for 2014-2017 are not projected downward. Ms. Smith agreed, stating that it cannot be determined what millage rates will be in the coming years. As property values have rebounded to a degree, the TIF revenues may be slightly better than projected.

Commissioner Spiegel asked why it was difficult to provide the CRA with the outstanding balances on each of its loans at the end of the fiscal year. She suggested that the CRA hold a visioning session in order to develop a cohesive idea of where the Board would like the CRA to go, or consider paying off what is left for the CRA and dissolve the agency.

Mr. Wick said he would provide the outstanding balances on the CRA's two loans. He continued that TIF revenue is also down because of CRA funding was used for the planning stages for Mishcon Field, Taylor Park, the tennis center, and the wayfinding program. These programs used a large amount of TIF revenue, which left the CRA with very little TIF funding to work with at present.

Commissioner Smith asserted that CRA funds have not been spent in a productive manner, and that the Board has been irresponsible in allowing this situation to continue. She stated that there are ways in which money could be saved, such as the CRA providing the Chamber of Commerce with \$1000 each month for economic development. She concluded that she agreed with Commissioner Spiegel that a workshop should be held so the members could discuss what they want to see happen without taking additional time at regular Board meetings. Chair Vallejo noted that a CRA workshop could be scheduled for October.

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**AGENDA ITEM 4 – Façade Application Approval: 1798 NE 163<sup>rd</sup> Street / \$750.00**

**AGENDA ITEM 5 – Façade Application Approval: 1830 NE 163<sup>rd</sup> Street / \$700.00**

\* Mr. Wick introduced the owner of the two businesses with façade applications presented at tonight's meeting. They are for a longtime family business that has been in operation since the 1950s. Both requests are for parking improvements. The RAB has approved both applications.

**Motion** made by Commissioner Pierre, seconded by Commissioner Smith, to approve both applications at the same time. In a voice vote, the **motion** passed unanimously (5-0).

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**AGENDA ITEM 6 – Discussion of Phase I & II of the CRA Sewer Areas South of 163<sup>rd</sup> Street**

Mr. Wick directed the members' attention to maps showing where County sewer service is available along 19<sup>th</sup> Avenue, West Dixie Highway, and 163<sup>rd</sup> Street south. He advised that phase I of this project is now underway and an interlocal agreement between the CRA and the County is being developed. Phase II is recommended to take place in the Corona del Mar area, including businesses along 163<sup>rd</sup> Street that need to hook up to sewer service. He proposed that the CRA enter into a professional services agreement with engineering for this project, which is estimated to cost \$300,000 for construction.

Rochelle Parrino, property owner, stated that she has had numerous conversations with Mr. Wick regarding the proposed phase II of the project. She said she had some concerns about changing from septic to sewer services, as the businesses are in very small buildings and it is difficult to keep them occupied with good tenants. She added that the hookup to the sewer system could potentially be very costly, and small businesses could experience economic hardship if they are required to pay these costs. She asked that some consideration be given to these factors if the Board elects to proceed with this project.

Chair Vallejo asked if Ms. Parrino felt she would have additional opportunities to lease her properties to other businesses if sewer service was offered. Ms. Parrino said she did not feel there would be a difference in opportunities, but only a difference in the cost to the business owners. She concluded that sewer hookup would not improve her buildings from an economic perspective in any way.

Karim Rossy, Utilities Engineering Manager, said there is no regulatory pressure on the businesses to hook up to sewer service. He pointed out that many of the businesses have been at their locations for a very long time; however, sewer service would allow these buildings greater opportunity to attract different types of

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Front/Back Image	Front Image	Back Image	Zoom In	Zoom Out	Reset Image
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1947

FLORIDA STATE REALTY, INC.

DATE August 18, 2014 63-965-880

PAY TO THE ORDER OF Southern Asphalt Engineering \$ 734.<sup>00</sup>/<sub>100</sub>

Seven hundred thirty four and 00/100 DOLLARS

THE NORTHERN TRUST COMPANY

Northern Trust

FOR # 274698 + # 274680 Richard M. ...

⑆001947⑆ ⑆066009650⑆ 2840199186⑆

ENDORSE HERE

PAY TO THE ORDER OF  
WACHOVIA BANK  
FOR DEPOSIT ONLY  
SOUTHERN ASPHALT ENGINEERING  
200004202829

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1919

FLORIDA STATE REALTY, INC.

DATE 4-14-14 63-965-680

PAY TO THE ORDER OF Lawrence Sincere Apartments #6911 \$ 406.00

Four hundred and 6/100 DOLLARS

THE NORTHERN TRUST COMPANY

Northern Trust

FOR RE 1820-1826 NE 162nd ST

*Phillip [Signature]*

⑆001919⑆ ⑆066009650⑆ 2840199186⑆

20140417622190926388 06 1313

Regions Bank >062000019<

20140417622190926388 06 1313  
Regions Bank >062000019<

PAY TO THE ORDER OF  
 REGIONAL BANK  
 FOR DEPOSIT ONLY  
 ADVISE YOUR BANKING OFFICER OF ANY  
 CHANGES TO YOUR ACCOUNT AND  
 NUMBER OF DEPOSIT  
 ⑆010⑆ ⑆155⑆ ⑆563⑆ ⑆788⑆



FLORIDA STATE REALTY, INC.

Basic Business Checking

Account Number: 2840199186

FLORIDA STATE REALTY, INC. 1852  
 NORTH MIAMI BEACH, FL 33161  
 DATE April 9, 2013 #11  
 PAY TO THE ORDER OF Tom Susceyera, Inc \$ 345.00  
Three hundred forty five and 00/100  
 FOR 1830-1836 N.E. 163<sup>rd</sup> St  
 (12-444) MICR LINE: 406600965087840199186  
 Signature: Phillip M. Rosen

Paid Date: 4/12/13 #1852 \$345.00

FLORIDA STATE REALTY, INC. 1853  
 NORTH MIAMI BEACH, FL 33161  
 DATE 4-11-13 #11  
 PAY TO THE ORDER OF City North Miami Beach \$ 49.38  
Forty nine and 38/100  
 FOR ON 11 077 00 - (6271)  
 MICR LINE: 406600965087840199186  
 Signature: Phillip M. Rosen

Paid Date: 4/18/13 #1853 \$49.38

FLORIDA STATE REALTY, INC. 1854  
 NORTH MIAMI BEACH, FL 33161  
 DATE 4-14-13 #11  
 PAY TO THE ORDER OF Andrea Pardo \$ 1,000.00  
one thousand and 00/100  
 FOR 23801432196-X  
 MICR LINE: 406600965087840199186  
 Signature: Phillip M. Rosen

Paid Date: 4/19/13 #1854 \$1,000.00

FLORIDA STATE REALTY, INC. 1855  
 NORTH MIAMI BEACH, FL 33161  
 DATE 4-14-13 #11  
 PAY TO THE ORDER OF Florida Dept of Revenue \$ 223.27  
two hundred twenty three and 27/100  
 FOR 23801432196-X  
 MICR LINE: 406600965087840199186  
 Signature: Phillip M. Rosen

Paid Date: 4/23/13 #1855 \$223.27

FLORIDA STATE REALTY, INC. 1856  
 NORTH MIAMI BEACH, FL 33161  
 DATE 4-14-13 #11  
 PAY TO THE ORDER OF Florida Dept. DE STATE \$ 150.00  
one hundred fifty and 00/100  
 FOR 103230  
 MICR LINE: 406600965087840199186  
 Signature: Phillip M. Rosen

Paid Date: 4/24/13 #1856 \$150.00

FLORIDA STATE REALTY, INC. 1857  
 NORTH MIAMI BEACH, FL 33161  
 DATE April 24, 2013 #11  
 PAY TO THE ORDER OF Steven Zabelsky \$ 80.00  
Eighty and 00/100  
 FOR 1830-1836 N.E. 163<sup>rd</sup> Street  
 MICR LINE: 406600965087840199186  
 Signature: Phillip M. Rosen

Paid Date: 4/29/13 #1857 \$80.00

003556 9213 P 2 2



**CITY OF NORTH MIAMI BEACH**  
**POLICE DEPARTMENT**  
**Code Compliance Division**  
A STATE ACCREDITED LAW ENFORCEMENT AGENCY



Larry Goner  
Acting Chief of Police

[www.nmbpd.org](http://www.nmbpd.org)

October 18, 2012

Florida State Realty  
1830-36 NE 163 St.  
North Miami Beach, FL 33162

Re: Code Complaint #111114-07

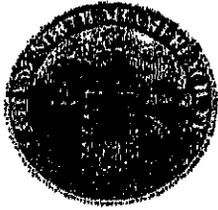
Dear Ms Parrino,

Concerning the violation issued for maintaining parking which required backing out into traffic in violation of City Code, I have conducted additional research and reviewed the plans you provided and determined that the parking was installed in 1959 and the plans were approved by the City.

As a result the parking is considered legal non-conforming and is not in violation of the code. The Code Complaint has been closed indicating no violation exists. If I can answer any questions please contact me.

Respectfully,

Eric L. Wardle  
Code Compliance Manager  
305-957-3605  
[eric.wardle@nmbpd.org](mailto:eric.wardle@nmbpd.org)



City of North Miami Beach, Florida  
Building Division

FAX COVER SHEET

DATE: 4/29/13  
TO: Jose (Southern Asphalt Eng.)  
PHONE:  
FAX NUMBER: (305) 667-0396  
FROM: MYRNA NANSON  
PHONE: 305-948-2965  
FAX: 305-957-3643  
NUMBER OF PAGES INCLUDING COVER SHEET:  
MESSAGE:

Demanded # PA 113 - 41

(BU) - J  
(20) - J  
(EN) - J

# City of North Miami Beach

## COMMUNITY DEVELOPMENT DEPARTMENT

### Plan Review Report

Permit Number: PAM13-41

**Applicant:** SOUTHERN ASPHALT ENGINEERING, INC **Phone:** 305-667-8390

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**Parcel Number:** 07-2216-016-0490 **Zoning:** 6400

**Address:** 1630 NE 163 ST

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**Owner:** FLORIDA STATE REALTY INC **Phone:** 305-932-5594

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**Contractor:** SOUTHERN ASPHALT ENGINEERING, INC

**Type:** SPECIALTY ENGINEERING **Phone:** 305-667-8390

**Project Description:** SEAL COAT & STRIPE

#### Approvals:

<p><b>* Department</b> BUILDING</p> <p>– Approval Reviews:</p> <p>○ Date Received    Date Completed    Reviewer</p> <p>4/25/2013          4/25/2013          M. ASHRAF</p> <p><b>Review Comments:</b></p> <p>1) Show the parking spaces with dimensions. 2) Show the accessibility routes with slopes of ramps (if any). 3) Provide ADA sign details.</p>	<p><b>File Received</b> 4/24/2013</p>	<p><b>Decision Date</b> 4/26/2013</p>	<p><b>Status</b> DENIED</p>
<p><b>* Department</b> ENGINEERING</p> <p>– Approval Reviews:</p> <p>○ Date Received    Date Completed    Reviewer</p> <p>4/26/2013          4/26/2013          J. CASIO</p> <p><b>Review Comments:</b></p> <p>1. Back out parking to SR 926 not permitted according to City NMB LDR Sec. 24-93 Parking Lot Design Standards (K) Back-Out Parking Prohibited. 2. What are the dimensions of the rear parking spaces? They must be 9' x 18 feet minimum.</p>	<p><b>File Received</b> 4/24/2013</p>	<p><b>Decision Date</b> 4/26/2013</p>	<p><b>Status</b> DENIED</p>
<p><b>* Department</b> PLANNING/ZONING</p> <p>– Approval Reviews:</p>	<p><b>File Received</b> 4/24/2013</p>	<p><b>Decision Date</b> 4/26/2013</p>	<p><b>Status</b> DENIED</p>

DATE RECEIVED  
4/28/2013

DATE COMPLETED  
4/28/2013

REVIEWER  
C. SOUTHERN

STATUS  
DENIED

**Review Comments:**

A current, signed and scaled survey is required.

A Site Plan Must be submitted that indicates the scaled dimensions of all of the parking spaces, ADA access aisle, parking islands, driveway width, etc. is required; regular parking spaces must be nine (9) ft. by eight-teen (18) ft. and the ADA Handicap spaces must be twelve (12) ft by eight-teen (18) ft with a five (5) ft access aisle.

Provide a Parking count for the property

Provide ADA details for the ramp and signage. The pitch of the ramp shall not exceed one 1 in 12. Sec. 24-93 Parking Lot Design Standards C. (2)(c)

Contiguous rows of parking spaces shall be terminated on both ends with landscaped islands not less than eleven (11) feet in width. Install landscaped terminal islands of ten (10) feet of landscaping and six (6) inches of type D curbing on both sides for the areas that do not have them. One (1) tree shall be planted in every terminal island. Sec. 24-122 (B) (1) (a)

\* Back out parking to SR 826 not permitted according to City NMB LDR Sec. 24-93 Parking Lot Design Standards (K) Back-Out Parking Prohibited.

Install parallel parking or submit City Attorney and Public Services Director approved Parking Disclaimer

NMB-11

NOTICE OF COMPLIANCE

CODE COMPLIANCE DIVISION  
16901 N.E. 19TH AVENUE  
1st FLOOR, POLICE BUILDING  
NORTH MIAMI BEACH, FLORIDA 33162-3100  
(305) 948-2964

09/16/2014

FLORIDA STATE REALTY  
PO BOX 600318  
NORTH MIAMI BEACH, FL 33160

CASE # 110767  
FILE # 110520-28  
FIRST HEARING DATE: 10/09/2014

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**VIOLATION(S) NO LONGER EXIST**

**IF YOU HAVE BEEN NOTIFIED TO APPEAR AT A HEARING  
ON THIS CASE, DO NOT APPEAR AT THE HEARING!**

Dear Property Owner:

The above case has been resolved in a satisfactory manner. No further action on your part is necessary, unless there are existing fines and/or liens against your property. To determine if any fines and/or liens exist against your property and to make arrangements for a financial settlement, please contact our office at the above number and refer to the above case number.

If you have received a Notice to Appear at any hearing on this case, your appearance is no longer necessary.

Thank you for your cooperation in bringing this matter to a conclusion. We appreciate your efforts in making your property, your neighborhood and the City of North Miami Beach a beautiful place to live and work.

If you have any questions, please feel free to contact the Code Compliance Division at (305) 948-2964.



**MEMORANDUM**

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**TO:** Redevelopment Advisory Board Members

**FROM:** Ana M. Garcia, Executive Director

**VIA:** Rasha Cameau, CRA Coordinator

**DATE:** February 19, 2015

**RE:** Extension Request from Law Office of Ivan Schertzer 16211 NE 18<sup>th</sup> Avenue

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**BACKGROUND:**

On March 27, 2014, Law Office of Ivan Schertzer was approved to renovate the property mentioned above. In September, 2014, an additional request for landscaping was approved by the NMBCRA Board. Due to delays related to ordering and received lighting fixtures the project will not complete within the required 180 days as per grant guidelines.

**RECOMMENDATION:**

Staff recommends approval of the extension request for both properties mentioned above.

**FISCAL IMPACT:**

Funds were set aside in FY13-14 carry-over budget and will not affect the FY14-15 Budget.

## Cameau, Rasha

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**From:** Maggie Yeshua [rmy24@hotmail.com]  
**Sent:** Monday, January 19, 2015 10:00 AM  
**To:** Cameau, Rasha; ischertzer@yahoo.com; Kimberly.Vazquez@citynmb.com  
**Subject:** FW: Ivan Schertzer Law Office Qte #220561037 - Ltg Submittal & Clarifications

Dear Rasha, I hope your new year is starting off with a bang. I am writing to request an extension of the grant for another 6-8 weeks. Below I have included all the recent correspondence from the lighting company now managing the lighting for our building. The lighting supplier used by our contractor failed to deliver the product and we were forced to move to another vendor. Everything else has been completed and we were hoping that we could have been finished by the end of this month, at most. It turns out that the best laid plans of mice and men sometimes go awry, as the saying goes. If you think it makes sense to present it without all the work being complete, let me know. All the monies have already been laid out by us for the missing items and we are awaiting the fixtures (installation was included in original contractor bid). By the way the architect is aware of the need for his approval and promised to have it done in the next day or so.

Thank you so much for your time and consideration. Please let me know how we may proceed and if there is anything else you need from us. I look forward to hearing from you.

Maggie Yeshua  
Law Office of Ivan Schertzer  
305-216-7717

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**From:** Rodriguez, Midalys [mailto:Midalys.Rodriguez@graybar.com]  
**Sent:** Friday, January 16, 2015 3:04 PM  
**To:** M Yeshua; oscar@gaiagc.com; ischertzer@yahoo.com  
**Cc:** Molina, Rafael  
**Subject:** RE: Ivan Schertzer Law Office Qte #220561037 - Ltg Submittal & Clarifications

Good Afternoon Maggie,

Unfortunately, these are not readily available fixtures they typically run between 4-6 weeks after submittal approvals. In order for you to have a better understanding I will explain the normal processing in handling this type of order –

- Quote is forwarded of Bill of Material requested.
- Secure Payment in Advance for orders placed direct from factories, as we do not stock these items.
- Submittal Approval Drawings to confirm correct material is being ordered (example on Type SA your specification lists (2) model types on the description, clarification is needed to proceed, also finishes are not listed, etc.)
- Once Approvals are received they are forwarded to the manufacturer to proceed with production (this process can take 4-6 weeks as these are not stock items)

We can request to expedite once we release the order, however, we are at the mercy of the manufacturers and their production schedule.

Please advise how you wish to proceed.

Please feel free to contact me if you wish to discuss further.

Regards,

**NMBCRA FAÇADE APPLICATIONS  
CRA REVIEW**

<b>Applicant's Name:</b>	<b>Manward Ng</b>		
<b>Property Address:</b>	<b>1246-58 NE 163rd Street</b>		
<b>Applicant's Contact Number:</b>	<b>305-949-1050</b>		
Date Application Received by CRA Office:		<b>Applicant Section</b>	
Date Reviewed:	<b>2/2/2015</b>	Active BTR	County BTR
Location within the CRA Area:	<b>Yes</b>	City Liens, Bills, Open Permits	None
Estimated cost of project:	<b>\$61,861.21</b>	Outstanding Taxes	None
Application signed:	<b>Yes</b>	City Approval (Building)	
3 bona-fide bids:	<b>Yes</b>	City Approval (CD)	
Is the amount 50% of cost or \$25,000	<b>Yes</b>	Code / Building Violations	None
<b>Other</b>		<b>3 Bona Fide Bids Section</b>	
Hold Harmless included		<b>Bid 1</b>	
		Green Team Service (electrical)	15,551.99
		Behar Windows	44,282.02
		Electrical Drawings	1,000.00
		Light Fixtures	1,027.20
		<b>Bid Amount</b>	61,861.21
		<b>Bid 2</b>	
		LC Cable Corp	15,900.00
<b>Proposed improvements</b>		Secure Windows & Doors	49,616.21
Exterior lights, new impact windows and doors		Electrical Drawings	1,000.00
		Light Fixtures	1,027.20
		<b>Bid Amount</b>	67,543.41
		<b>Bid 3</b>	
		Outlook International	27,800.00
		Am Advance Group	58,688.82
		Electrical Drawings	1,000.00
		Light Fixtures	1,027.20
<b>TOTAL GRANT ELIGIBILITY:</b>	<b>\$25,000.00</b>	<b>Bid Amount</b>	<b>88,516.02</b>

**RAB Review Date: 2/19/15**                      **Recommendation:**

<b>Date Approved:</b>	
<b>Notice to Proceed:</b>	

<b>Date to Expire:</b>
<b>Date Paid Out</b>

# The North Miami Beach Community Redevelopment Agency Commercial Property Improvement Grant Application

(Please type or clearly print)

Applicant Name: MANWARD NG

Is the Applicant the property owner:  Yes  No  
(If No, property owner must also sign application accepting terms of the program)

Property Address: 1246-58 NE 163RD STREET, N. MIAMI BEACH, FL 33162

Folio Number: 07-2217-017-0040

Applicant Mailing Address (if different from Property Address):

1140 NE 163RD STREET, SUITE 28, N. MIAMI BEACH, FL 33162

(305) 949-1050

Applicant Phone Number and Email: tony@newgroupmanagement.com

Property Owner (if different from applicant): \_\_\_\_\_

Property Owner Phone Number and Email: \_\_\_\_\_

Current Use(s) of Property (Office, retail, etc.): RETAIL STRIP CENTER

DBA – Name of Shopping Center or Business (if applicable):

NEW GAIN PLAZA

Brief Description of Scope of Work:

ENHANCE EXTERIOR LIGHTING AND REPLACE ALL STOREFRONT WINDOWS  
AND DOORS WITH IMPACT RESISTANT WINDOWS AND DOORS.

Anticipated Cost of All Eligible Improvements: \$ 61,861.21 + PERMIT COSTS

Requested Grant Amount (based on program): \$ 25,000.00

Properties to be improved must be free of all municipal and county liens, judgments or encumbrances of any kind. This provision can be waived by the NMB CRA Board of Commissioners if development plans for said property meet the goals and objectives as set forth in the NMB CRA Redevelopment Plan. Upon grant approval, said property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

The Commercial Property Improvement Program benefits are contingent upon funding availability and NMB CRA Board approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties in the designated CRA areas are not eligible for NMB CRA funded programs when such funding conflicts with the goals expressed in the NMB CRA Redevelopment Plan.

I certify that I have read and understand the above statement and will comply with all requirements of the program and or conditions of funding:

Applicant Signature

2/2/15  
Date

Property Owner Signature

2/2/15  
Date

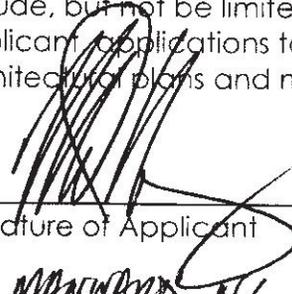
For application submittal purposes and to expedite review, please complete, sign and submit the following **Application Checklist** with all attachments included in checklist order.

## Commercial Property Improvement Grant Application Checklist

All required attachments listed below must accompany the application form.

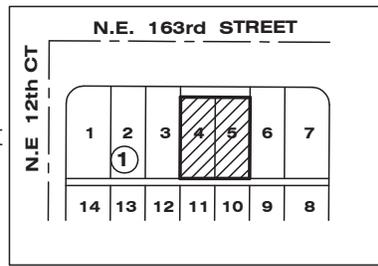
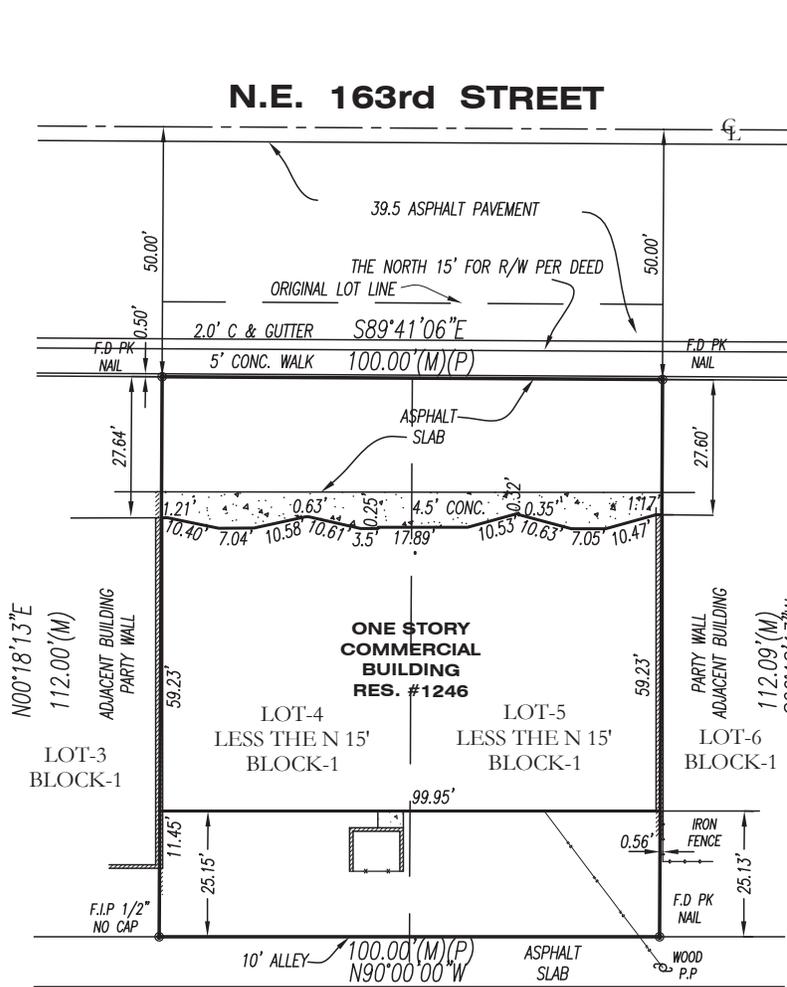
- Signed Application
- Legal description of the property
- Detailed budget for entire project with breakdown of exterior improvements for which reimbursement is being requested from Program
- Three bids/quotes from three licensed contractors
- Preliminary schedule for completion of improvements
- Photograph of existing conditions on the property in both digital file and hard copy
- Photographs of adjacent properties
- Site plan or survey that accurately reflects the existing property in digital file and hard copy
- Renderings and/or images that visually describing proposed improvements in digital file and hard copy
- Preliminary site plan and/or elevations of proposed improvements that enable staff to determine quality of design both digital file and hard copy
- Color chips and material samples
- Copy of Lease Agreement if not the owner
- Copy of Business Tax Receipt
- Completed W-9 Form

I hereby submit this form and all required attachments as application to the North Miami Beach Community Redevelopment Agency (NMB CRA) to be considered for a Grant under the NMB CRA's Commercial Property Improvement Grant Program. I understand that no work may be performed for work entered into by the Applicant or other agents until approval of this request is received through a fully executed grant Agreement with the NMB CRA. I further understand the North Miami Community Redevelopment Agency Board has, at its sole discretion, the right to final determination for all aspects of the Commercial Property Improvement Grant Program. This final determination may include, but not be limited to, ranking of applicants, final amount granted to any applicant, applications to be funded, all conditions of funding, approval of all architectural plans and materials to be used in any construction.

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

2/2/15  
\_\_\_\_\_  
Date

MANWARS NH  
\_\_\_\_\_  
Printed Name and Title



**LOCATION SKETCH**  
Scale 1" = NT.S.



**LEGAL DESCRIPTION:**

LOTS 4 AND 5, BLOCK 1, LESS THE NORTH 15.00' THEREOF OF "SUNNY HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 132, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**ADDRESS:**

1246 N.E. 163rd STREET,  
N. MIAMI BEACH, FL 33162

**FLOOD INFO:**

Community: Miami-Dade Uninc. Areas  
120656  
Map & Panel #: 12086C0141  
Suffix: L  
Flood Zone: X  
Base Flood Elevation: N/A

**CERTIFIED TO:**

MANWARD NG

This Survey has been prepared for the exclusive use of the entities named herein and the Certification does not extend to any unnamed party.

**LEGEND:**

- |                                |                              |
|--------------------------------|------------------------------|
| R. = Record                    | P.O.C. = Point of Commencing |
| M. = Measured                  | P.O.B. = Point of Beginning  |
| C. = Calculated                | C.B.W. = Concrete Block Wall |
| C/P = Concrete Porch           | P.V.M.T. = Pavement          |
| F.I.P. = Found Iron Pipe       | R/W. = Right of Way          |
| I.R.C. = Iron Rod and Cap      | W. = Wood Fence              |
| ⊙ = Centerline                 | ⌘ = Chain Link Fence         |
| P.L. = Property Line           | A/C = Air Conditioner        |
| P.O.L. = Point on Line         | U.E. = Utility Easement      |
| IP = Iron Pipe                 | B.O.B. = Basis of Bearing    |
| Swk = Sidewalk                 | R.O.H. = Roof Overhang       |
| Conc = Concrete                | PL = Planter                 |
| CBS = Concrete Block Structure | C&G = Curb & Gutter          |
| ⓧ10.91 = Existing Elevation    | O.H.L. = Overhead Wire Line  |
| FH = Fire Hydrant              | LB = Licenses Business       |
| W/R = Wood Roof                | RES = Residence              |
| P.W.Y. = Parkway               | F.F.E. = Finish Floor Elev.  |
| FND N/D = Found Nail & Disk    | B.C. = Block Corner          |
| C/B = Catch Basin              | ENCR. = Encroachment         |
|                                | A/R = Aluminum Roof          |
|                                | A/S. = Aluminum Shed         |

**SURVEYOR'S NOTES:**

- 1- OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 2- NO UNDERGROUND IMPROVEMENTS WERE LOCATED
- 3- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (UNLESS ASSUMED).
- 4- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS
- 5- LEGAL DESCRIPTION PROVIDED BY CLIENT
- 6- UNLESS OTHERWISE NOTED RECORDED AND MEASURED
- 7- BEFORE ANY CONSTRUCTION THE SET BACKS MUST BE CHECKED
- 8- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH ELECTRONIC TRANSIT AND/OR STEEL TAPE W/ACC. 1:7500
- 9- THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER PURPOSE.
- 10- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENTS FOR TITLE INSURANCE
- 11- DATE OF FIELD WORK 07/17/2014

WPP	⊙	WOOD POWER POLE
I.P.	⊙	LIGHT POLE
FH	⊙	FIRE HYDRANT
SEC.	⊙	SECTION
C.P.P.	⊙	CONC. POWER POLE
S.V.	⊙	SEWER VALVE
GM GV	⊙	GAS METER GAS V.
SAN.	⊙	SANITARY MANHOLE
S.S.	⊙	DRAINAGE MANHOLE

**NOTE:**  
THE FLOOD DATA PROVIDED IS FOR INFORMATION PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

**BASIS OF BEARING BASE:**  
BEARING BASE SHOWN HEREON ARE BASED ON NORTH LINE OF LOTS 4 & 5, BLOCK 1, BEING S89°41'06"E ASSUMED.



**CARLOS HERNANDEZ**  
PROFESSIONAL SURVEYOR AND MAPPER  
LB # 7619 07-23-2014  
ELECT FILE CODE # 1246NE163STMAMI  
Survey is not valid without the signature and raised/digital seal of the Florida Registered Professional Land Surveyor and Mapper

The boundary survey of the property shown herein is in accordance with the description furnished by the client. No search of public records has been made by this office for accuracy or omissions. Subject to opinion title and any dedications, limitations, restrictions or easements of record. No underground improvements and/or utilities were located.  
I Herby Certify: That the attached boundary survey of the property described below is to the best of my knowledge and belief accurate as recently surveyed under my direction; also that there are no above ground encroachments other than those shown, and that this survey meets the minimum technical standards set by the Florida Board of Land Surveyors as set forth in Section 472.027 (F.S.) Chapter 61G17-6 of The Florida Administrative Code.

# Commerical Property Improvement Grant Application

## Applicant Information

Manward Ng  
1140 NE 163rd Street, Suite 28  
N. Miami Beach, FL 33162

## Property Location/Site Location for Grant Approval/Consideration

1246 - 58 NE 163rd Street  
N. Miami Beach, FL 33162

## Detailed Budget for Entire Project

Description	Costs
Enginnering / Architectural Fees:	\$ 1,000.00
Permit Fees:	Unknown
Exterior Light Fixture Costs:	\$ 1,027.20
Cost to implement Exterior Lighting (Requiring Meter Bank upgrade to add House Meter)	\$ 15,551.99
Store Front Windows and Doors Replacement to Impact Resistant	\$ 44,282.02

**Total Cost of the Project: \$ 61,861.21**  
*Plus Permit Costs*



# INVOICE

#14-130-2

**TL Engineering Design, Inc**  
**5890 SW 76Ave Davie Fl 33328**  
**Phone: 786-344-6712**  
**electricaltony@yahoo.com**

**Date:** January 14, 2015

**VIA EMAIL**

**Bill to:** New Group Management  
1140 NE 163rd street, Suite 28  
North Miami FL 33162

**Reference:** Shopping Center at:  
1252-1254 NE 163rd Street  
North Miami, Fl 33162

Description	Amount
1- Electrical Drawings to present to the Building Department for the purpose of obtaining a building permit.	<b>\$500.00</b>
Terms: 50% to start & <u>50% with delivery of permit drawings.</u> <b>Total Project Price: \$1,000.00    Payments Received: \$500.00</b>	<b>Total Due</b> <b>\$500.00</b>

Make all checks payable to **TL Engineering Design Inc.**



1974 N.E. 163rd STREET  
 N. MIAMI BEACH FL 33162  
 Tel: (305) 949-4563  
 Fax: (305) 947-2180  
 Email: lbunmb@lbugroup.com

**PRICING QUOTE**  
**3072761**

TRANSACTION #	4 - 5313	SUSP
DATE/TIME	1/23/2015	4:45:19 PM
PAGE	1	



%P3072761

Bill To: NEW GROUP MANAGEMENT  
 TONY NG  
 1140 NE 163RD STREET

Ship To: NEW GROUP MANAGEMENT

NORTH MIAMI BEACH FL 33162  
 Tel: (305) 949-1050

NEED 1-2 DAYS TO ASSEMBLE

Customer ID		Sales Staff		Shipped VIA		Req Ship Date	
300450500		02002 TODD G					
Ordered	Shipped	B/O	Item Number	Product Description	List Price	Your Price	Ext. Price
1	2	2	WPMH250MTMOG	EDS/OD/WALLPACK/MH250/MT/MOG DISCOUNT (PRCH)	\$259.00	\$180.00 -\$158.00	\$360.00
5	4	4	CL12Q42UNV-WH	EDS/CANOPY/FLUSH/12X12/1XCF42/STD/HEIGHT/WHI TE DISCOUNT (PRCH)	\$224.95	\$150.00 -\$299.80	\$600.00

Subtotals	\$960.00
Tax	\$67.20
<b>Total</b>	<b>\$1,027.20</b>

**THANK YOU FOR SHOPPING AT LIGHT BULBS UNLIMITED**

PLEASE SAVE YOUR RECEIPT FOR RETURN OR EXCHANGE

Merchandise purchased from LBU may be returned or exchanged with the receipt at the store of origin within 30 days of purchase and may be subject to a restocking fee. Merchandise must be in its original (resalable) condition and packaging. Refunds will be issued in the tender of purchase. Purchases made by check will be refunded after 14 business days of payment. EXCEPTIONS: Customer Special Orders (CSO), Display sales, specially marked items and freight & duty charges are not refundable. All Special Order Items must be paid for in full at time of delivery. LBU reserves the right to modify its return policy.

**THIS QUOTE IS VALID FOR 30 DAYS**



125A 120/240V SINGLE PHASE 12-SPACE HOUSE PANEL  
 FIVE (5) SINGLE POLE 20A CIRCUIT BREAKERS  
 DUSK-TO-DAWN 120V PHOTO CELL  
 20A GFCI  
 20A 120/277V SINGLE POLE SWITCH  
 PLASTIC LAMP HOLDER  
 1/2" EMT CONDUIT & FITTINGS FOR METER ROOM LIGHTING AND  
 RUN TO FRONT OF PLAZA FOR EXTERIOR LIGHTING  
 1/2" PVC & FITTINGS FOR EXTERIOR LIGHTING (FRONT & REAR)  
 GALVANIZED WIREWAY (GUTTER BOX)  
 HARDWARE (TAP CONS, WASHERS, PIPE SUPPORTS, ETC)  
 MISC ELEC (WIRE NUTS, ZIP-TIES, ELECTRICAL TAPE, ETC)

**NOTES:**

COST OF WIRE AND POLARIS TAPS ARE TBD AT TIME OF INSTALL.  
 PRICES BELOW ARE FOR REFERENCE ONLY, AND ARE NOT  
 INCLUDED IN THE COST OF THIS PROPOSAL. THESE WILL BE BILLED  
 AS A SEPARATE LINE ITEM AT THE COMPLETION OF THE PROJECT.  
 PRICES ARE PER UNIT/FOOT. COPPER WIRE, NOT ALUMINUM.

8AWG - \$.40/FT  
 6AWG - \$.60/FT  
 3AWG - \$1.16/FT  
 1/O AWG - \$2.18/FT  
 3/O AWG - \$3.53/FT  
 500MCM AWG - \$10.16/FT  
 600MCM AWG - \$13.04/FT

POLARIS TAP (3AWG-500MCM) - \$62.76

Total cost for materials ..... **\$ 8,751.99**

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Total cost for project ..... **\$ 15,551.99**

**Exclusions:**

Any work to be performed beyond the scope of this proposal including any additional work requested by client and/or by city official  
 Any work to be performed after-hours  
 Any fees associated with permitting, engineering, FPL, or other contractors/entities  
 Any damage to sprinklers, foliage, utilities, and/or decor required to complete scope of work

Respectfully Submitted,  
 -Donovan Noble  
 Electrical Service Manager  
 Green Team Service Corp  
 O: 954.210.4100  
 C: 786.200.3241  
 Donovan@greenteamservicecorp.com

CUSTOMER ACCEPTANCE (REQUIRED)

Authorized Representative
Signature:
Printed Name of Signer:
Position/Title:
Purchase Order #:
Acceptance Date:

01/29/2015
New Group Management
1252 NE 163rd Street
Miami, FL 33165
Prepared for: Tony Ng
RE: Meter Room Renovation -
Three Phase Proposal Revised
Estimate #: 2771

This Agreement is subject to the attached GreenTeam Service Corp Terms & Conditions

TERMS AND CONDITIONS - INSTALLATION "Company" shall mean GreenTeam Service Corp, LLC. for Work performed in the United States. 1. Acceptance. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the work described (the "Work"). The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer's order is an acceptance of the Proposal, without the addition of any other terms and conditions of sale or any other modification, this document shall be treated solely as an acknowledgment of such order. If Customer's order is expressly conditioned upon Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with these terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counter-offer to provide Work in accordance with scope and terms and conditions of the Proposal. If Company does not reject or object in writing to Company within 10 days, Company's counter-offer will be deemed accepted. Customer's acceptance of goods and/or Work by Company will in any event constitute an acceptance by Customer of these terms and conditions. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Work rendered by Company to the date of cancellation. 2. Pricing and Taxes. Unless otherwise noted, the price in the Proposal includes standard ground transportation and, if required by law, all sales, consumer, use and similar taxes legally enacted as of the date hereof for equipment and material installed by Company. Tax exemption is contingent upon Customer furnishing appropriate certificates evidencing Customer's tax exempt status. Company shall charge Customer additional costs for bonds agreed to be provided. Equipment sold on an uninstalled basis and any taxable labor/labour does not include sales tax and taxes will be added. Following acceptance without addition of any other terms and condition of sale or any other modification by Customer, the prices stated are firm provided that notification of release for immediate production and shipment is received at the factory not later than 3 months from order receipt. If such release is received later than 3 months from order receipt date, prices will be increased a straight 1% (not compounded) for each one-month period (or part thereof) beyond the 3 month firm price period up to the date of receipt of such release. If such release is not received within 6 months after date of order receipt, the prices are subject to renegotiation, or at Company's option, the order will be cancelled. Any delay in shipment caused by Customer's actions will subject prices to increase equal to the percentage increase in list prices during that period of delay and Company may charge Customer with incurred storage fees. 3. Exclusions from Work. Company's obligation is limited to the Work as defined and does not include any modifications to the Work site under the Americans With Disabilities Act or any other law or building code(s). In no event shall Company be required to perform work Company reasonably believes is outside of the defined Work without a written change order signed by Customer and Company. 4. Performance. Company shall perform the Work in accordance with industry standards generally applicable in the area under similar circumstances as of the time Company performs the Work. Company may refuse to perform any Work where working conditions could endanger property or put at risk the safety of persons. Unless otherwise agreed to by Customer and Company, at Customer's expense and before the Work begins, Customer will provide any necessary access platforms, catwalks to safely perform the Work in compliance with OSHA or state industrial safety regulations. 5. Payment. Customer shall pay Company's invoices within net 30 days of invoice date. Company may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all Work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Company, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. Under no circumstances shall any retention be withheld for the equipment portion of the order. Customer shall be liable to Company for all reasonable shutdown, standby and start-up costs as a result of the suspension. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due and otherwise enforcing these terms and conditions. If requested, Company will provide appropriate lien waivers upon receipt of payment. Customer agrees that, unless Customer makes payment in advance, Company will have a purchase money security interest in all equipment from Company to secure payment in full of all amounts due Company and its order for the equipment, together with these terms and conditions, form a security agreement. Customer shall keep the equipment free of all taxes and encumbrances, shall not remove the equipment from its original installation point and shall not assign or transfer any interest in the equipment until all payments due Company have been made. 6. Time for Completion. Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Company, all dates provided by Company or its representatives for commencement, progress or completion are estimates only. While Company shall use commercially reasonable efforts to meet such estimated dates, Company shall not be responsible for any damages for its failure to do so. 7. Access. Company and its subcontractors shall be provided access to the Work site during regular business hours, or such other hours as may be requested by Company and acceptable to the Work site\ owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Company's access to correct any emergency condition shall not be restricted. 8. Completion. Notwithstanding any other term or condition herein, when Company informs Customer that the Work has been completed, Customer shall inspect the Work in the presence of Company's representative, and Customer shall either (a) accept the

Work in its entirety in writing, or (b) accept the Work in part and specifically identify, in writing, any exception items. Customer agrees to re-inspect any and all excepted items as soon as Company informs Customer that all such excepted items have been completed. The initial acceptance inspection shall take place within ten (10) days from the date when Company informs Customer that the Work has been completed. Any subsequent re-inspection of excepted items shall take place within five (5) days from the date when Company informs Customer that the excepted items have been completed. Customer's failure to cooperate and complete any of said inspections within the required time limits shall constitute complete acceptance of the Work as of ten (10) days from date when Company informs Customer that the Work, or the excepted items, if applicable, has/have been completed. 9. Permits and Governmental Fees. Company shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work which are legally required when bids from Company's subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities. If the cost of such permits, fees, licenses and inspections are not included in the Proposal, Company will invoice Customer for such costs. 10. Utilities During Construction. Customer shall provide without charge to Company all water, heat, and utilities required for performance of the Work. 11. Concealed or Unknown Conditions. In the performance of the Work, if Company encounters conditions at the Work site that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Company shall notify Customer of such conditions promptly, prior to significantly disturbing same. If such conditions differ materially and cause an increase in Company's cost of, or time required for, performance of any part of the Work, Company shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both. 12. Pre-Existing Conditions. Company is not liable for any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the Work site before the Commencement Date of this Agreement ("Pre-Existing Conditions"), including, without limitation, damages, losses, or expenses involving Pre-Existing Conditions of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould and/or fungi. Company also is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company. 13. Asbestos and Hazardous Materials. Company's Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal, removal or other work connected with asbestos, polychlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Company, there are no Hazardous Materials on the Work site that will in any way affect Company's Work and Customer has disclosed to Company the existence and location of any Hazardous Materials in all areas within which Company will be performing the Work. Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be exclusively responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for and shall indemnify and hold harmless Company (including its employees, agents and subcontractors) from and against any loss, claim, liability, fees, penalties, injury (including death) or liability of any nature, and the payment thereof arising out of or relating to any Hazardous Materials on or about the Work site, not brought onto the Work site by Company. Company shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Company be obligated to transport or handle Hazardous Materials, provide any notices to any governmental agency, or examine the Work site for the presence of Hazardous Materials. 14. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon 10 day's notice to Customer, in which event Customer shall pay Company for all parts of the Work furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor/labour disputes; labor/labour or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

15. Customer's Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice declaring termination, upon which event Customer shall be liable to Company for all Work furnished to date and all damages sustained by Company (including lost profit and overhead): (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to perform or comply with any material provision of this Agreement. 16. Indemnity. Company and Customer shall indemnify, defend and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or tangible personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the acts or omissions of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination. 17. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS), OR PUNITIVE DAMAGES WHETHER CLAIMED UNDER CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY OR ANY OTHER LEGAL THEORY OR FACTS. NO EVENT SHALL COMPANY BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS. 18. Warranty. Company warrants that for a period of 12 months from the date of substantial completion, Company work shall be free from defects in material and workmanship; Substantial completion shall be the earlier of the date that the Work is sufficiently complete so that Customer can utilize the Work for its intended use or the date that Customer receives beneficial use of the Work. If such defect is discovered within the Warranty period, Company will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor associated with the replacement of parts or equipment not conforming to this Warranty. Defects must be reported to Company within the Warranty period. Exclusions from this Warranty include damage or failure arising from: wear and tear; corrosion, erosion, deterioration; Customer's failure to follow the Company-provided maintenance plan; modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Additional terms and conditions of warranty coverage are applicable for refrigeration equipment. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. No liability whatsoever shall attach to Company until the Work has been paid for in full and then said liability shall be limited to the lesser of Company's cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Equipment, material and/or parts that are not manufactured by Company are not warranted by Company and have such warranties as may be extended by the respective manufacturer. THE WARRANTY AND LIABILITY SET FORTH IN THIS AGREEMENT ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. UNLESS EXPRESSLY WARRANTED IN WRITING FOR CERTAIN HUSSMANN BRANDED EQUIPMENT, COMPANY MAKES NO REPRESENTATION OR WARRANTY EXPRESS OR IMPLIED REGARDING PREVENTION BY THE WORK, OR ANY COMPONENT THEREOF, OF MOLD/MOULD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR ANY OTHER CONTAMINATES. COMPANY SPECIFICALLY DISCLAIMS ANY LIABILITY IF THE WORK OR ANY COMPONENT THEREOF IS USED TO PREVENT OR INHIBIT THE GROWTH OF SUCH MATERIALS. 19. Insurance. Company agrees to maintain the following insurance while the Work is being performed with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage: Commercial General Liability \$2,000,000 per occurrence Automobile Liability \$1,000,000 CSL Workers Compensation Statutory Limits If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so subject to Company's manuscript additional insured endorsement. In no event does Company waive right of subrogation. 20. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Work is performed. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Work is performed. To the extent the Work site is owned and/or operated by any agency of the Federal Government, determination of any substantive issue of law shall be according to the Federal common law of Government contracts as enunciated and

applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments or agreements, oral or written, related to the subject matter hereof. This Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of the Company. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. 21. Equal Employment Opportunity/Affirmative Action Clause. Company is a federal contractor that complies fully with Executive Order 11246, as amended, and the applicable regulations contained in 41 C.F.R. Parts 60-1 through 60-60, 29 U.S.C. Section 793 and the applicable regulations contained in 41 C.F.R. Part 60-741; and 38 U.S.C. Section 4212 and the applicable regulations contained in 41 C.F.R. Part 60-250 in the United States. 22. U.S. Government Work. The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. The following provision applies only to indirect sales by Company to the US Government. As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Work is in connection with a U.S. Government contract, Customer certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the work that is the subject of the Proposal or this Agreement, other than the Proposal or this Agreement.

Ver. 1.2

END OF AGREEMENT



# Proposal

FROM: LC CABLE CORP.  
1228 W, 76ST  
Hialeah, FL-33014

Page. No. 2

**PROPOSAL SUBMITTED TO:**

Name: New Group Management (1252 NE, 163 STREET)  
Phone: 305 987 0038 Date: 1/20/2015  
Street: 1362 NE, 163 Street  
City: North Miami Beach  
State: FL Zip: \_\_\_\_\_

I propose to furnish materials and perform all labor necessary to complete the following:

**SCOPE OF WORK**

- Removed all Electrical Service from existing electrical room.
- Removed existing overhead service.
- Provide/install new overhead service as per plan E-1 of January 07, 2015.
- Provide/Install new Main Disconnect 400A 4 phase 4 wire as per plan.
- Provide/Install 5 Meter Position, 100A, 3PH as per plan (Tenants 1246, 1250, 1256, 1258 y House Panel).
- Provide/Install a Meter Position, 60A, 3PH as per plan (Tenant 1248).
- Provide /install a new House Panel.
- Provide/Install a new load side wire gutter as per plan.
- Provide/Install new #1/0 wire to ground & (2) new 10'L x 5/8" ground rod, as per plan.
- Install new circuit for 4 outdoor lighting in front of building.
- Install two new wall packs lighting in the parking area.
- Provide and Install two single pole breaker for two new lighting's circuit.
- Provide and Install new light, switch and duple respectable in the electrical room.
- Provide and Install new breaker for new electrical room circuit.

❖ **PRICE DOES NOT INCLUDE:**

- Lights Fixture.
- Any underground work.
- Any demolition.
- Concrete or patching if applicable.
- Permit Fee.

**Any change will result in an additional charge.**

All of the work is to be completed in a substantial and workmanlike manner for the sum of **Fifteen Thousand Nine Hundred Dollars** (\$ 15,900.00). Payment to be made fifty percent (50 %) before work start, forty-five percent (45%) after completion of mechanical work to request the inspection and five percent after the permit is closed.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature \_\_\_\_\_

**ACCEPTANCE**

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which \_\_\_\_\_ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

# Proposal

To: MR. Tony

From: Frank, Telfort

New Group Management

---

Email:

Pages: 1 including cover page

---

Phone: 305 987 0038

Date: 01/27/15

---

Re: Service Change for 1252 NE 163 Street CC:

N. Miami Beach FL. 33165

---

Urgent     For Review     Please Comment     Please Reply     Please Recycle

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● Comments: ELECTRICAL SERVICE CHANGE

Please find herewith the cost proposal in the amount of \$27,800.00 to provide the following electrical work per plans and notes.

- Necessary electrical installation needed to complete the project in a workmanlike manner.
- All labor and materials for the complete installation of the work per our site visit.
- Purchase and install all miscellaneous materials.
- Any deviation from the plans and notes shall constitute an extra above the cost or contract price.
- This proposal shall become an exhibit to the contract.
- All work shall be done in accordance with the Florida Building Code and the National Electrical Code.
- Removing existing electrical service, relocate 200 amp 3 phase service from the exterior and place it inside the meter room. Installing the new 3 phase meter center inside the electric room.
- Please note that the work must be coordinated with the tenants to insure proper compliance. While working on the system tenants must be left with power every day to make sure their businesses are not interfere with.
- New house panel must be placed inside the electric room.
- Electrical Plans sheet E1.
- Light fixtures for the front and back of the property including inside of the electric room.
- Cut and repair walls.
- Removed and replace switches.

**Behar Windows, LLC**

4026 N 30th Ave.  
 Hollywood, FL 33020  
 t 954 964 8244  
 f 954 964 8245  
 info@beharwindows.com  
 www.beharwindows.com

<b>Date:</b>	8/7/2014
<b>Invoice number:</b>	BW-0404-659

**Proposal 1258- 1246**

\*Includes 15% Discount for Magazine Ad



<b>Client Name:</b>	TONY ENG
<b>Address:</b>	1246-1258 NE 163 ST
<b>City:</b>	MIAMI
<b>State, Zip:</b>	FL 33162
<b>Phone:</b>	305.987.0038
<b>Email:</b>	tony@newgroupmanagement.com

**Behar Windows Impact Resistant Windows:**

Mark	Brand	QTY	Type	Width	Height	D. Pressure	P. Finish	G. Thick.	Tint	Munt.	Config.
A	BW	7	Fixed SGP	125	116	+ /-100	White	9/16	C/ Clear	FV	-
B	BW	5	Fixed PVB	38	31	+ /-80	White	9/16	C/ Clear	FV	-
C	CLR	5	ST DOOR	38	84	+ / -80	White	5/16	C/ Clear	FV	-
D	CLR	1	ST DOOR	72	84	+ / -80	White	9/16	C/ Clear	FV	-
M	BW	5	MULLION	38	2		White	N/A	N/A	N/A	-
E	BW	1	Fixed PVB	72	31	+ /-80	White	9/16	C/ Clear	FV	-

**Windows Subtotal:** \$ 30,413.10

Tax: 7.00%

**Windows Total:** \$ 32,542.02

Energy Surch: \$ -

Shop Drawings \$ -

Window Installation (inc. Retrofit): \$ 6,940.00

Permit Running **Included**

Permit fees and costs **By Owner**

**Windows Total \* Before Special Order 1 & 2** \$ 39,482.02

Structure Work \$ 4,800.00

\$ -

**Total Proposal:** \$ 44,282.02

\* Please initials on each page and signature at the end.

**Behar Windows, LLC**

4026 N 30th Ave.  
 Hollywood, FL 33020  
 t 954 964 8244  
 f 954 964 8245  
 info@beharwindows.com  
 www.beharwindows.com

<b>Date:</b>	8/7/2014
<b>Invoice number:</b>	BW-0404-659

**Proposal**

\*Includes 15% Discount for Magazine Ad



<b>Client Name:</b>	TONY ENG
<b>Address:</b>	1246-1258 NE 163 ST
<b>City:</b>	MIAMI
<b>State, Zip:</b>	FL 33162
<b>Phone:</b>	305.987.0038
<b>Email:</b>	tony@newgroupmanagement.com

Prices subject to change if not accepted within 30 days. All above sizes and details are final, by customer accepting contract Customer has reviewed all information and accepts all sizes, glass tint, panel configurations & frame color.

Current Delivery time 4 to 6 weeks from Permit Approval Day.

Includes Removal from the property of all replaced windows. City Permit fees and costs will be paid by client.

Windows need to be impact and have to meet Miami-Dade County approval.

Behar Windows is only responsible for permits regarding impact windows and doors installation. Not any additional construction or structure changing. All specific and special requirements by the city will be paid by the client.

Client can hold the delivery for 5 days once the product is ready. After this time there'll be a \$50 penalty per day.

Locks, hardware and door closer are **included**. Screens are included. 3rd parties damages wont be covered.

5 year manufacturing warranty. There will be a \$250 fee for every bounced check.

PT window buck(Wood) not included unless specified. Each company will use their standard colors, unless specified.

In case Blue Max Film (Film Protection) is needed there will be an extra charge.

Products will be ordered once the permit is approved. Additional 3.25 % charge for Credit Card Payment.

Shop Drawings and calculations estimated time 2 weeks. We recommend the use of blue max in all our projects.

Products are final by customer accepting contract. Customer agrees that samples of each product were shown for approval.

Inspection will be ordered the final day of installation and it will be done the next day or as soon as possible for the inspector.

<b>Payment Terms:</b>	50%	\$	22,141.01	Deposit
	40%	\$	17,712.81	Delivery
	10%	\$	4,428.20	City Inspection
		\$	44,282.02	

Behar Windows shall not be responsible for strike, delays due to governmental requests for documents etc., delays due to decisions by the owner, delivery delays due to specialized equipment or fixtures chosen by the owner, and in general any delay beyond the control of Behar Windows.

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate 1.5% per month. In the event of litigation regarding this contract, Behar Windows, LLC shall be reimbursed for all litigation fees and costs this Includes Removal from the property of all replaced windows.

\_\_\_\_\_  
 TONY ENG  
 Client Name

\_\_\_\_\_  
 Date of Acceptance



**7855 N.W. 46 St.**  
**Miami, Florida 33166**  
**Tel : (305) 513-0705**  
**Fax : (305) 513-0704**  
**Ira Frohman**  
**954-642-6079**

*Date:* 8/25/2014  
 Contractor:  
 Address:  
 City,State,Zip:  
 Office :  
 Cellular # :  
 Fax # :  
 Owner : Tony NG  
 Job Address: 1246 - 1258 163rd St.  
 City, State, Zip : North Miami, Fl  
 Home # :  
 Office # :  
 Cellular # :  
 Email:

**We are pleased to submit the following bid:**

Remove Existing Store Fronts, Store Front Doors, and Install ESW'S Impact Store Fronts, Store Front Doors.

White Frames, Clear Glass. ESW Series -SF 8000, SFD 9000 - Engineer to Qualify. Unit #s 1246,1248,1250,1250a,1252,1256,1258

Exterior, Interior Repairs, Floors, and Moving Electric BY Others.

QUAN.	Mark #	SIZE , TYPE , STYLE , GLASS COLOR , FRAME COLOR	UNIT PRICE	TOTAL
<b>Unit # 1246</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HL	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
1		New Steel Column with Covers	\$425.00	\$425.00
<b>Unit # 1248</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
1		New Steel Column with Covers	\$425.00	\$425.00
<b>Unit # 1250</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HL	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
<b>Unit # 1250 A</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
<b>Unit # 1252</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
1		New Steel Column with Covers	\$425.00	\$425.00
<b>Unit # 1256</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HL	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
1		New Steel Column with Covers	\$450.00	\$450.00
<b>Unit # 1258</b>				
1		127 1/2 x 116 Impact Store Front - 6 Lite	\$2,622.97	\$2,622.97
1		39 1/2 x 84 Impact Store Front Door - X - HR	\$1,607.95	\$1,607.95
1		39 1/2 x 32 Impact Store Front Transom	\$250.45	\$250.45
<b>Materials Total :</b>				<b>\$33,094.59</b>
<b>Sales Tax :</b>				<b>\$2,316.62</b>
<b>Material &amp; Tax Total :</b>				<b>\$35,411.21</b>

QUANTITY		LABOR DESCRIPTION	CHARGES	TOTAL
7		Remove Store Front and Knee Wall and Install Store Front	\$1,416.25	\$9,913.75
7		Remove and Install Door and Transom	\$398.75	\$2,791.25
1		Permit and Engineering Allowance	\$1,500.00	\$1,500.00
			<i>Labor Total :</i>	<b>\$14,205.00</b>
			<i>Total Material, Tax &amp; Labor :</i>	<b>\$49,616.21</b>

**Quote Valid For 30 Days**

# AM ADVANCE GROUP

DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**3492 WEST 14 COURT  
HIALEAH FLORIDA 33012  
OFFICES: 305-822-2804  
CELL: 786-380-9841  
Amagroupinc@yahoo.com**

## AGREEMENT OF CONSTRUCTION, CONTRACT FOR REMOVE AND REPLACES WINDOWS & DOORS FIRST FACE.

### SCOPE OF WORK

#### INSATALATION OF IMPACT GLASS STORE FRONT

1. Remove old Store Front with Store Front Door and Transom from units: 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378.
2. Installation of Structural Steel Header and Columns as per plans specification
3. Installation of Impact Glass Store Fronts with Door and Transom
4. Restoration of Stucco, Drywall

This job will perform one unit at a time; the goal for our company is to replace old store fronts by new ones in the same day to affect the less possible the workability hours of the business located on the units to be improved, whatever unexpected situation like weather condition can cause delays on our goals. Finish details such as caulking, stucco and drywall will be perform next to installation of the new store front and it may be perform in a separate day, but always the next business day to complete the unit in which we working completely.

#### TIME FRAME FOR DELIVERING & INSTALLATION

The following is a projection of the dates to deliver and begins installation process of this project, changed can occur due to bad weather, damage materials, or delays on delivers

Suppliers to Deliver Materials

Range of Time to Perform Installation

From: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.

From: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.

To: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.

To: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.

## COST OF MATERIALS & PARTS

### List of Materials Included on this Proposal

- Steel Tube for Columns
- Steel Tube for Header Above Windows
- Impact Glass Rated Store Front Doors
- Impact Glass Rated Store Front Fix Frames
- Break Metals , Drywall & Stucco
- Caulking & Fastener

### Steel Tube Cost

• (4 X 2 X 1/4 TUBE), (6 X 4 X 3/16 TUBE), (4 X 4 X 3/16 TUBE), (6 X 4 X 1/4 FLAT PART).	
• Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1360, 1362, 1366, 1368, 1370, 1372, 1376, 1378)	\$ 560.00
• Total Cost for the 15 units above mention	\$ 8,400.00
• Units (1330, 1332, 1334, 1364, 1374).	\$ 240.00
• Total Cost for the 5 units above mention	\$ 1,200.00
• <b>Total Cost</b>	<b>\$ 9,600.00</b>

### Brake Metals Cost

• Brake Metals for Inside & Outside of Each Units are as follow.	
• Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378)	\$ 250.00 Each Unit.
• <b>Total Cost</b>	<b>\$ 5,000.00</b>

### Caulking & Fastener

• Sausage Exterior Caulking	\$ 1,000.00
• Tapcon & Self Drilling Metal Screws	\$ 580.00
• Wedge Anchor, Washer & Bolts	\$ 460.00
• <b>Total Cost</b>	<b>\$ 2,040.00</b>

### Impact Glass Rated Store Front Fix's & Doors

• <b>Cost of Doors &amp; Frames</b>	<b>\$ 110,224.28</b>
• <b>Total Materials Cost Including all of the above</b>	<b>\$ 126,864.28</b>

## COST OF INSTALLATION

### Labor Scope of Work & Cost

#### Remove Existing Store Front

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) \$ 250.00 Each Unit.
- **Removing Old Store Front Total Cost** \$ **5,000.00**

#### Remove Existing Masonry Bottom Parts where required

- Remove existing masonry wall section located under existing store front fix's glass and disposed all debris and garbage.
- **Total Cost** \$ **5000.00**

1. Note: We are not including in the proposal any electrical work to be done, any power outlet or switch located on the area where the masonry wall will be remove, will required extra charged in the event of need it to be relocated.
2. Note: Our company will remove any obstacle to be able to install new store front on the units, any stage for show room will be remove partially to have access for the installation, whatever it is a responsibility of the owners or tenants to restore any stage, or remove any light sign or materials from around the store fronts, we will not be responsible for any damage occur during removing any of the debris located around these areas where we will be working to install new store fronts

#### Steel Header & Column Installation Including Welding

- Installation of New Steel Columns & Headers per units as follow:
- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1360, 1362, 1366, 1368, 1370, 1372, 1376, 1378) \$ 400.00 Each Unit.
- Installation of Steel Columns & Headers Total Cost \$ 6,000.00
- Installation of New Steel Columns & Headers per units as follow:
- Units (1330, 1332, 1334, 1364, 1374). \$ 100.00 Each Unit.
- Installation of Steel Columns & Headers Total Cost \$ 500.00
- **Total Cost all units above mention** \$ **6,500.00**

### Store Front Installation

- Installation Cost for New Store Front Units
- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378). \$ 850.00 Each Units
- **Total Cost all units above mention \$ 17,000.00**

### Drywall Restoration

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) \$ 150.00 Each Unit.
- **Total Cost all units above mention \$ 3,000.00**

### Stucco Restoration

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378) \$ 80.00 Each Unit.
- **Total Cost all units above mention \$ 1,600.00**

### Brake Metal Installation

- Units (1246, 1248, 1250, 1252, 1254, 1256, 1258, 1330, 1332, 1334, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378)
- **Total Cost all units above mention \$ 2,000.00**

**TOTAL COST FOR ALL LABOR ABOVE MENTION \$ 35,100.00**

### PAYMENTS TERMS AND CONDITIONS

#### Payments details to be apply for materials are as follow:

1. 10 % of the cost of materials to star processing permits.
2. 40 % of the cost of materials to place order on suppliers.
3. 50 % remaining materials balance of each unit prior to begin installation.

The following payments will be made before each unit is picked up from the supplier, the amount to be pay will be the remaining material balance per unit individually

#### Payments details to be apply for labor are as follow:

1. 50 % of the cost for labor after installation of each unit.
2. 50 % Remaining Balance of the cost for labor after inspection

# AM ADVANCE GROUP

## Impact Glass Rated Store Front Cost

FIRST FACE								
STORE FRONT ESTIMATE ( IMPACT )								
MARK	QTY	SIZE WIDTH	SIZE HEIGHT	FRAME COLOR	GLASS COLOR	SUB TOTAL	TAX'S	TOTAL
1246	1	124	116	WHITE	CLEAR	\$ 5,895.52	\$ 412.69	\$ 6,308.21
1248	1	127	116	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42
1250	1	127.5	115.5	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42
1252	1	124	115.5	WHITE	CLEAR	\$ 5,896.23	\$ 412.74	\$ 6,308.97
1254	1	127	115.5	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42
1256	1	126.5	116	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42
1258	1	124	116	WHITE	CLEAR	\$ 5,896.23	\$ 412.74	\$ 6,308.97
1330	1	137.5	118	WHITE	CLEAR	\$ 5,979.08	\$ 418.54	\$ 6,397.62
1332	1	134.5	117	WHITE	CLEAR	\$ 5,979.08	\$ 418.54	\$ 6,397.62
1334	1	134.5	118	WHITE	CLEAR	\$ 5,979.08	\$ 418.54	\$ 6,397.62
1360	1	132	114.5	WHITE	CLEAR	\$ 6,095.12	\$ 426.66	\$ 6,521.78
1362	1	127.5	114.5	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42
1364	1	118	114.5	WHITE	CLEAR	\$ 5,427.08	\$ 379.90	\$ 5,806.98
1366	1	130	114	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06
1368	1	131	114	WHITE	CLEAR	\$ 6,042.66	\$ 422.99	\$ 6,465.65
1370	1	129	112.5	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06
1372	1	130	112.5	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06
1374	1	118.5	113.5	WHITE	CLEAR	\$ 5,429.12	\$ 380.04	\$ 5,809.16
1376	1	129.5	112.5	WHITE	CLEAR	\$ 5,992.91	\$ 419.50	\$ 6,412.41
1378	1	129.5	112.5	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06
						\$ 118,564.75	\$ 8,299.53	\$ 126,864.28

**Description of Materials Payments**

Deposit 10% of the Grand Total for beginning permit

Deposit 40% to place materials on suppliers

Date	Check #	Signature
\$ 12,686.43		
\$ 50,745.71		

MARK	QTY	50 % Remining Material Balaances	Payments Dates & Check #	Signatures
1246	1	\$ 3,154.10		
1248	1	\$ 3,207.71		
1250	1	\$ 3,207.71		
1252	1	\$ 3,154.48		
1254	1	\$ 3,207.71		
1256	1	\$ 3,207.71		
1258	1	\$ 3,154.48		
1330	1	\$ 3,198.81		
1332	1	\$ 3,198.81		
1334	1	\$ 3,198.81		
1360	1	\$ 3,260.89		
1362	1	\$ 3,207.71		
1364	1	\$ 2,903.49		
1366	1	\$ 3,206.53		
1368	1	\$ 3,232.82		
1370	1	\$ 3,206.53		
1372	1	\$ 3,206.53		
1374	1	\$ 2,904.58		
1376	1	\$ 3,206.21		
1378	1	\$ 3,206.53		

**Description of Labor Payments**

50% Deposit After Installation of every unit	
50% After Final Inspection	

Remove Existing Store Front	\$ 5,000.00
Remove Bottom Masonry parts	\$ 5,000.00
Steel Header & Columns	\$ 6,500.00
Store Front Installation	\$ 17,000.00
Drywall Restoration	\$ 3,000.00
Stucco Restoration	\$ 1,600.00
Brake Metals	\$ 2,000.00

MARK	QTY		50% Deposit	Payments Dates & Check #	Signatures
1246	1		\$ 1,002.50		
1248	1		\$ 1,002.50		
1250	1		\$ 1,002.50		
1252	1		\$ 1,002.50		
1254	1		\$ 1,002.50		
1256	1		\$ 1,002.50		
1258	1		\$ 1,002.50		
1330	1		\$ 1,002.50		
1332	1		\$ 1,002.50		
1334	1		\$ 1,002.50		
1360	1		\$ 1,002.50		
1362	1		\$ 1,002.50		
1364	1		\$ 1,002.50		
1366	1		\$ 1,002.50		
1368	1		\$ 1,002.50		
1370	1		\$ 1,002.50		
1372	1		\$ 1,002.50		
1374	1		\$ 1,002.50		
1376	1		\$ 1,002.50		
1378	1		\$ 1,002.50		
			<b>TOTAL</b>	\$ 40,100.00	

Final Balance After Inspection to be pay in full by the amount of:	\$ 20,050.00
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Permit fees are not included on this budget, and will be paid in a separate check but together with the deposit of 40% to place materials order on suppliers as on above description, the amount to be paid will be based on the fees apply by the Building Department of the city of North Miami

This contract represents the complete agreement between both parties Buyer and Contractor. Buyer has selected the type, size, color, style, design and quality of the materials designated herein and agrees they are correct as stated in this contract, our company will re measure every unit individually to correct any discrepancy on sizes between condition of the job fields and plans design by engineer, the contract prices does not included permit fees, all permit fees will be pay in full by the buyer. Time frame for installation will be set up as per the date previously agrees on this contract on time frame for installation and could vary due to weather condition or for any damage materials occur during delivering process. By signing this contract buyer agrees to all terms and condition of this agreement and to make all payments as stated on this contract.

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Signature of Owner or Representative Agent

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Signature of Contractor or Representative Agent

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Print Name

---

Print Name



**Impact Glass Rated Store Front Cost**

FIRST FACE								
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STORE FRONT ESTIMATE ( IMPACT )								
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**BREAK DOWN BY FOLIO #**

MARK	QTY	SIZE WIDTH	SIZE HEIGHT	FRAME COLOR	GLASS COLOR	SUB TOTAL	TAX'S	TOTAL	MARK	TOTAL	TOTAL BY FOLIO #	FULL MATERIAL & LABOR COST (20 STORE FRONTS)
1246	1	124	116	WHITE	CLEAR	\$ 5,895.52	\$ 412.69	\$ 6,308.21	1246 TO 1258 MATERIAL COST	\$ 44,587.82	\$ 58,622.82	
1248	1	127	116	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42				
1250	1	127.5	115.5	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42				
1252	1	124	115.5	WHITE	CLEAR	\$ 5,896.23	\$ 412.74	\$ 6,308.97	1246 TO 1258 LABOR COST	\$ 14,035.00		
1254	1	127	115.5	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42				
1256	1	126.5	116	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42				
1258	1	124	116	WHITE	CLEAR	\$ 5,896.23	\$ 412.74	\$ 6,308.97				
1330	1	137.5	118	WHITE	CLEAR	\$ 5,979.08	\$ 418.54	\$ 6,397.62	1330 TO 1334 MATERIAL COST	\$ 19,192.85	\$ 25,207.85	
1332	1	134.5	117	WHITE	CLEAR	\$ 5,979.08	\$ 418.54	\$ 6,397.62				
1334	1	134.5	118	WHITE	CLEAR	\$ 5,979.08	\$ 418.54	\$ 6,397.62	1330 TO 1334 LABOR COST	\$ 6,015.00		
1360	1	132	114.5	WHITE	CLEAR	\$ 6,095.12	\$ 426.66	\$ 6,521.78	1360 TO 1368 MATERIAL COST	\$ 31,622.88	\$ 41,647.88	
1362	1	127.5	114.5	WHITE	CLEAR	\$ 5,995.72	\$ 419.70	\$ 6,415.42				
1364	1	118	114.5	WHITE	CLEAR	\$ 5,427.08	\$ 379.90	\$ 5,806.98				
1366	1	130	114	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06	1360 TO 1368 LABOR COST	\$ 10,025.00		
1368	1	131	114	WHITE	CLEAR	\$ 6,042.66	\$ 422.99	\$ 6,465.65				
1370	1	129	112.5	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06	1370 TO 1378 MATERIAL COST	\$ 31,460.74	\$ 41,485.74	
1372	1	130	112.5	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06				
1374	1	118.5	113.5	WHITE	CLEAR	\$ 5,429.12	\$ 380.04	\$ 5,809.16				
1376	1	129.5	112.5	WHITE	CLEAR	\$ 5,992.91	\$ 419.50	\$ 6,412.41	1370 TO 1378 LABOR COST	\$ 10,025.00		
1378	1	129.5	112.5	WHITE	CLEAR	\$ 5,993.51	\$ 419.55	\$ 6,413.06				
						\$ 118,564.75	\$ 8,299.53	\$ 126,864.28				\$ 166,964.28

\$58,622.82

**Description of Materials Payments**

Deposit 10% of the Grand Total for beginning permit  
 Deposit 40% to place materials on suppliers

	Date	Check #	Signature
\$ 12,686.43			
\$ 50,745.71			

# Commerical Property Improvement Grant Application

## Applicant Information

Manward Ng  
1140 NE 163rd Street, Suite 28  
N. Miami Beach, FL 33162

## Property Location/Site Location for Grant Approval/Consideration

1246 - 58 NE 163rd Street  
N. Miami Beach, FL 33162

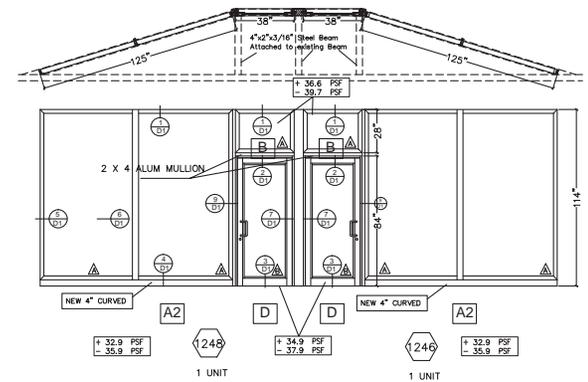
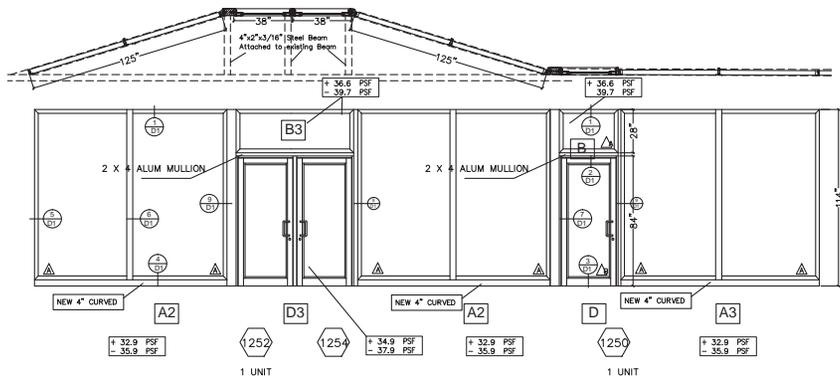
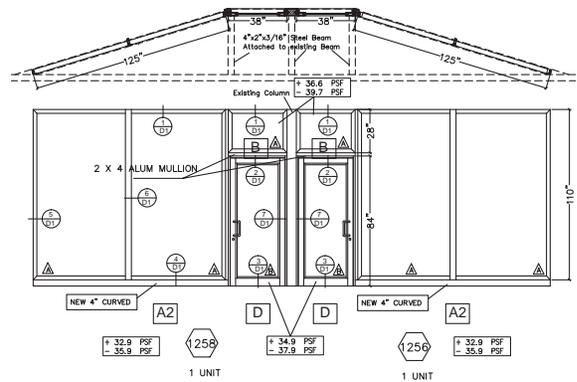
## Target Completion Schedule

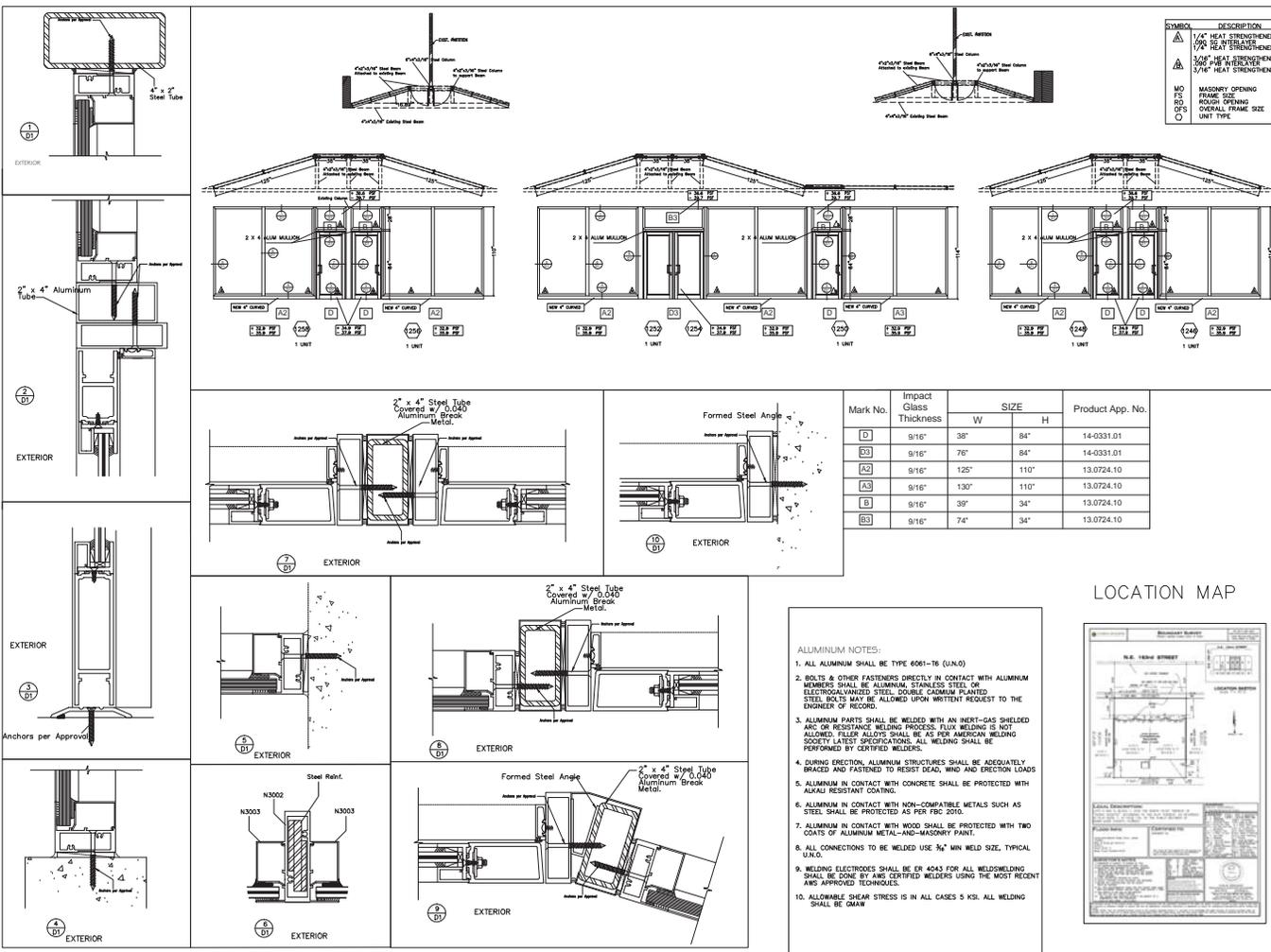
<b>Description</b>	<b>Target Completion Dates</b>
Enginnering / Architectural Design	Completed
Permit Approvals	16-Mar-15
Purchase Exterior Light Fixture	23-Mar-15
Implement Exterior Lighting	31-Mar-15
Store Front Windows and Doors Replacement to Impact Resistant	15-Apr-15



FRONT ELEVATION

1246-58 NE 163<sup>RD</sup> STREET  
N. MIAMI BEACH, FL 33162



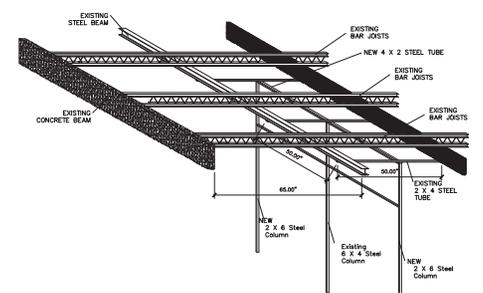
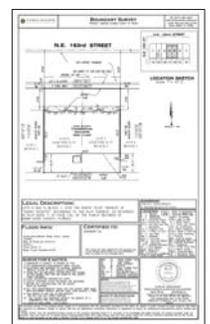


Mark No.	Impact Glass Thickness	SIZE		Product App. No.
		W	H	
D	9/16"	36"	84"	14-0331.01
A2	9/16"	76"	84"	14-0331.01
B3	9/16"	125"	110"	13.0724.10
A3	9/16"	130"	110"	13.0724.10
B	9/16"	39"	34"	13.0724.10
B3	9/16"	74"	34"	13.0724.10

**ALUMINUM NOTES:**

1. ALL ALUMINUM SHALL BE TYPE 6061-T6 (UNO)
2. BOLTS & OTHER FASTENERS DIRECTLY IN CONTACT WITH ALUMINUM MEMBERS SHALL BE ALUMINUM, STAINLESS STEEL, OR ELECTROLYTICALLY ANNEALED STEEL. DOUBLE CROMIUM PLATED STEEL BOLTS MAY BE ALLOWED UPON WRITTEN REQUEST TO THE ENGINEER OF RECORD.
3. ALUMINUM PARTS SHALL BE WELDED WITH AN INERT-GAS SHIELDED ARC OR RESISTANCE WELDING PROCESS. FLUX WELDING IS NOT ALLOWED. FILLER ALLOYS SHALL BE AS PER AMERICAN WELDING SOCIETY LATEST SPECIFICATIONS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
4. DURING ERECTION, ALUMINUM STRUCTURES SHALL BE ADEQUATELY BRACED AND FASTENED TO RESIST DEAD, WIND AND ERECTION LOADS.
5. ALUMINUM IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH ALKALI RESISTANT COATING.
6. ALUMINUM IN CONTACT WITH NON-COMPATIBLE METALS SUCH AS STEEL SHALL BE PROTECTED AS PER PERI 2010.
7. ALUMINUM IN CONTACT WITH WOOD SHALL BE PROTECTED WITH TWO COATS OF ALUMINUM METAL-AND-MASONRY PAINT.
8. ALL CONNECTIONS TO BE WELDED USE 3/4" MIN WELD SIZE, TYPICAL UNO.
9. WELDING ELECTRODES SHALL BE ER 4043 FOR ALL WELDING UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OF RECORD.
10. ALLOWABLE SHEAR STRESS IS IN ALL CASES 5 KSI. ALL WELDING SHALL BE GWAW

**LOCATION MAP**



**PERMIT SET**

DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**STORE FRONT REPLACEMENT**

1258 - 1246 NE 163RD STREET  
NORTH MIAMI BEACH, FL



EXISTING  
TENANT "1246"

EXISTING  
TENANT "1248"

EXISTING  
TENANT "1250"

EXISTING  
TENANT "1252"

EXISTING  
TENANT "1256"

EXISTING  
TENANT "1258"

EXIST.  
PNL "A"

EXIST.  
PNL "B"

EXIST.  
PNL "C"

EXIST.  
PNL "D"

EXIST.  
"PNL" E"

EXIST.  
"PNL" F"

EXISTING  
ELECTRICAL METER ROOM.  
(SEE ENLARGE DETAILS)

3  
E-1  
KEY PLAN  
SCALE: NTS

A-6



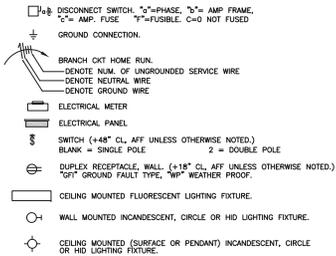
ELECTRICAL NOTES

- ALL WORK SHALL BE PERFORMED TO MEET THE REQUIREMENTS OF THE GOVERNING EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C. 2008), F.B.C. 2010, LOCAL AND STATE CODES AND ANY OTHER APPLICABLE CODES AND STANDARDS.
- ALL WIRING SHALL BE COPPER (CU) THIN INSULATION.
- ALL CIRCUIT BREAKERS SHALL BE INSTALLED AT MINIMUM OF 10,000 AIC.
- PRIOR TO INSTALLATION OF ROUGH ELECTRICAL WIRING, CHECK NAMEPLATE DATA OF ALL EQUIPMENT FOR REQUIRED VOLTAGES, MINIMUM CIRCUIT AMPACITY, AND OVERCURRENT PROTECTION.
- ELECTRICAL PLANS AND CALCULATIONS WERE BASED ON INFORMATION PROVIDED BY OWNER AGENT. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND ADJUST ACCORDINGLY. CHANGES TO BE REFLECTED IN THE DRAWINGS.
- THE ELECTRICAL DESIGN IS BASED UPON THE AVAILABLE INFORMATION AT DESIGN TIME AND THE CONTRACTOR SHALL REVIEW NAMEPLATE DATA AND MANUFACTURER SUPPLIED LITERATURE FOR ALL PIECES OF EQUIPMENT PRIOR TO ROUGH ELECTRICAL WIRING. THE CONTRACTOR SHALL CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE AND AMP RATING PRIOR TO INSTALLATION. THE CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO ANY FIELD ADJUSTMENT.
- ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
- ALL NEW CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE) UNLESS OTHER TYPES CAN BE USED AS PER NEC.
- PVC SCH. 40 WHEN INSTALLED 12" UNDER SLABS ON GRADE OR WHEN EMBEDDED IN CONCRETE WALLS OR SLABS.
- MC CABLE CAN BE INSTALLED ACCORDING TO NEC 330.10 AND 330.12.
- MC WHEN INSTALLED CONCEALED IN MASONRY WALLS, DRY WALLS OR SUSPENDED CEILINGS, ALSO WHEN INSTALLED IN INTERIORS EXPOSED UP TO 8' AFF.
- EMT INTERIORS EXPOSED ABOVE 8' AFF AND AT ANY HEIGHT IN ELECTRICAL, MECHANICAL AND TELECOMMUNICATION ROOMS.
- IF PVC CONDUITS ARE USED FOR UNDERGROUND FEEDERS, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250 - 122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
- TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED REFLECTING ALL CHANGES AND ADDITIONS.
- ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER CEILING, WALL OR POLE INSTALLATION SYSTEM.
- REISERS ARE DIAGNOSTIC ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION. ELECTRICAL CONTRACTOR TO FIND BEST POSSIBLE ROUTE FOR ALL CIRCUITS.
- THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
- CONTRACTOR TO VERIFY ADJUSTMENT FACTORS FOR MORE THAN THREE CURRENT-CARRYING CONDUCTORS IN A CONDUIT ACCORDING TO TABLE 310-15(b)(2)(a) NEC.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER TO FIELD VERIFY INSTALLATION FOR OUTLETS, LIGHTING FIXTURES AND ELECTRICAL EQUIPMENT.
- CONTRACTOR TO PROVIDE SIGNS ON ELECTRICAL PANELS AND DISCONNECTS: "ELECTRICAL EQUIPMENT WITH POTENTIAL ELECTRIC ARC FLASH HAZARDS".
- OUTLETS IN OPPOSITE SIDES ON FIRE RATED WALLS TO BE 24" HORIZ. APART (MIN) AND FIRE PROTECTED.

ELECTRICAL DEMOLITION NOTES

- WHERE ELECTRICAL LIGHTING FIXTURES, SWITCHES, RECEPTACLES, BOXES, CABINETS, DEVICES, ETC. ARE TO BE REMOVED, AND BOXES AND CONDUITS ARE TO REMAIN, ALL CONDUCTORS SHALL BE DEMOLISHED, DISCONNECTED AT BOTH ENDS, REVERSED INTO THE BOX, AND THE BOX PLUGGED WITH CEMENT PLASTER OR OTHER APPROVED MATERIAL AND THE WALL, FLOOR, CEILING AND THE LIKE, RESTORED TO MATCH THE SURROUNDING FINISH.
- WHERE ELECTRICAL FIXTURES, SWITCHES, RECEPTACLES, BOXES, CABINETS, DEVICES, ETC. ARE TO BE REMOVED, AND THEIR REMOVAL AFFECTS THE OPERATION OF THE EQUIPMENT, FIXTURE, RECEPTACLES, ETC., THAT IS TO REMAIN (INCLUDING ITEMS THAT MAY NOT BE SHOWN IN THE DRAWINGS BUT ARE PRESENTLY EXISTING IN PLACE) THE CONTRACTOR SHALL RE-CIRCUIT THEM (INCLUDING BOXES, CONDUIT, WIRES, ETC.) TO RESTORE THEM TO THE ORIGINAL OPERATING CONDITION.
- UNUSED OPENINGS IN BOXES, CABINETS, PANELBOARDS, ETC., WHERE CONDUIT IS REMOVED OR PREVIOUSLY EXISTED, SHALL BE PLUGGED OR BLANKED OUT BY APPROVED METHODS, IF THE OPENING IS TO REMAIN.
- ALL EXPOSED CONDUIT, WIRES, OUTLETS, ETC. NOT TO BE REUSED IN THE NEW REMODELED LAYOUT, SHALL BE REMOVED.
- EXISTING CONDUIT RUNS, STUBBING UP THRU FLOORS IN AREAS WHERE WALLS ARE TO BE REMOVED, SHALL HAVE THEIR CONDUCTORS BE DEMOLISHED AND REMOVED. CONDUIT CUT-OFF GROUND FLUSH WITH FLOOR AND PLUGGED WITH CEMENT MORTAR OR ANY OTHER APPROVED MATERIAL. THE SAME APPLIES WITH EXISTING CONDUITS THAT ARE STUBBING OUT OF WALLS AND FLOORS.
- WHERE PRACTICAL, EXISTING CONDUCTORS AND WIRES THAT ARE IN GOOD CONDITION, MAY BE REUSED IN PLACE AND INCORPORATED IN THE NEW REMODELED LAYOUT PROVIDED, IT IS OF PROPER SIZE, TYPE OF CONDUCTOR AND WITH THE APPROVAL OF THE OWNER.
- ABANDONED CIRCUIT CONDUCTORS IN PANELBOARDS, SHALL BE DISCONNECTED, TAPED AND IDENTIFIED.
- CONTRACTOR SHALL VISIT THE SITE PRIOR BEGINS THIS WORK, TO FAMILIARIZE HIMSELF WITH THE STATUS OF THE SPACE. ALL THE REQUIRED DEMOLITION OR MODIFICATIONS (INCLUDING FIXTURES, OUTLETS, BOXES, PANELBOARDS, BREAKERS, TRANSFORMERS, ETC.) ARE TO BE INCLUDED IN THE WORK TO PERFORM IN ORDER TO HAVE A COMPLETE FINISHED INSTALLATION.
- CONTRACTOR WORK SHALL BE FULLY COORDINATED WITH BUILDING SYSTEMS, AND ANY MODIFICATIONS, OR ADDITIONS THAT WILL ALTER THE BUILDING, SHALL BE MADE IN FULL COMPLIANCE WITH THE SYSTEMS. WORK ON THE SYSTEMS AND WORK TO BE DONE IN NON-WORKING HOURS, IF REQUESTED, SHALL BE COORDINATED WITH THE BUILDING MANAGER.

ELECTRICAL LEGEND



FPL FEEDER LOAD CALCULATION

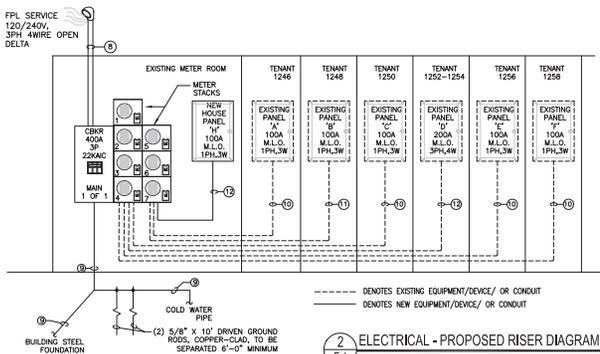
TENANT	1PH LOAD	3PH LOAD
TENANT 1246	13,000 VA	5,000(SPARE)
TENANT 1248	8,000 VA	3,000(SPARE)
TENANT 1250	13,000 VA	5,000(SPARE)
TENANT 1252	13,000 VA	7,000 VA
TENANT 1256	13,000 VA	5,000(SPARE)
TENANT 1258	13,000 VA	5,000(SPARE)
HOUSE PANEL	5,125 VA	
TOTAL VA	78,125 VA	30,000 VA
TOTAL AMP	325	72
TOTAL AMP PHASE "A"	= 325+72 = 397	
TOTAL AMP PHASE "B"	= 0 + 72 = 72 (HIGH LEG)	
TOTAL AMP PHASE "C"	= 325+72 = 397	

WIRING LEGEND

- METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1246)
- METER 60A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1248)
- METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1250)
- METER 200A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1252)
- METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1256)
- METER 100A, 3PH & CBKR 100A, 3P, 44KAIC (TENANT 1258)
- METER 100A, 1PH & CBKR 60A, 2P, 44KAIC (HOUSE PANEL)
- NEW 4-#600 MCM THIN, CU IN 3 1/2" GALVANIZED RIGID CONDUIT.
- EXISTING GROUND SYSTEM VERIFY MINIMUM OF 1-#1/0 THIN CONNECTED TO 2 (TWO) 5/8" AND 10", CONNECTED TO THE BUILDING STRUCTURE AND TO THE WATER LINE.
- EXISTING, VERIFY MINIMUM OF 3-#3 THIN CU & 1-#8 CU GROUND
- EXISTING, VERIFY MINIMUM OF 3-#3 THIN CU & 1-#8 CU GROUND
- EXISTING, VERIFY MINIMUM OF 3-#3/0 THIN CU & 1-#6 CU GROUND

ELECTRICAL - PROPOSED RISER DIAGRAM

SCALE: NTS

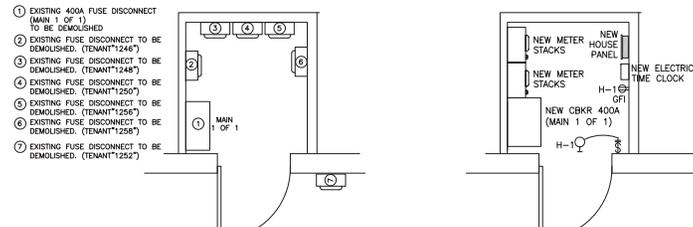
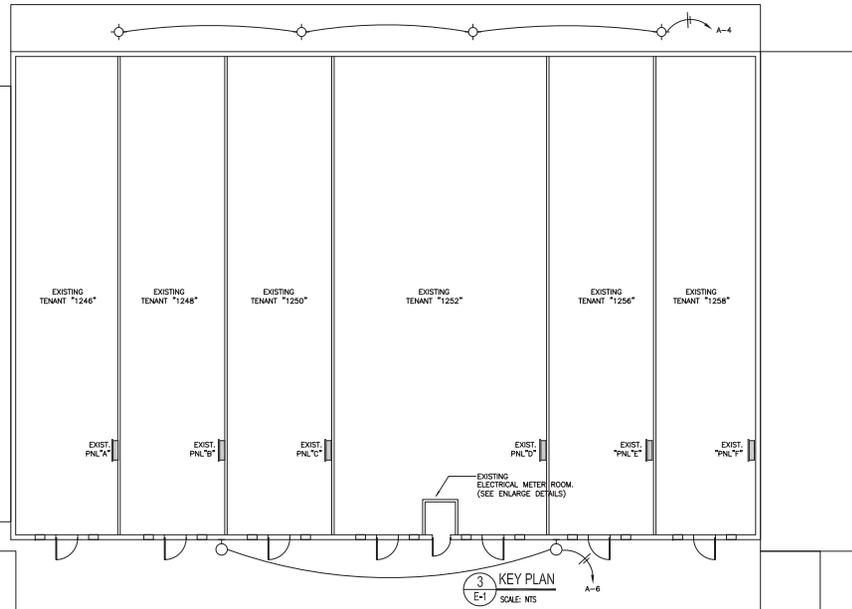


SCOPE OF WORK

- REPLACE EXISTING FUSE DISCONNECTS OF THE EXISTING TENANTS WITH NEW CIRCUIT BREAKERS.
- INSTALL NEW HOUSE PANEL.
- INSTALL NEW EXTERIOR LIGHTS

ELECTRICAL - GENERAL NOTES, ABBREVIATION, SYMBOLS AND LEGEND

SCALE: NTS



EXISTING ELECTRICAL METER ROOM TO BE DEMOLISHED

SCALE: 1/2" = 1'-0"

PROPOSED NEW ELECTRICAL METER ROOM

SCALE: 1/2" = 1'-0"

NEW ELECTRICAL HOUSE PANEL SCHEDULE "1"

DESCRIPTION	WIRE & CONDUIT SIZE	LOAD (VA)	POLE (FREQ. No.)	CHT. (No.)	A	B	CHT. POLE (No.)	LOAD (VA)	WIRE & CONDUIT SIZE	DESCRIPTION
METER ROOM	#12-1/2"	300	1-20	1			2	1-20	1,000	SPARE
EXTERIOR LIST	#12-1/2"	1,000	1-20	3			4	1-20	1,000	SPARE
EXTERIOR LTS	#12-1/2"	1,000	1-20	5			6	1-20	1,000	SPARE
SPACE				7			8			SPACE
SPACE				9			10			SPACE
SPACE				11			12			SPACE

\* CONTROLLED BY TIME CLOCK THROUGH LIGHTING CONTACTOR

LOAD CALCULATION PANEL

TOTAL CONNECTED LOAD = 4,300 VA

CONTINUOUS LOAD AT 125% = 3,300 X 1.25 = 4,125 VA

NON CONTINUOUS LOAD AT 100% = 1,000 VA

TOTAL DEMANDED LOAD = 5,125 VA

TOTAL DEMAND AMPS = 22 AMPS PER PHASE

PROPOSED PANEL SCHEDULE

SCALE: NTS



ANTONIO RODRIGUEZ  
P.E. #070196

REVISIONS

No	Description

ELECTRICAL PLAN

SHEET TITLE

SERVICE CHANGE  
1252 NE 163rd ST  
NORTH MIAMI BEACH, FL 33165

PROJECT

Drawn A.R.  
Checked A.R.  
Date 01-07-15  
Scale AS SHOW  
Job No. TL-14-130  
Sheet E-1  
1 OF 1 SHEETS

**Local Business Tax Receipt**  
Miami-Dade County, State of Florida  
-THIS IS NOT A BILL - DO NOT PAY



4753001

**BUSINESS NAME/LOCATION**  
MANWARD NG  
MUNICIPALITIES LOC  
COMMERCIAL LESSORS FL 33888

**RECEIPT NO.**  
**RENEWAL**  
**4962412**

**EXPIRES**  
**SEPTEMBER 30, 2015**

Must be displayed at place of business  
Pursuant to County Code  
Chapter 8A - Art. 9 & 10

**OWNER**  
MANWARD NG  
Aggregate sq. ft. 6153

**SEC. TYPE OF BUSINESS**  
192 COMMERCL/INDUST/OFFICE SPACE

**PAYMENT RECEIVED**  
**BY TAX COLLECTOR**  
\$75.00 09/30/2014  
CREDITCARD-15-000162

This Local Business Tax Receipt only confirms payment of the Local Business Tax. The Receipt is not a license, permit, or a certification of the holder's qualifications, to do business. Holder must comply with any governmental or nongovernmental regulatory laws and requirements which apply to the business.

The RECEIPT NO. above must be displayed on all commercial vehicles - Miami-Dade Code Sec 8a-276.

For more information, visit [www.miamidade.gov/taxcollector](http://www.miamidade.gov/taxcollector)



ADJACENT PROPERTY (EAST)

1280-84 NE 163<sup>RD</sup> STREET  
N. MIAMI BEACH, FL 33162



ADJACENT PROPERTY (WEST)

1242 NE 163<sup>RD</sup> STREET  
N. MIAMI BEACH, FL 33162

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF NORTH MIAMI BEACH**



**TO:** RAB Members  
**FROM:** Ana M. Garcia  
Executive Director  
**VIA:** Rasha Cameau  
CRA Coordinator  
**DATE:** February 19, 2015

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**RE: NMBCRA FY 2014/2015 Amended Budget**

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**Background**

The Miami Dade County Office of Budget and Management has informed staff that the County TIF contribution will be less than originally budgeted. After reconciling the FY2012 Tax Adjustments, the County contribution is \$194,472 instead of the previously budgeted amount of \$275,311.

<b>No. Miami Beach</b>	<b><u>Based on the Adopted Countywide Millage of</u></b>	<b><u>4.6669</u></b>
	\$298,289,510	- Preliminary 2014 taxable value of Tax Increment District
	<u>\$235,289,177</u>	- Taxable value in Base Year – 2004
	<u>\$63,000,333</u>	- Value of increment
	\$279,314	- Revenue
	(\$84,843)	- Increase (reduced) for 2012 adjustment (detailed below)*
	<b><u>\$194,472</u></b>	<b><u>- Revenue payable to CRA by December 31, 2014</u></b>

**\* 2012 Adjustment Detail**

	\$285,659,416	- Final 2012 Tax Roll
	<u>\$304,647,123</u>	- Preliminary 2012 Tax Roll
	(\$18,987,707)	- Value of Increment
4.7035		- Actual 2012 Millage
	(\$84,843)	- Adjustment amount for December 2014 check

**Information on County 1.5% Administrative Reimbursement Charge**

	\$194,472	- 2014 TIF Payment by County
	<b>\$2,917</b>	<b>- Amount of 1.5% charge to be budgeted</b>

In the addition, reconciling the FY13-14 Expenses show a minor increase in the previously budgeted carry-over from \$578,759 to \$681,027.

Staff is presenting an Amended Budget for FY14-15 which will reflect the following changes:

**COMMUNITY REDEVELOPMENT AGENCY  
CITY OF NORTH MIAMI BEACH**



1. Revenue
  - a. Decrease of County TIF from \$275,311 to \$194,472
  - b. Increase of Carry Over from \$578,759 to \$681,027
  
2. Expenses:
  - a. Adding \$600 in Administrative Costs for Cell Phone Allowance
  - b. Decrease in County 5% Admin fee from \$4,130 to \$2,917
  - c. Adding a Line Item of Grants Encumbered at the end of FY13-14 but not yet reimbursed.
  - d. Decrease of Hanford Renovations from \$45,000 to \$28,452
  - e. Decrease of West Dixie Feasibility Study and Beautification from 424,900 to \$388,490.

**Tax Increment Revenue Payments**

	<b>(FY 14-15) Approved</b>	<b>(FY 14-15) Proposed Amendment</b>
TIF County Contribution	\$ 275,311	\$ 194,472
TIF City Contribution	\$ 343,597	\$ 343,597
Carryover	\$ 578,759	\$ 681,027
Projected Interest on Investments	\$ 10,000	\$ 10,000
<b>Total Revenues:</b>	<b>\$1,207,667</b>	<b>\$1,229,046</b>
<b>Expenditures</b>		
	<b>(FY 14-15) Approved</b>	<b>(FY 14-15) Proposed Amendment</b>
Total Administrative Expenses:	\$ 38,771	\$ 38,158
Total Operating Expenses:	\$ 484,111	\$ 559,061
<b>Total Operating</b>	<b>\$ 522,882</b>	<b>\$ 597,219</b>
Capital Improvements		
West Dixie Highway	\$ 424,900	\$ 388,490
Sewer NE 163 <sup>rd</sup> St/ & NE 21 <sup>st</sup> Ave	\$ 214,885	\$ 214,885
Hanford Boulevard	\$ 45,000	\$ 28,452
<b>Total Capital Budget</b>	<b>\$ 684,785</b>	<b>\$ 631,827</b>
<b>Total CRA Budget:</b>	<b>\$1,207,667</b>	<b>\$ 1,229,046</b>

**Staff Recommendation**

CRA Staff is recommending approval of the proposed FY2014/2015 Amended Budget as presented.



**NORTH MIAMI BEACH**  
*Florida*



# City of North Miami Beach

FY 2014-15 CRA Amended Budget Presentation

February 26th, 2015



# NORTH MIAMI BEACH *Florida*



## FY 2014 Departmental Highlights

			<b>CRA</b>
			Fund # 104
FY 2014 Approved Budget	FY 2014 Amended Budget	Change +/-	
\$1,207,667	\$1,229,096	\$21,429	

Revenue	FY14 Approved Budget	FY14 Amended Budget	Change +/-
Carry-Over	\$578,759	\$681,027	\$102,268
County TIF	\$275,311	\$194,472	- \$ 80,839
City TIF	\$343,597	\$343,597	\$0
Interest	\$10,000	\$10,000	\$0
<b>Total Revenue</b>	<b>\$1,207,667</b>	<b>\$1,229,667</b>	<b>\$21,429</b>



# NORTH MIAMI BEACH

## Florida



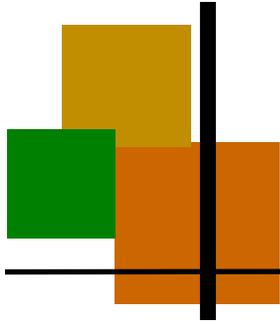
### Proposed Amendments

Expenditures	FY14 Approved Budget	FY14 Amended Budget	Change +/-
Other Admin. Exp	\$12,916	\$ 13,516	\$600
Encumbered Grants	\$ 0	\$75,000	\$75,000
County Admin Fee 1.5%	\$ 4,130	\$2,917	-\$1,213
Hanford Blvd Renovations	\$ 45,000	\$ 28,452	-\$ 16,548
West Dixie Feasibility	\$424,900	\$388,490	-\$36,410

**City of North Miami Beach**  
**Community Redevelopment Agency FY 2014-2015 Budget**  
**Exhibit "A"**

(FY 14-15 begins October 1, 2014)

	FY12-13 Actual Budget	FY 13-14 Adopted Budget	FY13-14 Actual Budget	FY14-15 Approved Budget	FY 14-15 Proposed Amend Budget
<b>Revenues</b>					
City Tax Increment Revenue	366,833	222,266	222,266	343,597	343,597
County Tax Increment Revenue	183,310	202,346	202,346	275,311	194,472
<b>Additional City Funding</b>					
County Carryover					
Carryover from prior year (cash & equiv.)	5,517,000	4,679,589	4,602,228	578,759	681,027
Loan Proceeds					
Interest earnings	253	35,300	10,169	10,000	10,000
<b>Revenue Total</b>	<b>6,067,396</b>	<b>5,139,501</b>	<b>5,037,009</b>	<b>1,207,667</b>	<b>1,229,096</b>
<b>Expenditures</b>					
<b>Administrative Expenditures:</b>					
Employee salary and fringe	31,606	17,164	13,190	16,875	16,875
Audits	3,150	3,150	3,150	3,150	3,150
Advertising and notices	293	1,000	293	700	700
Travel	172	1,000	952	1,000	1,000
Office equipment and furniture		0	0	0	0
Other Admin. Exps (attach list)	4,750	8,614	8,835	12,916	13,516
<b>(A) Subtotal Admin Expenses, %</b>	<b>39,971</b>	<b>30,928</b>	<b>26,420</b>	<b>34,641</b>	<b>35,241</b>
Reimbursement of City Advances					
County Administrative Charge at 1.5%	2,750	3,035	3,035	4,130	2,917
<b>(B) Subtot Adm Exp</b>	<b>42,721</b>	<b>33,963</b>	<b>29,455</b>	<b>38,771</b>	<b>38,158</b>
<b>Operating Expenditures:</b>					
Employee salary and fringe	94,817	51,491	39,569	50,625	50,625
Contractual services	25,875	45,000	80,000	60,000	60,000
Printing and publishing	2,000	5,000	5,000	5,000	5,000
Marketing	5,000	3,000	10,193	10,000	10,000
Special events	12,000	0	0	0	0
Legal services/court costs	15,000	21,500	21,500	21,500	21,500
Redevelopment & Infrastructure	-	2,561,259	489,847	0	0
Public Safety	185,843	0	0		0
Capital Projects- Encumbered					75,000
Capital Projects - Grants	11,000	130,000	130,000	130,000	130,000
Hanford Blvd Renovations	0	0	0	45,000	28,452
Sewer 163rd St & NE 21st Ave			214,885	214,885	214,885
W Dixie Hwy feasibility and beautification				424,900	388,490
NMB Blvd Maintenance	70,000	0	0	0	0
Debt service payments (capital imp.)	209,867	206,670	206,670	206,986	206,986
Debt service payments (property)	369,380	365,402	178,298		
Transfers out to others (attach list)					
Other Oper. Expenses (attach list)			3,392		
Repayment of Loan Proceeds (2007)			3,628,200		
<b>(C) Subtotal Oper. Expenses</b>	<b>1,000,782</b>	<b>3,389,322</b>	<b>5,007,554</b>	<b>1,168,896</b>	<b>1,190,938</b>
<b>(D) Reserve/Contingency</b>	<b>4,679,589</b>	<b>1,716,216</b>			
<b>Expenditure Total (B+C+D)</b>	<b>5,723,092</b>	<b>5,139,501</b>	<b>5,037,009</b>	<b>1,207,667</b>	<b>1,229,096</b>
<b>Cash Position (Rev-Exp)</b>					
	FY12-13	FY13-14	FY13-14	FY 14-15	FY14-15
	Actual	Adopted	Actual	Approved	Proposed Amend
<b>Projects:</b>	Expenditures	Expenditures	Expenditures	Expenditures	Expenditures
Redevelopment & Infrastructure	5,000,000	4,277,475			
Capital Projects	11,000	130,000			
SR 826 Beautification			153,300		
Sewer NE 163rd & NE 21st Ave			214,885	214,885	214,885
Hanford Blvd Renovations	0			45,000	28,452
W. Dixie Hwy Improvements				424,900	388,490
NMB Blvd Maintenance	70,000	0	0	0	0
<b>Total project dollars:</b>	<b>5,081,000</b>	<b>4,407,475</b>	<b>368,185</b>	<b>684,785</b>	<b>631,827</b>
<b>Year End Carry Over</b>	<b>4,679,589</b>	<b>4,602,228</b>	<b>681,027</b>		



# CITY OF NORTH MIAMI BEACH

## COMMUNITY REDEVELOPMENT AGENCY



### FISCAL YEAR 2014-2015 AMENDED BUDGET



## **CITY OF NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY**

The North Miami Beach Community Redevelopment Agency was created in 2005. A Tax-increment revenue funding mechanism was established to include both the City of North Miami Beach and Miami-Dade County. Additionally, the CRA initiated and received required approval from Miami-Dade County (R-1427-06, Dec. 19, 2006) for the issuance of two lines of credit totaling \$8 million. One note, \$3,000,000 for infrastructure improvements and reconstruction of streets within the CRA. The \$5,000,000 was to be used to acquire property for a future Transit Oriented Development (TOD) in a public/private partnership with Miami Dade Transit (MDT). The project was not accomplished and as a result the CRA requested the funds be used for much needed infrastructure improvements and acquisition of commercial property for redevelopment. In April 2012, the Board of County Commissioners (BCC) approved the use of revenues from the line of credit for infrastructure improvements (\$4,000,000) and land purchase (\$1,000,000). In 2014, the CRA repaid the remaining loan proceeds of \$3,672,500 from the 2007 line of credit.

### **NMBCRA FY 2013-2014 ACCOMPLISHMENTS**

This past year, CRA staff and Redevelopment Management Associates accomplished the following:

- Completed the 2014 North Miami Beach CRA Implementation Plan.
- Inventoried and mapped development sites for sale or joint ventures within the CRA.
- Continued coordination with South Florida Regional Transportation Authority (SFRTA) relative to the location of a train station along the Florida East Coast Railway (FEC) future commuter rail line.
- Continued publication of a monthly CRA newsletter.
- Awarded and completed three Façade Improvement Grants.
- Worked with Community Development Department to facilitate land use and zoning changes along West Dixie Highway, 19<sup>th</sup> Avenue and Fulford City Center (FCC).
- Completed streetscape improvements along SR826/NE 163<sup>rd</sup> Street, from Biscayne Boulevard to NE 18<sup>th</sup> Avenue.
- Stabilized CRA finances through, repayment of the remaining loan proceeds of \$3,672,500 from the \$5,000,000 line of credit issued in 2007.
- Rescinded the Acquisition and Capital Improvement Grant Program.
- Conducted a broker event entitled NMB Now, to promote development opportunities within the NMB CRA.
- Contracted with Redevelopment Management Associates, LLC to provide Administration of the CRA, marketing and special events and public private partnership support.
- Finalized an Agreement with Miami Dade County to install sanitary sewer within select areas of the CRA.

**NMBCRA 2014-2015 REVENUE**

**NMBCRA FY 2014-2015 Revenues**

Tax increment revenue in FY 2014-2015 for the NMBCRA will total \$538,069. The sources of revenue for FY 2014-2015 include tax increment revenue payments from the City of North Miami Beach of \$343,597 and Miami-Dade County of \$194,472 respectively and a carryover from FY 2013-2014 of \$ 681,027 plus \$ 10,000 projected interest on investments.

**Tax Increment Revenue Payments**

	<i>(FY 13-14)</i>	<i>(FY 14-15)</i>
TIF City Contribution	\$ 222,266	\$ 343,597
TIF County Contribution	\$ 202,346	\$ 194,472
Carryover	\$4,602,228	\$ 681,027
Projected Interest on Investments	\$ 10,169	\$ 10,000
<b>Total Revenues:</b>	<b>\$5,037,009</b>	<b>\$1,229,096</b>

\*The FY 2014/2015 reflects the repayment of loan proceeds of \$3,672,500 reducing the amount of Carryover.

**NMBCRA FY2014-2015 EXPENSES**

Focus of the NMB CRA for the Fiscal Year 2014/2015 will be on the following objectives:

- Update the NMBCRA Plan and create a 5-year financing plan to be consistent with strategic priorities and goals, urban design guidelines and future land use and zoning. Zoning Overlays, Comprehensive Plan are expected to be approved by City Council by March 17<sup>th</sup>, 2015
- Amend TIF Rebate Guidelines to incorporate zoning incentives for redevelopment. Proposed Tax Rebate Incentives are proposed as follows:

<b>Incentive Option</b>	<b>Tax Rebate</b>	<b>Requirement</b>
1.	50 Percent	Properties that contribute to Mixed Used/Town Center Public Infrastructure and Streetscape Improvement Fund
2.	Up to 50 Percent	Properties that obtain LEED Certification of Equivalent Green Certification
3.	25 Percent	Properties that contribute to the Public Open Space Fund
4.	25 Percent	Properties that provide public parking
5.	25 Percent	Properties that provide public art
6.	15 Percent	Properties that provide green roofs
7.	10 Percent	Properties that develop and maintain in perpetuity new dedicated public open spaced a minimum of 4,800 sq. ft.

- Continue assisting existing and new businesses through the CRA's existing Façade and Commercial Improvement Programs creating target areas in conjunction with development and where visual impact can be made. Additionally, create other incentive programs to assist businesses in connection to sanitary sewer
- Complete Miami-Dade County sewer extension project along 163<sup>rd</sup> Street and NE 21<sup>st</sup> Avenue
- Conduct a feasibility analysis of West Dixie Highway streetscape improvements
- Complete a capital improvements and facilities Master Plan for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19<sup>th</sup> Avenue
- Implement a marketing and special events program

**ADMINISTRATIVE EXPENSES**

**1. Employee Salary and Fringe (\$ 16,875)**

25% Administrative personnel costs charges to the CRA for CRA Coordinator

<b><u>Total for Salary/Fringe:</u></b>	<b><u>\$ 16,875</u></b>
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**2. Annual Audit (\$ 3,150)**

The CRA is audited as a part of the City of North Miami Beach's annual audit (CAFR) and, as with all funds, pays its pro-rata share of the cost of the audit.

**3. Advertising and Notices (\$ 700)**

Legal Notices placed for CRA Workshops / Budget Meetings.

**4. Travel (\$ 1,000)**

Travel for conventions / seminars and developer meetings.

**5. Other Administrative Expenses (\$ 13,516)**

Overhead expenses include but are not limited to operating supplies, bank fees, postage, professional organization membership dues, cell phone, subscriptions to publications, and maintenance agreements. Specifically this amount includes professional memberships for Urban Land Institute, Florida Redevelopment Agency, International Downtown Association subscriptions and publications for South Florida Business Journal.

**6. County Administrative Charge (\$ 2,917)**

Required County Fee @ 1.5% of County's tax increment contribution.

<b><u>Total Administrative Expenses including salary/fringe</u></b>	<b><u>\$ 38,158</u></b>
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## OPERATING EXPENSES

### **1. Employee Salary and Fringe (\$ 50,625)**

75% of Coordinator's salaries and fringes

### **2. Contractual Services/Economic Development/Branding (\$60,000)**

The Redevelopment Management Associates consultants will continue to assist with, but not limited to, updating the redevelopment plan, negotiating public/private partnerships and the West Dixie Highway feasibility study.

### **3. Printing and Publishing (\$ 5,000)**

Covers the cost of producing agendas / annual reports and other documents required by the CRA Board, the Redevelopment Advisory Board and the Economic Development Commission Board. Also included are developer recruitment packages, welcome packages including annual public information and other documents needed to provide economic overview of the City & CRA.

### **4. Marketing (\$10,000)**

Through promotional activities, the CRA will promote its services and activities to new businesses and developers interested in doing business and applying for existing programs and incentives.

### **5. Legal Services Costs (\$ 21,500)**

Outside (non-City) legal assistance for development agreements/legal issues and attendance at CRA Board & Redevelopment Advisory Board Meetings. The law firm shall provide continuous services as General Counsel and additional services consisting of representation of the CRA, counseling, giving legal advice, formulating legal strategy, and acting as legal counsel with respect to the governance and operations of the CRA. "Legal services" shall include review of contracts and agreements, and the rendering of legal opinions as requested by the CRA or members of its governing board.

A Recorder is contracted to transcribe meeting minutes.

### **6. Property Improvement Grant Program (\$75,000)**

Commercial Improvement Grant funds encumbered for projects that were not completed by FY13-14.

### **7. Property Improvement Grant Program (\$130,000)**

**Commercial Façade Improvement and Commercial Improvement Programs**

Through the Façade Improvement & Commercial Improvement Grant Programs, the NMBBCRA will target properties on – West Dixie Highway between NE 163<sup>rd</sup> Street & 172<sup>nd</sup> Street to enhance their visibility, attract new business and new development for that area. The grant will pay for 50% of the total cost of an approved project up to a maximum cost of \$25,000. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami Beach. Every project must be approved by the CRA, and is subject to fund availability.

**8. Debt Service (\$206,986)**

The repayment of borrowed funds for one (1) \$3,000,000 tax exempt loan drawn down in 2007. The loan will expire on 2/1/2027.

**Total Operating:** **\$ 559,061**

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**9. Capital and Infrastructure Improvements (\$684,786)**

The following is recognized as ongoing and potential future infrastructure improvements within the CRA District:

- Miami Dade County sewer extension project along 163<sup>rd</sup> Street and NE 21<sup>st</sup> Avenue \$ 214,885
- Renovations to Hanford Boulevard including new and additional landscaping, pressure cleaning and repairs \$ 28,452
- Feasibility analysis of West Dixie Highway, facilities Master Plan and improvements for the targeted CRA sub areas of Hanford Boulevard, West Dixie Highway and 19<sup>th</sup> Avenue \$ 388,490

**Total Capital:** **\$ 631,827**

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	<i>(FY 13-14)</i>	<i>(FY 14-15)</i>
<b>Total Administrative Expenses:</b>	<b>\$ 33,963</b>	<b>\$ 38,158</b>
<b>Total Operating Expenses:</b>	<b>\$ 3,389,322</b>	<b>\$ 559,061</b>
<b>Capital Improvement</b>	<b>\$ 1,716,216</b>	<b>\$ 631,827</b>
<b>Total CRA Budget:</b>	<b>\$ 5,037,009</b>	<b>\$1,229,096</b>

**INCENTIVES FOR REDEVELOPMENT:**  
**Section 24 – 58.1 (O)(1-2)**  
 Tax Rebate Incentives

**Table X – 6 Tax Rebate Incentives**

<u>Incentive Option</u>	<u>Tax Rebate</u>	<u>Requirement</u>
<u>1</u>	<u>50 percent</u>	<u>Properties that contribute to the MU/TC Public Infrastructure and Streetscape Improvement Fund in accordance with Section 24-58.1 (P).</u>
<u>2</u>	<u>Up to 50 percent</u>	<u>Properties that obtain LEED Certification or Equivalent Green Certification in accordance with Section 24-58.1(O)(2)(a).</u>
<u>3</u>	<u>25 percent</u>	<u>Properties that contribute to the Public Open Space Fund in accordance with Section 24-58.1 (P).</u>
<u>4</u>	<u>25 percent</u>	<u>Properties that provide public parking in accordance with Section 24-58.1(O)(2)(b).</u>
<u>5</u>	<u>25 percent</u>	<u>Properties that provide public art in accordance with Section 24-58.1(O)(2)(d).</u>
<u>6</u>	<u>15 percent</u>	<u>Properties that provide green roofs in accordance with Section 24-58.1(O)(2)(c).</u>
<u>7</u>	<u>10 percent</u>	<u>Properties that develop and maintain in perpetuity new dedicated public open spaces a minimum of 4,800 square feet in accordance with Section 24-58 Mixed Use District.</u>

